

**Planning Department**

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

**PLAN COMMISSION  
MEETING NOTICE AND AGENDA  
Thursday, January 18, 2018  
7:00 PM**

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

---

1. Call to Order and Pledge of Allegiance
2. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Neumann Development to Rezone Property Located at N28 W25206, N27 W25284, and N27 W25250 Bluemound Road From Rs-1 Single-Family Residential to Rs-6 Single-Family Residential (PWC 0925993, PWC 0925990, & PWC 0925992)
3. Discussion and Action Regarding Certified Survey Map PC #180118-1 for the Neumann Development Properties Located at N28 W25206, N27 W25284 and N27 W25250 Bluemound Road to Combine Three Parcels Into One (PWC 0925993, PWC 0925990 & PWC 0925992)
4. Discussion and Action Regarding a Preliminary Plat for the Parkway Ridge Subdivision by Neumann Development for Their Property Located on the East Side of North Bluemound Road (PWC 0925993, PWC 0925990 & PWC 0925992)
5. Discussion and Action Regarding a Petition for a Conditional Use Permit Public Hearing for River Glen Church to Locate a Church at W229 N1400 Westwood Drive in a B-5 Commercial District (Old American TV Building) (PWC 0959988004)
6. Discussion and Action and Public Hearing Regarding the 2050 Land Use/Transportation Plan for the Hillside/Glacier Neighborhood (Map 1)
7. Discussion and Action and Public Hearing Regarding the 2050 Land Use/Transportation Plan for the South Lake Neighborhood (Map 13)
8. Discussion and Action and Public Hearing Regarding the 2050 Land Use/Transportation Plan for the Meadowbrook Creek Neighborhood (Map 14)
9. Discussion and Action and Public Hearing Regarding the 2050 Land Use/Transportation Plan for the Northview Hills Neighborhood (Map 15)
10. Discussion and Action Regarding a Shoreland Mitigation Plan for the Remitz Property Located at N37 W26637 Kopmeier Drive (PWC 0894036)
11. Adjournment

Harlan Clinkenbeard  
City Planner

1/11/2018

**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, 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:** January 18, 2018

**DEPARTMENT:** Clerk/Treasurer

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Neumann Development to Rezone Property Located at N28 W25206, N27 W25284, and N27 W25250 Bluemound Road From Rs-1 Single-Family Residential to Rs-6 Single-Family Residential (PWC 0925993, PWC 0925990, & PWC 0925992)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

Approve the Neumann Development rezoning from Rs-1 to Rs-3

**ATTACHMENTS:**

Description

Neumann Development Rezoning

Neumann Development Rezoning Map

**CITY OF PEWAUKEE**

STATE OF WISCONSIN

WAUKESHA COUNTY

**- NOTICE OF ZONING MAP AMENDMENT PUBLIC HEARING -**

**PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF:  
NEUMANN DEVELOPMENT TO REZONE FROM: RS-1 SINGLE-FAMILY RESIDENTIAL  
TO: RS-6 SINGLE-FAMILY RESIDENTIAL.**

THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:

**Legal description of the property to be rezoned:**

PWC 0925993: PT NE1/4 SEC 16 T7N R19E COM E1/4 COR N 634.00 FT THE BGN S86 32'W 904.30 FT S83 23'W 480.15 N12 56'W 250.00 FT N83 23'E 479.80 FT N86 32'E 962.90 FT S 247.15 FT TO BGN 7.10 AC REM EX HY R2384/830

PWC 0925990: PT NE1/4 SEC 16 T7N R19E COM AT E1/4 COR S88°08'W 894.6 FT N12°56'W 381 FT S88°08'W 350 FT N12°56'W 80 FT N88°08'E 470 FT N86°32'E 883.5 FT S0°31'W 477.49 FT TO BGN EX R347/1109 DOC# 3898298

PWC 0925992: PT NE1/4 SEC 16 T7N R19E COM E1/4 COR N00°31'E 477.49 FT THE BGN N00°31'E 156.51 FT S86°32'W 904.3 FT S83°23'W 480.15 FT S12°56'E 118.23 FT N88°08'E 470 FT N86°32'E 883.5 FT TO BGN EX HWY DOC# 4183013

**Common Description:** N28W25206 Bluemound Road, N27W25284 Bluemound Road & N27W25250 Bluemound Road

**Tax Key Number:** PWC 0925993, PWC 0925990, PWC 0925992

**This Amendment to the Zoning Map** (Change in zoning) is being proposed for the purpose of: developing a single-family residential subdivision.

**THE PUBLIC HEARING** will be held at a meeting of the City Plan Commission in the City Hall Common Council Chambers on **Thursday, January 18<sup>th</sup>, 2018** at or after **7:00 PM.**

Dated this 18<sup>th</sup> day of December, 2017.

---

Kelly Tarczewski,  
Clerk/Treasurer, City of Pewaukee

VILLAGE OF PEWAUKEE

CITY OF PEWAUKEE

↑  
N  
1" = 200'

# REZONE FROM Rs-1 TO Rs-6

S.T.H. "16"

Rd-2

Rs-3

Rs-3

Rs-3

Rs-3

Rs-5

Rs-5

Rs-3

Rs-3

Rs-3

Rs-3

BLUEMOUND RD.

Rs-2

Rs-2

Rs-3

Rs-3

Rs-5

Rs-5

LC

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

**DATE:** January 18, 2018

**DEPARTMENT:** Clerk/Treasurer

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding Certified Survey Map PC #180118-1 for the Neumann Development Properties Located at N28 W25206, N27 W25284 and N27 W25250 Bluemound Road to Combine Three Parcels Into One (PWC 0925993, PWC 0925990 & PWC 0925992)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

Approve the Certified Survey Map for Neumann Development

**ATTACHMENTS:**

Description

Neumann Development CSM

# CERTIFIED SURVEY MAP NO.

BEING A PART OF THE SE. 1/4 OF THE NE. 1/4 OF SECTION 16, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

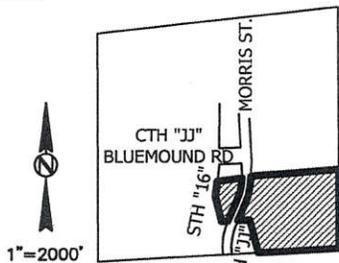
**SURVEYOR:**  
 KEITH A. KINDRED, PLS S-2082  
 SEH, INC.  
 501 MAPLE AVE.  
 DELAFIELD, WI 53018  
 (414) 949-8919

**SURVEY FOR:**  
 NEUMANN DEVELOPMENTS, INC.  
 N27 W24025 PAUL CT.,  
 STE 100  
 PEWAUKEE, WI, 53072  
 (262) 542-9200

**OVERALL DETAIL**

**LOCATION MAP**

NE CORNER  
 SEC. 16-7-19

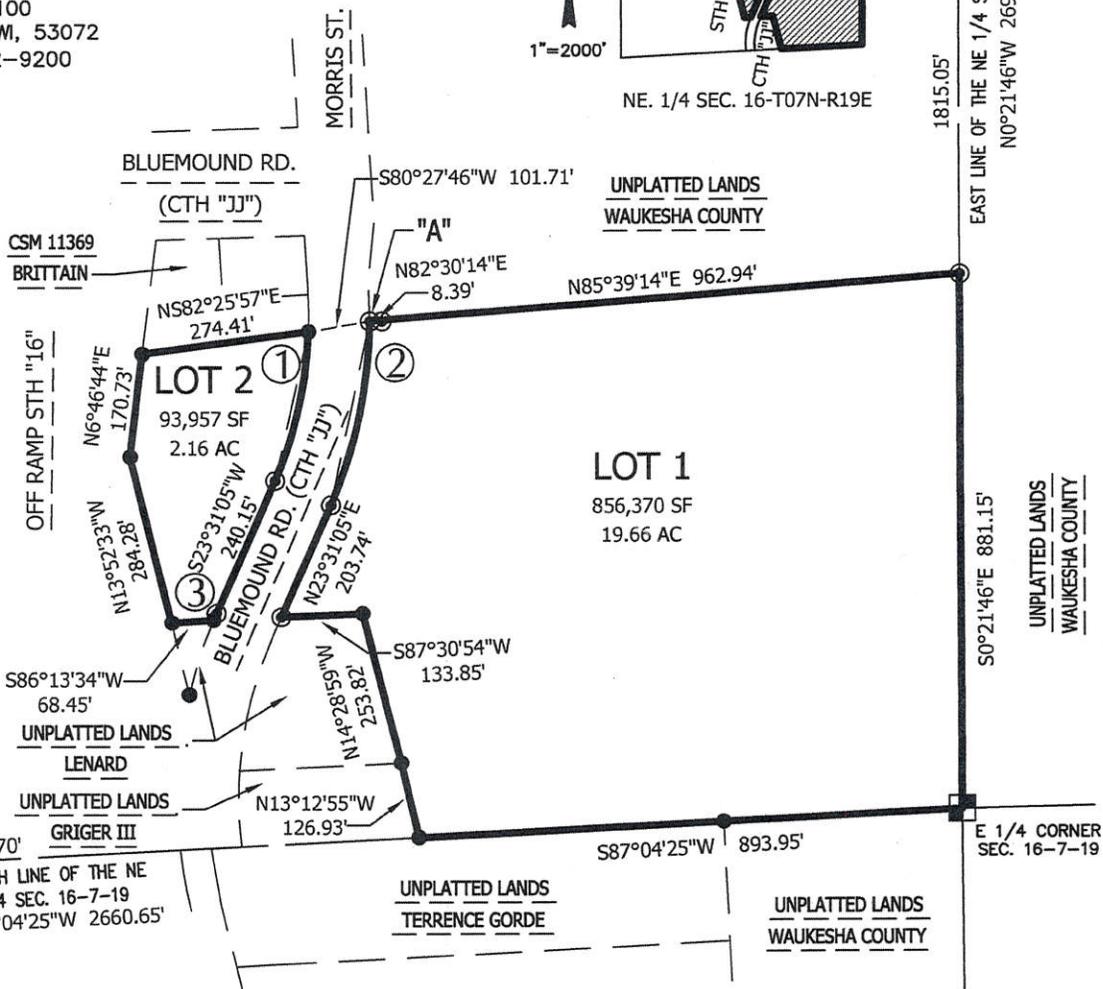


NE. 1/4 SEC. 16-T07N-R19E

1815.05'  
 EAST LINE OF THE NE 1/4 SEC. 16-7-19  
 N0°21'46"W 2696.20'

UNPLATTED LANDS  
 WAUKESHA COUNTY

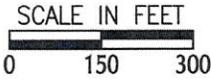
E 1/4 CORNER  
 SEC. 16-7-19



**LEGEND**

- - CONC. MON. W/ BRASS CAP FND.
- - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- ⊙ - 5/8" REBAR SET, WT.=1.5 LBS./LIN. FT.

- ① Chord: 251.71'  
 Course: S12°37'43"W  
 Arc Length: 253.23'  
 Radius: 666.20'  
 Delta: 21°46'44"
- ② Chord: 309.00'  
 Course: N11°53'06"E  
 Arc Length: 311.13'  
 Radius: 766.20'  
 Delta: 23°15'58"
- ③ Chord: 12.30'  
 Course: S23°03'29"W  
 Arc Length: 12.30'  
 Radius: 766.20'  
 Delta: 00°55'12"



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE SOUTH LINE OF THE NE 1/4 OF SECTION 16-7-19 AS N87°04'25"E



**SEH**  
 PHONE: 414.949.8962  
 501 MAPLE AVENUE  
 DELAFIELD, WI 53018-9351  
 www.sehinc.com

# CERTIFIED SURVEY MAP NO.

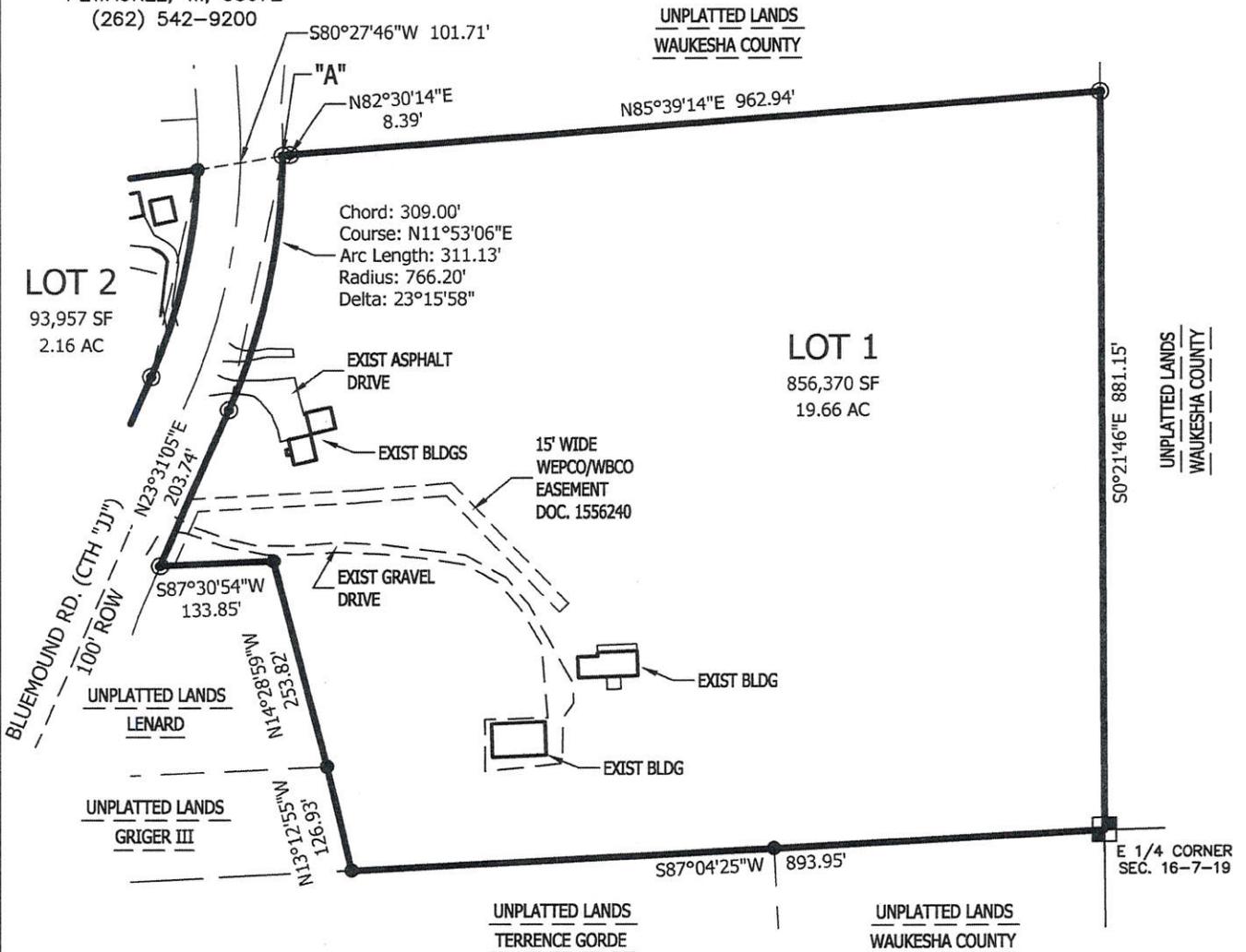
BEING A PART OF THE SE. 1/4 OF THE NE. 1/4 OF SECTION 16, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

**SURVEYOR:**  
 KEITH A. KINDRED, PLS S-2082  
 SEH, INC.  
 501 MAPLE AVE.  
 DELAFIELD, WI 53018  
 (414) 949-8919

## LOT DETAIL

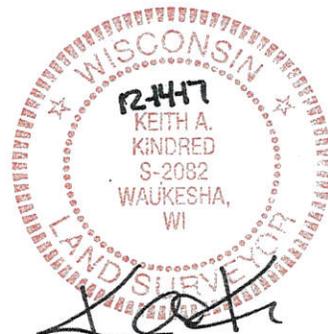
- LEGEND**
- CONC. MON. W/ BRASS CAP FND.
  - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
  - 5/8" REBAR SET, WT.=1.5 LBS./LIN. FT.

**SURVEY FOR:**  
 NEUMANN DEVELOPMENTS, INC.  
 N27 W24025 PAUL CT.,  
 STE 100  
 PEWAUKEE, WI, 53072  
 (262) 542-9200



SCALE IN FEET  
 0 100 200

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE SOUTH LINE OF THE NE 1/4 OF SECTION 16-7-19 AS N87°04'25"E



**SEH**  
 PHONE: 414.949.8962  
 501 MAPLE AVENUE  
 DELAFIELD, WI 53018-9351  
 www.sehinc.com

PROJECT NO. NEUMA 144390

THIS INSTRUMENT DRAFTED BY PETER A TUFTEE

SHEET 2 OF 7

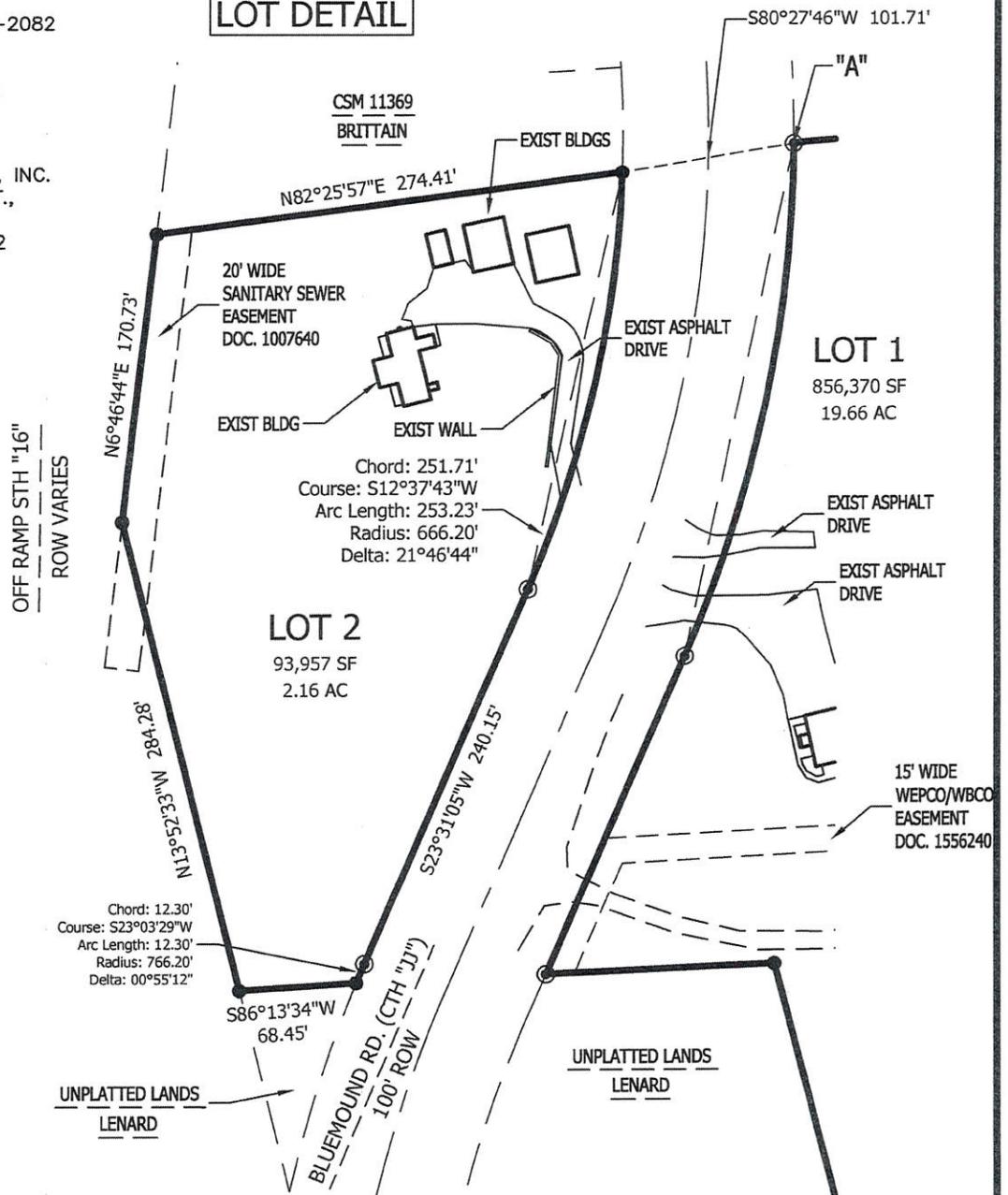
# CERTIFIED SURVEY MAP NO.

BEING A PART OF THE SE. 1/4 OF THE NE. 1/4 OF SECTION 16, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

**SURVEYOR:**  
 KEITH A. KINDRED, PLS S-2082  
 SEH, INC.  
 501 MAPLE AVE.  
 DELAFIELD, WI 53018  
 (414) 949-8919

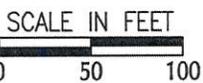
**SURVEY FOR:**  
 NEUMANN DEVELOPMENTS, INC.  
 N27 W24025 PAUL CT.,  
 STE 100  
 PEWAUKEE, WI, 53072  
 (262) 542-9200

## LOT DETAIL

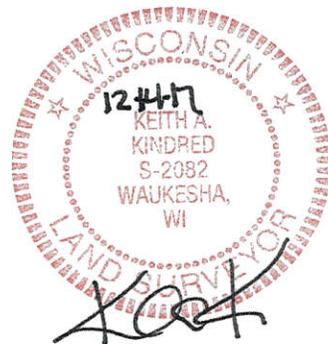


### LEGEND

- ⊕ - CONC. MON. W/ BRASS CAP FND.
- - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- ⊙ - 5/8" REBAR SET, WT.=1.5 LBS./LIN. FT.



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE SOUTH LINE OF THE NE 1/4 OF SECTION 16-7-19 AS N87°04'25"E



**SEH**  
 PHONE: 414.949.8962  
 501 MAPLE AVENUE  
 DELAFIELD, WI 53018-9351  
 www.sehinc.com

PROJECT NO. NEUMA 144390

THIS INSTRUMENT DRAFTED BY PETER A TUFTEE

SHEET 3 OF 7

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF THE SE. 1/4 OF THE NE. 1/4 OF SECTION 16, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped all that being part of the Southeast 1/4 of the Northeast 1/4 and of Section 16, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, more particularly described as follows:

Beginning at the East 1/4 corner of Section 16, T.7N. R. 19E.,;thence S87°04'25"W. along the South line of the Northeast 1/4 of said Section 16 a distance of 893.95 feet; thence N13°12'55"W. 126.93 feet; thence N14°28'59"W. 253.82 feet; thence S87°30'54"W. 133.85 feet, to a point on the East right-of-way of Bluemound Road (CTH "JJ"); thence N23°31'05"E. along said right-of-way, 203.74 feet; thence 311.13 feet along the arc of a curve to the left, with a radius of 766.20 feet and whose chord bears N11°53'06"E., 309.00 feet, to a point label "A"; thence N82°30'14"E., 8.39 feet; thence N85°39'14"E., 962.94 feet, to a point on the East line of the Northeast 1/4 of said Section 16; thence S00°21'46"E. along said East line, 881.15 feet to the point of beginning.

Also containing

Commencing at the point label "A"

thence S80°27'46"W. 101.71 feet to a point on the West right-of-way of Bluemound Road (CTH "JJ") and the point of beginning of lands to be described; thence 253.23 feet along the West right-of-way of Bluemound Road (CTH "JJ") and the arc of a curve to the right, with a radius of 666.20 feet and whose chord bears S12°37'43"W, 251.71 feet; thence S23°31'05"W., along the West right-of-way of Bluemound Road (CTH "JJ"), 240.15 feet; thence 12.30 feet along the West right-of-way of Bluemound Road (CTH "JJ") and the arc of a curve to the left, with a radius of 766.20 feet and whose chord bears S23°03'29"W, 12.30 feet; thence S86°13'34"W., 68.45 feet, to the right-of-way of STH "16"; thence N13°52'33"W., along said right-of-way, 284.28 feet; thence N06°46'44"E., along said right-of-way 170.73 feet, to the Southwest corner of Certified Survey Map 11369; thence N82°25'57"E., along the South line of Said Certified Survey Map, 274.41 feet to the point of beginning.

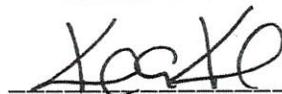
Said Lands Contain 950,327 square feet or 21.82 acres.

That I have made such survey, land division and Certified Survey Map by the direction of Neumann Developments, Inc., owner of said lands.

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

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

Dated this 14<sup>th</sup> day of December, 2012



Keith A. Kindred, PLS S-2082



PHONE: 414.949.8962  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
www.sehinc.com

PROJECT NO. NEUMA 144390

THIS INSTRUMENT DRAFTED BY PETER A TUFTEE

SHEET 4 OF 7

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF THE SE. 1/4 OF THE NE. 1/4 OF SECTION 16, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

## CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

Neumann Developments, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Neumann Developments, Inc does further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) City of Pewaukee

\_\_\_\_\_  
\_\_\_\_\_, President

STATE OF WISCONSIN)

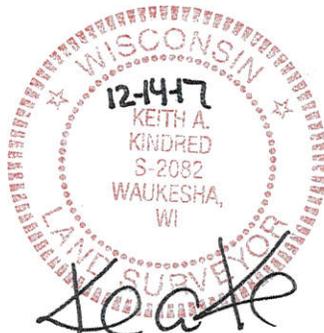
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named \_\_\_\_\_, Member of the above named corporation, to me known to be such President and Vice President of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, Wisconsin

My Commission Expires \_\_\_\_\_



PHONE: 414.949.8962  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
www.sehinc.com

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF THE SE. 1/4 OF THE NE. 1/4 OF SECTION 16, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

## CONSENT OF CORPORATE MORTGAGEE:

\_\_\_\_\_, a corporation duly organized and existing under and by virtue of the laws of the State of \_\_\_\_\_ mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Neumann Developments, Inc., Owner.

IN WITNESS WHEREOF, said \_\_\_\_\_ has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and countersigned by \_\_\_\_\_, its \_\_\_\_\_ at \_\_\_\_\_, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_

\_\_\_\_\_

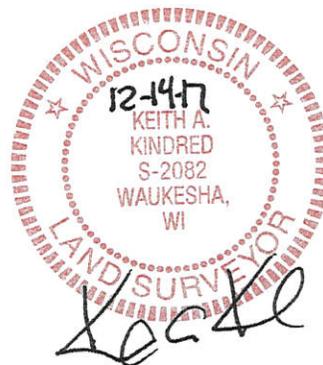
STATE OF \_\_\_\_\_)  
\_\_\_\_\_ COUNTY) SS)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, the above named \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ and \_\_\_\_\_ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) \_\_\_\_\_

Notary Public, \_\_\_\_\_

My commission expires \_\_\_\_\_.



 PHONE: 414.949.8962  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
www.sehinc.com

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF THE SE. 1/4 OF THE NE. 1/4 OF SECTION 16, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

## PLAN COMMISSION APPROVAL:

Approved by the City of Pewaukee Plan Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Date: \_\_\_\_\_ Signed \_\_\_\_\_  
Steve Bierce, Chairman

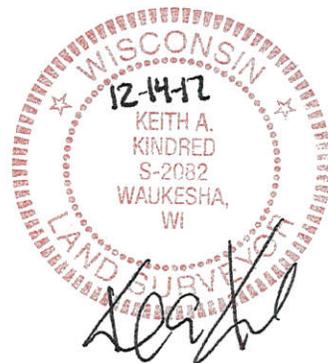
Date: \_\_\_\_\_ Signed \_\_\_\_\_  
Harlan Clinkenbeard, Recording Secretary

## COMMON COUNCIL APPROVAL:

Approved by the Common Council of the City of Pewaukee on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Steve Bierce, Mayor

\_\_\_\_\_  
Kelly Tarczewski, City Clerk



PHONE: 414.949.8962  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
www.sehinc.com

PROJECT NO. NEUMA 144390

THIS INSTRUMENT DRAFTED BY PETER A TUFTEE

SHEET 7 OF 7

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

**DATE:** January 18, 2018

**DEPARTMENT:** Clerk/Treasurer

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding a Preliminary Plat for the Parkway Ridge Subdivision by Neumann Development for Their Property Located on the East Side of North Bluemound Road (PWC 0925993, PWC 0925990 & PWC 0925992)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

Approve the Preliminary Plat for Parkway Ridge

**ATTACHMENTS:**

Description

Neumann Development Preliminary Plat

Neumann Development Memo

**NOTES**

- SETBACKS SHALL BE PER THE APPROVED ZONING RS-6 AND SHALL BE AS FOLLOWS:  
FRONT YARD - 30 FEET (UNLESS NOTED OTHERWISE)  
SIDE YARD - 12 FEET  
REAR YARD - 35 FEET
- EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP IN OUTLOTS 1-6. WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
- OUTLOTS 1, 3, 4 AND 5 TO BE ENCOMPASSED BY A DRAINAGE EASEMENT GRANTED TO CITY OF PEWAUKEE AND MAINTAINED BY THE LOT OWNERS.
- OUTLOT 2 TO BE ENCOMPASSED BY AN UTILITY EASEMENT GRANTED TO CITY OF PEWAUKEE AND MAINTAINED BY THE LOT OWNERS.
- OUTLOT 6 IS RESERVED FOR OPEN SPACE, TO BE MAINTAINED BY THE LOT OWNERS.
- TOTAL SITE AREA 856,370 S.F. OR 19.66 ACRES.
- SITE FALLS WITHIN THE PEWAUKEE SCHOOL DISTRICT.
- EXISTING BUILDINGS ON SITE TO BE RAZED.

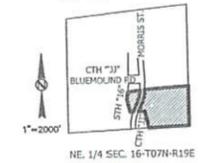
**LEGEND**

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 11/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT.
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

# PRELIMINARY PLAT OF PARKWAY RIDGE

ALL OF LOT 1 OF PROPOSED CERTIFIED SURVEY MAP, BEING A PART OF THE SE. 1/4 OF THE NE. 1/4 OF SECTION 16, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

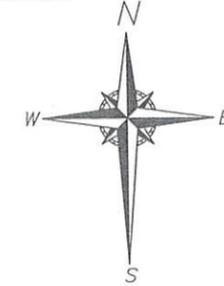
**LOCATION MAP**



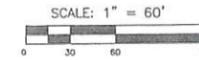
FOUND CONC MON W/BRASS CAP NE CORNER SECTION 16 T7N, R19E ELEV. 848.45

**SURVEYOR:**  
KEITH A. KINDRED, PLS S-2082 SEH, INC.  
501 MAPLE AVE.  
DELAFIELD, WI 53018  
(414) 949-8919  
K.KINDRED@SEHINC.COM

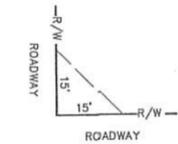
**SURVEY FOR:**  
NEUMANN DEVELOPMENTS, INC.  
N27 W24025 PAUL CT.,  
STE 100  
PEWAUKEE, WI, 53072  
(262) 542-9200



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE SOUTH LINE OF THE NE 1/4 OF SECTION 16-7-19 AS N87°04'25"E.



**VISION CORNER DETAIL (N.T.S.)**  
(TYPICAL ALL CORNER LOTS)



I KEITH A. KINDRED, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

**SEH** PHONE: 414.949.8962  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
www.sehinc.com

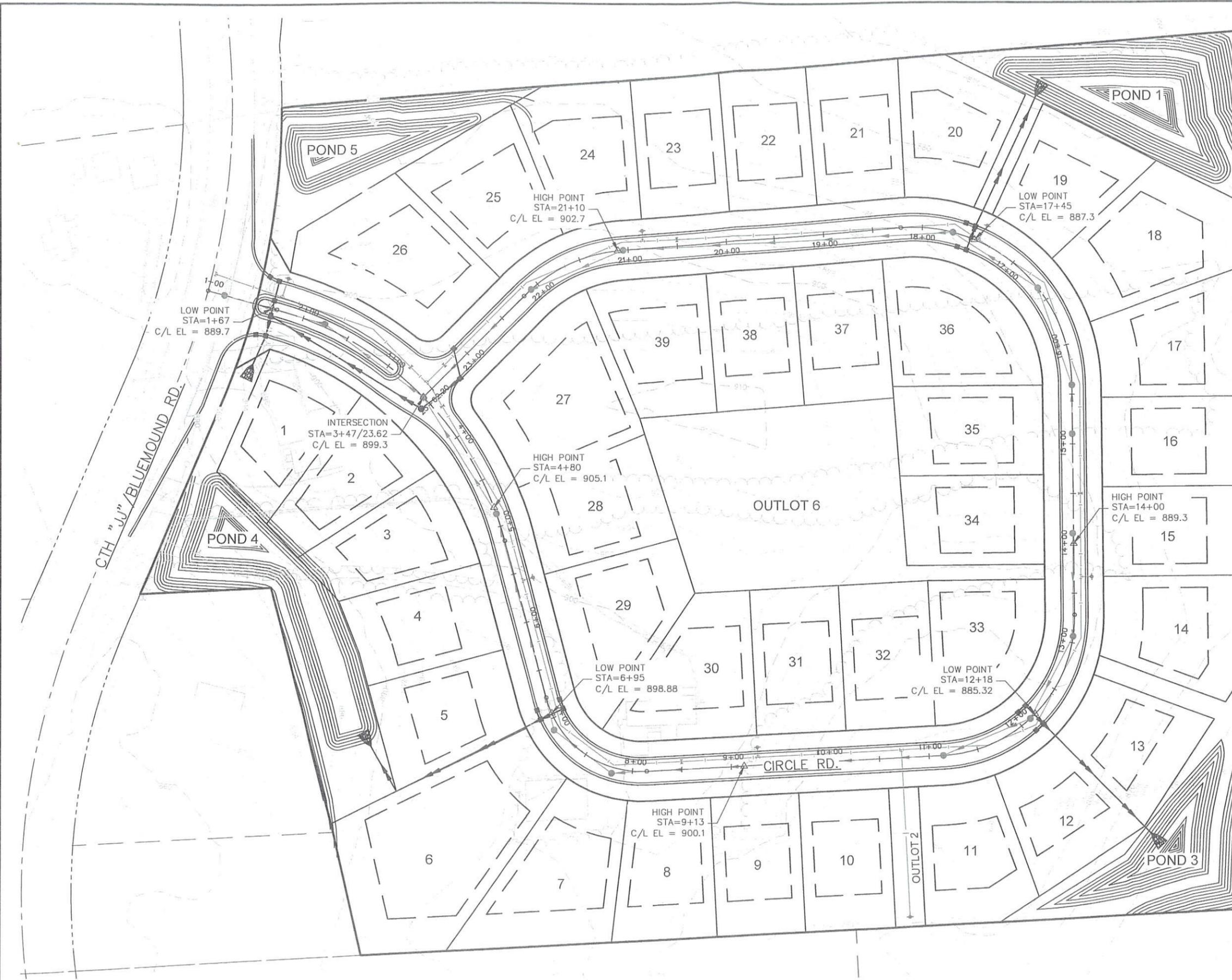
PROJECT NEUMA #144390  
SHEET 1 OF 4



**CURVE DATA**  
L=311.13'  
R=766.20'  
CH=309.00'  
CH BRG=N11°53'06"E  
DELTA=23°15'58"  
TAN IN=N23°31'05"E  
TAN OUT=N0°15'07"E

LOT 2 PROPOSED CSM

C:\NOVA\NEUMA\144390\5-FINAL-DSGN\51-DRAWINGS\10-CIVIL\CAD\DWG\144390-ENG.DWG 12/14/2017 3:51 PM ZHOICHEVAR



**LEGEND**

- EXISTING BURIED ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING TV
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WETLANDS LINE
- EXISTING FENCE LINE
- EXISTING GRAVEL EDGE
- EXISTING PAVEMENT EDGE
- EXISTING CURB & GUTTER
- EXISTING CONCRETE EDGE
- EXISTING TREELINE
- EXISTING ELECTRIC BOX
- EXISTING TELEPHONE BOX
- EXISTING TV BOX
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MAN HOLE
- EXISTING CURB STORM INLET
- EXISTING HYDRANT
- EXISTING GATE VALVE
- EXISTING POWER POLE, GUY POLE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED CURB & GUTTER FLANGE
- PROPOSED CURB & GUTTER FLOWLINE
- PROPOSED CURB & GUTTER BACK
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED END SECTION W/ RIP-RAP
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CURB STORM INLET
- PROPOSED HYDRANT
- PROPOSED GATE VALVE

**NOTE:**  
ALL EXISTING BUILDINGS, ASSOCIATED UTILITIES, AND ANY OTHER ASSOCIATED FEATURES ARE TO BE DEMOLISHED PRIOR TO CONSTRUCTION

12/15/2017



DRAWN BY: ZJH  
DESIGNER:  
CHECKED BY: I. VAYNBERG  
DESIGN TEAM

NO.	BY	DATE	REVISIONS



PARKWAY RIDGE  
CITY OF PEWAUKEE, WISCONSIN

PRELIMINARY STORM SEWER PLAN

FILE NO. 144390	2
DATE 12/15/2017	OF 4

C:\KOVAN\NEUMA\144390\5-FINAL-DSGN\10-CIVIL\CAD\DWG\144390-ENG.DWG 12/14/2017 3:51 PM ZHOICHEVAR



**LEGEND**

- EXISTING BURIED ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING TV
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WETLANDS LINE
- EXISTING FENCE LINE
- EXISTING GRAVEL EDGE
- EXISTING PAVEMENT EDGE
- EXISTING CURB & GUTTER
- EXISTING CONCRETE EDGE
- EXISTING TREELINE
- EXISTING ELECTRIC BOX
- EXISTING TELEPHONE BOX
- EXISTING TV BOX
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MAN HOLE
- EXISTING CURB STORM INLET
- EXISTING HYDRANT
- EXISTING GATE VALVE
- EXISTING POWER POLE, GUY POLE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED CURB & GUTTER FLANGE
- PROPOSED CURB & GUTTER FLOWLINE
- PROPOSED CURB & GUTTER BACK
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED END SECTION W/ RIP-RAP
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CURB STORM INLET
- PROPOSED HYDRANT
- PROPOSED GATE VALVE

**NOTE:**  
 ALL EXISTING BUILDINGS, ASSOCIATED UTILITIES, AND ANY OTHER ASSOCIATED FEATURES ARE TO BE DEMOLISHED PRIOR TO CONSTRUCTION

12/15/2017

*Igor Vaynberg*

DRAWN BY: ZJH				
DESIGNER:				
CHECKED BY: I. VAYNBERG				
DESIGN TEAM	NO.	BY	DATE	REVISIONS



**PARKWAY RIDGE  
 CITY OF PEWAUKEE, WISCONSIN**

**PRELIMINARY WATERMAIN PLAN**

FILE NO. 144390	<b>3</b> OF 4
DATE 12/15/2017	

Q:\KOVN\NEUMA\144390\5-FINAL-DSGN\51-DRAWINGS\10-CIVIL\CAD\DWG\144390\_ENG.DWG 12/14/2017 3:51 PM ZHOICHEVAR



**LEGEND**

- EXISTING BURIED ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING TV
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WETLANDS LINE
- EXISTING FENCE LINE
- EXISTING GRAVEL EDGE
- EXISTING PAVEMENT EDGE
- EXISTING CURB & GUTTER
- EXISTING CONCRETE EDGE
- EXISTING TREELINE
- EXISTING ELECTRIC BOX
- EXISTING TELEPHONE BOX
- EXISTING TV BOX
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MAN HOLE
- EXISTING CURB SEWER INLET
- EXISTING HYDRANT
- EXISTING GATE VALVE
- EXISTING POWER POLE, GUY POLE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED CURB & GUTTER FLANGE
- PROPOSED CURB & GUTTER FLOWLINE
- PROPOSED CURB & GUTTER BACK
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED END SECTION W/ RIP-RAP
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CURB STORM INLET
- PROPOSED HYDRANT
- PROPOSED GATE VALVE

**NOTE:**

1. ALL EXISTING BUILDINGS, ASSOCIATED UTILITIES, AND ANY OTHER ASSOCIATED FEATURES ARE TO BE DEMOLISHED PRIOR TO CONSTRUCTION.
2. ALL PROPOSED INFORMATION PROVIDED FOR SANITARY DESIGN IS PRELIMINARY AND IS ONLY FOR REFERENCE. FINAL DESIGN ELEVATIONS & SLOPES WILL BE PROVIDED ONCE FINAL ENGINEERING & GRADING DESIGN IS COMPLETED.
3. SANITARY SEWER LAYOUT IS BASED ON A GRAVITY DESIGN. HOWEVER, IT IS RECOMMEND A LOW-PRESSURE SEWER BE CONSIDERED FOR A PORTION OF THE DEVELOPMENT AND INSTALLED DUE TO SEWER & SERVICE DEPTHS CAUSED BY GRAVITY SYSTEM.

12/15/2017

DRAWN BY:	ZJH
DESIGNER:	
CHECKED BY:	I. VAYNBERG
DESIGN TEAM	

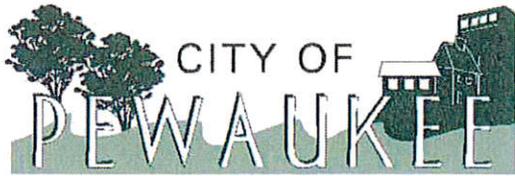
NO.	BY	DATE	REVISIONS

PHONE: 414.949.8962  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
www.sehinc.com

**PARKWAY RIDGE  
CITY OF PEWAUKEE, WISCONSIN**

**PRELIMINARY SANITARY SEWER PLAN**

FILE NO.	144390	4
DATE	12/15/2017	OF 4



Department of Public Works  
Engineering Division  
W240N3065 Pewaukee Road  
Pewaukee, WI 53072  
(262) 691-0804 Fax: (262) 691-5720

## Memorandum

To: Plan Commission  
From: Magdelene Wagner, P.E. *MW*  
Subject: Parkway Ridge Preliminary Plat Review  
Date: January 8, 2018

---

### REQUESTED ACTION:

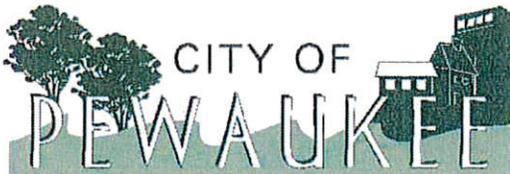
Plan Commission approval of the Preliminary Plat of Parkway Ridge contingent on the following comments being addressed as well as any future comments once final design plans have been submitted.

1. Outlot 2 should be 60 feet of right of way dedicated to the City. The westerly right of way should line up with the easterly (rear) lot lines of 0928998, 0928996, 0928996, and 0928995. The 60 feet of right of way is for a future roadway connection between this subdivision and the Whispering Winds subdivision to the south (see attached plan) and the utility connection (primarily water) between the two. We recommend this connection for safety (multiple ways out of the subdivision), neighborhood connectivity, elimination of unneeded water main dead ends, and fire protection.
2. All utilities (storm, sanitary sewer, and water main) must be located in the public right of way or in outlots. No easements are allowed unless specifically approved by the City.
3. Hydric soils are located on the southeast corner of the lot. A wetland delineation is required. The Developer indicates a wetland delineation has been completed and we have requested a copy.
4. Waukesha County has the north lot and the rear 1/3 of the south lot as Environmental Corridor, however City zoning/land use do not recognize this Environmental Corridor.
5. Show the Shoreland Zoning limits on the plan. The northeast corner of the northerly lot falls within the 300' Shoreland Zoning District.
6. Rezoning and subdivision requires the payment of assessments on the property. The Developer's are aware of the assessments, but will require an updated amount once the development plans are more set.
7. A tree inventory and plan is required per 17.0208.i. and 18.0304.c. of the City's

P:\Developments\Parkway Ridge Subd - Bluemound Road\_2017-0011.00\20180108-engineering comments to PC.docx

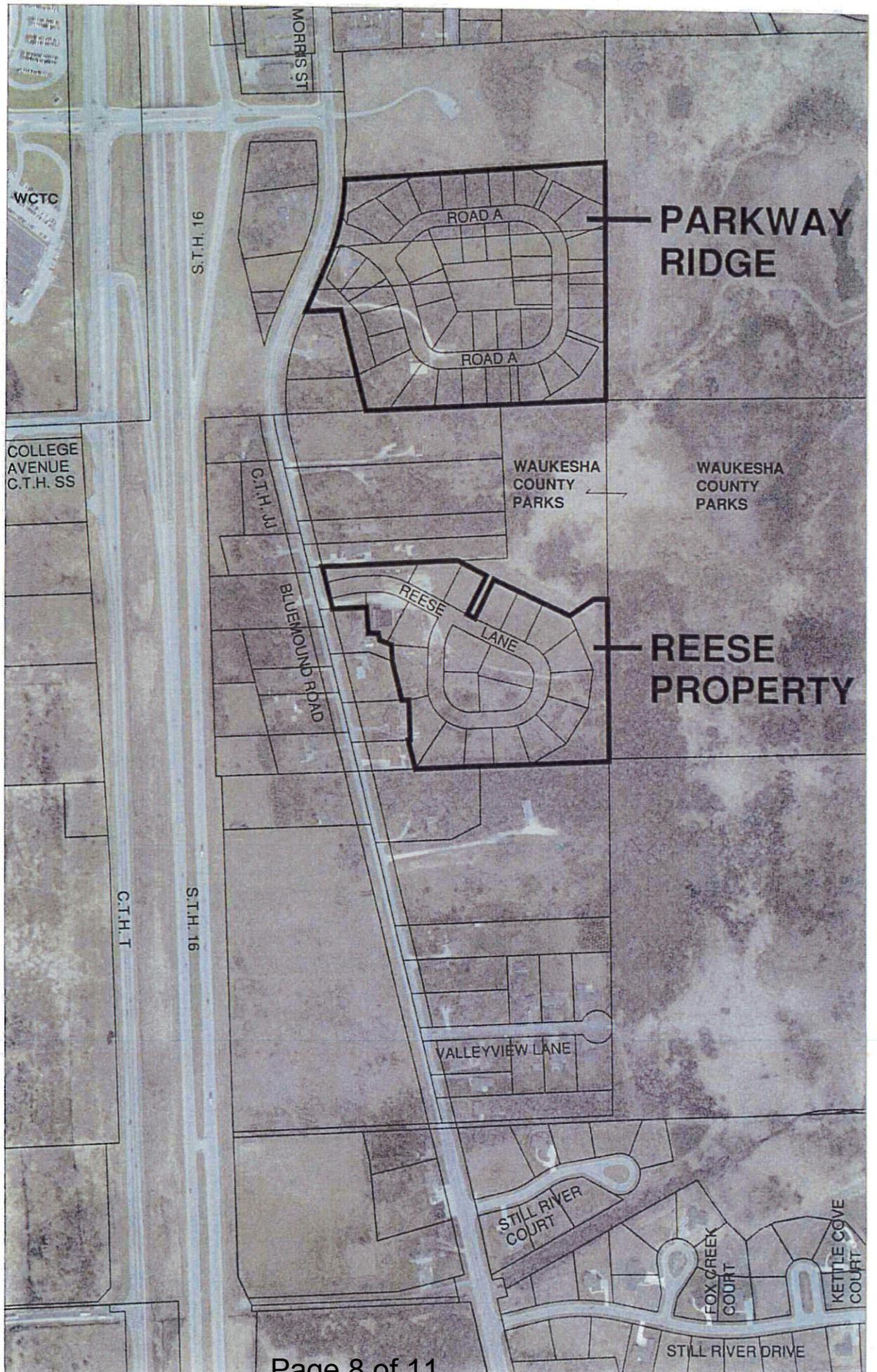
---

Director Jeffrey L. Weigel, P.E.



**Department of Public Works**  
**Engineering Division**  
W240N3065 Pewaukee Road  
Pewaukee, WI 53072  
(262) 691-0804 Fax: (262) 691-5720

- Ordinances. We recommend reviewing the existing tree stand in depth once the inventory is complete to determine if any requirements for saving trees will be required prior to the development of the plan.**
- 8. All existing water services must be abandoned at the main.**
  - 9. All septic tanks and infrastructure must be removed and not abandoned in place.**
  - 10. We prefer the drainage easement language for Outlots 1, 3, 4, & 5 be part of the plat and addressed in the maintenance agreement. Further discussion on this will occur once the plan is developed in more detail.**
  - 11. The storm layout at the intersection is not in conformance with our design standards and will require revisions. Storm inlets may not be located within radii. Inlets with more than 2 pipes must be manholes. The angle of the storm sewer too severe between Lot 5/6 and a manhole will be required at the bend. Additional comments may be forthcoming with a more in depth plan submittal.**
  - 12. The development is required to meet our City Ordinance Chapter 19 including, but not limited to, requiring a storm water management and erosion control plan.**
  - 13. The water stub in Outlot 2 does not meet City Standards. Valves are required on all sides of the water extension in Outlot 2. Tapping tees require valves. A hydrant will be required on the water main stub. Additional comments may be forthcoming with a more in depth plan submittal.**
  - 14. The existing utilities in Bluemound are shown incorrectly. In addition, a doghouse manhole will not be allowed over the sanitary sewer due to the existing casing pipe. We recommend requesting a copy of the City's as builts for the existing utilities. Additional comments may be forthcoming with a more in depth plan submittal.**
  - 15. Can you provide basement service to the back lots (lot 15-17)? We believe this may be a challenge for a limited number of lots.**
  - 16. No low pressure gravity system will be allowed. A gravity system is possible for this subdivision and therefore, a low pressure system is not necessary for the convenience of the Developer.**



# Waukesha County GIS Map

LAND INFORMATION SYSTEMS DIVISION



**Legend**

- Retired Plats
- Assessor Plat
- Condo Plat
- CSM
- Subdivision Plat
- DNR Wetlands < .25 Acre
- DNR Wetlands > .25 Acre
- Environmental Corridors
- Water
- Isolated Natural Resource A1
- Isolated Natural Resource A2
- Primary Env. Corridor
- Primary Env. Corridor Water
- Secondary Env. Corridor
- Secondary Env. Corridor Wa
- Simultaneous Conveyance
- Assessor Plat
- CSM
- Condo Plat
- Subdivision Plat

*Primary Environmental Corridor - 2010 - per SENRPC*

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

0 166.67 Feet

**Notes:**  
Printed: 1/3/2018

# Waukesha County GIS Map

LAND INFORMATION SYSTEMS DIVISION



- Legend**
- Retired Plats
    - Assessor Plat
    - Condo Plat
    - CSM
    - Subdivision Plat
  - Hydrlic Classification
    - Not Hydrlic
    - Hydrlic Inclusions
    - Hydrlic
  - Simultaneous Conveyance
    - Assessor Plat
    - CSM
    - Condo Plat
    - Subdivision Plat

HYDRIC SOILS

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

0 166.67 Feet

Notes:

Printed: 1/4/2018





LAND INFORMATION SYSTEMS DIVISION

# Waukesha County GIS Map



### Legend

- Retired Plats**
  - Assessor Plat
  - Condo Plat
  - CSM
  - Subdivision Plat
- FEMA Floodplain**
  - 0.2% Chance Flood
  - 1% Chance Flood (Zone A 1)
  - 1% Chance Flood Area (Zon
  - AE, Floodway
- Simultaneous Conveyance**
  - Assessor Plat
  - CSM
  - Condo Plat
  - Subdivision Plat

Flood plain  
w/ distance  
shown for  
300' SHORELAND  
ZONING

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.



### Notes:

Printed: 1/4/2018



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

**DATE:** January 18, 2018

**DEPARTMENT:** Clerk/Treasurer

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding a Petition for a Conditional Use Permit Public Hearing for River Glen Church to Locate a Church at W229 N1400 Westwood Drive in a B-5 Commercial District (Old American TV Building) (PWC 0959988004)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

Approve the Conditional Use Permit for River Glen Church

**ATTACHMENTS:**

Description

River Glen Church Conditional Use

River Glen Church Plan of Operation

River Glen Church Building Plan

**CITY OF PEWAUKEE**

STATE OF WISCONSIN

WAUKESHA COUNTY

**- NOTICE OF CONDITIONAL USE PUBLIC HEARING -**

**PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF RIVER GLEN CHRISTIAN CHURCH FOR A **CONDITIONAL USE PERMIT** ON THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:**

**Legal description of property:**

LOT 1 CERT SURV 7403 VOL 63/24 REC AS DOC# 1975258 PT SW1/4 SEC 24 & SE1/4 SEC 23 T7N R19E: ALSO R.O.W. EX R2114/1165 DOC# 4075856

**Common Description or name:** W229 N1400 Westwood Drive

**Tax Key Number(s):** PWC 0959988004      **Current zoning:** B-5 Highway Business District

**This conditional use permit is requested in order to operate River Glen Christian Church at this location.**

**THE PUBLIC HEARING** will be held at a meeting of the City Plan Commission in the City Hall Common Council Chambers on **Thursday, January 18<sup>th</sup>, 2018** at or after **7:00 PM.**

Dated this 19th day of December, 2017.

---

Kelly Tarczewski  
Clerk/Treasurer

W240 N3065 Pewaukee Rd Pewaukee, WI 53072 Building Services Office - 262-691-9107 City Hall Main Office - 262-691-0770 Fax - 262-691-1798	<b>BUSINESS PLAN OF OPERATION                  APPLICATION                  CITY OF PEWAUKEE</b>	Permit No.  Parcel/Tax Key No. PWC0959988004
---	--	---

<b>NAME OF PROPOSED BUSINESS:</b> RiverGlen Christian Church	<b>SUITE#:</b>
---	----------------

<b>SITE ADDRESS:</b> W229 N1400 Westwood Drive	<b>City</b> Pewaukee	<b>State</b> WI	<b>Zip</b>
---	-------------------------	--------------------	------------

Business / Operator's Name (Please Print) ***IF SOLE PROPRIETOR-PLEASE SEE page 2 of 4 pages***  RiverGlen Christian Church	Mailing Address S31 W30601 Sunset Drive  Email Address don.rowe@riverglen.cc	City Waukesha	State WI	Zip 53189	Phone# 262.968.5252  FEIN#
---	--	------------------	-------------	--------------	-------------------------------------

Tenant's Name: (Please Print)	Mailing Address	City	State	Zip	Phone#  FEIN#
-------------------------------	-----------------	------	-------	-----	---------------------

**DESCRIPTION OF BUSINESS OPERATION:** Church

<b>TYPE of BUSINESS:</b> Please Check the appropriate Box for type: <input type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input type="checkbox"/> Office <input type="checkbox"/> Institutional <input type="checkbox"/> Warehouse/Storage <input checked="" type="checkbox"/> Other? Church <input type="checkbox"/> Industrial	Description
--	-------------

**NEW USE?:** Yes or (No) or **EXPANSION OF EXISTING USE?:** Yes or (No) or **OTHER?**

<b>HOURS of OPERATION:</b> From: 9:00AM to 12:00PM 5:00PM 6:00PM	<b>DAYS of OPERATION:</b> Sunday Saturday
---	--

<b>MAXIMUM NUMBER OF EMPLOYEES</b>	How many Full Time? 2 How many Part Time? 3	<b>CURRENT ZONING:</b> B5C
------------------------------------	--	----------------------------

Expected Customers per day: 200-300 split into 2 services	Number of Trucks per day: 0  Number of Autos per day: 100-200
---	---

<b>PARKING</b>	<b>STORAGE</b>
Available Parking/Parking Lot Spaces # 537 Loading Spaces # 0  Is there Overnight Parking? Yes or (No) Where?	Any Outside Storage? Yes or (No) Please list type of Storage?

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

Any Special Equipment/Facilities/Requirements? Yes or (No)  
 What?

APPLICANT'S SIGNATURE	APPLICANT'S PRINTED NAME Steve Royer	DATE SIGNED 12.18.17
-----------------------	--------------------------------------	----------------------

PROPERTY OWNER'S SIGNATURE	PROPERTY OWNER'S PRINTED NAME	DATE SIGNED
----------------------------	-------------------------------	-------------

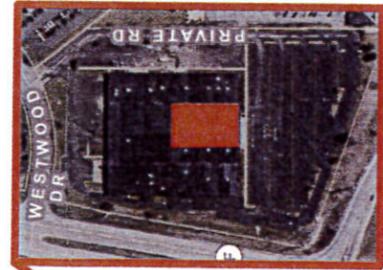
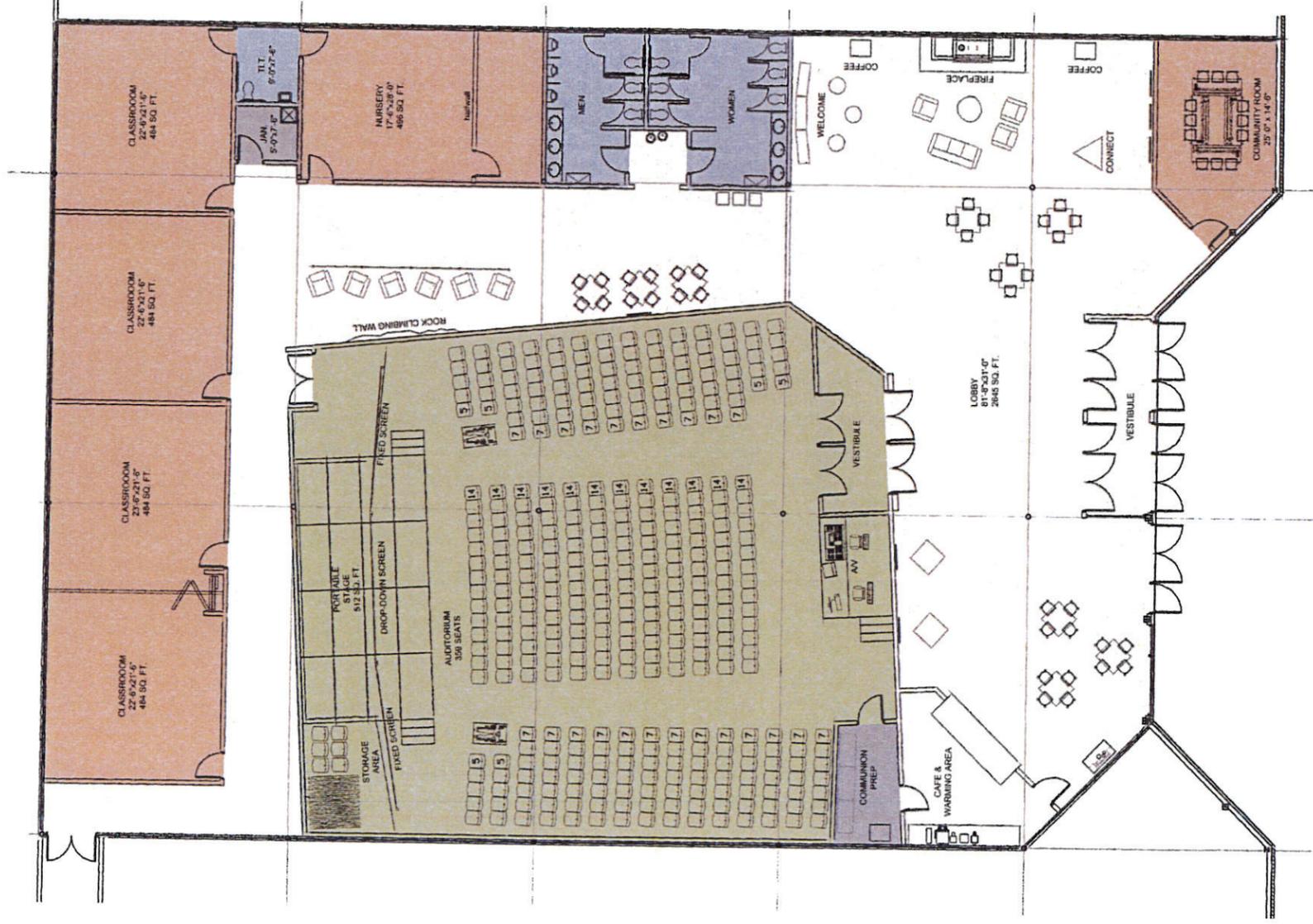
**APPROVAL CONDITIONS**                      Applicant is responsible to obtain any licenses, permits, certificates or other documents from other agencies of City Departments. For example: Cigarette and Alcoholic Beverage Licenses must be obtained from the City Clerk and Building Permits from the Building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

**For City Staff ONLY**  
 Submitted for Review on: \_\_\_\_\_ Date: \_\_\_\_\_  
 Approval by Zoning Administrator: \_\_\_\_\_ Date: \_\_\_\_\_  
 Approval by City Planner: \_\_\_\_\_ Date: \_\_\_\_\_

**SPECIAL REQUIREMENTS/COMMENTS:** \_\_\_\_\_



# MULTI-SITE FACILITY PEWAUKEE, WI



## 13,604 sf Tenant Space

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

**DATE:** January 18, 2018

**DEPARTMENT:** Clerk/Treasurer

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action and Public Hearing Regarding the 2050 Land Use/Transportation Plan for the Hillside/Glacier Neighborhood (Map 1)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

Approve the Hillside/Glacier Neighborhood Plan

**ATTACHMENTS:**

Description

Hillside/Glacier Neighborhood Plan Description

Hillside/Glacier Map

## 1 – HILLSIDE/GLACIER NEIGHBORHOOD 2050 Land Use/Transportation Plan

General Description. This almost completely developed neighborhood lies in the extreme NW corner of the City and encompasses all of U.S. Public Land Survey Section 6 as well as the northern three-quarters of Section 7 including about 303 acres of Pewaukee Lake. The neighborhood is bounded on the north by the City’s joint boundary with the Town of Lisbon (also Lynndale Road/CTH JK); on the east by the section line between U.S. Public Land Survey Sections 5 and 6 and 7 and 8; on the south by the southern one-quarter of Section 7; and, on the west by the City’s mutual boundary with the Town of Delafield. Due to the large amount of lake surface within the neighborhood, the neighborhood has an area of 1.65 square miles of land and water. STH 16 freeway, CTH JJ (W. Capitol Drive), City arterial Glacier Road and the Canadian Pacific (CP) Railroad all traverse the neighborhood in an east-west direction, thereby effectively slicing the neighborhood into five narrow pieces. The topography can be described as hilly.

Existing Land Uses. The western two-thirds of the area between the CP Railroad and the lake is wetland or floodplain land, the eastern one-third being the small Parkside Lane lakeshore single-family residential development dating back to the 1920’s and 1930’s. In the late 19<sup>th</sup> century and early 20<sup>th</sup> century lake ice warehouses serving, primarily, the beer and food businesses of Milwaukee, were located on the lake shore but were removed after modern refrigeration became popular and widely used.

**TABLE 1**

LAND USE	2015	2035 PLAN*	2050 PLAN
<b>Residential</b>	277.5 acres	300.2 acres	300.2 acres
<i>Dwelling Units (D.U.'s)</i>	210	222	222
<i>Population</i>	525	555	555
<b>Commercial</b>	0.19 acres	0.0 acres	0.0 acres
<b>Industrial</b>	0.0 acres	0.0 acres	0.0 acres
<b>Institutional / Governmental</b>	0.0 acres	0.0 acres	0.0 acres
<b>Transportation</b>	81.9 acres	83.6 acres	83.6 acres
<i>Streets &amp; Highways**</i>	<i>(70.0 acres)</i>	<i>(71.7 acres)</i>	<i>(71.7 acres)</i>
<i>Railroad (Canadian Pacific) (CP)</i>	<i>(11.9 acres)</i>	<i>(11.9 acres)</i>	<i>(11.9 acres)</i>
<b>Public &amp; Private Parks-Recreation</b>	0.0 acres	0.0 acres	0.0 acres
<b>Floodplains, Wetlands, Water &amp; Open Space***</b>	672.0 acres	672.0 acres	672.0 acres
<b>Developable Land (Primarily Agriculture)</b>	24.2 acres	0.0 acres	0.0 acres
<b>Total Neighborhood Area</b>	<b>1,055.8 acres**</b> (1.65 sq. miles)	<b>1,055.8 acres</b>	<b>1,055.8 acres</b>

\*Adopted 2035 Plan Data Presented for Comparison Purposes.

\*\*Includes 45.3 acres of City, County and State arterial streets and highways.

\*\*\*Includes 303.4 acres of Pewaukee Lake

The area south of CTH JJ (Capitol Drive) and north of the CP Railroad tracks began to be developed in the early 1900's, first in the 1920's with homes overlooking the lake in the Hillside Grove residential subdivision area south of Glacier Road and then with septic tank development in the 1950's, 1960's and early 1970's in the Ishnala Hills, Hickory grove Estates, and Clara Court subdivision areas and in the 1990's with the Taylor Woods subdivision, all north of Glacier Road. The latest development in the area is the Glacier Ridge single-family residential subdivision on the north side of Glacier Road (the old milk farm) platted east of Taylors Woods in the early 2000's.

Interestingly, only the oldest development (Hillside Grove) and the newest (Glacier Ridge) are served with public sanitary sewers but no one is served with public water supply. The City's public sanitary sewerage facilities in this area are connected to the Village of Pewaukee sanitary sewer system which traverses both the Village and City to then connect to the Fox River Wastewater Pollution Control center (FRWPCC) in the City of Brookfield, which facility is jointly owned by six municipalities, including the City of Pewaukee, which owns approximately 21 percent of that facility's current 10 million gallons per day (gpd) wastewater treatment capacity.

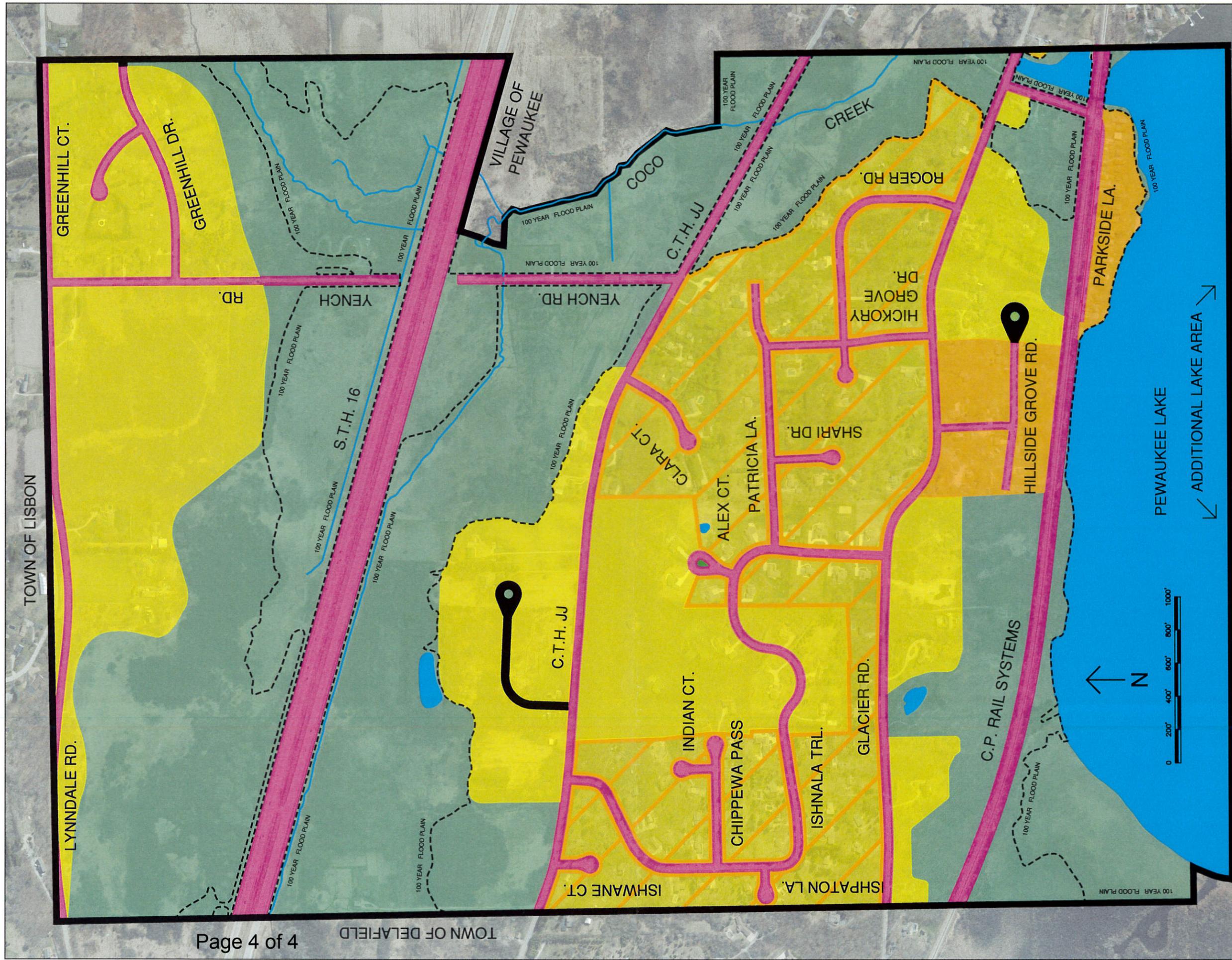
Except for a half-dozen single-family properties, most of the land between STH 16 and CTH JJ (Capitol Drive) is either wetland or floodplain lands. About one-half of the land between STH 16 and Lynndale Road (CTH JK) is wetland and floodplain lands; one-quarter is the Greenhill low-medium density residential subdivision developed in the 1950's/1960's without public sanitary sewers or public water supply; and, the remaining one-quarter of the area is currently (2017) developed as large lot (low density) single-family use. Due to high cost and sparse development, it is unlikely that public sanitary sewerage facilities or public water facilities will be extended into this area within the next 25 years – if ever.

Proposed 2050 Land Use/Transportation. The detailed long range Hillside-Glacier Neighborhood Plan shown on Map No. 1 proposes the continuation of existing land uses within the neighborhood as well as the development by 2050 of any undeveloped lands. All floodplain lands, wetlands and upland conservancy lands are proposed to remain in their natural state. Developable lands west of Yench Road and south of Lynndale Road are proposed to remain as a large lot, low density (4+ acres/lot) single-family residential area served by on-site sanitary wastewater disposal systems and private shallow aquifer wells. There are no public sanitary sewerage system facilities serving development in the neighborhood north of an east-west line half way between Glacier Road and Capitol Drive and, as stated above for the area north of STH 16, it is unlikely that such facilities will be available to this northern area of the neighborhood within the long range foreseeable future, if ever. There are no planned specific changes to the street and highway system other than the minor streets that will be added when the large lot residential development is completed as shown in black on the plan, however, some substandard streets may need to be upgraded.

***The 2050 Hillside/Glacier Neighborhood Land Use/Transportation Plan is an update and revision of the 2035 Hillside/Glacier Neighborhood Plan adopted in 2012. After public hearing, this 2050 Plan was adopted by the City Plan Commission on December 21, 2017 and by the City Common Council on \_\_\_\_, 2018 as a major part of the City's Comprehensive Plan for 2050.***

# MAP NO.1

# HILLSIDE GLACIER NEIGHBORHOOD PLAN - 2050



### LEGEND

- WATER ( > 2 AC. )
- AGRICULTURE
- PUBLIC OR PRIVATE PARK AND RECREATION
- FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, & OTHER NATURAL AREAS
- MEDIUM DENSITY RESIDENTIAL ( 6,500 SQ. FT. - 1/2 AC. / D.U. )
- LOW DENSITY RESIDENTIAL ( > 2 AC. / DWELLING UNIT ( D.U. ) )
- LOW - MEDIUM DENSITY RESIDENTIAL ( 1/2 AC. - 2 AC. / D.U. )
- HIGH DENSITY RESIDENTIAL ( < 6,500 SQ. FT. / D.U. )
- OFFICE COMMERCIAL
- MIXED OFFICE / RETAIL COMMERCIAL
- GOVERNMENTAL / INSTITUTIONAL
- RETAIL / SERVICE COMMERCIAL
- TRANSPORTATION / UTILITIES
- MINING
- MANUFACTURING / FABRICATION / WAREHOUSING
- EXISTING STREET & RAILROAD
- PROPOSED STREET
- CIVIL DIVISION BOUNDARY

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

**DATE:** January 18, 2018

**DEPARTMENT:** Clerk/Treasurer

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action and Public Hearing Regarding the 2050 Land Use/Transportation Plan for the South Lake Neighborhood (Map 13)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

Approve the South Lake Neighborhood Plan

**ATTACHMENTS:**

Description

South Lake Neighborhood Plan Description

South Lake Neighborhood Plan Map

### 13 – SOUTH LAKE NEIGHBORHOOD 2050 Land Use/Transportation Plan

General Description. This almost completely developed neighborhood lies in the west-central part of the City and encompasses all of U.S. Public Land Survey Sections 17 and 18 and the southern one-quarter of Sections 7 and 8 within the City. (Please see Map No. 13). Also included in the neighborhood is a very small land area along the shore of Pewaukee Lake located within U.S. Public Land Survey Section 13, T7N, R20E (formerly part of the Town of Delafield). The northern boundary of the neighborhood is the northern boundary of the southern one-quarter of Sections 7 and 8, all in the lake; the eastern boundary is the section line between Section 16 and section 17; the southern boundary is the section lines between Section 17 and 20 and between 18 and 19; and, the western boundary is the City's mutual boundary with the Town of Delafield. The large 2.26 square mile area of the neighborhood is due to a large portion of Lake Pewaukee included within the neighborhood. (Please see Map No. 13 and Table 13). Arterial streets Prospect/College Avenue (CTH SS) traverses the center of the neighborhood in an east-west direction and Meadowbrook Road/Prospect Avenue (CTH G) traverses the eastern one-third of the neighborhood in a NE/SW direction. The topography can be described as rolling.

**TABLE 13**

LAND USE	2015	2035 PLAN*	2050 PLAN
<b>Residential</b> <i>Dwelling Units (D.U.'s)</i> <i>Population</i>	582.8 acres 1,074 2,685	636.2 acres 1,208 3,017	636.2 acres 1,208 3,017
<b>Commercial</b>	9.4 acres	9.4 acres	9.4 acres
<b>Industrial</b>	0.0 acres	0.0 acres	0.0 acres
<b>Institutional / Governmental</b>	42.0 acres	42.0 acres	42.0 acres
<b>Transportation – Streets &amp; Highways**</b>	136.4 acres	147.7 acres	147.7 acres
<b>Public &amp; Private Parks/Recreation</b>	13.0 acres	23.4 acres	23.4 acres
<b>Floodplains, Wetlands, Water &amp; Open Space***</b>	586.0 acres	586.0 acres	586.0 acres
<b>Developable Land (Primarily Agriculture)</b>	75.1 acres	0.0 acres	0.0 acres
<b>Total Neighborhood Area</b>	<b>1,444.7 acres***</b> (2.26 sq. miles)	<b>1,444.7 acres</b>	<b>1,444.7 acres</b>

\*Adopted 2035 Plan Data Presented for Comparison Purposes.

\*\*Includes 33.6 acres of County arterial streets/highways.

\*\*\*Includes 475.4 acres of Pewaukee Lake

Existing Land Uses. Uses of land in that portion of the neighborhood lying north of Prospect Avenue/College Avenue (CTH SS) are, with a few small exceptions, entirely residential. The exceptions include: a vehicle towing business and a church in the NW quadrant of the intersection of Prospect/Meadowbrook Road; a restaurant and beer depot on Elm Street; a boat

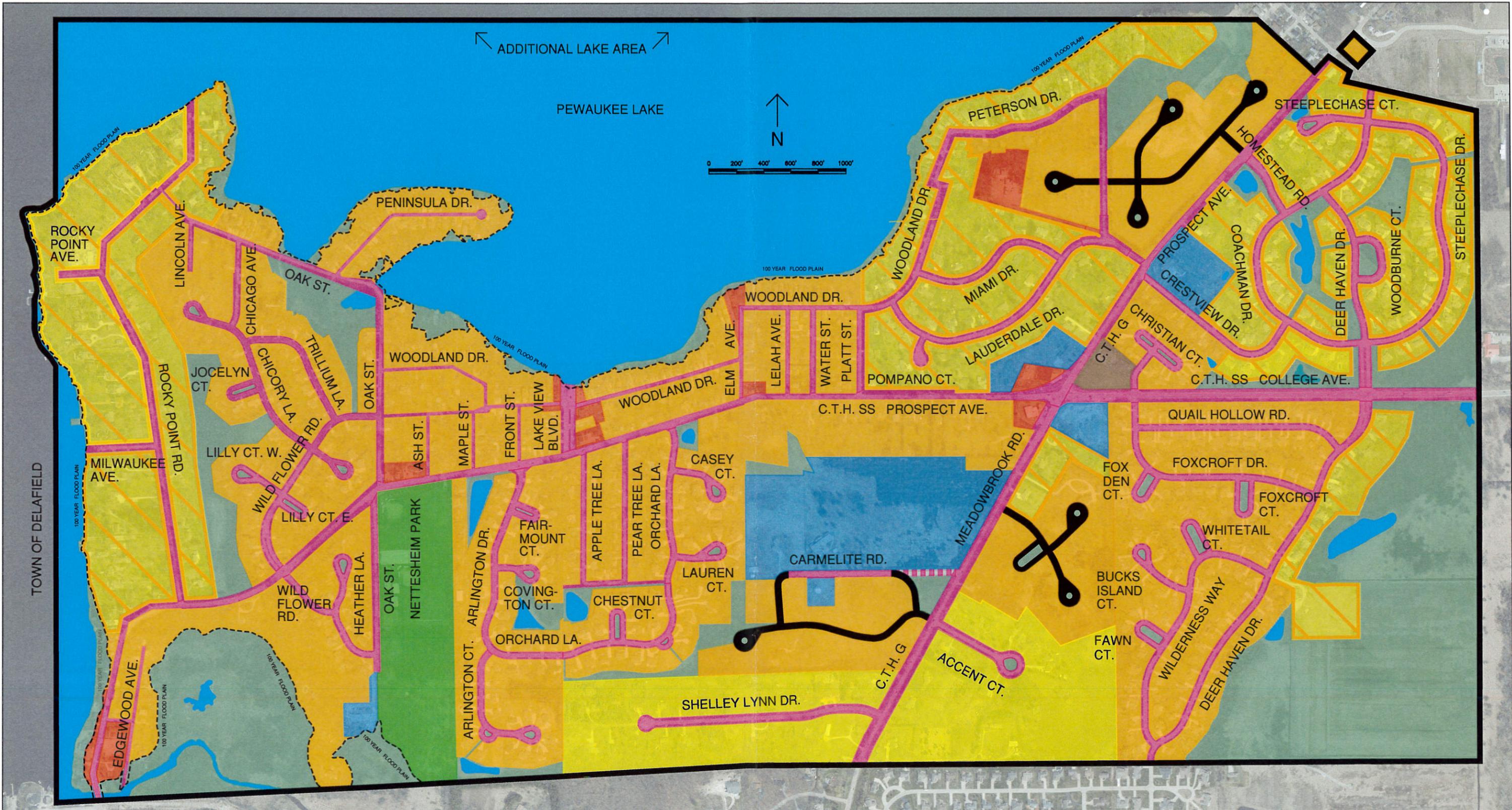
livery and a tavern on Lakeview Boulevard; an office and commercial business in the NE quadrant of the Oak Street /Prospect Avenue intersection; and, a mixture of restaurants, taverns, offices, and salons on the east and west sides of Prospect Avenue on the north side of Meadowbrook Creek. With the exception of the Steeplechase and Christian Court subdivisions developed in the 1990's and 2000's and the Rocky Point – north subdivision developed in the late 1980's, some of the older development in this area, dates back to prior to 1900.

Existing land uses in that portion of the neighborhood east of Meadowbrook Road and south of College Avenue include a large wetland/agricultural area and both low and medium density residential development including the older Accent Court subdivision developed in the 1960's and the Deer Haven subdivision developed in the 1990's. Existing land use in that portion of the neighborhood west of Meadowbrook Road and south of Prospect Avenue are all low/medium to medium density residential with five exceptions. The exceptions include: the gas station/car wash in the SW quadrant of the Prospect Avenue/Meadowbrook Road intersection; the Carmelite nunnery on Carmelite Road; Nettesheim City Neighborhood Park on Oak Street; the Pewaukee Lake Sanitary District offices; and, the several small businesses on the east side of Prospect Avenue in the vicinity of Edgewood Avenue. Residential development in this area includes the Orchards, Edgewood Farm and Palomino Point subdivisions, all developed in the 1990's and 2000's and the Rocky Point – South subdivision developed in the 1980's. Some of the other residential development in this area dates back to the 1920's. Also included within this neighborhood is the narrow strip of residential land between the lake and Prospect Avenue in the vicinity of Edgewood Avenue north of Meadowbrook Creek. There are both restaurants and residences in this narrow strip of land.

Proposed 2050 Land Use/Transportation. The detail long-range South Lake Neighborhood Plan depicted on Map No. 13 proposes that all flood lands, wetlands or upland conservancy lands be preserved in a natural state and all existing streets and highways be retained. Any developable lands should be converted to low-medium density residential use by 2035. There are also some small areas of developed land in the Edgewood Avenue area that may be redeveloped during the next 25 years. Some arterial and collector streets and highways in the neighborhood may need additional right-of-way as shown on the City Official Map. Any new development will require new public streets, which are shown on Map No. 13 in black.

***This 2050 South Lake Neighborhood Land Use/Transportation Plan is an update and revision of the 2035 South Lake Neighborhood Plan adopted in 2012. After public hearing, this 2050 Plan was adopted by the City Plan Commission on December 21, 2017 and by the City Common Council on January \_\_\_2018 as a major part of the City's Comprehensive Plan for 2050.***

# MAP NO.13 SOUTH LAKE NEIGHBORHOOD PLAN - 2050



LEGEND					
WATER (> 2 AC.)	FLOOD PLANS, LOWLAND & UPLAND CONSERVANCY, & OTHER NATURAL AREAS	MEDIUM DENSITY RESIDENTIAL (> 6,500 SQ. FT. - 1/2 AC. / D.U.)	MIXED OFFICE / RETAIL COMMERCIAL	GOVERNMENTAL / INSTITUTIONAL	EXISTING STREET & RAILROAD
AGRICULTURE	LOW DENSITY RESIDENTIAL (> 2 AC. / DWELLING UNIT ( D.U. ))	HIGH DENSITY RESIDENTIAL (< 6,500 SQ. FT. / D.U.)	RETAIL / SERVICE COMMERCIAL	MANUFACTURING / FABRICATION / WAREHOUSING	PROPOSED STREET
PUBLIC OR PRIVATE PARK AND RECREATION	LOW - MEDIUM DENSITY RESIDENTIAL (1/2 AC. - 2 AC. / D.U.)	OFFICE COMMERCIAL	TRANSPORTATION / UTILITIES	MINING	CIVIL DIVISION BOUNDARY

DATE ADOPTED: \_\_\_\_\_

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

**DATE:** January 18, 2018

**DEPARTMENT:** Clerk/Treasurer

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action and Public Hearing Regarding the 2050 Land Use/Transportation Plan for the Meadowbrook Creek Neighborhood (Map 14)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

Approve the Meadowbrook Creek Neighborhood Plan

**ATTACHMENTS:**

Description

Meadowbrook Creek Neighborhood Plan Description

Meadowbrook Creek Neighborhood Plan Map

**14 – MEADOWBROOK CREEK NEIGHBORHOOD 2050 Land Use/Transportation Plan**

General Description. This almost completely developed neighborhood lies in the west-central area of the City north of I-94 and encompasses all of U.S. Public Land Survey Sections 19 and 20 north of I-94 within the City. (*Please see Map No. 14*). The neighborhood is bounded on the north by the section lines between Sections 18 & 19 and 17 & 20; on the east by the section line between Sections 20 & 21; on the south by I-94 and the City’s mutual boundary with the City of Waukesha; and, on the west by the City’s mutual boundary with the Town of Delafield. The area of the neighborhood is 1.45 square miles. Meadowbrook Road (CTH G) traverses the center of the neighborhood in a north-south direction, splitting the neighborhood into two approximately equal parts. The Waukesha County Lake Country (bike/hike) Trail, located on the WE Energies electric transmission line right-of-way paralleling Meadowbrook Creek, traverses the neighborhood diagonally from SE to NW. The topography of the neighborhood can be described as rolling.

**TABLE 14**

<b>LAND USE</b>	<b>2015</b>	<b>2035 PLAN*</b>	<b>2050 PLAN</b>
<b>Residential</b> <i>Dwelling Units (D.U.'s)**</i> <i>Population</i>	281.6 acres 997 2,493	291.1 acres 1,020 2,550	291.1 acres 1,020 2,550
<b>Commercial</b>	2.1 acres	2.1 acres	2.1 acres
<b>Industrial</b>	0.0 acres	0.0 acres	0.0 acres
<b>Institutional / Governmental</b>	9.9 acres	9.9 acres	9.9 acres
<b>Transportation - Streets &amp; Highways***</b>	109.5 acres	110.1 acres	110.1 acres
<b>Public &amp; Private Park/Recreation</b> <i>(Includes Pewaukee Golf Course &amp; Lake Country Trail)</i>	161.6 acres	161.6 acres	161.5 acres
<b>Floodplains, Wetlands, Water &amp; Open Space</b>	350.3 acres	350.3 acres	350.3 acres
<b>Developable Land (Primarily Agriculture)</b>	10.1 acres	0.0 acres	0.0 acres
<b>Total Neighborhood Area</b>	<b>925.1 acres</b> <i>(1.45 sq. miles)</i>	<b>925.1 acres</b>	<b>925.1 acres</b>

\* *Adopted 2035 Plan Data presented for comparison purposes.*

\*\* *Includes 161 multi-family units approved for construction (2015).*

\*\*\* *Includes 51.0 acres of County and State arterial streets and highways.*

Existing Land Uses. Current (2015) land use development in the neighborhood east of Meadowbrook Road is primarily medium density residential development developed beginning in the 1980’s but also includes an older 18-hole golf course and a large area of flood lands and wetlands. Part of the Deer Haven subdivision described in the South Lake Neighborhood extends into this neighborhood. Also, the very large Meadowbrook Farms/Meadowbrook Village residential development, including both medium density single-family and high density multi-

family condominium development, comprise the residential uses on the east side of Meadowbrook Road.

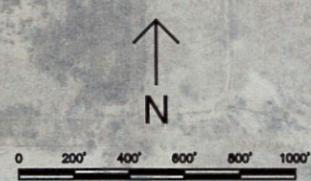
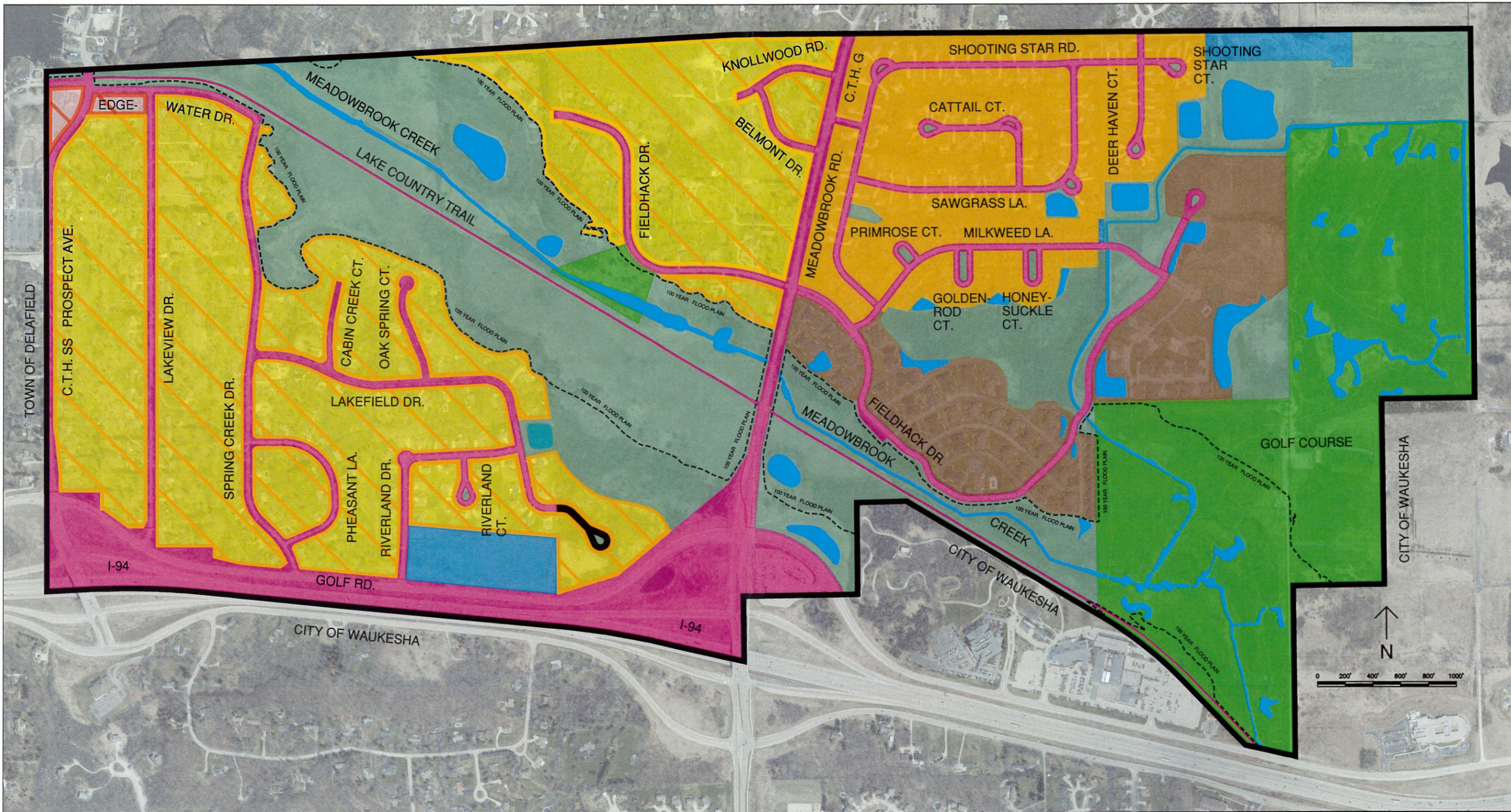
Existing land uses in that portion of the neighborhood lying west of Meadowbrook Road include several low - medium density single family residential subdivisions developed in the 1950's and 1960's, including Fieldhack, Knollwood, Oak Springs, Lake View, Lakefield-at-Spring-Hill and Spring Creek subdivisions. Oak Spring - South subdivision was developed in the 1990's. There is also a significant area of flood lands and wetlands on both sides of Meadowbrook Creek. In addition, there is a small office/commercial use located in the SE quadrant of the intersection of Prospect Avenue and Edgewater Drive. There are also two small commercial properties located on the west side of Prospect Avenue, one of which periodically has housed a restaurant. There is a small parcel of developable land on the north side of Golf Road west of Meadowbrook Road. (*See Table 14*).

Proposed 2050 Land Use/Transportation. There is no proposed change between the 2035 plan for this neighborhood adopted by the City in 2012 and this 2050 Plan. The 2050 long-range plan for the Meadowbrook Creek Neighborhood depicted on Map No. 14 proposes that all flood lands and wetlands be preserved in a natural state and all existing streets and highways be retained. The small parcel of developable land shown on Map 14 should be converted to medium density residential use or, perhaps, institutional use. The existing privately owned golf course could, eventually, be developed for some other neighborhood compatible use, although all but about 25 acres of the course is developable for another use, the majority of the land being floodplain or wetlands.

The existing County arterial streets/highways may require additional right-of-way as shown on the City Official Map. Any new development will require public utilities as well as public streets as shown in black on plan Map No. 14. Over time, the bike/hike trails in the City will be expanded to include connections to the Lake Country Trail, which traverses west-central City of Pewaukee and central Town of Delafield and will eventually be extended west to Oconomowoc. Also, based on need, public transit may be extended into this neighborhood within the planning period.

***This 2050 Meadowbrook Creek Neighborhood Land Use/Transportation Plan is an update and revision of the 2035 Meadowbrook Creek Neighborhood Plan adopted in 2012. After public hearing, this 2050 Plan was adopted by the City Plan Commission on December 21, 2017 and by the City Common Council on January \_\_, 2018 as a major part of the City's Comprehensive Plan for 2050.***

# MAP NO.14 MEADOWBROOK CREEK NEIGHBORHOOD PLAN - 2050



LEGEND					
WATER (> 2 AC.)	FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, & OTHER NATURAL AREAS	MEDIUM DENSITY RESIDENTIAL (> 6,500 SQ. FT. - 1/2 AC. / D.U.)	MIXED OFFICE / RETAIL COMMERCIAL	GOVERNMENTAL / INSTITUTIONAL	EXISTING STREET & RAILROAD
AGRICULTURE	LOW DENSITY RESIDENTIAL (> 2 AC. / DWELLING UNIT ( D.U. ))	HIGH DENSITY RESIDENTIAL (< 6,500 SQ. FT. / D.U.)	RETAIL / SERVICE COMMERCIAL	MANUFACTURING / FABRICATION / WAREHOUSING	PROPOSED STREET
PUBLIC OR PRIVATE PARK AND RECREATION	LOW - MEDIUM DENSITY RESIDENTIAL (1/2 AC. - 2 AC. / D.U.)	OFFICE COMMERCIAL	TRANSPORTATION / UTILITIES	MINING	CIVIL DIVISION BOUNDARY

DATE ADOPTED: \_\_\_\_\_

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

**DATE:** January 18, 2018

**DEPARTMENT:** Clerk/Treasurer

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action and Public Hearing Regarding the 2050 Land Use/Transportation Plan for the Northview Hills Neighborhood (Map 15)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

Approve the Northview Hills Neighborhood Plan

**ATTACHMENTS:**

Description

Northview Hills Description

Northview Hills Map

**15 – NORTHVIEW HILLS NEIGHBORHOOD 2050 Land Use/Transportation Plan**

General Description. This almost completely developed neighborhood lies in the southwestern area of the City and encompasses that portion of U.S. Public Land Survey Section 19 lying south of I-94 and all of Section 30. (*Please see Map No. 15*). The neighborhood is bounded on the north by I-94; on the east by Meadowbrook Road (CTH TT) and the City of Waukesha; on the south by the section line between Sections 30 and 31, also the City’s mutual boundary with the City of Waukesha; and, on the west by the City’s mutual boundary with the Town of Delafield. Please note that at some time in the future the governmental jurisdiction of CTH TT (Meadowbrook Road) south of I-94 may change to a state trunk highway. The area of the neighborhood is 1.06 square miles. Northview Road, a City arterial street, traverses the southern half of the neighborhood in an east-west direction. The topography can be described as hilly.

**TABLE 15**

<b>LAND USE</b>	<b>2015</b>	<b>2035 PLAN*</b>	<b>2050 PLAN</b>
<b>Residential</b> <i>Dwelling Units (D.U.'s)</i> <i>Population</i>	449.0 acres 319 798	527.9 acres 425 1,063	527.9 acres 425 1,063
<b>Commercial</b>	2.1 acres	0.0 acres	0.0 acres
<b>Industrial</b>	0.0 acres	0.0 acres	0.0 acres
<b>Institutional / Governmental</b>	7.2 acres	7.2 acres	7.2 acres
<b>Transportation - Streets &amp; Highways**</b>	92.9 acres	99.6 acres	99.6 acres
<b>Public &amp; Private Park/Recreation</b>	13.2 acres	13.2 acres	13.2 acres
<b>Floodplains, Wetlands, Water &amp; Open Space</b>	32.1 acres	32.1 acres	32.1 acres
<b>Developable Land (Primarily Agriculture)</b>	83.5 acres	0.0 acres	0.0 acres
<b>Total Neighborhood Area</b>	<b>680.0 acres</b> <i>(1.06 sq. miles)</i>	<b>680.0 acres</b>	<b>680.0 acres</b>

\* Adopted 2035 Plan Data presented for comparison purposes.

\*\* Includes 44.9 acres of City, County and State arterial streets and highways.

Existing Land Uses. Existing land use development in the City portion of the neighborhood is mostly low-medium density single-family developed in the 1950’s and 1960’s. Other land uses include a small medium-density subdivision developed in the 2010’s, the City’s South Neighborhood Park, a small non-denominational church and a very small printing shop, which historically was a small neighborhood grocery store. The 1950’s/1960’s residential developments include Rolling Ridge Estates, Woodland Village, University Heights, and Arrowhead Trails subdivisions, in addition to the small Woodside Glen subdivision developed in the late 1990’s. Cloverland Subdivision was developed in 2014/2015. None of the older subdivisions were served with public sanitary sewerage facilities until the 2000’s and are not yet served with public water supply. Public sanitary sewerage service in this neighborhood is

purchased by the City Sewer and Water Utility from the City of Waukesha. There are about 80 acres of land in Section 30 owned by the Schoenstatt Sisters of St. Mary Retreat, headquartered in the Town of Delafield, of which about 60 acres is developable farmland. There is also a relatively small area of wetlands in the SW one-quarter of section 30. (*Please see Map 15 and Table 15*).

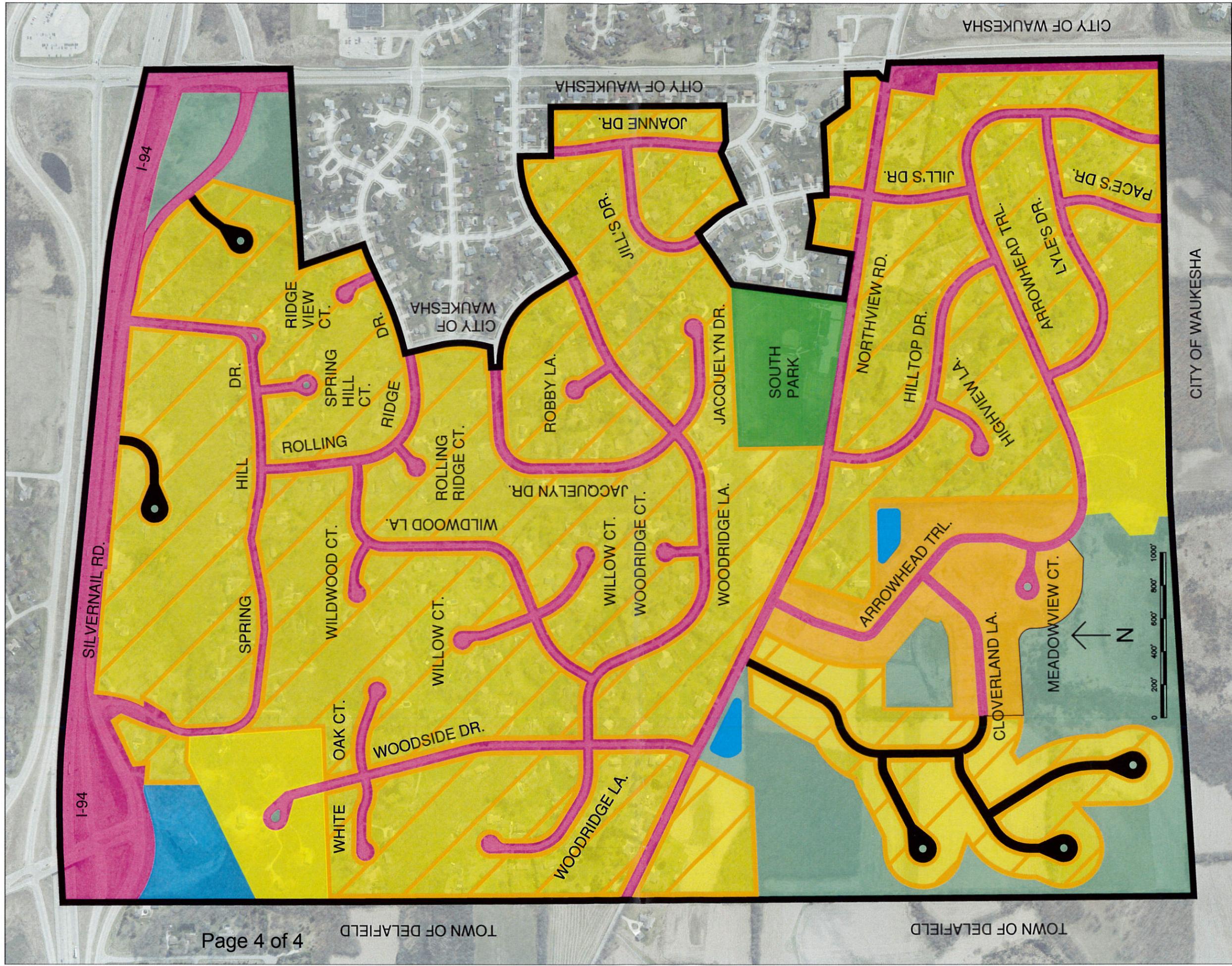
Proposed 2050 Land Use/Transportation. There is no proposed change between the 2035 Plan adopted by the City in 2012 and this proposed 2050 Plan. The long-range plan for the Northview Hills Neighborhood depicted on Map No. 15 proposes that the flood lands and wetlands in the neighborhood be preserved in a natural state and the existing streets and highways be retained. The Schoenstatt Sisters may choose to retain their farmland in the City as undeveloped but if the developable part of their land is ever developed, it should be converted to low-medium density residential use. There are also three large single-family parcels of land on Silvernail Road that the owners could convert to smaller lot residential development in the future if public sanitary sewers and water supply services can be provided.

Some arterial streets and highways may need additional right-of-way as shown on the City Official Map. Any new development will require public utilities as well as new public streets as shown in black on Map No. 15. Meadowbrook Road (CTH T) is in the process (2017) of being widened by the County to a four lane highway that is expected to be converted to a State Trunk Highway before 2035.

***This 2050 Northview Hills Neighborhood Plan is an update of the 2035 Northview Hills Neighborhood Plan adopted in 2012. After public hearing, this 2050 Plan was adopted by the City Plan Commission on December 21, 2017 and by the City Common Council on January \_\_\_\_, 2018 as a major part of the City's Comprehensive Plan for 2050.***

# MAP NO.15

## NORTHVIEW HILLS NEIGHBORHOOD PLAN - 2050



### LEGEND

- WATER ( > 2 AC. )
- AGRICULTURE
- PUBLIC OR PRIVATE PARK AND RECREATION
- FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, & OTHER NATURAL AREAS
- LOW DENSITY RESIDENTIAL (> 2 AC. / DWELLING UNIT ( D.U. ) )
- LOW - MEDIUM DENSITY RESIDENTIAL ( 1/2 AC. - 2 AC. / D.U. )
- MEDIUM DENSITY RESIDENTIAL ( 6,500 SQ. FT. - 1/2 AC. / D.U. )
- HIGH DENSITY RESIDENTIAL (< 6,500 SQ. FT. / D.U. )
- MIXED OFFICE / RETAIL COMMERCIAL
- RETAIL / SERVICE COMMERCIAL
- OFFICE COMMERCIAL
- GOVERNMENTAL / INSTITUTIONAL
- MANUFACTURING / FABRICATION / WAREHOUSING
- TRANSPORTATION / UTILITIES
- MINING
- EXISTING STREET & RAILROAD
- PROPOSED STREET
- CIVIL DIVISION BOUNDARY

DATE ADOPTED: \_\_\_\_\_

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

**DATE:** January 18, 2018

**DEPARTMENT:** Clerk/Treasurer

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding a Shoreland Mitigation Plan for the Remitz Property Located at N37 W26637 Kopmeier Drive (PWC 0894036)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

Approve the Shoreland Mitigation Plan for the Remitz property

**ATTACHMENTS:**

Description

Shoreland Mitigation Plan

Shoreland Mitigation Plan Memo

# LETTER OF TRANSMITTAL

## LANDMARK

ENGINEERING SCIENCES, INC.

119 Coolidge Avenue - Suite 100, Waukesha, WI 53186-6602

Telephone: 414-719-2769

Email: [LandMark-Engineering@live.com](mailto:LandMark-Engineering@live.com)

**To:** Magdelene Wagner, P.E.  
City of Pewaukee – Assistant Engineer  
W240N3065 Pewaukee Road  
Pewaukee, WI 53072

**Date:** December 22, 2017

**Project No.:** 2552.00

**Description:** *Mitigation Plan Narrative*  
N37W26637 Kopmeier Drive  
Pewaukee, WI 53072, Wisconsin

**C:** D. Kallie – Dimension, Inc.  
J. Synovic – Source 1 Project Solutions

WE ARE SENDING YOU the following items via:  U. S. Mail  Overnight  Hand Deliver  Other:  
 Fax 5 pages  E-Mail [wagner@pewaukee.wi.us](mailto:wagner@pewaukee.wi.us) &  
[davekallie@dimension-dbr.com](mailto:davekallie@dimension-dbr.com) &  
[jsynovic@source1projectsolutions.com](mailto:jsynovic@source1projectsolutions.com)

Copies/Qty.	Date	Description
1	22 DEC 2017	Mitigation Plan Narrative (with attachments)

THESE ARE TRANSMITTED as checked:  For Approval  For Your Use  For Review & Comment  
 As Requested  Other:

### Message:

Attached is the narrative summarizing the mitigation plan recommendations for the referenced lot, as requested.

If you have any questions or comments on the *Mitigation Plan Narrative*, please call. Thank you.

Copy to: file

Signed: 

If enclosures are not as noted, kindly notify us at once.

---

# LANDMARK

ENGINEERING SCIENCES, INC.

119 COOLIDGE AVENUE - SUITE 100, WAUKESHA, WISCONSIN 53186-6602

TELEPHONE: 414-719-2769

EMAIL: [LandMark-Engineering@live.com](mailto:LandMark-Engineering@live.com)

---

## Mitigation Plan Narrative

**Project:** Remitz Property – Residential Addition      **Project No.:** 2552.00  
**Location(s):** N37W26637 Kopmeier Drive, Pewaukee, WI      **Owner(s):** Michael & Holly Remitz  
**Client:** Dimension Design Build Remodel      **Applicant:** Mark D. Augustine, PE, PLS  
LandMark Engineering Sciences

### BACKGROUND:

Michael and Holly Remitz, as the owners of the property referenced above, are proposing to construct an addition between the existing single-family house and detached garage structures to connect the two structures, while increasing the livable space of the house and the storage space of the garage. The lot size is 25,550 s.f. and the total combined impervious surface area proposed after construction of the new addition will be 8,781 s.f. (34.4%). The allowable total combined impervious surface area for this lot is 7,026 s.f. (27.5%), based on the current City of Pewaukee ordinances. However, these same ordinances also allow for up to 35% impervious surface on a lot, provided stormwater mitigation is incorporated to treat runoff from impervious surface areas such that the remaining untreated impervious surface area does not exceed 27.5% of the total lot area.

The proposed Mitigation Plan must account for the difference between the standard allowable impervious surface area of 27.5% = 7,026 s.f. and the proposed impervious surface area of 34.4% = 8,781 s.f. Specifically, the Mitigation Plan must propose measures that treat/maintain on site the difference in runoff volume for a 2-year, 24-hour rainfall event between the proposed impervious surface area and the standard allowable impervious surface area. The following are the calculations associated with this Mitigation Plan:

- Total lot size: 25,550 s.f.
- Standard allowable impervious surface area: 7,026 s.f. = 27.5%
- Existing impervious surface area: 8,031 s.f. = 31.4%
- Added impervious surface area (addition area less removed asphalt): 750 s.f. = 2.9%
- Total proposed impervious surface area (existing + added): 8,781 s.f. = 34.4% (max. 35%)
- Difference between allowable vs. proposed impervious surface area: 1,755 s.f. = 6.9%
- Runoff volume from 2-yr, 24-hr rainfall event of 2.69": 393 c.f. = 1755 s.f.\*2.69"/day

The Mitigation Plan proposes installing a decorative landscape feature which incorporates an infiltration trench design to satisfy the required runoff water storage/infiltration.

1. Infiltration trench system will be located on the downslope (east) side of the existing driveway to capture the runoff from 1,755 s.f. of pavement surface. As calculated above, this 1-day runoff water volume is equal to 393 c.f.

2. System's design infiltration rate is 59.9 c.f./hr (infiltration rate of 1.63"/hr for native, loamy sand over a bottom of trench area of ~441 s.f.) and design temporary storage capacity is 338 c.f. (trench is 2.5' deep x 3' wide x 147' long with a 33% void space for coarse sand aggregate). Thus, this system has sufficient storage and infiltration capacity to handle the 1-day runoff volume for the design storm event.
3. The upslope side of the driveway will be landscaped with decorative stone to match the look of the infiltration trench on the opposite side of the driveway. However, there will not be an infiltration trench system below the decorative stone placed on the upslope side.
4. Where old-growth trees near the driveway's downslope side make it difficult to install the infiltration trench system without severely damaging the trees' root system, the infiltration trench system will be interrupted with decorative stone only, similar to what is to be installed on the upslope side of the driveway. The infiltration trench system will then re-commence once beyond the protected root system. The decorative stone only portion of the infiltration system will then direct runoff water entering it towards the aggregate-filled trench areas on either side of the protected root system.
5. A minor berm structure (~0.5' high) will also be created from the excess topsoil removed during construction of the infiltration trench. The grassed berm will be located adjacent to the infiltration trench on the downslope side of the trench area and will function to provide sufficient holding time for the runoff water to infiltrate through the decorative stone and into the below grade, aggregate storage medium.

Additional details and specifications for the Mitigation Plan can be seen on the attached documents. Implementing this Mitigation Plan is intended to meet the City of Pewaukee's stormwater mitigation requirements for the proposed project.

Respectfully,

LANDMARK ENGINEERING SCIENCES, INC.

Mark D. Augustine, PE, PLS, CHMM  
President

encl: Plat of Survey  
Treated Impervious Surface Plan



E:\Libraries\Documents\Landmark\2552 - Source1\_Remitz (Pewaukee-HSO)\2552-Mitigation Plan Narrative.Docx

# PLAT OF SURVEY

LEGAL DESCRIPTION:

EAST 1/2 OF LOT 6 OF KOPMEIER'S SUBDIVISION LOCATED IN THE EAST 1/2 OF THE NW. 1/4, ALSO KNOWN AS GOVERNMENT LOT 3, OF SECTION 8, T.7N., R.19E., TOWN OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

**LAND MARK**  
ENGINEERING SCIENCES, INC.

119 COOLIDGE AVE., SUITE 100  
WAUKESHA, WI 53186  
(414) 719-2769

SURVEYOR:  
MARK AUGUSTINE, PE, PLS

SURVEY FOR:  
MICHAEL & HOLLY REMITZ

PROPERTY:  
N37K2637 KOPMEIER DR  
PEWAUKEE, WI 53072

## LEGEND

- ⊙ - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- ⊠ - UTILITY BOX
- OVERHEAD UTILITY WIRE
- UTILITY POLE W/ GUY WIRE
- ⊙ - WELL
- ⊙ - PVC CAP (CLEAN OUT)
- ⊙ - MANHOLE
- PERIMETER EROSION CONTROL

## HOUSE PLAN NOTES:

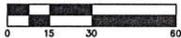
1. BUILDING PLANS - PER SOURCE 1 PROJECT SOLUTIONS PLANS DATED OCTOBER 18, 2017.
2. PROPOSED GARAGE SHOWN PER FIRST FLOOR PLANS, AS NO FOUNDATION PLAN DIMENSIONS PROVIDED.
3. EXISTING BUILDING WALLS ARE NOT SQUARE; THUS THE BUILDING PLANS PROVIDED TO LANDMARK REFLECT THE EXISTING BUILDING CONDITIONS.
4. APPARENT FOUNDATION DESIGN DISPARITY BETWEEN PROPOSED GARAGE ADDITION, EXISTING GARAGE AND PROPOSED BUILDING ADDITION MUST BE RESOLVED BY THE BUILDER.
5. BUILDING ADDITION FLOOR GRADES TO MATCH EXISTING 7026 S.F. HOUSE OR GARAGE FLOOR GRADES, PER CLIENT.
6. LOT AREA = 25550 S.F.  
EXISTING IMPERVIOUS SURFACE = 8021 S.F. (31.39%)  
PROPOSED IMPERVIOUS SURFACE = 8781 S.F. (34.37%)  
ALLOWABLE IMPERV. SURFACE = 7026 S.F. (27.5%)  
\*WITH TREATMENT = 8943 S.F. (35%)  
TREATED IMPERV. SURFACE AREA REQ'D = 1755 S.F. (6.87%)

## SURVEY NOTES:

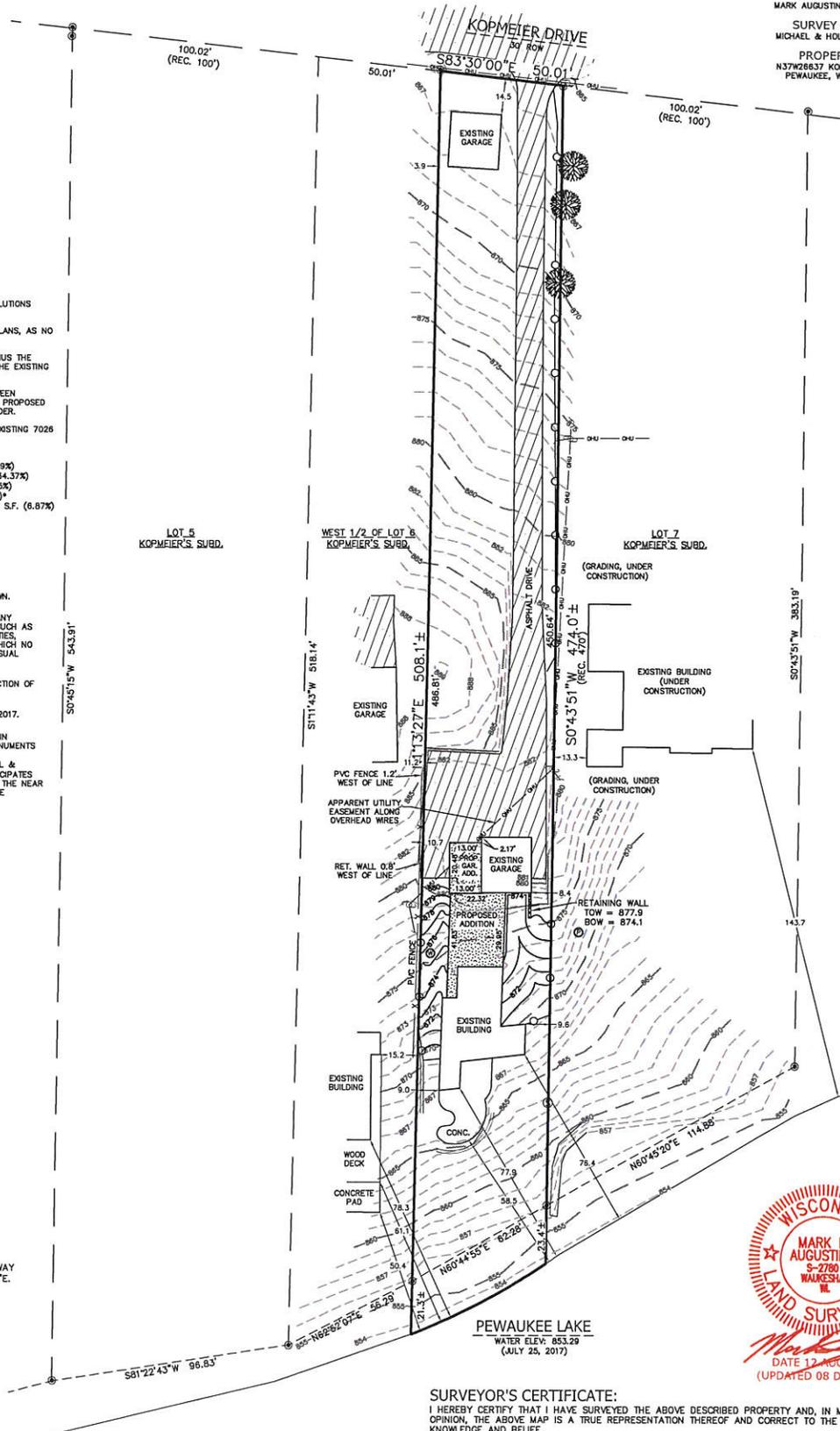
1. ADDITIONAL EASEMENTS, IF ANY, ARE NOT SHOWN.
2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
3. THE PURPOSE OF THE SURVEY IS FOR CONSTRUCTION OF AN ADDITION TO THE EXISTING HOUSE AND GARAGE.
4. THE FIELD WORK WAS COMPLETED ON JULY 27, 2017.
5. IN ACCORDANCE WITH AE 7.01(2)(c) OF WISCONSIN ADMINISTRATIVE CODE, THE MISSING LOT CORNER MONUMENTS WERE NOT RESET AT THIS TIME AS AGREED TO BY PROFESSIONAL LAND SURVEYOR AND CLIENT (MICHAEL & HOLLY REMITZ). PROFESSIONAL LAND SURVEYOR ANTICIPATES MISSING LOT CORNER MONUMENTS WILL BE RESET IN THE NEAR FUTURE WHEN CONSTRUCTION STAKING ACTIVITIES ARE CONDUCTED.



SCALE: 1" = 30'



BEARINGS ARE REFERENCED TO THE RIGHT-OF-WAY OF KOPMEIER DRIVE ASSUMED AS S83°30'00"E.



## SURVEYOR'S CERTIFICATE:

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

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

# TREATED IMPERVIOUS SURFACE

## LEGAL DESCRIPTION:

EAST 1/2 OF LOT 6 OF KOPMEIER'S SUBDIVISION LOCATED IN THE EAST 1/2 OF THE NW. 1/4, ALSO KNOWN AS GOVERNMENT LOT 3, OF SECTION 8, T.7N., R.19E., TOWN OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

**LAND MARK**  
ENGINEERING SCIENCES, INC.

119 COOLIDGE AVE., SUITE 100  
WAUKESHA, WI 53186  
(414) 719-2789

SURVEYOR:  
MARK AUGUSTINE, PE, PLS

SURVEY FOR:  
MICHAEL & HOLLY REMITZ

PROPERTY:  
N37°26'37" KOPMEIER DR  
PEWAUKEE, WI 53072

### INSPECTION SCHEDULE:

THE ENGINEER OF RECORD (EOR) IS THE INDIVIDUAL THAT HAS STAMPED AND SIGNED THIS PLAN SET. AS SUCH, THEY AND/OR THEIR DESIGNATED REPRESENTATIVE WILL COORDINATE WITH THE BUILDER TO CONDUCT SITE INSPECTIONS DURING CONSTRUCTION TO ENSURE THAT THE INFILTRATION TRENCH SYSTEM IS INSTALLED ACCORDING TO THE APPROPRIATE PERFORMANCE SPECIFICATIONS. THE SYSTEM MUST BE INSPECTED AND MAINTAINED IN SUCH A MANNER AS TO OPERATE AS DESIGNED FOR THE LIFE OF THE RESIDENTIAL STRUCTURE. AT A MINIMUM, SITE INSPECTIONS WILL BE PERFORMED DURING THE FOLLOWING PHASES OF CONSTRUCTION:

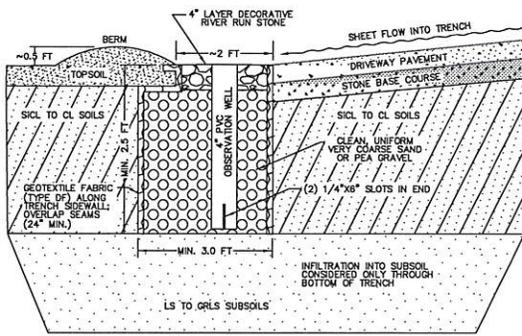
1. SYSTEM TRENCHING. THE EOR AND/OR EOR'S REPRESENTATIVE WILL CONDUCT A VISUAL INSPECTION OF THE EXPOSED NATIVE SOILS AT THE BOTTOM OF THE INFILTRATION PIPE TRENCH PRIOR TO ASSURANCE THAT THE NATIVE SOILS ENCOUNTERED REPRESENT SIMILAR CHARACTERISTICS AS THE DESIGN SOIL TYPES USED FOR THE SYSTEM SIZING.
2. INFILTRATION SYSTEM INSTALLATION. THE EOR AND/OR EOR'S REPRESENTATIVE WILL CONDUCT A VISUAL INSPECTION OF THE VARIOUS SYSTEM COMPONENTS TO VERIFY THAT PROPER CONNECTIONS ARE INSTALLED AND MAINTAINED PRIOR TO CONCRETE POUR OPERATIONS.
3. ROUGH GRADING. THE EOR AND/OR EOR'S REPRESENTATIVE WILL CONDUCT A POST-GRADING VISUAL INSPECTION TO VERIFY THAT THE SYSTEM COMPONENTS HAVE NOT BEEN DAMAGED OR DISTURBED TO THE POINT THAT THEIR FUTURE FUNCTIONALITY IS COMPROMISED. THE INSTALLATION OF THE OVERFLOW OUTFALL STRUCTURE WILL ALSO BE INSPECTED AT THIS TIME, IF APPROPRIATE.
4. FINAL GRADING. AFTER FINAL YARD GRADES ARE ESTABLISHED, THE AT-GRADE PORTIONS OF THE SYSTEM SHALL BE INSPECTED BY THE EOR TO VERIFY THEIR OPERATIONAL FUNCTIONALITY IN ACCORDANCE WITH THE APPROVED INFILTRATION SYSTEM DESIGN. THE EOR WILL THEN COMPLETE AND SIGN A CONSTRUCTION VERIFICATION DOCUMENT TO BE SUBMITTED TO THE CITY OF PEWAUKEE FOR REVIEW.

### INFILTRATION SYSTEM NOTES:

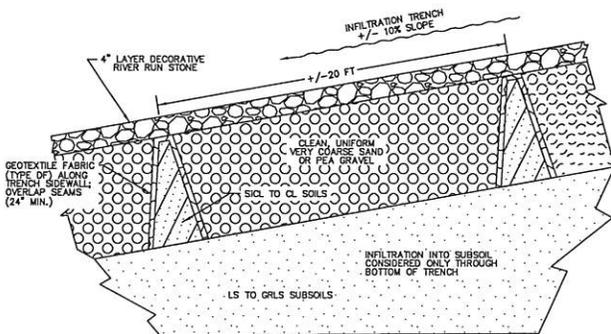
1. INFILTRATION TRENCH MEDIUM SHALL CONSIST OF DECORATIVE RIVER RUN STONE UNDERLAIN BY CLEAN, UNIFORM, VERY COARSE SAND OR EQUIVALENT TO DEPTH OF LOAMY SAND SUBSOILS. EQUIVALENT INFILTRATION TRENCH MEDIUM MUST BE REVIEWED AND APPROVED BY THE EOR PRIOR TO USE.
2. OBSERVATION PIPE LOCATED WITHIN AGGREGATE OF INFILTRATION TRENCH SHALL BE MINIMUM 4-IN DIA. SOLID, SCHED. 40 PVC OR EQUIVALENT. EQUIVALENT PIPE MUST BE REVIEWED AND APPROVED BY THE EOR PRIOR TO USE. TWO (2) OBSERVATION PIPES WILL BE PLACED WITHIN THE INFILTRATION TRENCH AS INDICATED.
3. BOTTOM GRADE OF THE AGGREGATE STORAGE RESERVOIR MUST EXTEND THE NECESSARY DEPTH TO REACH THE NATIVE SOIL SUBGRADE OF LOAMY SAND TO GRAVELLY LOAMY SAND. ANTICIPATED AGGREGATE STORAGE RESERVE BOTTOM GRADE IS ~2.9 FEET BELOW EXISTING SURFACE GRADE. TOTAL SURFACE AREA FOR THE INFILTRATION TRENCH IS ~294 S.F.
4. INFILTRATION TRENCH AGGREGATE VOLUME OF ~6.9 C.F./L.F. PROVIDES ~2.3 C.F./L.F. VOID SPACE STORAGE FOR RUNOFF; DESIGN STATIC INFILTRATION RATE FOR THE NATIVE, LOAMY SAND TO GRAVELLY LOAMY SAND SUBSOIL IS 1.63 IN/HR (3.26 FT/DAY). PEAK VOLUME RUNOFF RATE OFF A 12' WIDE DRIVE (~15' LONG RUNOFF PATH) IMPERVIOUS SURFACE AREA FOR A 2.69 IN., 2-YEAR, 24-HOUR RAINFALL EVENT IS ~1.85 C.F./L.F./HR. A TREATED DRIVEWAY LENGTH OF ~147' (MIN. 1755 S.F.) CREATES A PEAK VOLUME RUNOFF RATE OF ~272 C.F./HR AND THE 2-YEAR, 24-HOUR STORM EVENT MAXIMUM TOTAL RUNOFF VOLUME IS ~395 C.F. AGGREGATE TEMPORARY STORAGE VOLUME FOR A SIMILAR LENGTH INFILTRATION TRENCH IS ~338 C.F. WITH A DESIGN INFILTRATION DRAINAGE RATE OF ~59.9 C.F./HOUR (~1438 C.F./DAY). THUS, THE TEMPORARY STORAGE INFILTRATION RATE FOR THE INFILTRATION TRENCH WILL ACCOMMODATE THE MAXIMUM RUNOFF RATE AND TOTAL RUNOFF VOLUME FOR THE DESIGN 2-YR, 24-HR STORM EVENT.

### INFILTRATION SYSTEM MAINTENANCE:

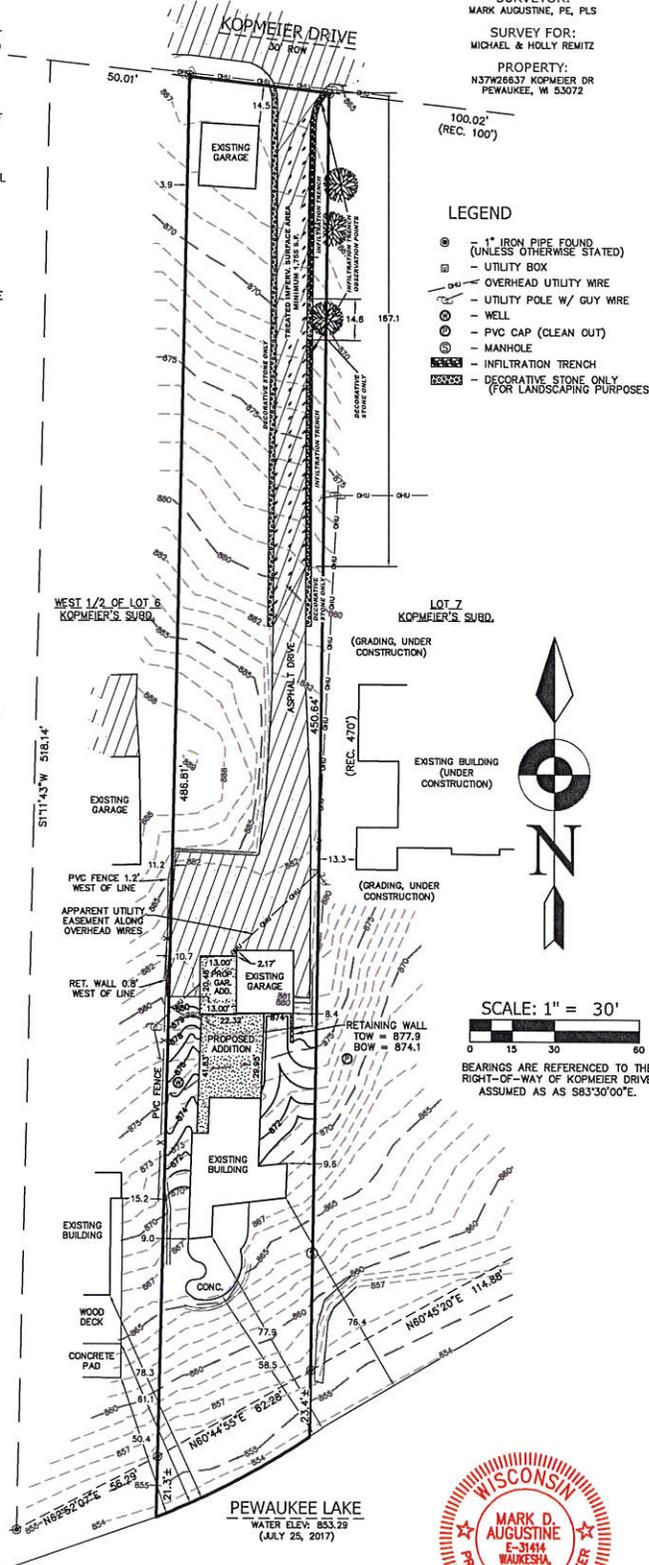
1. SURFACE OF INFILTRATION TRENCH SHOULD BE CHECKED QUARTERLY TO VERIFY SYSTEM HAS NOT BEEN CLOGGED BY RUNOFF DEBRIS (I.E., LEAVES, GRASS CUTTINGS, DIRT, ETC.). IF DEBRIS HAS ACCUMULATED TO A LEVEL THAT IS DETRIMENTAL TO TRENCH'S INFILTRATION RATE, TRENCH MUST BE CLEANED. PREFERRED METHODS INCLUDE VACUUMING OR BLOWING CLEAN TRENCH SURFACE, ALTHOUGH ALTERNATIVE CLEANING METHODS ARE ALLOWED.
2. DRIVEWAY SURFACE AREA DRAINING INTO INFILTRATION TRENCH MUST BE CLEANED OF ACCUMULATED DEBRIS TWICE A YEAR. PREFERRED CLEANING METHOD IS REMOVAL VIA VACUUM OR SWEEPING TECHNIQUES, ALTHOUGH OTHER DEBRIS REMOVAL METHODS ARE ALLOWED.
3. OBSERVATION PIPES SHOULD BE CHECKED SEMI-ANNUALLY TO ENSURE RUNOFF IS INFILTRATING PROPERLY INTO THE LOAMY SAND SUBSOILS. IF STANDING WATER IS OBSERVED IN THE PIPES, THIS MAY INDICATE THE AGGREGATE STORAGE RESERVOIR HAS BECOME CLOGGED AND/OR DAMAGED. IF THIS OCCURS, THE INFILTRATION TRENCH SYSTEM MUST BE REPAIRED AND/OR REPLACED IMMEDIATELY.
4. TO ENSURE LONG-TERM SYSTEM PERFORMANCE, USE OF ROAD SALT IS PROHIBITED ON ANY SECTIONS OF THE DRIVEWAY PAVEMENT DRAINING DIRECTLY INTO THE INFILTRATION TRENCH SYSTEM.



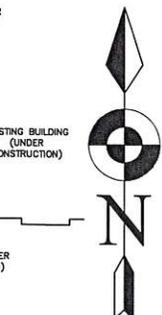
TYPICAL INFILTRATION TRENCH SECTION  
NTS



TYPICAL INFILTRATION TRENCH PROFILE SECTION  
NTS



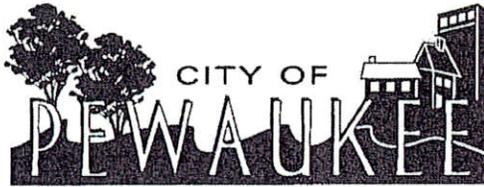
- LEGEND**
- ⊙ - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
  - - UTILITY BOX
  - - OVERHEAD UTILITY WIRE
  - - UTILITY POLE W/ GUY WIRE
  - ⊙ - WELL
  - ⊙ - PVC CAP (CLEAN OUT)
  - ⊙ - MANHOLE
  - - INFILTRATION TRENCH
  - - DECORATIVE STONE ONLY (FOR LANDSCAPING PURPOSES)



SCALE: 1" = 30'  
0 15 30 60  
BEARINGS ARE REFERENCED TO THE RIGHT-OF-WAY OF KOPMEIER DRIVE ASSUMED AS S83°30'00"E.



DATE 08 DEC 2017  
(REVISED 22 DEC 2017)



Department of Public Works  
Engineering Division  
W240N3065 Pewaukee Road  
Pewaukee, WI 53072  
(262) 691-0804 Fax: (262) 691-5720

## Memorandum

To: Plan Commission

From: Magdelene Wagner, P.E. *MW*

Subject: Mitigation Proposal for N37W26637 Kopmeier Drive (PWC 0894036)

Date: January 8, 2018

---

### REQUESTED ACTION:

Plan Commission approval the mitigation plan for N37W26637 Kopmeier Drive (PWC 0894036) contingent on 1) the mitigation plan and plan commission minutes are recorded at Waukesha County and a recorded copy provided to the City for their records.

### BACKGROUND:

According to Ordinance 17.0436, any home within 300 feet of the lake has a maximum building coverage of permanent structures of 20% of the total parcel area. In addition, it has a maximum of 7.5% (lot is greater than 10,000 sf) of permanent impervious surfaces outside of the structures. If a lot is proposing to be over this 27.5%, it will be allowed a maximum of 35% total impervious area (permanent structure and impervious area) with mitigation practices as approved by the Plan Commission.

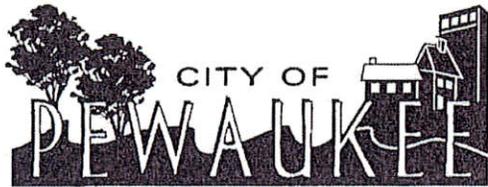
The Remitz property is located at N37W26637 Kopmeier Drive and has a lot size of 25,550 SF. The allowable permanent structure is 5,110 SF (20%) and the allowable permanent impervious surface is 1,916 SF (7.5%) for a total allowable impervious area of 7,026 SF. The ordinance allows the combined permanent structure and permanent impervious surface to 35% (8,943 SF) of the parcel. The Remitz's are requesting approval for 34.37% (8,781 SF) total impervious area.

The Remitz property is mitigating this additional impervious area with one 2.5 feet deep by 147 feet long by 3 feet wide infiltration trenches backfilled with course sand or pea gravel aggregate. Due to the trench being located on a slope, the designer has placed clay dams approximately every 20 feet. The trenches must be a minimum of 2.5 feet below the surface elevation for the length of the trench per the plan. The trench must have a Type DF Geotextile Fabric along the bottom and the sides prior to placement of the aggregate. The trench will have a 4" decorative stone on top of the trench for ascetics. In addition, a small

P:\City\Lot grading\Mitigation reviews\N37W26637 Kopmeier Drive - Remitz\20180108-mitigation approval.docx

---

Director Jeffrey L. Weigel, P.E.



**Department of Public Works**  
**Engineering Division**  
W240N3065 Pewaukee Road  
Pewaukee, WI 53072  
(262) 691-0804 Fax: (262) 691-5720

berm will be located on the downstream side of the trench to ensure water is captured in the trench. Observation wells will be installed within the trench to ensure the continued operation of the infiltration trench. The Owners have agreed to not salt the driveway in the winter and to clean the driveway debris twice a year in the area draining to the trenches.

The City has reviewed the calculations provided by Mr. Mark Augustine, PE, PLS, LandMark Engineering Sciences, Inc. on behalf of the Remitz's. We concur these items will adequately address the mitigation requirements for the site for the installation of the house and garage addition as proposed in the plan dated December 8, 2017. The volume of the infiltration trenches will mitigate the 2-year equivalent storm event and promote the infiltration of the excess volume over the allowable 27.5% for the installation of the additional impervious area.

We recommend approving the mitigation plan contingent on the following:

1. The mitigation plan narrative, plan, and the Plan Commission minutes are recorded at Waukesha County (City provided a recorded copy) as required in the ordinance using the Recording Template previously provided to the Remitz's builder and engineer.