

## Planning Department

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

### **Cancelled due to lack of quorum**

### **PLAN COMMISSION MEETING NOTICE AND AGENDA**

**Thursday, March 15, 2018**

**7:00 PM**

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

- 
1. Call to Order and Pledge of Allegiance
  2. Discussion and Action Regarding Approval of the Meeting Minutes Dated February 22nd, 2018
  3. Discussion and Action Regarding a Petition for a Conditional Use Public Hearing for Skydance Pet Lodge to Build and Operate a Pet Daycare Facility Located at W229 N2633 Duplainville Road (PWC 0915992)
  4. Discussion and Action Regarding the Site and Building Plans and Plan of Operation for Skydance Pet Lodge to be Built on Vacant Property Located at W229 N2633 Duplainville Road (PWC 0915992)
  5. Discussion and Action and Public Hearing Regarding the 2050 Land Use/Transportation Plan for the Six Non-Neighborhood Land/Water Areas of the City
  6. Discussion and Action Regarding the Conceptual Review and Consideration of a Self Storage Business by Blue Ribbon Self Storage to be Located on Vacant Land in the Northwest Quadrant of the Intersection of Springdale Road and Johnson Drive, South of I-94 (PWC 0961996006)
  7. Discussion and Action Regarding Four Alternative Plans by Neumann Development for the Development of Land Located on the East Side of North Bluemound Road (PWC 0925993, PWC 0925990 & PWC 0925992)
  8. Adjournment

Harlan Clinkenbeard  
City Planner

Posted: 3/7/2018

#### **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:** March 15, 2018

**DEPARTMENT:** PRCS - Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding Approval of the Meeting Minutes Dated February 22nd, 2018

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

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

**DATE:** March 15, 2018

**DEPARTMENT:** PRCS - Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding a Petition for a Conditional Use Public Hearing for Skydance Pet Lodge to Build and Operate a Pet Daycare Facility Located at W229 N2633 Duplainville Road (PWC 0915992)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

Skydance Pet Lodge Conditional Use

Skydance Pet Lodge Staff Report



STATE OF WISCONSIN

**CITY OF PEWAUKEE**

WAUKESHA COUNTY

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

**PLEASE TAKE NOTICE** THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF **SKYDANCE PET LODGE** FOR A **CONDITIONAL USE PERMIT** ON THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:

**Legal description of property:**

PARCEL A CERT SURV 596 VOL 4/39 PT SW1/4 SEC 13 T7N R19E DOC# 4002439

**Common Description or name:** W229 N2633 Duplainville Road

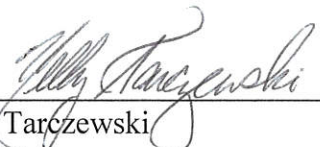
**Tax Key Number(s):** PWC 0915992

**Current zoning:** B-6 Mixed Use Business

**This conditional use permit is requested in order to** construct a pet boarding and daycare facility.

**THE PUBLIC HEARING** will be held at a meeting of the City Plan Commission in the City Hall Common Council Chambers on **Thursday, March 15<sup>th</sup>, 2018** at or after **7:00 PM**.

Dated this 21st day of February, 2018.

  
\_\_\_\_\_  
Kelly Tarczewski  
Clerk/Treasurer

CITY PLAN COMMISSION MEETING  
CDD/SENIOR PLANNER'S REVIEW OF AGENDA TOPICS

DATE: March 15, 2018

AGENDA TOPIC: **Skydance Pet Lodge on Duplainville Road proposed by Dennis Lutynski.**

REVIEW COMMENTS: The property is located immediately north of Goff's Auto Body business on Duplainville Road and is zoned B-6, Mixed Use Commercial, which requires a conditional use permit. The use is a good fit in the area and the building is proposed to be built of wood to look like a lodge.

RECOMMENDATION: **I recommend that the use be approved conditioned upon a solid looking board fence being built surrounding the "dog runs" and that the City Engineer approve the storm water management plan and construction as well as public sewer and public water utilities.**

H.E. Clinkenbeard,  
CDD/Senior Planner

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

**DATE:** March 15, 2018

**DEPARTMENT:** PRCS - Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding the Site and Building Plans and Plan of Operation for Skydance Pet Lodge to be Built on Vacant Property Located at W229 N2633 Duplainville Road (PWC 0915992)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

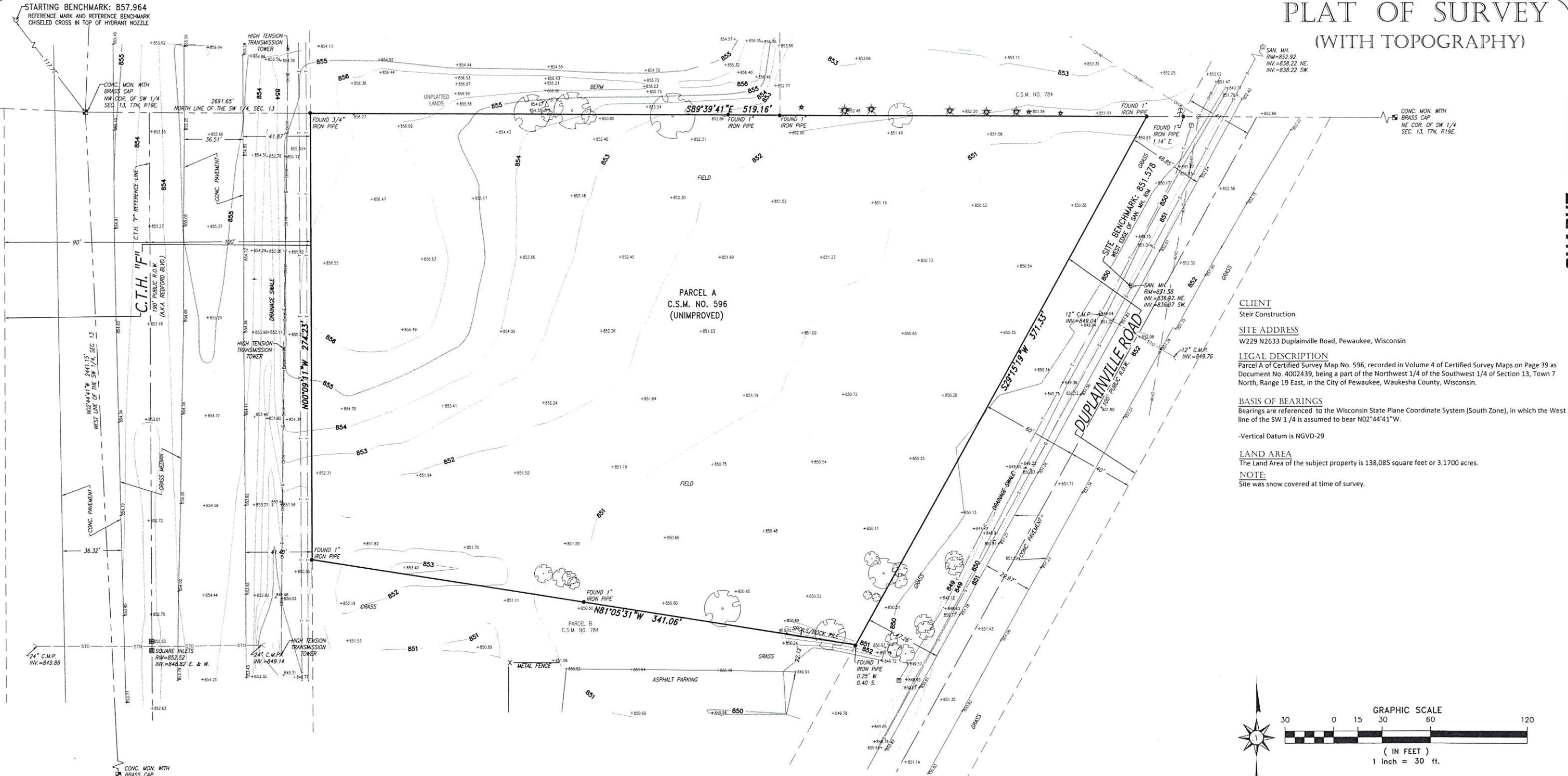
Description

Skydance Pet Lodge Site & Building Plans

Skydance Pet Lodge Plan of Operation

PLAT OF SURVEY  
(WITH TOPOGRAPHY)

CHAPUT LAND SURVEYS



CLIENT  
Steir Construction  
SITE ADDRESS  
W229 N2633 Duplainville Road, Pewaukee, Wisconsin

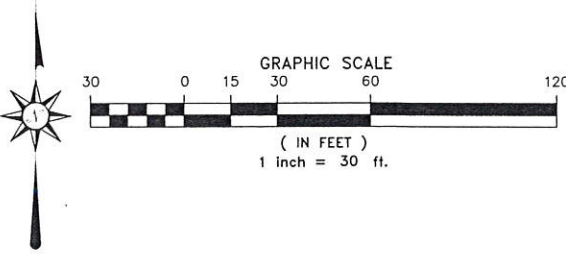
LEGAL DESCRIPTION  
Parcel A of Certified Survey Map No. 596, recorded in Volume 4 of Certified Survey Maps on Page 39 as Document No. 4002439, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 13, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

BASIS OF BEARINGS  
Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the West line of the SW 1/4 is assumed to bear N02°44'41\"/>

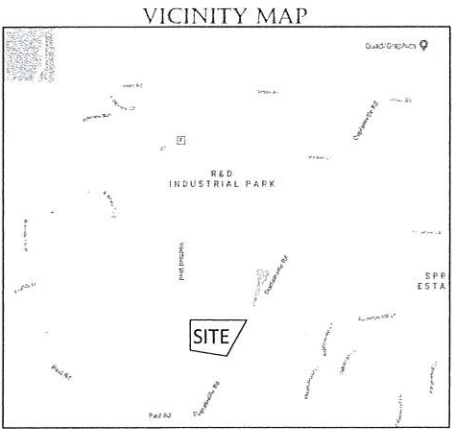
-Vertical Datum is NGVD-29

LAND AREA  
The Land Area of the subject property is 138,085 square feet or 3.1700 acres.

NOTE:  
Site was snow covered at time of survey.



<ul style="list-style-type: none"><li>● INDICATES FOUND 1" IRON PIPE</li><li>○ INDICATES SET 1" IRON PIPE</li><li>+ INDICATES FOUND CHISELED CROSS</li><li>○ SANITARY MANHOLE</li><li>⊕ SANITARY CLEANOUT OR VENT</li><li>⊙ SEPTIC TANK ACCESS COVER</li><li>⊙ M.I.S. MANHOLE</li><li>⊙ UNKNOWN MANHOLE</li><li>⊙ STORM MANHOLE</li><li>⊙ INLET (ROUND)</li><li>⊙ INLET (SQUARE)</li><li>⊙ CURB INLET</li><li>⊙ STORM SEWER END SECTION</li><li>⊙ GAS VALVE</li><li>⊙ GAS METER</li><li>⊙ WATER VALVE</li></ul>	<ul style="list-style-type: none"><li>⊕ HYDRANT</li><li>⊕ WATER MANHOLE</li><li>⊕ WATER SERVICE CURB STOP</li><li>⊕ WELL HEAD</li><li>⊕ STAND PIPE</li><li>⊕ WALL INDICATOR VALVE</li><li>⊕ POST INDICATOR VALVE</li><li>⊕ LIGHT POLE</li><li>⊕ SPOT/YARD LIGHT</li><li>⊕ UTILITY POLE</li><li>⊕ GUY POLE</li><li>⊕ GUY WIRE</li><li>⊕ ELECTRIC MANHOLE</li><li>⊕ ELECTRIC PEDESTAL</li><li>⊕ ELECTRIC METER</li></ul>	<ul style="list-style-type: none"><li>⊕ TELEPHONE MANHOLE</li><li>⊕ TELEPHONE PEDESTAL</li><li>⊕ CABLE PEDESTAL</li><li>⊕ CONTROL BOX</li><li>⊕ FIBER OPTIC SIGN</li><li>⊕ TRAFFIC LIGHT</li><li>⊕ COMMUNICATION MANHOLE</li><li>⊕ BOLLARD</li><li>⊕ SOIL BORING/MONITORING WELL</li><li>⊕ WATER SURFACE</li><li>⊕ WETLANDS FLAG</li><li>⊕ MARSH</li><li>⊕ FLAGPOLE</li><li>⊕ PARKING METER</li><li>⊕ SIGN</li></ul>	<ul style="list-style-type: none"><li>⊕ MAILBOX</li><li>⊕ RAILROAD CROSSING SIGNAL</li><li>⊕ HANDICAP SPACE</li><li>⊕ CONIFEROUS TREE</li><li>⊕ DECIDUOUS TREE</li></ul> <ul style="list-style-type: none"><li>— SANITARY SEWER</li><li>— STORM SEWER</li><li>— WATERLINE</li><li>— MARKED GAS MAIN</li><li>— MARKED ELECTRIC</li><li>— OVERHEAD WIRES</li><li>— MARKED TELEPHONE</li><li>— MARKED CABLE TV LINE</li><li>— MARKED FIBER OPTIC</li><li>— FENCE</li></ul>
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I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of any visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive 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.

CHAPUT  
S-1316  
MILWAUKEE  
WI  
LAND SURVEYOR  
Donald C. Chaput  
Professional Land Surveyor  
Registration Number S-1316

Date: February 5, 2018

CHAPUT  
LAND SURVEYS

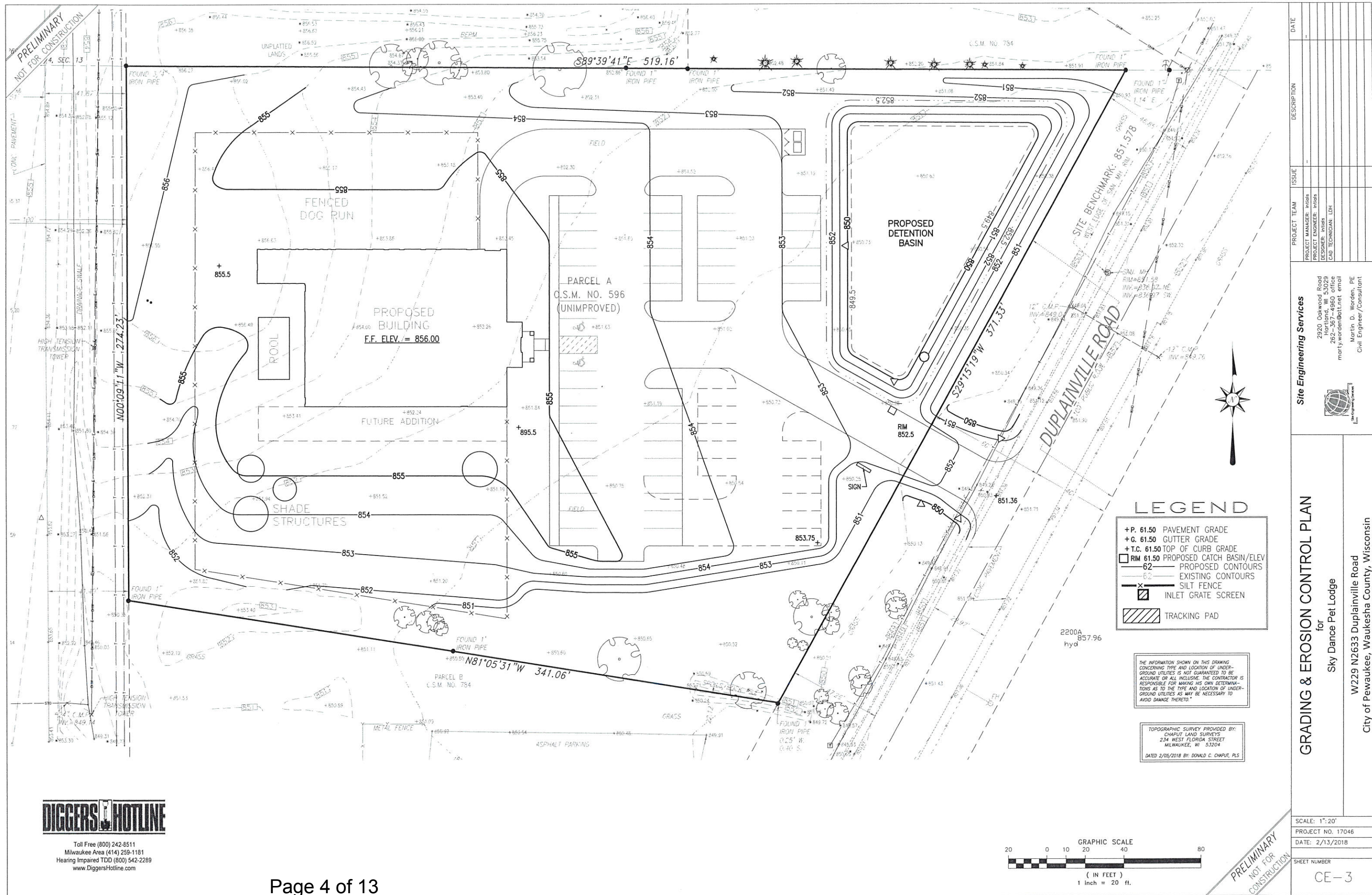
Date	Revision description

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor's client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.  
Drawing No. 2777-dmb









Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

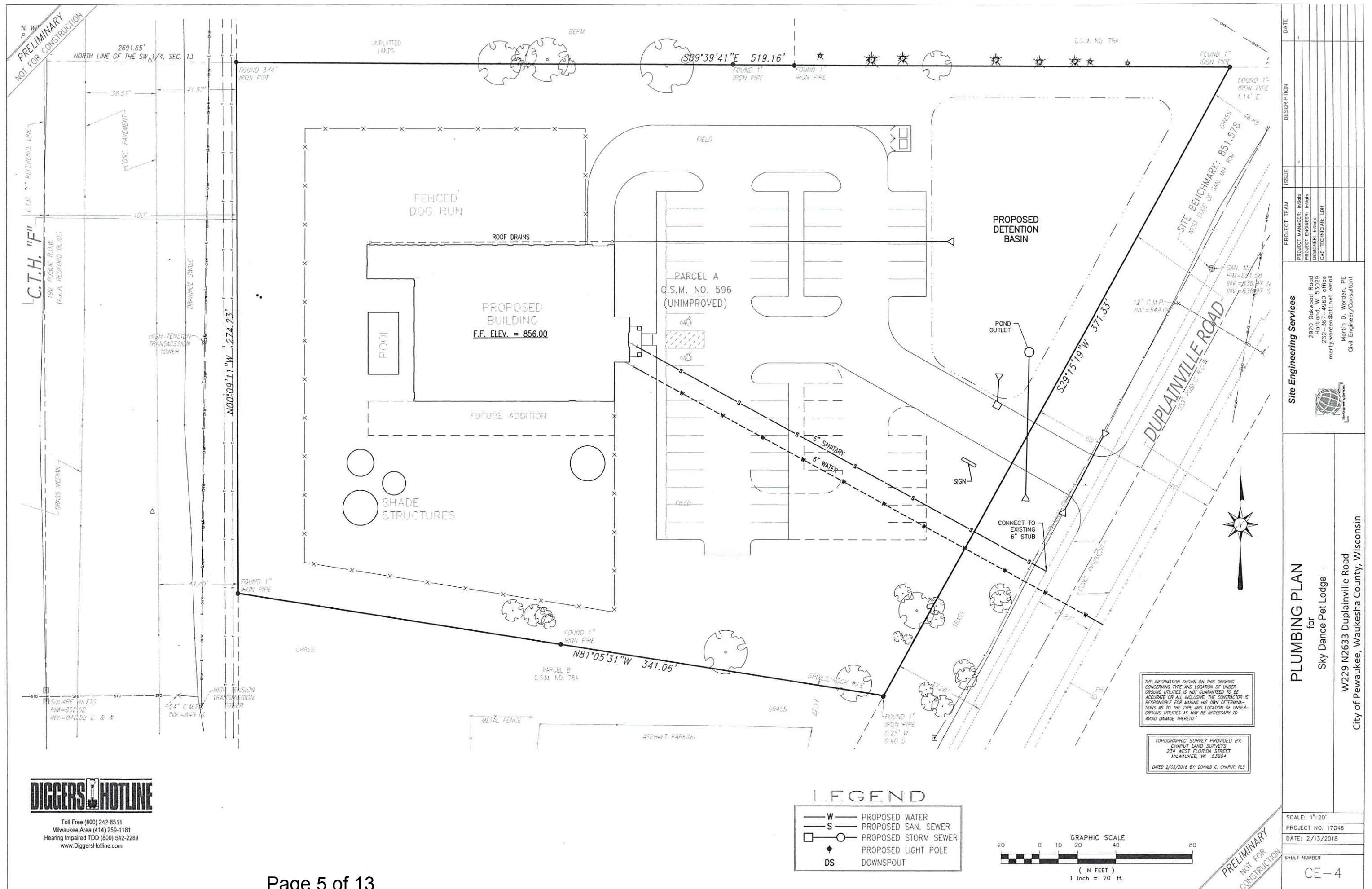
DATE	DESCRIPTION	ISSUE	PROJECT TEAM
			PROJECT MANAGER: Initials
			PROJECT ENGINEER: Initials
			DESIGNER: Initials
			CAD TECHNICIAN: LDH

<b>Site Engineering Services</b> 2920 Oakwood Road Horland, WI 53029 262-367-4960 office marly.warden@att.net email Martin D. Warden, PE Civil Engineer/Consultant
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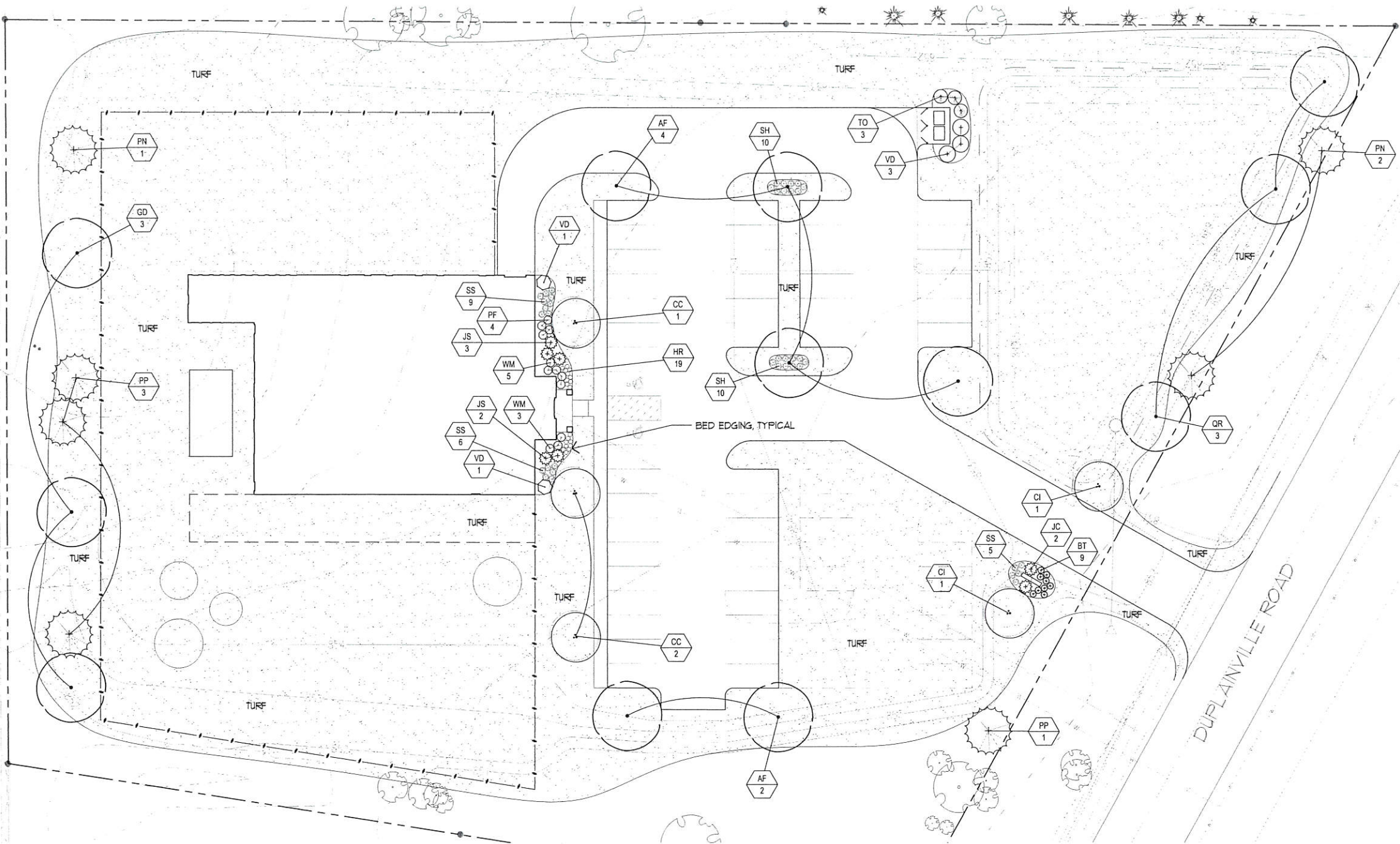
<b>GRADING &amp; EROSION CONTROL PLAN</b> for Sky Dance Pet Lodge W229 N2633 Duplainville Road City of Pewaukee, Waukesha County, Wisconsin
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SCALE: 1"=20'
PROJECT NO. 17046
DATE: 2/13/2018
SHEET NUMBER CE-3









PLANTING NOTES

GENERAL

Digging  
Contact local Digger's 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 at planting must be approved by the owner prior to ordering of materials.

Plant Staking and Quantities  
Contractor shall stake tree, shrub, and perennial locations in the field and obtain approval from owner prior to planting. Plantings shown are diagrammatic. 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 milorganite, each at the rate of 1-2 lbs. per 100 S.F. Add granular sulfur at the rate of 3-4 lbs. per 100 S.F. Rototill to blend and reseed. Perennial pits 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. Barron kentucky bluegrass	20 %
B. Liberty kentucky bluegrass	20 %
C. Pennlawn fescue	20 %
D. Prelude II perennial ryegrass	20 %
E. Palmer II perennial ryegrass	20 %

Apply at the rate of 5 Lbs. per 1000 Sf.

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 6 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, protect seeded areas by spreading straw mulch to form a continuous blanket over seeded areas.
- Keep seedbed moist 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

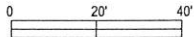
The landscape contractor shall guarantee to replace once, without charge, any woody plant material (deciduous or evergreen trees & shrubs) that dies within one year of installation, providing the owner gives normal plant care (regular watering). The owner must report plant losses within the guarantee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

PLANTING SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COND	SPACING
<b>Shade Trees</b>						
AF	Acer x freemontii 'Autumn Blaze'	Autumn Blaze Maple	6	2 1/2' Cal	B/B	As shown
GD	Gymnocladus dioica	Kentucky Cucumber	3	2 1/2' Cal	B/B	As shown
QR	Quercus rubra	Red Oak	3	2 1/2' Cal	B/B	As shown
<b>Ornamental Trees</b>						
CC	Cercis canadensis 'Columbus Strain'	Columbus strain Redbud	3	2 1/2' Cal	B/B	As shown
CI	Crataegus crusgalli var. nivalis	Thornless Cockspur Hawthorn	2	2 1/2' Cal	B/B	As shown
<b>Evergreen Trees</b>						
PP	Pinus pungens	Colorado Green Spruce	4	6' Ht	B/B	As shown
PN	Pinus nigra	Austrian Pine	3	6' Ht	B/B	As shown
<b>Deciduous Shrubs</b>						
BT	Berberis l. s. nana 'Crimson Pigmy'	Crimson Pigmy Barberry	9	2 Gal	Container	30" o.c.
PF	Philadelphus l. 'Mickey's Wish'	Mickey's White Pernetilla	4	2 Gal	Container	30" o.c.
VD	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Arrowwood Viburnum	5	36" Ht	B/B	72" o.c.
WM	Wegelia 'Minuet'	Minuet Weigela	8	2 Gal	Container	42" o.c.
<b>Evergreen Shrubs</b>						
JC	Juniperus chinensis pfitz. comp.	Compad Pfitzer Juniper	2	5 Gal	B/B	60" o.c.
JS	Juniperus sibirica 'Calgary Carpet'	Calgary Carpet Juniper	8	5 Gal	Container	60" o.c.
TO	Thuja occidentalis 'Tectony'	Tectony Arborvitae	3	5' Ht	B/B	60" o.c.
<b>Perennials</b>						
HR	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	19	1 Gal	Container	18" o.c.
SH	Sporobolus heterolepis	Prarie Dropseed	20	1 Gal	Container	30" o.c.
SS	Schizanthus luteus	Lute Bluestem	20	1 Gal	Container	30" o.c.



PLANTING PLAN



PLANTING PLAN  
for  
Skydance Pet Lodge

W229 N2633 Duplainville Road  
City of Pewaukee, Waukesha County, Wisconsin

SCALE: 1" = 20'-0"

PROJECT NO.

DATE: 2/14/2018

SHEET NUMBER

L-1

Site Engineering Services

2920 Oakwood Road  
Hartland, WI 53029  
262-367-4960 office  
262-367-4960 cell  
martin.warden@att.net email  
Martin D. Warden, PE  
Civil Engineer/Consultant



DATE

DESCRIPTION

ISSUE

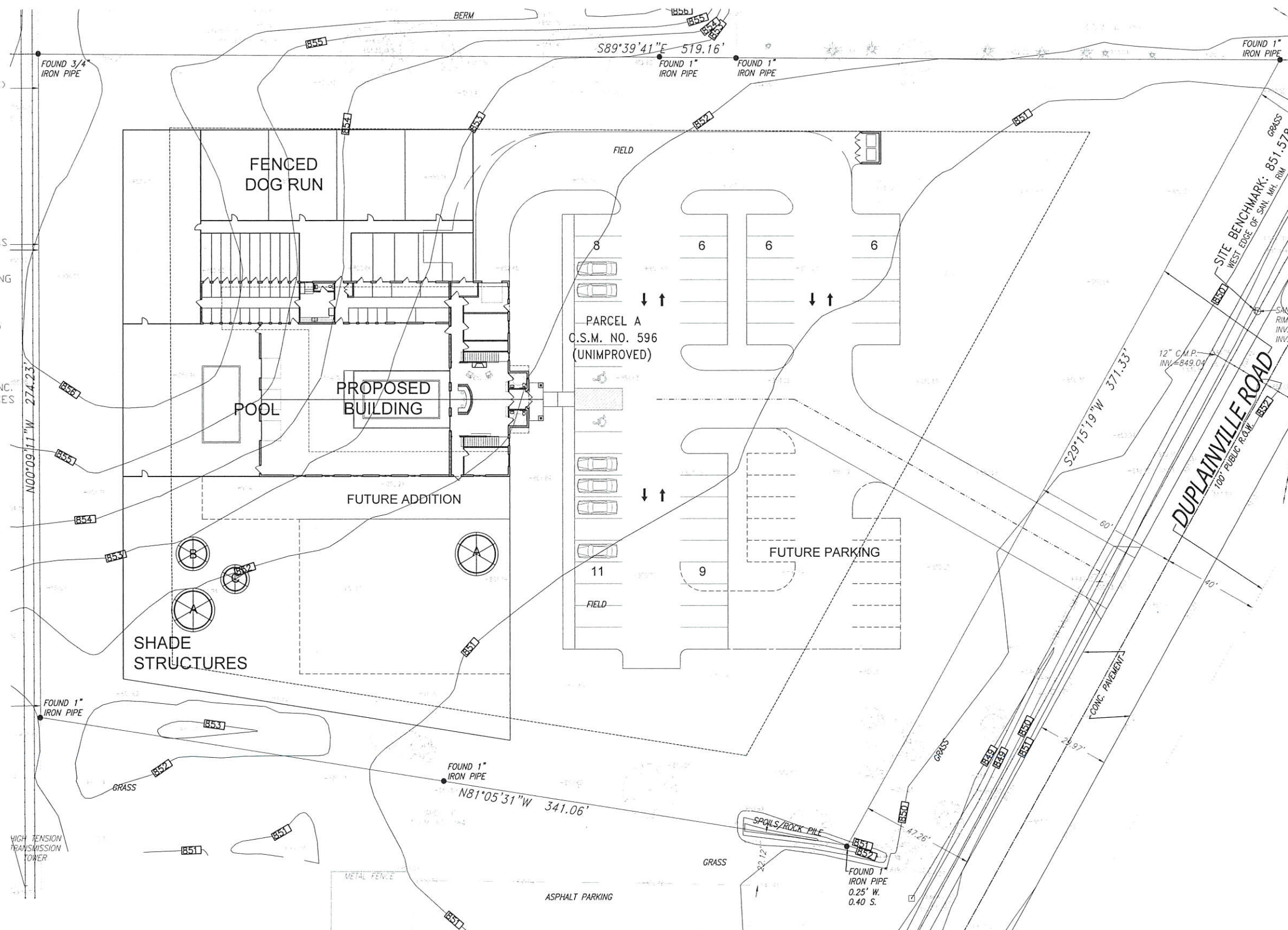
PROJECT TEAM

PROJECT MANAGER: Initials  
PROJECT ENGINEER: Initials  
DESIGNER: Initials  
CAD TECHNICIAN:



# **SITE INFORMATION**

- TOTAL SITE AREA:**  
 - 138,085 S.F. (3.17 ACRES)  
**BUILDING AREA:**  
 - 9,099 S.F. OR 5.8%  
**ACCESSORY BUILDING AREA:**  
 - A= 402  
 - B= 113  
 - C= 79  
 594 SF.  
**PAVED AREA:**  
 - 24,055 S.F.  
**GREEN SPACE:**  
 - 33,748/138,085= 24.4%  
**ZONING:**  
 - B-6 MIXED USE BUSINESS  
 CITY OF PEWAUKEE, WI  
**BUILDING SETBACKS:**  
 - 55' FRONT YARD BUILDING  
 - 30' SIDE YARD  
 - 55' REAR YARD  
**BUILDING HEIGHT:**  
 - 45'-0" (3 STORIES MAX.)  
**PAVING SETBACKS:**  
 - 10'  
**PARKING REQUIREMENTS:**  
 - TBD  
 46 SPACES PROVIDED INC.  
 2 H.C. ACCESSIBLE SPACES



**SITE PLAN**  
 SCALE: 1"=20'



**Sky Dance Pet Lodge**  
 W229 N2633 Duplainville Road  
 Pewaukee, WI

DOCUMENT SEAL

**OWNERSHIP AND USE OF DOCUMENTS**  
 The drawings, specifications and other documents furnished by the ARCHITECT are instruments of service and shall not become the property of the Owner whether or not the Project for which they are made is commenced. Drawings, specifications and other documents furnished by the ARCHITECT shall not be used by the Owner on other projects, for additions to this project or for completion to use, liability and compensation. Submission or distribution of documents to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the ARCHITECT'S common law copyrights or other reserved rights. The Owner shall own neither the documents nor the copyrights.

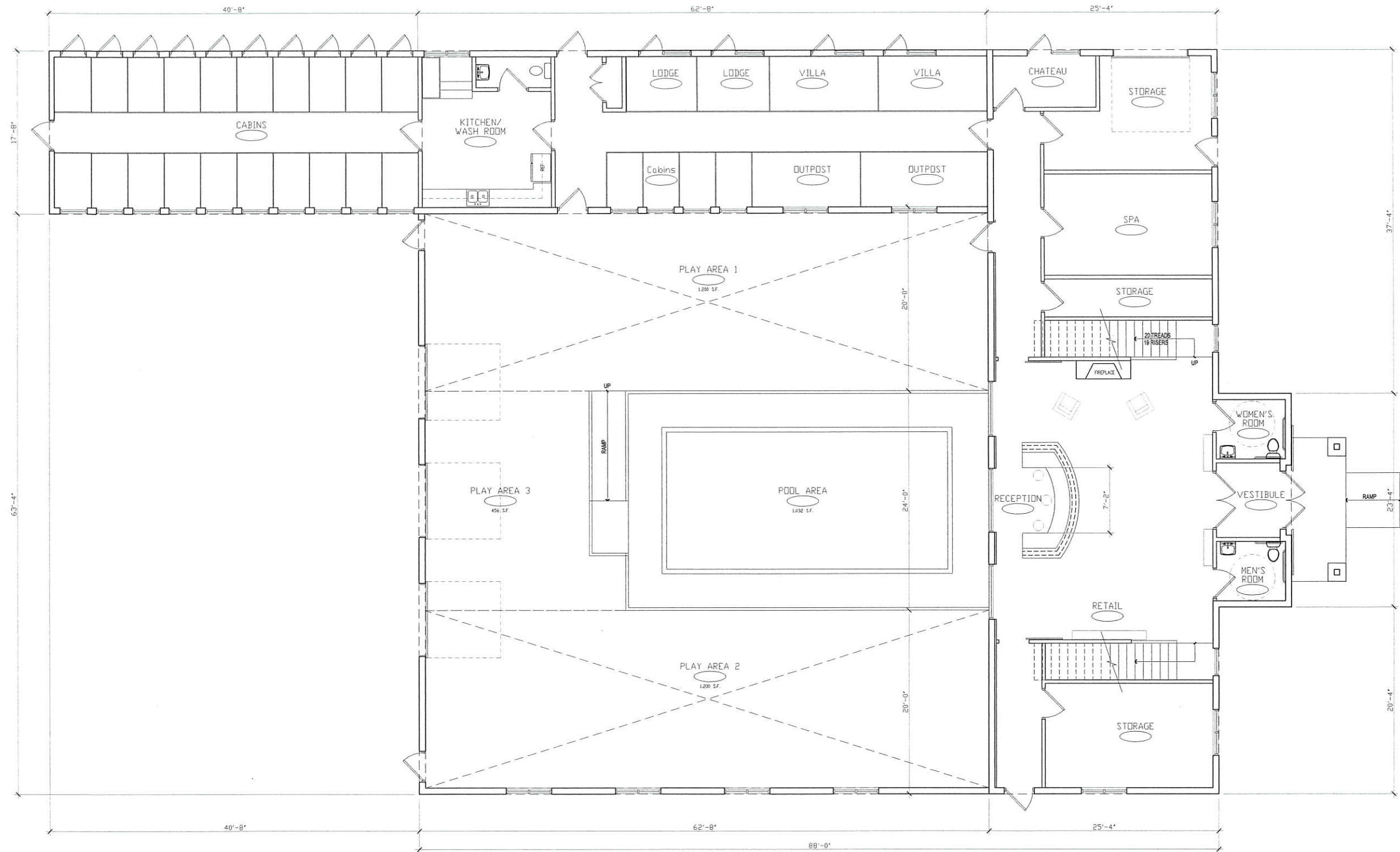
REVISIONS

## **PROJECT INFORMATION**


Date: 02.15.2018  
 Job No.:  
 Drawn By: BR  
 SHEET NO.

**SP1.1**

SHEET TITLE  
 Site Plan



○ MAIN FLOOR PLAN  
SCALE: 3/16" = 1'-0"  
8,032 S.F.



bob rowe, aia  
414.319.9016  
www.pure-arch.com

Sky Dance Pet Lodge  
W229 N2633 Duplainville Road  
Pewaukee, WI

DOCUMENT SEAL

**OWNERSHIP AND USE OF DOCUMENTS**  
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REVISIONS

**PROJECT INFORMATION**  
Date: 02.13.2018  
Job No.:  
Drawn By: BR  
SHEET NO.

**A1.1**  
SHEET TITLE  
Main Level Plan





**bob rowe, aia**  
 414.319.9016  
[www.pure-arch.com](http://www.pure-arch.com)

Sky Dance Pet Lodge

W229 N2633 Duplainville Road  
 Pewaukee, WI

DOCUMENT SEAL

OWNERSHIP AND USE OF DOCUMENTS

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REVISIONS

PROJECT INFORMATION

Date:

02.13.2018

Job No.:

Drawn By:

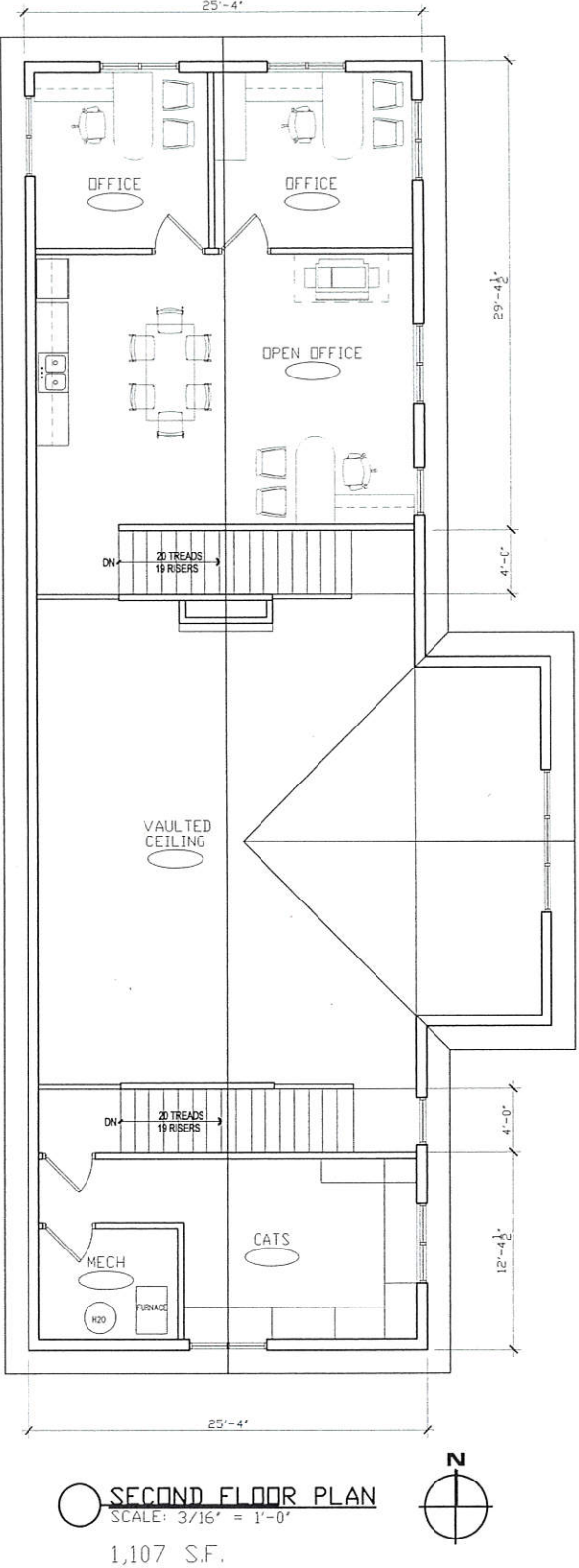
BR

SHEET NO.

A1.2

SHEET TITLE

Lower & Upper Level



DOCUMENT SEAL

**OWNERSHIP AND USE OF DOCUMENTS**

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REVISIONS

**PROJECT INFORMATION**

Date: 02.13.2018

Job No.:

Drawn By: BR

SHEET NO.

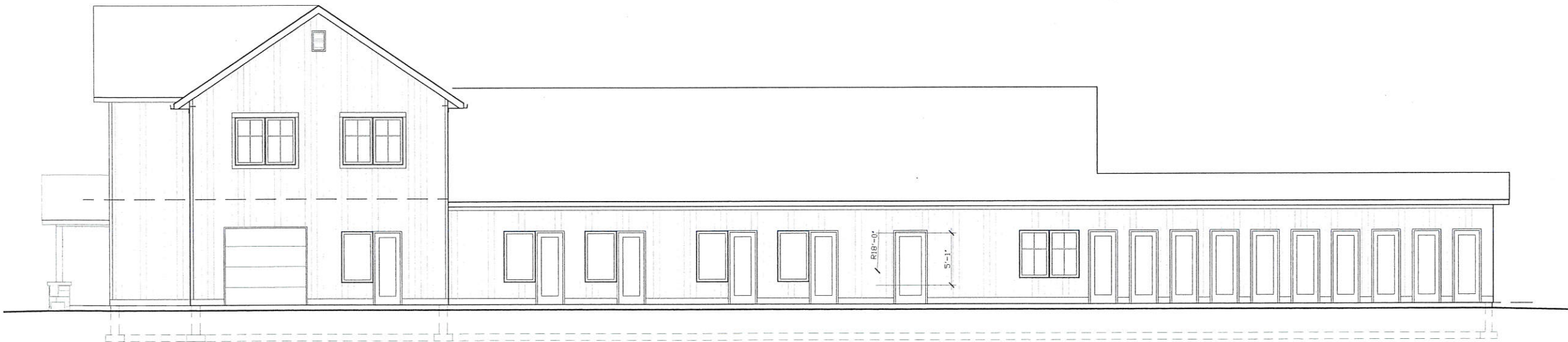
**A4.1**

SHEET TITLE

Elevations

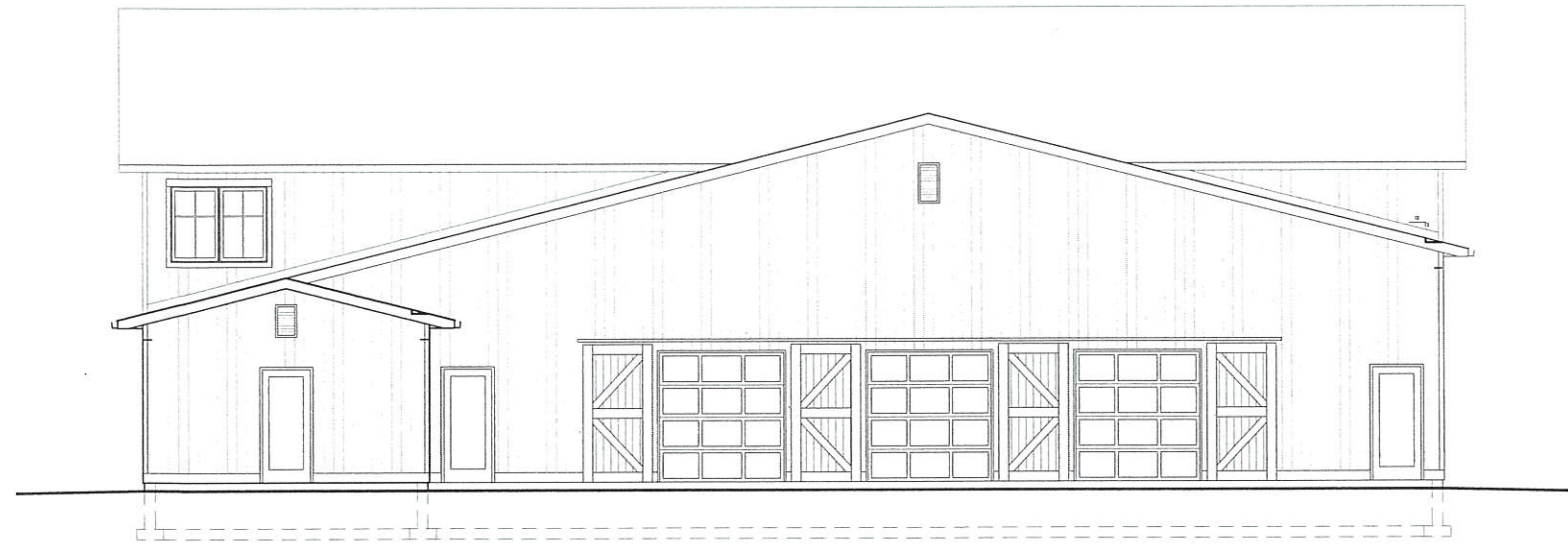


**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

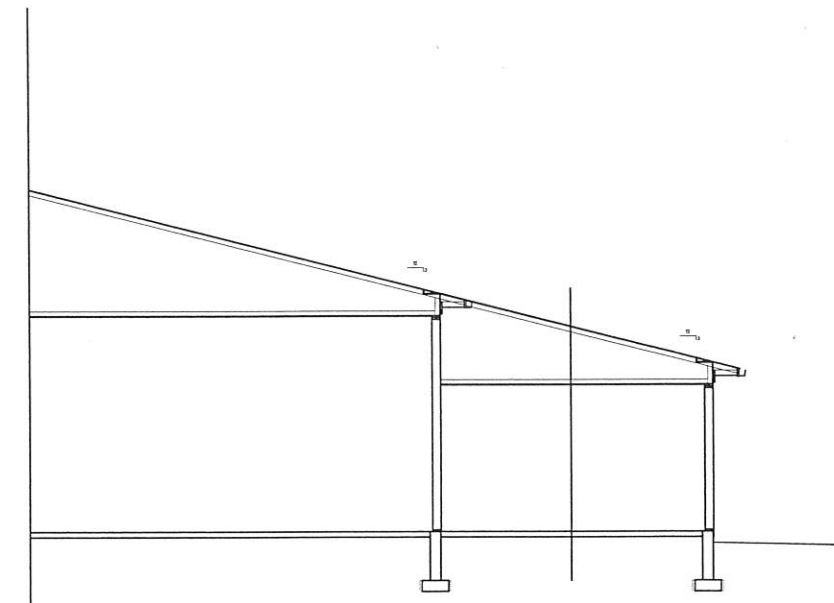


**NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"

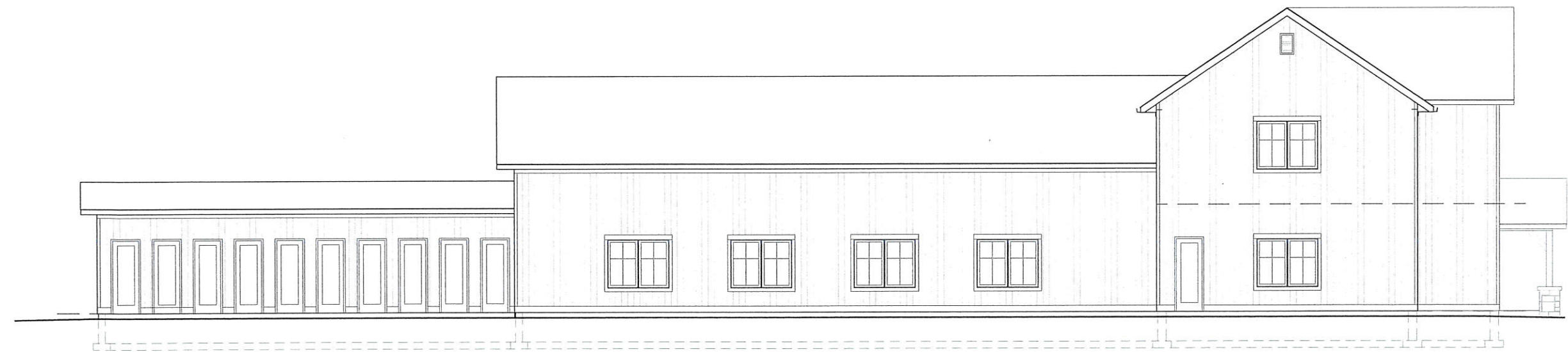




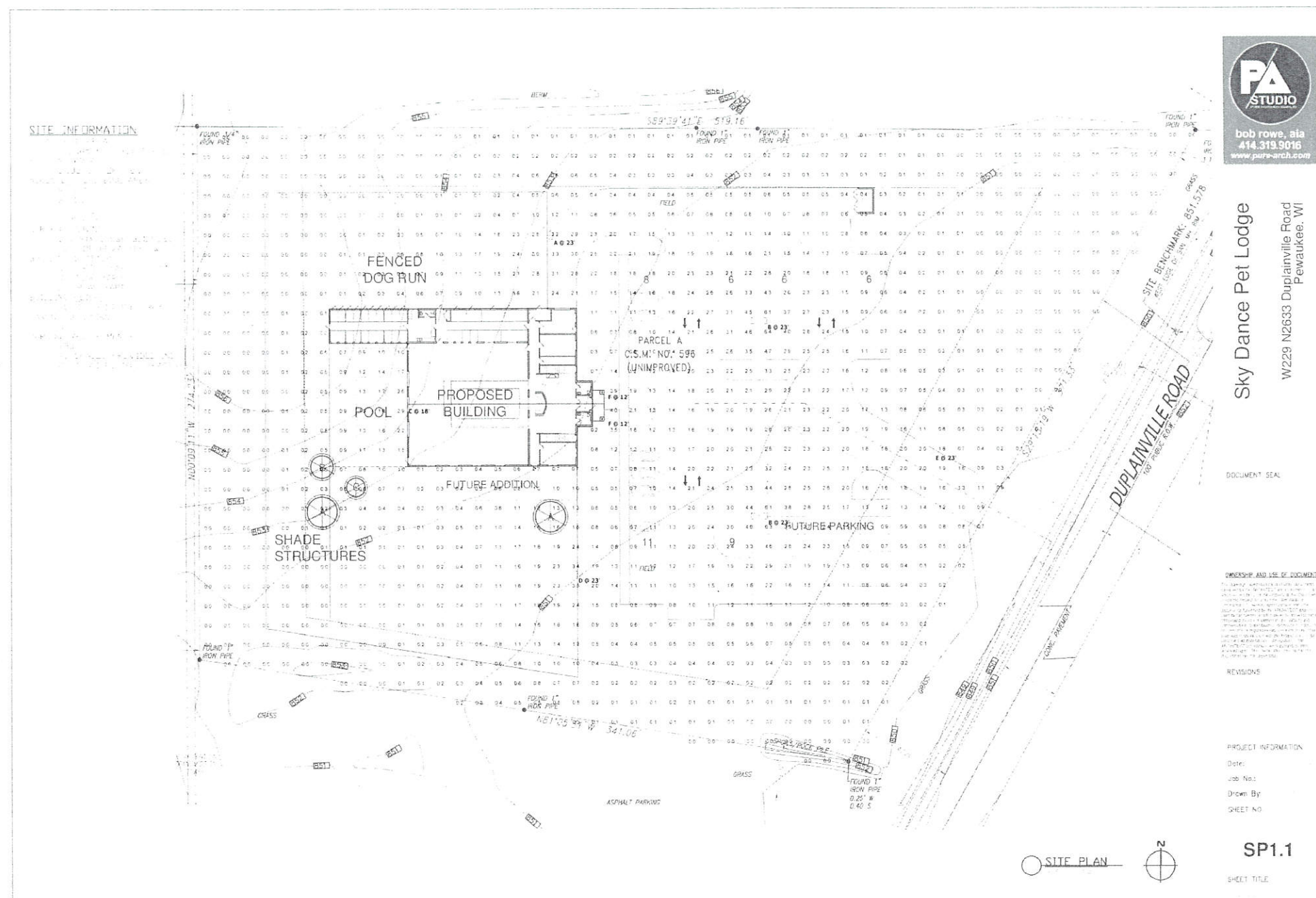
WEST ELEVATION  
SCALE: 3/16" = 1'-0"









STUDY SECTION  
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



**Plan View**  
Scale - 1" = 30ft

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	1	Lithonia Lighting	KAD LED 40C 1000 40K R2 MVOLT	KAD LED, 40 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 2 OPTICS.	LED	1	KAD_LED_40C_1000_40K_R2_MVOLT.ies	14951	0.95	141
	B	2	Lithonia Lighting	KAD LED 40C 1000 40K R4 MVOLT	KAD LED, 40 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 4 OPTICS.	LED	1	KAD_LED_40C_1000_40K_R4_MVOLT.ies	14907	0.95	282
	C	1	Lithonia Lighting	DSXW2 LED 20C 1000 40K T4M MVOLT	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 1000mA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC	LED	1	DSXW2_LED_20C_1000_40K_T4M_MVOLT.ies	7599	0.95	73
	D	1	Lithonia Lighting	KAD LED 40C 1000 40K R4 MVOLT	KAD LED, 40 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 4 OPTICS.	LED	1	KAD_LED_40C_1000_40K_R4_MVOLT.ies	14907	0.95	141
	E	1	Lithonia Lighting	KAD LED 20C 1000 40K R2 MVOLT	KAD LED, 20 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 2 OPTICS.	LED	1	KAD_LED_20C_1000_40K_R2_MVOLT.ies	7886	0.95	73
	F	2	Barn Light USA	BLE-G-WHS14-XXX-G22-LED27-3000K		LED 2000 LUMENS	1	BS16-150W A21 F.IES	2000	0.9	27

20' pole + 3' base = 23' mounting height





Page 1 of 4

W240 N3065 Pewaukee Rd Pewaukee, WI 53072 Building Services Office - 262-691-9107 City Hall Main Office - 262-691-0770 Fax - 262-691-1793		<b>BUSINESS PLAN OF OPERATION APPLICATION CITY OF PEWAUKEE</b>		Permit No. Parcel/Tax Key No. SUITE#:
NAME OF PROPOSED BUSINESS: <u>SkyDance Pet Lodge</u>				
SITE ADDRESS: <u>W229 N2633 Duplainville Rd.</u>				
Business / Operator's Name (Please Print) ***IF SOLE PROPRIETOR-PLEASE SEE page 2 of 4 pages*** <u>Dennis Lutynski</u>		Mailing Address <u>W267 S5619 Hwy67 Dousman</u>	City <u>WI</u>	State <u>WI</u>
		Zip <u>53118</u>	Phone# <u>414-669-8937</u>	FEIN#
Tenant's Name: (Please Print) <u>NA</u>		Mailing Address City State Zip Email Address	Phone# FEIN#	
DESCRIPTION OF BUSINESS OPERATION: <u>Luxury Dog/Pet Kennel, Daycare, grooming, training, pool, boarding</u>				
TYPE OF BUSINESS: Please Check the appropriate Box for type: <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Office <input type="checkbox"/> Warehouse/Storage <input type="checkbox"/> Industrial		Description Primary used for <u>Doggie Daycare &amp; Luxury Pet boarding.</u>		
NEW USE?: <input checked="" type="radio"/> Yes or <input type="radio"/> No?		EXPANSION OF EXISTING USE?: Yes or <input checked="" type="radio"/> No? or OTHER?		
HOURS of OPERATION: From: <u>6:15am</u> to <u>9:00pm</u>		DAYS of OPERATION: <u>Sunday to Saturday</u>		
MAXIMUM NUMBER OF EMPLOYEES: How many Full Time? <u>10</u> How many Part Time? <u>10</u>		CURRENT ZONING: <u>B6</u>		
Expected Customers per day: <u>65</u>		Number of Trucks per day: <u>0-1</u> Number of Autos per day: <u>65</u>		
PARKING Available Parking/Parking Lot Spaces # <u>45</u> Loading Spaces # <u>1</u> Is there Overnight Parking? Yes or <input checked="" type="radio"/> No?		STORAGE Any Outside Storage? Yes or <input checked="" type="radio"/> No? Please list type of Storage?		
SEWAGE DISPOSAL BY: Public Sewer <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Holding Tank <input type="checkbox"/> Storm Water Retention/Detention: <input checked="" type="checkbox"/> Yes? or <input type="checkbox"/> No?		WATER SUPPLY BY: Public Water Main <input checked="" type="checkbox"/> Private Well <input type="checkbox"/> Other <input type="checkbox"/>		
Any Special Equipment/Facilities/Requirements? Yes or <input checked="" type="radio"/> No?		SOLID WASTE (trash) DISPOSAL BY: Contract: <u>Advance Disposal</u> Self: <u>NA</u> Any flammable substances? Yes or <input checked="" type="radio"/> No? If Yes, where Stored?		
APPLICANT'S SIGNATURE <u>[Signature]</u>		APPLICANT'S PRINTED NAME <u>Dennis Lutynski</u> DATE SIGNED <u>2-9-18</u>		
PROPERTY OWNER'S SIGNATURE <u>[Signature]</u>		PROPERTY OWNER'S PRINTED NAME <u>Dennis Lutynski</u> DATE SIGNED <u>2-9-18</u>		
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: _____				

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

**DATE:** March 15, 2018

**DEPARTMENT:** PRCS - Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action and Public Hearing Regarding the 2050 Land Use/Transportation Plan for the Six Non-Neighborhood Land/Water Areas of the City

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

Non-Neighborhood Land/Water Areas Description

Non-Neighborhood Land/Water Areas Map



## **V - NON-NEIGHBORHOOD LAND/WATER AREAS**

In addition to the 15 neighborhoods identified and depicted on the map presented as Exhibit A and on the individual neighborhood plans presented above, there are four small and two larger areas within the City boundaries that do not 'fit' within any of the 15 delineated neighborhoods, primarily due to the irregularities of the City's mutual boundary with adjoining municipalities. The six non-neighborhood 'areas' together total 557.6 acres or 0.87 square miles, of which 81% is water, wetlands and floodplain area. Each of the six 'areas' has been colored orange and given a letter designation beginning with the letter A, **as shown on Exhibit A**. Following is a description of the existing land uses and the proposed plan for each of the six non-neighborhood land/water 'areas' as a part of the general City Comprehensive Plan for 2050:

**Area A** -- This 'area' lies in the NW quadrant of the City and encompasses a small area of the SW one-quarter of U.S. Public Land Survey Section 5 and a large area of Section 8 including 132.5 acres of Lake Pewaukee, together totaling 202.1 acres. Area A is bounded on the north by Capitol Drive (CTH JJ); on the east by the City's mutual boundary with the Village of Pewaukee; on the south by a part of the lake located within the South Lake Neighborhood; and, on the west by the section line between Sections 6 & 7 and 5 & 8. Like the Hillside-Glacier Neighborhood to the west, the 'area' is divided in an east/west direction by both Glacier Road and the Canadian Pacific (CP) Railroad tracks.

With the exception of one small business and a few single-family homes abutting Glacier Road, existing land use in that portion of the 'area' north of Glacier Road is almost entirely floodplain and wetlands adjacent to Coko Creek, which drains south into Lake Pewaukee. Existing land use in the area between Glacier Road and the CP Railroad and on Kopmeier Drive between the CP Railroad and Lake Pewaukee consist of single-family homes, some dating back to the 1920s. The only land access to the Kopmeier Drive area of the City is through the Village of Pewaukee.

The long-range plans for Area A propose no significant changes to the area unless there is future redevelopment of the area during the plan period (2015 – 2050). Existing streets in the area will remain with no proposed additional streets.

**Area B** -- This very small 'area' consists of four parcels of land totaling 8.2 acres located in the NE corner of the SE one-quarter of U.S. Public Land Survey Section 10. Area B is bounded on the north by Capitol Drive (STH 190); on the east by Pewaukee Road (STH 164); and, on the south and west by the City's mutual boundary with the Village of Pewaukee. Existing land use in the area consists of three commercial properties and an older six acre farm house and property which backs on medium density residential properties in the Village. The only viable access to the commercial properties is a 'right-in, right-out' driveway from Pewaukee Road. The City's 2050 plans for the 'area' proposes

that the commercial uses remain with only the current limited driveway access with no new public or private street access to either Pewaukee Road or Capitol Drive and the old farm property be developed for medium density residential uses during the 2015-2050 plan period. **It should be noted, however, that the Wisconsin Department of Transportation's current (2016) long-range plans for the adjacent intersection of Capitol Drive (STH 190) and Pewaukee Road (STH 164) is to build a two level multi-lane interchange to replace the current standard at-grade signalized multi-lane intersection. It is anticipated that such a structure will require the acquisition of adjacent properties, which may have significant impact on the properties within Area B.**

**Area C** -- This 'area' consists of four properties totaling 38.3 acres located in the SE corner of the SE one-quarter of U.S. Public Land Survey Section 10. Area C lies immediately north of the Pewaukee City Hall campus and is bounded on the north by the City's mutual boundary with the Village of Pewaukee; on the east by Pewaukee Road (STH 164); on the south by the section line between Sections 10 and 15 (also the north boundary of the City Hall campus); and, on the west by the City's mutual boundary with the Village. This 'area' is separated from Area B by two small parcels located in the Village.

Existing land use in the 'area' includes an approximately 27 acre Lutheran church property and three older residential properties. The City's 2050 plans for the area propose that the church remain and any developable land among the four properties be developed as medium density residential uses during the 2015 – 2050 plan period.

**Area D** -- This 'area' consists of several parcels of land straddling the Pewaukee River and located in both the SE one-quarter of the SE one-quarter of U.S. Public Land Survey Section 22 and the NE one-quarter of the NE one-quarter of Section 27 and totaling 50.1 acres. Area D is bounded on the north by I-94; on the east by Pewaukee Road (CTH J); and, on the south and west by the City's mutual boundary with the City of Waukesha.

Existing land use in the 'area' includes an office use parcel and a large area of floodplain/wetlands on the north side of the Pewaukee River and several medium density single-family residences and some floodplain lands on the south side of the river. The City's long-range plan for this area is that all existing uses remain and any developable land south of the river and its floodplain be developed as medium density residential use during the plan period, however, the provision of public sanitary sewers is questionable.

**Area E** – This very small 'area' consists of an approximately two (2) acres, including a single-family parcel located in the NW one-quarter of the NE one-quarter of U.S. Public Land Survey Section 16. Area E is bounded on the north by the City's mutual boundary with the Village of Pewaukee; on the east by Main Street and STH 16; and, on the south and west by the City's mutual



boundary with the Village of Pewaukee. This small single property is tied to the rest of the City to the south by a narrow territorial corridor along the rights-of-way of Main Street and the extension of CTH T (Grandview Boulevard). (*Please see Exhibit A*). It is proposed to eventually transfer this parcel along with the narrow street right-of-way corridor, to the Village. The only basic services provided to this property by the City is emergency service.

**Area F** -- This relatively large 'area' consists of three properties encompassing 256.9 acres located in the southern one-half of U.S. Public Land Survey Section 16 and the northern one-quarter of Section 21. Area F is bounded on the north by College Avenue (CTH SS) and the City's mutual boundary with the Village of Pewaukee; on the east by Grandview Boulevard (CTH T); on the south by Fatima Road and the City's mutual boundary with the City of Waukesha; and, on the west by the section line between Sections 16 & 17 and 20 & 21.

The 'area', underlain with several feet of peat soils, was, many years ago, a 'wet' vegetable farming area. The entire acreage is now classed as wetlands with a high quality bird sanctuary and other wildlife habitat. It is proposed on the City's long-range plans that land and water in this 'area' remain in their natural state forever.

2017

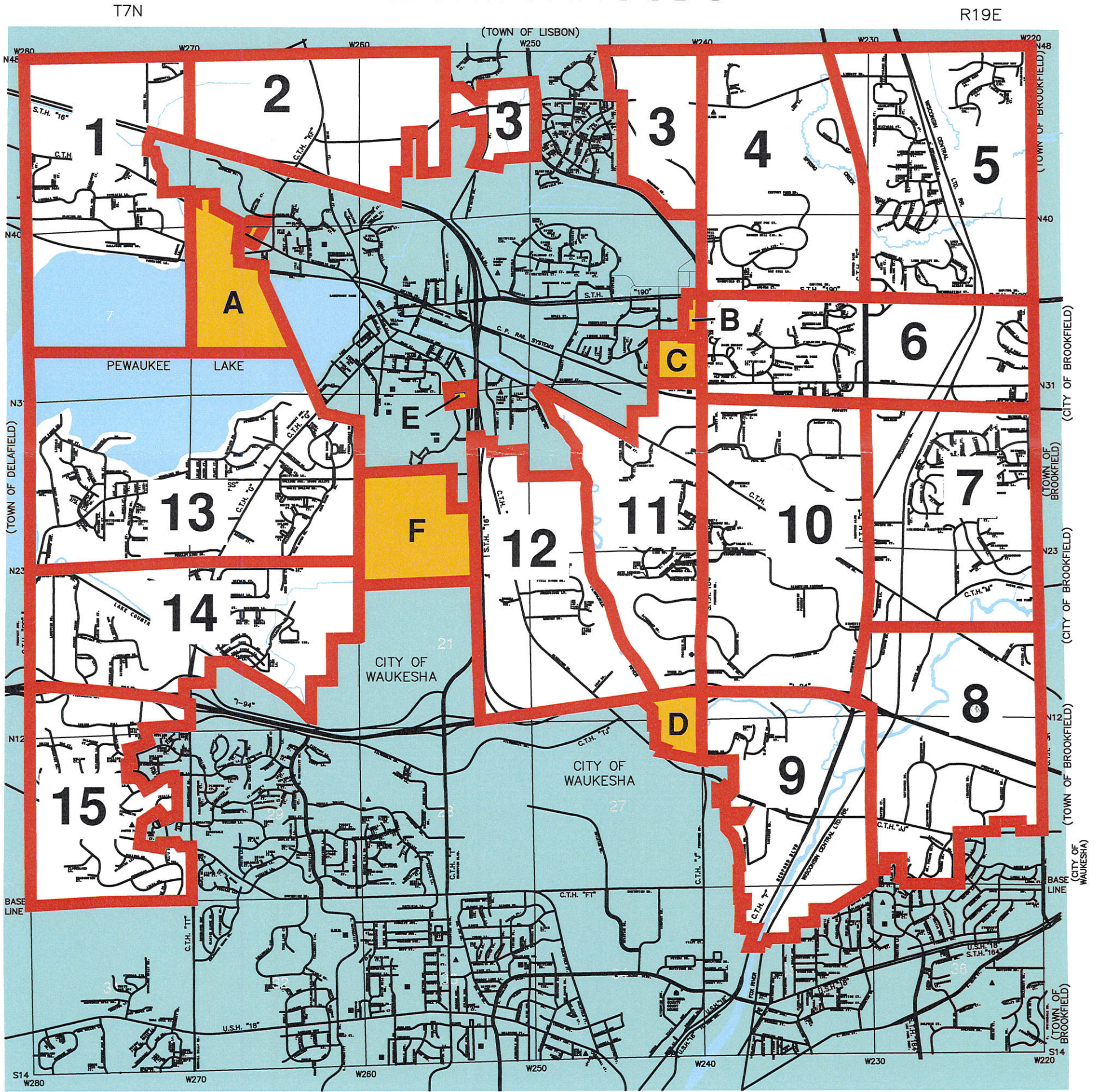
*The 2050 Plan for the Non-neighborhood Land/Water Areas is an update and revision of the Non-neighborhood Land/Water Areas for 2035 adopted in 2012. After public hearing and subsequent revision, this 2050 Plan for the Non-neighborhood Areas of the City was adopted by the City Plan Commission on February 15, 2018 and by the City Common Council on March 5, 2018.*



# EXHIBIT A

## CITY OF PEWAUKEE

## NEIGHBORHOODS



### LEGEND (CITY OF WAUKESHA)

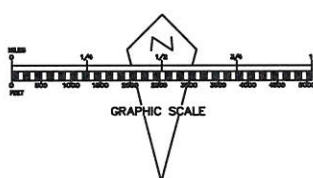
- SCHOOLS
- GOVERNMENT HALLS
- HOSPITALS
- ▲ PARKS AND WAYSIDES

NEIGHBORHOOD BOUNDARY

1 NEIGHBORHOOD NUMBER

A NON-NEIGHBORHOOD AREA

ADJACENT MUNICIPALITY



PREPARED BY:  
WAUKESHA COUNTY PARK & PLANNING DEPARTMENT  
JULY 1959  
AMENDED: BY THE CITY DECEMBER, 2000.  
UPDATED: FEB., 2004; JAN., 2005; JAN., 2006; NOV., 2006; JAN., 2010.



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

**DATE:** March 15, 2018

**DEPARTMENT:** PRCS - Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding the Conceptual Review and Consideration of a Self Storage Business by Blue Ribbon Self Storage to be Located on Vacant Land in the Northwest Quadrant of the Intersection of Springdale Road and Johnson Drive, South of I-94 (PWC 0961996006)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

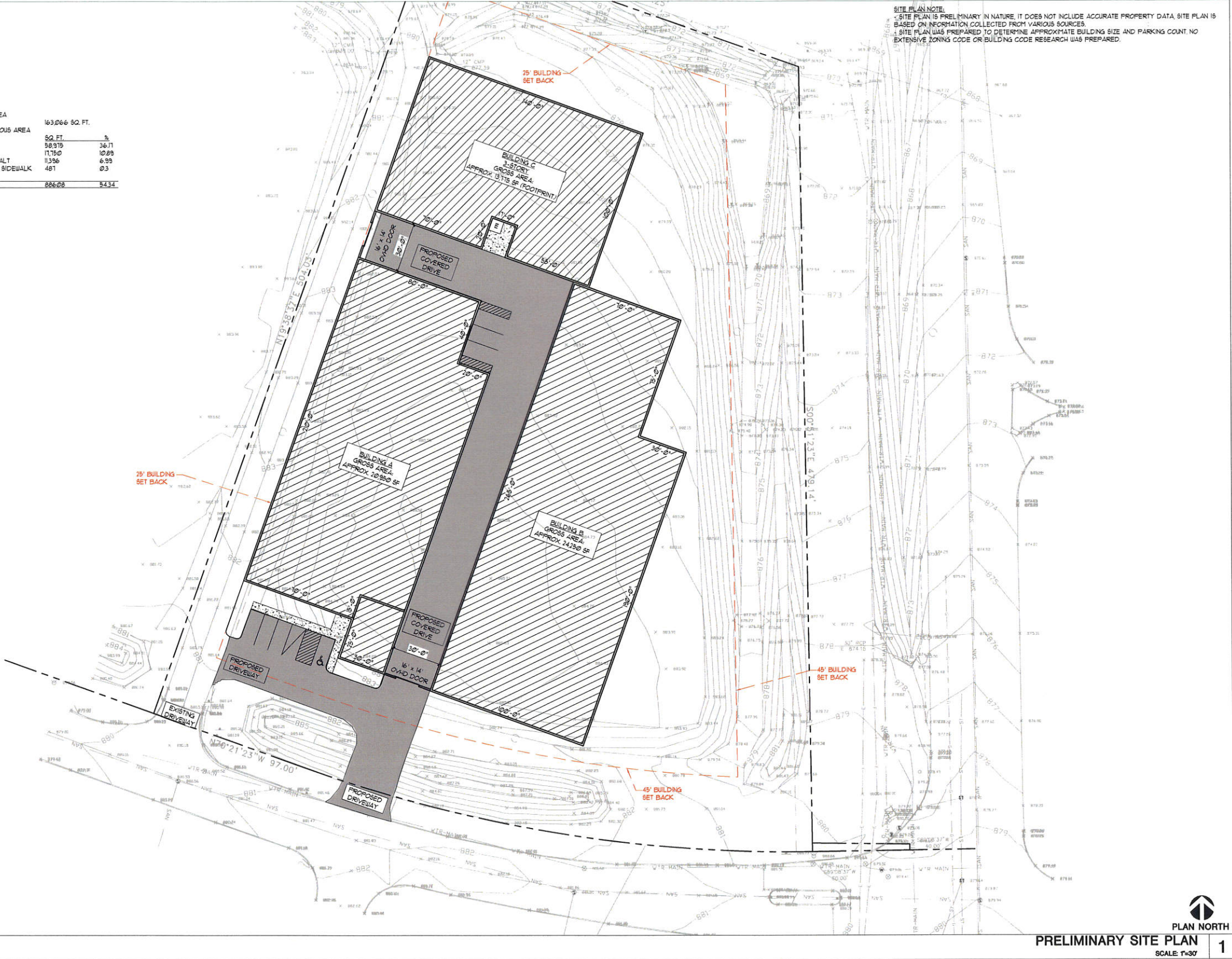
**ATTACHMENTS:**

Description

Blue Ribbon Self Storage Site Plan

Blue Ribbon Self Storage Plan of Operation

TOTAL SITE AREA		163,066 SQ. FT.
TOTAL IMPERVIOUS AREA		
BUILDINGS	50,975	36.17
NEW ASPHALT	11,150	10.83
EXISTING ASPHALT	11,336	6.99
NEW CURB AND SIDEWALK	481	0.3
TOTAL		84,942 54.34



SITE PLAN NOTE:  
- SITE PLAN IS PRELIMINARY IN NATURE. IT DOES NOT INCLUDE ACCURATE PROPERTY DATA. SITE PLAN IS BASED ON INFORMATION COLLECTED FROM VARIOUS SOURCES.  
- SITE PLAN WAS PREPARED TO DETERMINE APPROXIMATE BUILDING SIZE AND PARKING COUNT. NO EXTENSIVE ZONING CODE OR BUILDING CODE RESEARCH WAS PREPARED.

DO NOT SCALE THESE DRAWINGS

FULL SIZE PRINT = 24" x 36" SHEET

COPYRIGHT PERSPECTIVE DESIGN, INC. 2017. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED, OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

Drawing Title: PRELIMINARY SITE PLAN		Project: Pewaukee Self Storage North-West parcel on the corner of Johnson Drive & Springdale Road City of Pewaukee, WI 53186	
Date:	02/15/18	REV. #	REV. DATE
Scale:	A.N.	DESCRIPTION	REV. BY:
Drawn:	WHC		
Job:			
Sheet:			
SP-A			

- PRELIMINARY -  
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION



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. <b>PWC 0961996006</b>	
NAME OF PROPOSED BUSINESS: <b>Blue Ribbon Self Storage</b>					SUITE#:	
SITE ADDRESS: <b>NW Corner of Springdale Road &amp; Johnson Drive</b>		City <b>Pewaukee</b>		State <b>WI</b>		Zip <b>53186</b>
Business / Operator's Name (Please Print) ***IF SOLE PROPRIETOR-PLEASE SEE page 2 of 4 pages***  <b>Blue Ribbon Self Storage I LLC</b>		Mailing Address <b>1125 N 9th Street, Suite A Milwaukee</b>		City <b>WI</b>	Zip <b>53233</b>	Phone# <b>414-313-0057</b>
		Email Address <b>Zachary.flitcroft@blueribbonmgt.com</b>				FEIN# <b>61-1864815</b>
Tenant's Name: (Please Print)		Mailing Address		City	State	Zip
		Email Address				FEIN#
DESCRIPTION OF BUSINESS OPERATION: <b>Self Storage</b>						
TYPE of BUSINESS: Please Check the appropriate Box for type: <input type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input type="checkbox"/> Office <input type="checkbox"/> Institutional <input checked="" type="checkbox"/> Warehouse/Storage <input type="checkbox"/> Other? <input type="checkbox"/> Industrial				Description <b>Class A, Climate-Controlled Self-Storage with 555 units and approximately 100,000 gsf</b>		
NEW USE?: <input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No?      or      EXPANSION OF EXISTING USE?: Yes or <input checked="" type="checkbox"/> No?      or      OTHER?						
HOURS of OPERATION: From: <b>6am</b> to <b>10pm</b>				DAYS of OPERATION: <b>7</b>		
MAXIMUM NUMBER OF EMPLOYEES:		How many Full Time? <b>1-2</b>		CURRENT ZONING: <b>M-2</b>		
		How many Part Time? <b>1-2</b>				
Expected Customers per day: <b>10-30</b>				Number of Trucks per day:		
				Number of Autos per day: <b>10-30</b>		
<b>PARKING</b> Available Parking/Parking Lot Spaces # <b>5</b> Loading Spaces # <b>3 (interior)</b>  Is there Overnight Parking? Yes or <input checked="" type="checkbox"/> No Where?				<b>STORAGE</b> Any Outside Storage? Yes or <input checked="" type="checkbox"/> No Please list type of Storage? <b>All Interior</b>		
<b>SEWAGE DISPOSAL BY:</b> Public Sewer <input checked="" type="checkbox"/> Septic Tank _____ Holding Tank _____ Storm Water Retention/Detention: <input checked="" type="checkbox"/> Yes? or <input type="checkbox"/> No?		<b>WATER SUPPLY BY:</b> Public Water Main <input checked="" type="checkbox"/> Private Well _____ Other _____		<b>SOLID WASTE (trash) DISPOSAL BY:</b> Contract: <b>Yes</b> Self: _____ Any flammable substances? Yes or <input checked="" type="checkbox"/> No If Yes, where Stored?		
Any Special Equipment/Facilities/Requirements? Yes or <input checked="" type="checkbox"/> No What?						
APPLICANT'S SIGNATURE <i>Michael Kelly</i> <b>2/15/18</b> B & G Realty, LLC		APPLICANT'S PRINTED NAME <b>Michael Kelly, EVP</b>		DATE SIGNED		
PROPERTY OWNER'S SIGNATURE <i>Steven S. Bartelt</i>		PROPERTY OWNER'S PRINTED NAME <b>Steven S. Bartelt, Asst. Secy.</b>		DATE SIGNED <b>2/15/2018</b>		
<b>APPROVAL CONDITIONS</b> 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.						
<b>For City Staff ONLY</b> Submitted for Review on: _____ Date: _____ Approval by Zoning Administrator: _____ Date: _____ Approval by City Planner: _____ Date: _____ <b>SPECIAL REQUIREMENTS/COMMENTS:</b>						

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

**DATE:** March 15, 2018

**DEPARTMENT:** PRCS - Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding Four Alternative Plans by Neumann Development for the Development of Land Located on the East Side of North Bluemound Road (PWC 0925993, PWC 0925990 & PWC 0925992)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

Neumann Development Alternative Plans



## Hurd, Ami

---

**From:** Hurd, Ami  
**Sent:** Wednesday, March 7, 2018 8:17 AM  
**To:** Hurd, Ami  
**Subject:** FW: Parkway Ridge - New Concepts  
**Attachments:** CONCEPT PLANS-Parkway Ridge\_2018-03-05.pdf

**From:** Matt Neumann [<mailto:matt@neumanncompanies.com>]  
**Sent:** Monday, March 5, 2018 8:54 PM  
**To:** Woldanski, Kelley  
**Cc:** Klein, Scott; Kevin Anderson; Clinkenbeard, Harlan; Steve DeCleene; Josh Pudelko  
**Subject:** RE: Parkway Ridge - New Concepts

Good evening everyone,

I believe the City's land use plan definition of medium density is 6500 sf/du – ½ ac/du; a pretty broad range (2 un/ac – 6.7 un/ac). The 6500 sf/du (6.7 un/ac) would be up to 131 units on the three parcels (just East of Bluemound Road).

As such, we have come up with 5 potential designs, one of which is our existing proposal from before shown as a comparison.

- # 1. Senior Housing – one campus style 3 story building situated in the upland area with minimal tree disturbance.
- # 2-A – 2 story Rental Residences with central amenity area, limited perimeter tree impact, and expectation for walking trails within the woods and/or along the woods edge.
- # 2-B – 3 story Rental Residences with central amenity area and pool, minimal tree disturbance, and walking trails throughout site.
- # 3 – Condominium development with moderate tree removal and 4-sided architecture for aesthetic appeal to surrounding areas.
- #4 – The 40-lot single family subdivision plan that we presented last time. It's overlaid on the tree survey we did to show where the trees fall with an aerial look at the trees.

The only proposal that exceeds the current medium density would be the senior housing project with around 150 units as shown. The multi-family apartments would be approximately 120 units as shown.

Our big question on both of these uses is how the City would interpret the assessments owed for these uses. We are fine with paying the \$250,000 or so that we would have had to pay for the SF proposal, but if the assessments go up on a prorated per unit basis, they would exceed \$1m on the higher density proposals which would not allow the math to work. So, we do need to know how the assessments would work on these higher density proposals.

The condo proposal obviously uses a larger footprint, yet it does preserve a few key areas of trees and leaves a nice buffer on the perimeter.

And finally, you are all familiar with the last proposal, which is our 40 lot proposal.

We hope you like our creativity in these proposals. This is a unique site in where we truly believe any of these options meet a market demand, and this parcel is situated such that I think any of these uses could actually work and fit in just fine in the surrounding area.

Please let us know if you'd have time to discuss later this week or early next week.

Thanks,  
Matt



# #1

## DATA SUMMARY TABLE

SENIOR HOUSING 150 Units  
 Total Area = 19.66 acres  
 (856,370 s.f.)  
 - PEC Area = 9.82 acres  
 Density = (150/19.66) = 7.63 units/ac  
 = 5,709 s.f./du

## POTENTIAL ZONING DISTRICTS

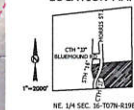
- RM-2  
 DENSITY - 9 units/acre  
 STREET YARD - 35'  
 SIDE YARD - 25' (EACH STRUCTURE)  
 REAR YARD - 35'  
 PARKING - 2.5 SPACES/UNIT
- RM-1  
 DENSITY - 6 units/acre  
 STREET YARD - 35'  
 SIDE YARD - 25' (EACH STRUCTURE)  
 REAR YARD - 35'  
 PARKING - 2.5 SPACES/UNIT
- RS-5  
 LOT SIZE - 12,500 s.f.  
 FRONT YARD - 30'  
 SIDE YARD - 12'  
 REAR YARD - 35'

Developed By:



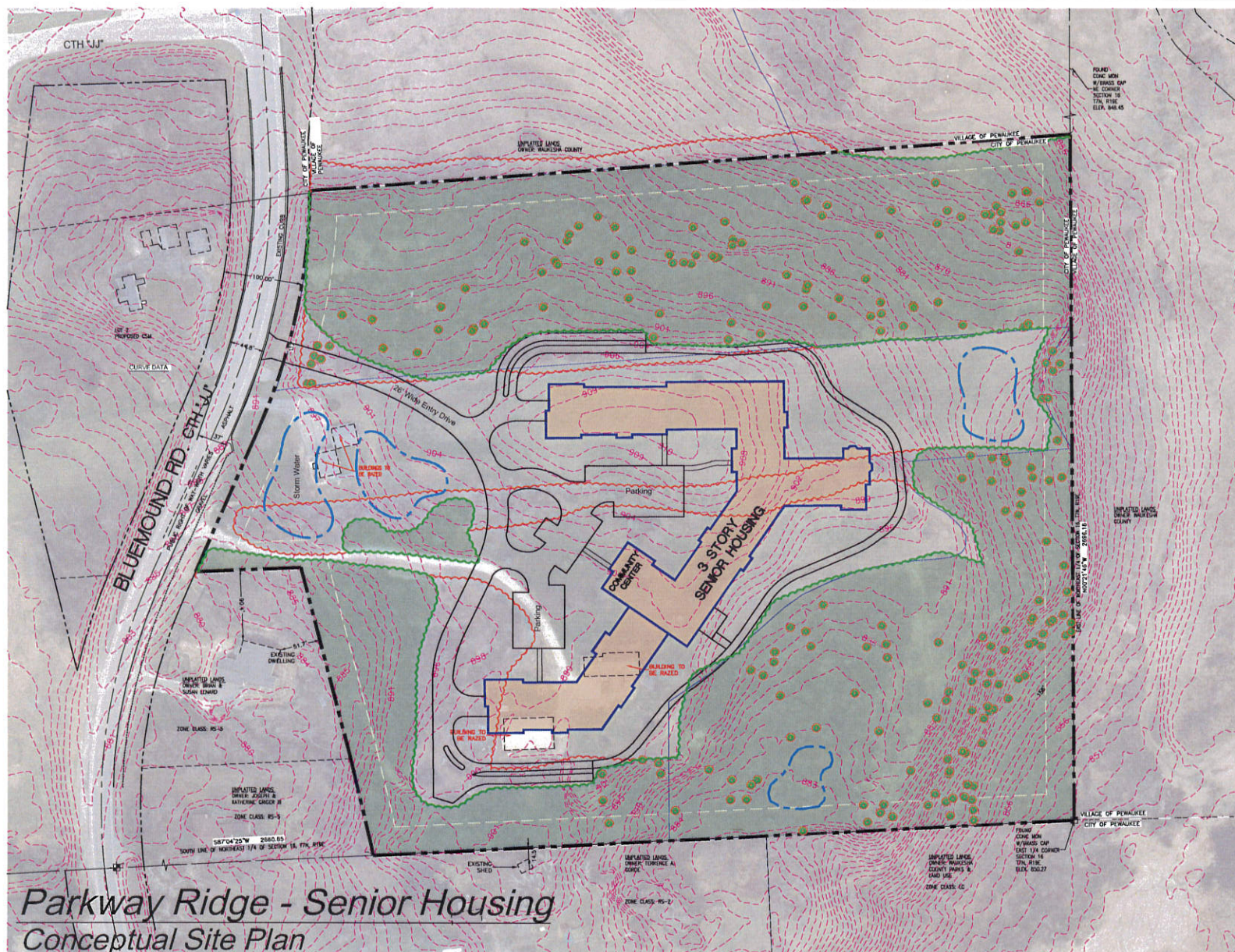
N27 W24025 Paul Court  
 Pewaukee, WI 53072

## LOCATION MAP



Scale: 1" = 60' (22"x34")  
 Scale: 1" = 120' (11"x17")

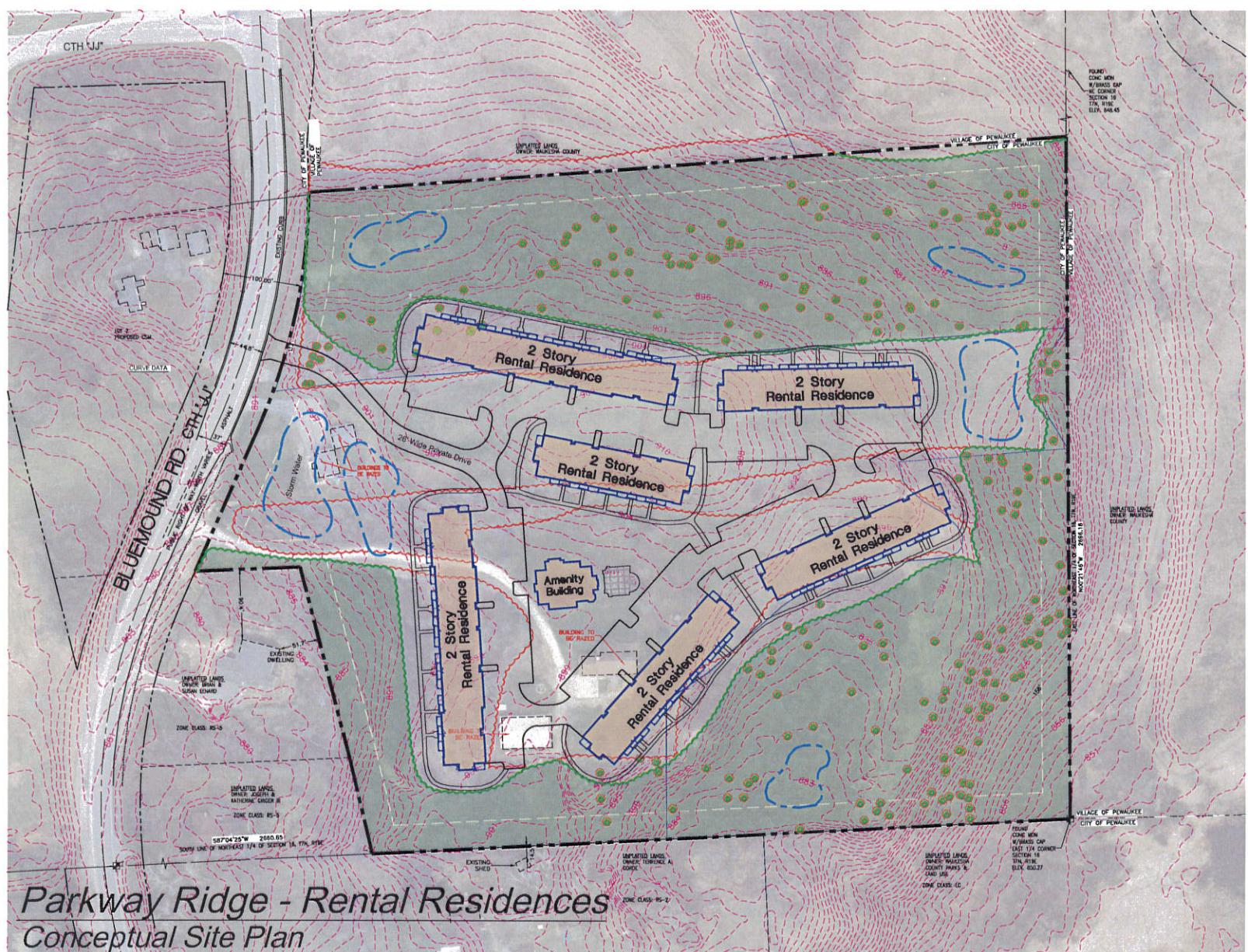
DATE: 03/01/2018



## Parkway Ridge - Senior Housing Conceptual Site Plan

Bluemoor Road, City of Pewaukee, WI





**Parkway Ridge - Rental Residences**  
**Conceptual Site Plan**

Bluemound Road, City of Pewaukee, WI

# #2-A

**DATA SUMMARY TABLE**  
**2-Story MARKET RATE**  
**RENTAL RESIDENCES 120 Units**

Total Area = 19.66 acres  
 (856,370 s.f.)  
 - PEC Area = 9.82 acres  
 Density = (120/19.66) = 6.10 units/ac  
 = 7,136 s.f./du

**POTENTIAL ZONING DISTRICTS**

- RM-2 DENSITY - 9 units/acre STREET YARD - 35' SIDE YARD - 25' (EACH STRUCTURE) REAR YARD - 35' PARKING - 2.5 SPACES/UNIT
- RM-1 DENSITY - 6 units/acre STREET YARD - 35' SIDE YARD - 25' (EACH STRUCTURE) REAR YARD - 35' PARKING - 2.5 SPACES/UNIT
- RS-6 LOT SIZE - 12,500 s.f. FRONT YARD - 30' SIDE YARD - 12' REAR YARD - 35'

Developed By:

**NEUMANN**  
 DEVELOPMENTS, INC.

N27 W24025 Paul Court  
 Pewaukee, WI 53072

**LOCATION MAP**

Scale: 1" = 60' (22"x34")  
 Scale: 1" = 120' (11"x17")

DATE: 03/01/2018



# #2-B

## DATA SUMMARY TABLE

MARKET RATE  
RENTAL RESIDENCES 120 Units

Total Area = 19.66 acres  
(856,370 s.f.)

- PEC Area = 9.82 acres

Density =  $(120/19.66) = 6.10$  units/ac  
= 7,136 s.f./du

## POTENTIAL ZONING DISTRICTS

- RM-2  
DENSITY - 9 units/acre  
STREET YARD - 35'  
SIDE YARD - 25' (EACH STRUCTURE)  
REAR YARD - 35'  
PARKING - 2.5 SPACES/UNIT
- RM-1  
DENSITY - 6 units/acre  
STREET YARD - 35'  
SIDE YARD - 25' (EACH STRUCTURE)  
REAR YARD - 35'  
PARKING - 2.5 SPACES/UNIT
- RS-6  
LOT SIZE - 12,500 s.f.  
FRONT YARD - 30'  
SIDE YARD - 12'  
REAR YARD - 35'

Developed By:



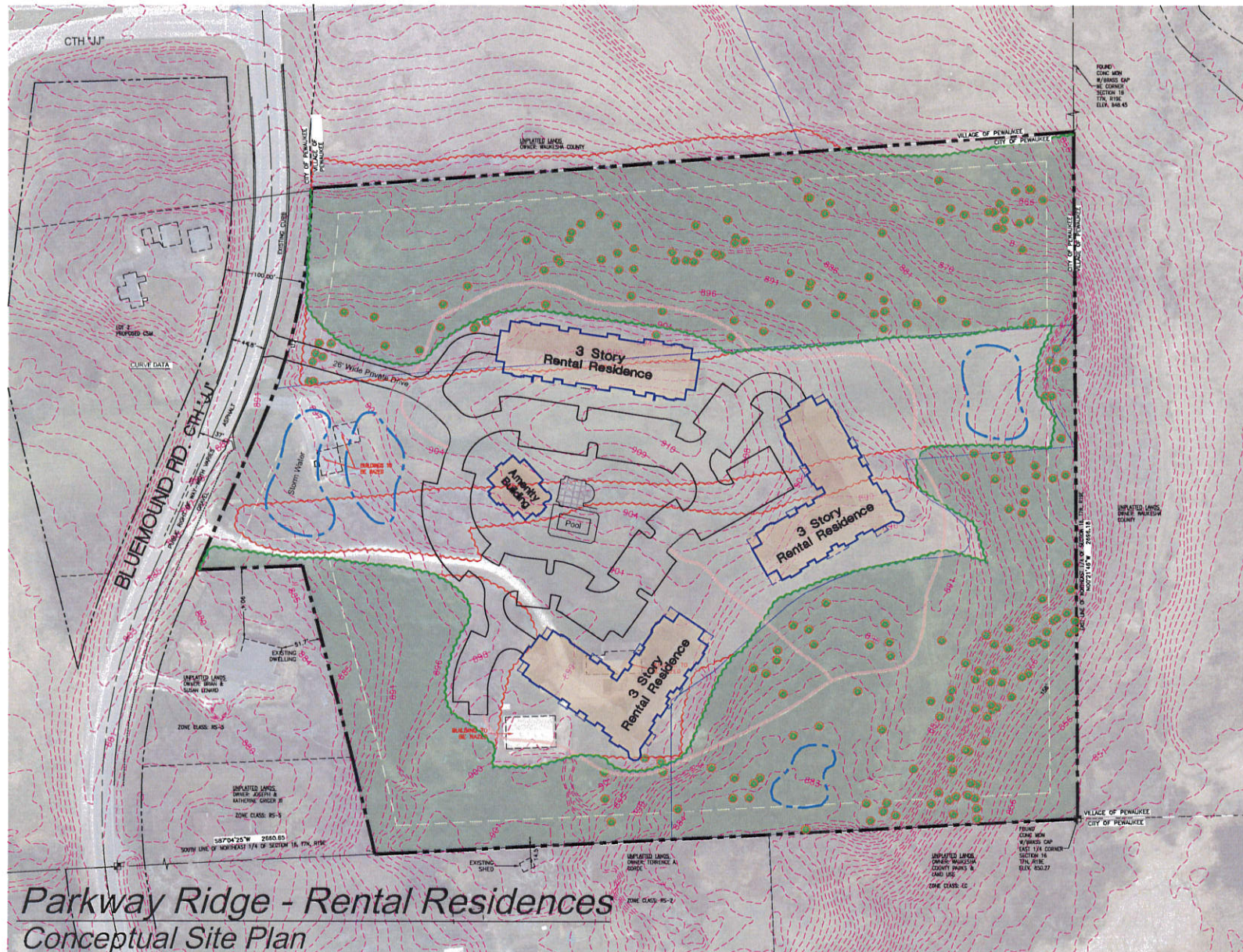
N27 W24025 Paul Court  
Pewaukee, WI 53072

## LOCATION MAP



Scale: 1" = 60' (22'x34')  
Scale: 1" = 120' (11'x17')

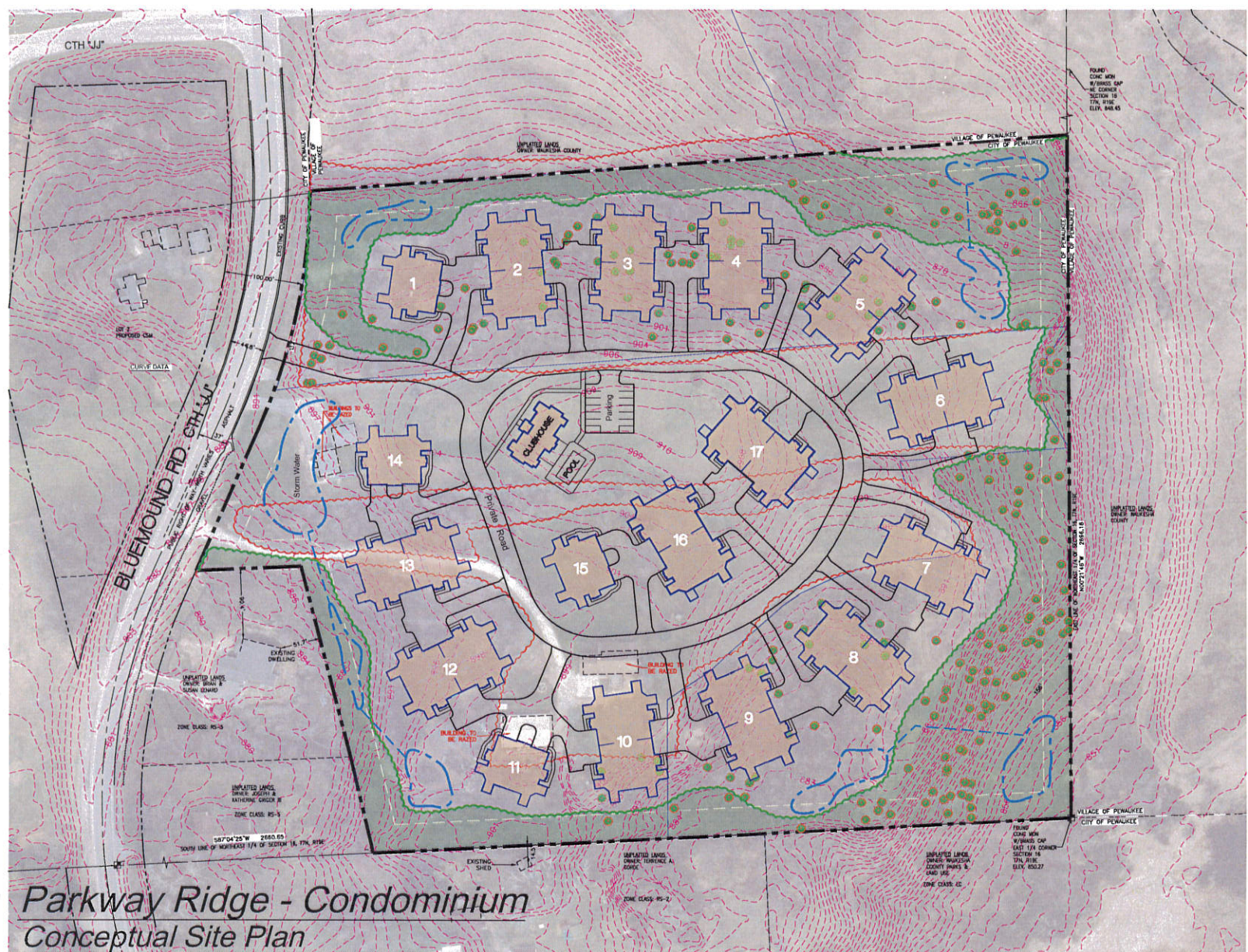
DATE: 03/01/2018



**Parkway Ridge - Rental Residences**  
**Conceptual Site Plan**

Bluemound Road, City of Pewaukee, WI





**Parkway Ridge - Condominium**  
**Conceptual Site Plan**  
 Bluemound Road, City of Pewaukee, WI

# #3

## DATA SUMMARY TABLE

CONDOMINIUM	60 Units
Total Area =	19.66 acres (856,370 s.f.)
- PEC Area =	9.82 acres
Density = (60/19.66)	= 3.05 units/ac = 14,272 s.f./du
Private Road Length =	1,680 l.f.

## POTENTIAL ZONING DISTRICTS

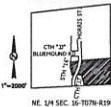
- RM-2  
 DENSITY - 9 units/acre  
 STREET YARD - 35'  
 SIDE YARD - 25' (EACH STRUCTURE)  
 REAR YARD - 35'  
 PARKING - 2.5 SPACES/UNIT
- RM-1  
 DENSITY - 6 units/acre  
 STREET YARD - 35'  
 SIDE YARD - 25' (EACH STRUCTURE)  
 REAR YARD - 35'  
 PARKING - 2.5 SPACES/UNIT
- RS-6  
 LOT SIZE - 12,500 s.f.  
 FRONT YARD - 30'  
 SIDE YARD - 12'  
 REAR YARD - 35'

Developed By:



N27 W24025 Paul Court  
 Pewaukee, WI 53072

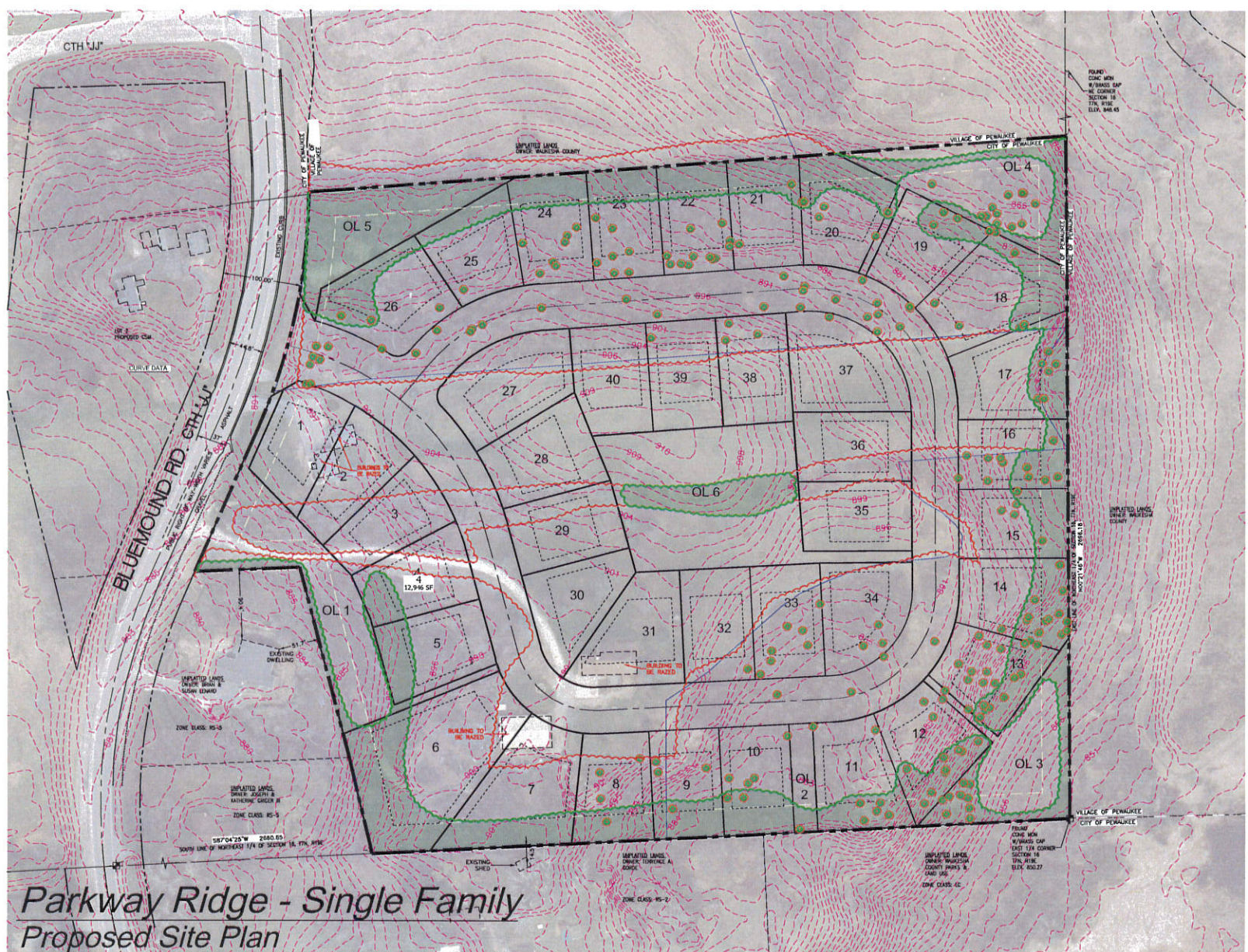
## LOCATION MAP



Scale: 1" = 60' (22"x34")  
 Scale: 1" = 120' (11"x17")

DATE: 03/01/2018





# Parkway Ridge - Single Family Proposed Site Plan

Bluemound Road, City of Pewaukee, WI

# #4

## DATA SUMMARY TABLE

RS-6 SINGLE FAMILY 40 lots  
 Total Area = 19.66 acres  
 (856,370 s.f.)  
 - PEC Area = 9.82 acres  
 Density = (40/19.66) = 2.03 units/ac  
 = 21,409 s.f./du

## POTENTIAL ZONING DISTRICTS

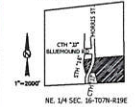
- RM-2  
 DENSITY - 9 units/acre  
 STREET YARD - 35'  
 SIDE YARD - 25' (EACH STRUCTURE)  
 REAR YARD - 35'  
 PARKING - 2.5 SPACES/UNIT
- RM-1  
 DENSITY - 6 units/acre  
 STREET YARD - 35'  
 SIDE YARD - 25' (EACH STRUCTURE)  
 REAR YARD - 35'  
 PARKING - 2.5 SPACES/UNIT
- RS-6  
 LOT SIZE - 12,500 s.f.  
 FRONT YARD - 30'  
 SIDE YARD - 12'  
 REAR YARD - 35'

Developed By:



N27 W24025 Paul Court  
 Pewaukee, WI 53072

## LOCATION MAP



Scale: 1" = 60' (22"x34")  
 Scale: 1" = 120' (11"x17")

DATE: 03/01/2018