

Planning Department

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

~ REVISED ~

PLAN COMMISSION MEETING NOTICE AND AGENDA

Thursday, March 22, 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 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)
 4. 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)
 5. Adjournment

Harlan Clinkenbeard
City Planner

Posted: 3/16/2018

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 22, 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:

ATTACHMENTS:

Description

2.22.18 Plan Commission Minutes

In Attendance:

Mayor S. Bierce, Alderman B. Bergman, D. Linsmeier, S. Sullivan and C. Wunder.

Also in attendance: City Planner H. Clinkenbeard, Deputy Clerk A. Hurd, Administrator S. Klein, Assistant City Engineer M. Wagner, Community Services Director K. Woldanski.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 7:01PM and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of Meeting Minutes Dated November 16th, 2017 and January 18th, 2018

A motion was made and seconded, (C. Wunder, D. Linsmeier) to approve the November 16th, 2017 and January 18th, 2018 meeting minutes. Motion Passed: 5-For, 0-Against.

3. Continued 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)

Chairman Bierce stated the Fire Chief and the County have both weighed in with some concerns on this project.

Matt Neumann of Neumann Development felt one of the primary conversations was whether or not there would need to be right-of-way access to the south thru the County's land. He stated the right-of-way extension was challenging within the project but was worked out with staff. There is now a 30 foot wide outlot there that would preserve the rights for the City to put a water main to the south.

Another issue at the previous meeting was related to sanitary sewer. They have met with engineering staff and he did not believe sanitary sewer to be an issue, but only a function of what method they use to make sure they have gravity flow.

The biggest issue was the tree issue and a tree survey was done. It was not a full survey but instead gathered data on which trees were alive and which were worth saving. When looking at the site from an aerial view it appears extremely dense, but a lot of it is buckthorn undergrowth and dead trees. There were a little over 200 trees that were between six and 12 inch caliber that the tree surveyor felt were worth trying to save. The trees were marked and color coded on the map. Mr. Neumann stated their strategy was to replace the "good" trees that they will lose with new trees that are recommended from an arborist. Any homeowners that take trees down over the four inch caliber will replace them either on their property or in an area created on the site.

Mr. Neumann referred to the Fire Chief's objection to the width of access to Bluemound Road and stated there was no issue with that. There needed to be two 26-foot wide lanes because there were not two separate accesses to the property. There will be a 150-foot entrance that comes into the subdivision before the loop layout. The loop design was chosen for public safety purposes due to having only one primary access to the site. There would be a boulevard entry with two 26-foot wide paved driving lanes.

It was noted that they came up with this design based on the comprehensive plan because it has the exact road layout.

Mr. Clinkenbeard referred to the roadway and stated if there was no median, it could be 52 feet wide because they are making up for two accesses.

Discussion then took place regarding replacement and preservation of the trees.

Mr. Clinkenbeard noted that the County wanted the City to follow what SEWRPC says, which is that this is a proposed primary environmental corridor. SEWRPC issued a letter stating the City can do what it wants in this area because it was not originally delineated as a primary environmental corridor. The County is objecting to this and suggesting that the City incorporate this area as an environmental corridor. That would allow only one lot per five acres on the area now delineated as an environmental corridor.

Additional discussion took place regarding saving and planting of the trees.

Chairman Bierce stated he sees potential problems down the road. He does not like the change of taking out the roadway to the south. He felt single access areas seem to always come back to the Council with a problem. He felt it was bad planning to do this with one access.

Mr. Neumann noted that they will have two entrances and they will meet State codes for safety purposes. He referred to the southern access point and noted that it falls off 25 feet and is steep and then goes into a wetland area on the County's land. It would require a whole series of people to do something all at the same time to make that thru road ever happen. Even if it was put in, it would not solve the near-term emergency access and safety requirements.

Mr. Neumann again referred to the trees and mentioned that his interests are aligned with the City's. Lots with mature trees are more valuable and the market will pay more for lots with trees on them. He wants to save the trees because it drives up the value of the homes. He suggested the City requiring letter of credits or having landscaping bonds with the buyer.

Mr. Klein clarified that apparently 80 to 90 percent of the trees would get wiped out. He then referred to the comprehensive plan and noted it was a neighborhood plan and it was just a suggestion of what could happen. He determined that this site is best suited for multi-family and suggested doing eight-family units, or possibly duplexes, if they wanted to save the natural characteristics. Mr. Klein stated from a staff perspective, they are recommending something other than what is being proposed.

A motion was made and seconded, (B. Bergman, S. Bierce) to recommend approval of the preliminary plat for the Parkway Ridge Subdivision subject to staff working with the petitioner to come up with a tree preservation and replacement plan suitable to both the ordinance and staff, and also widening outlot two to meet the recommendation of a future southerly connection point, and subject to the City Planner's comments and Engineering's approval and answering all of the County's questions. Motion Failed: 2-For, 3-Against (Bierce, Linsmeier, Sullivan).

Mr. Neumann requested clarification regarding the 30 foot outlot and whether it should be a 30 foot outlot or a 60 foot right-of-way. Mr. Bergman stated he was satisfying the Mayor's concern regarding future connectivity and his motion was not what the staff recommended but actually what the Mayor was asking.

4. Continued 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)

Mr. Clinkenbeard recommended the Plan Commission deny the rezoning because of denial of the plat.

A motion was made and seconded, (D. Linsmeier, S. Bierce) to deny the rezoning. Motion Passed: 5-For, 0-Against.

5. Continued 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)

It was requested by the petitioner that the CSM be removed from consideration. It was not in the best interest of property owner to combine the properties at this time.

Mr. Neumann questioned what they should do since they followed the comprehensive plan and received two staff recommendations, yet still got turned down. He noted that there was a straw poll done in November and they were told to move ahead. If the trees were going to be the number one issue back in November then they should have been told that. He questioned what they could do here and how they move forward.

Mr. Clinkenbeard stated the Plan Commission will have to wrestle with the issue of what they want on this land as an alternative to what Neumann Development proposed.

Mr. Sullivan commented that if they lost a lot or two to make the individual lots wider, they would then have more options when building houses to save more of the trees. He did not have a problem with the layout but he did think an effort should be made to modify the existing plan and spread out the lots.

Mr. Linsmeier stated he would've been more supportive of the project if he heard the same thing Mr. Sullivan was suggesting.

Mr. Neumann questioned if this would be allowed to advance if they came back with 38 lots and made them wider around the perimeter. Chairman Bierce felt it was an unfair question to ask because they do not know how it would be shaped. Mr. Neumann stated he would cut two lots out somewhere where the density of the trees are and he would make those lots a lot wider. He requested direction as to what to do next.

One of the property owners stated he has owned the property for four years and each year there are more trees dying. The developer wants a nice subdivision that will grow in value and has nice trees on it, and new trees.

Mr. Neumann stated he will meet with the other land owners and will work with staff to bring something back. It will come in the form of more than one version.

6. Adjournment

A motion was made and seconded, (C. Wunder, B. Bergman) to adjourn the meeting at 8:40pm. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd

Deputy Clerk

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

DATE: March 22, 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:

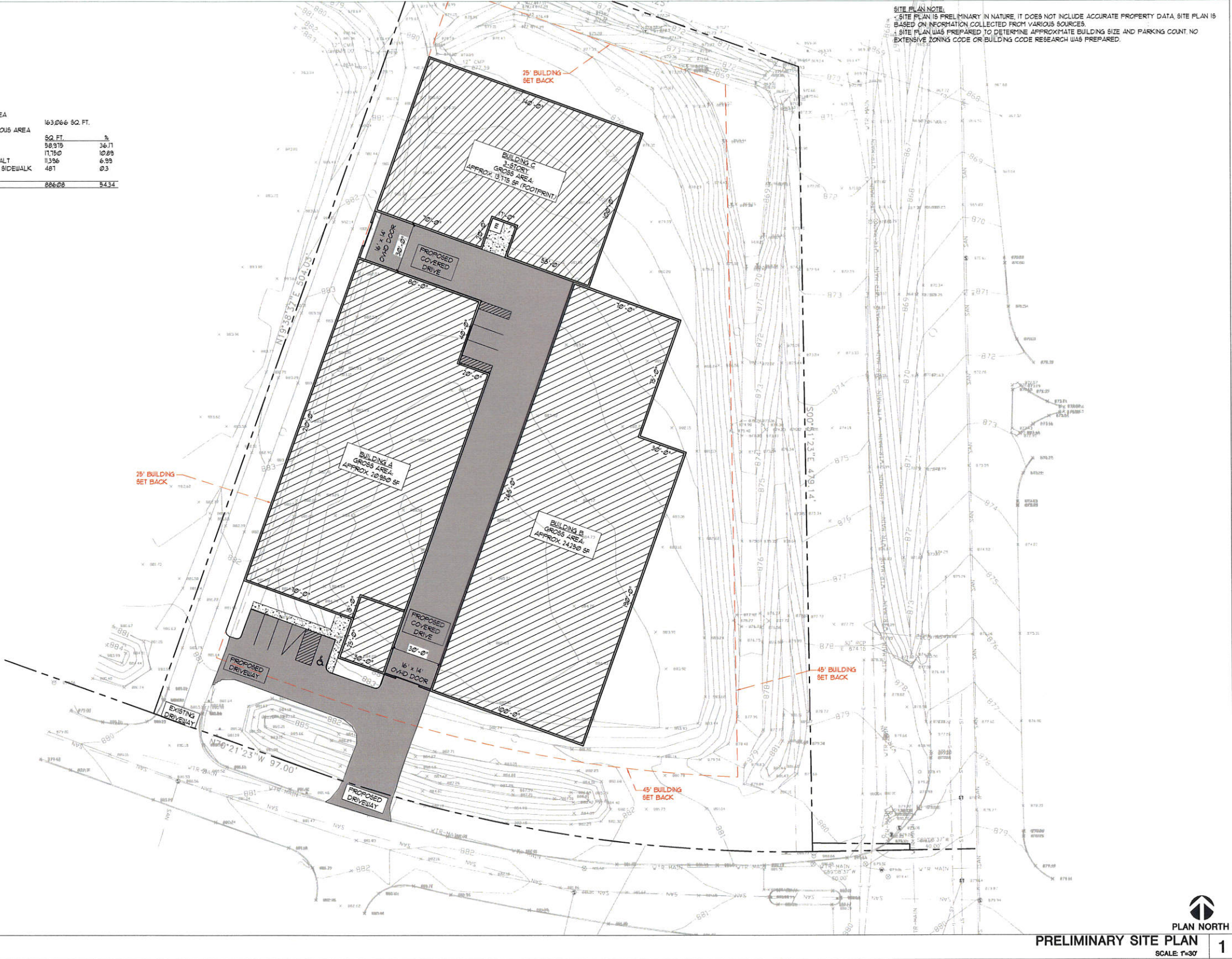
ATTACHMENTS:

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	SQ. FT.	5
NEW ASPHALT	11,150	10.83
EXISTING ASPHALT	1,336	6.99
NEW CURB AND SIDEWALK	481	0.3
TOTAL		886.08 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

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

DATE: March 22, 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

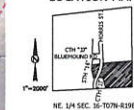
- RM-2
 DENSITY - 9 units/acre
 STREET YARD - 35'
 SIDE YARD - 25' (EACH STRUCTURE)
 REAR YARD - 35'
 PARKING - 2.5 SPACES/UNIT
- RM-1
 DENSITY - 6 units/acre
 STREET YARD - 35'
 SIDE YARD - 25' (EACH STRUCTURE)
 REAR YARD - 35'
 PARKING - 2.5 SPACES/UNIT
- RS-5
 LOT SIZE - 12,500 s.f.
 FRONT YARD -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

Developed By:



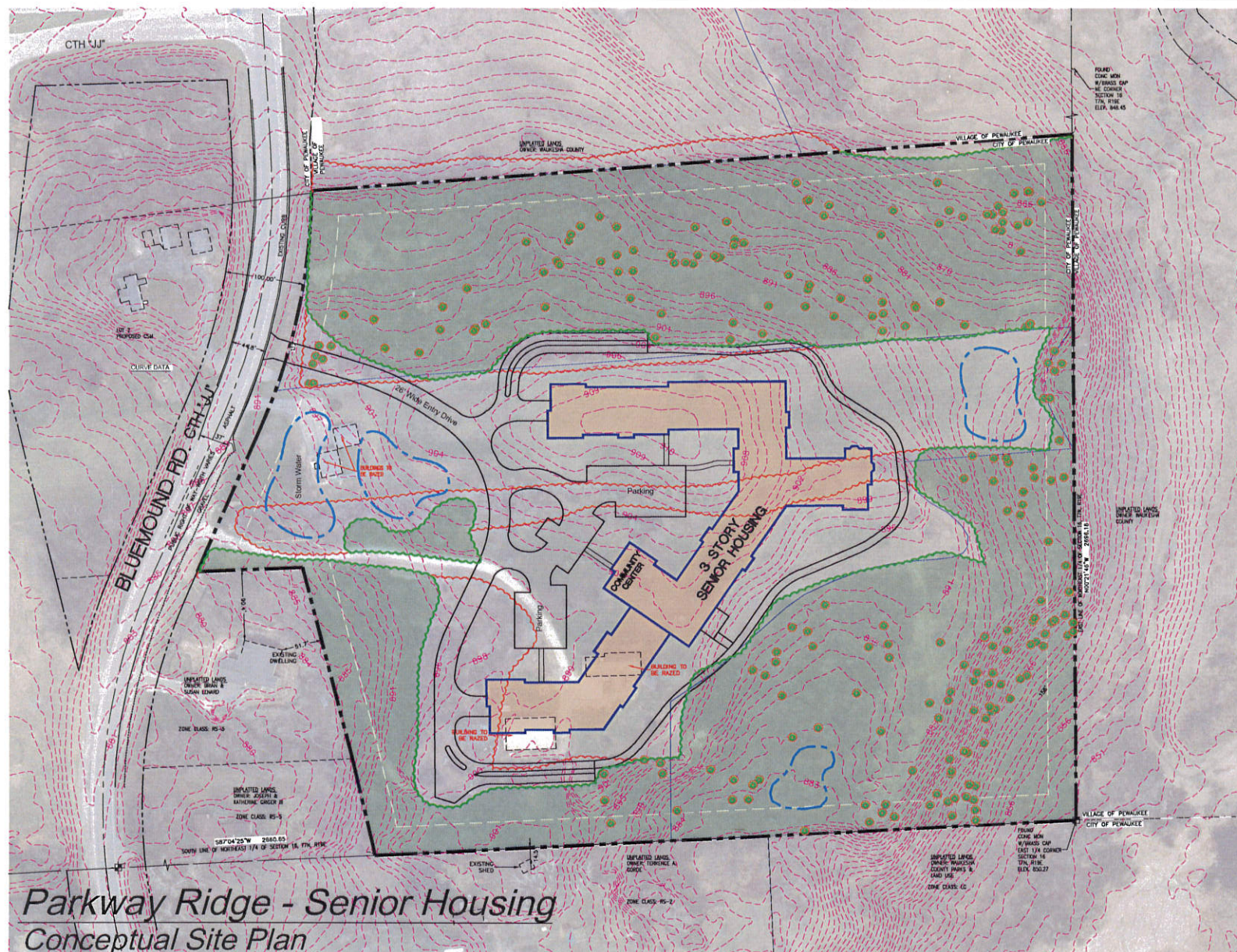
N27 W24025 Paul Court
 Pewaukee, WI 53072

LOCATION MAP



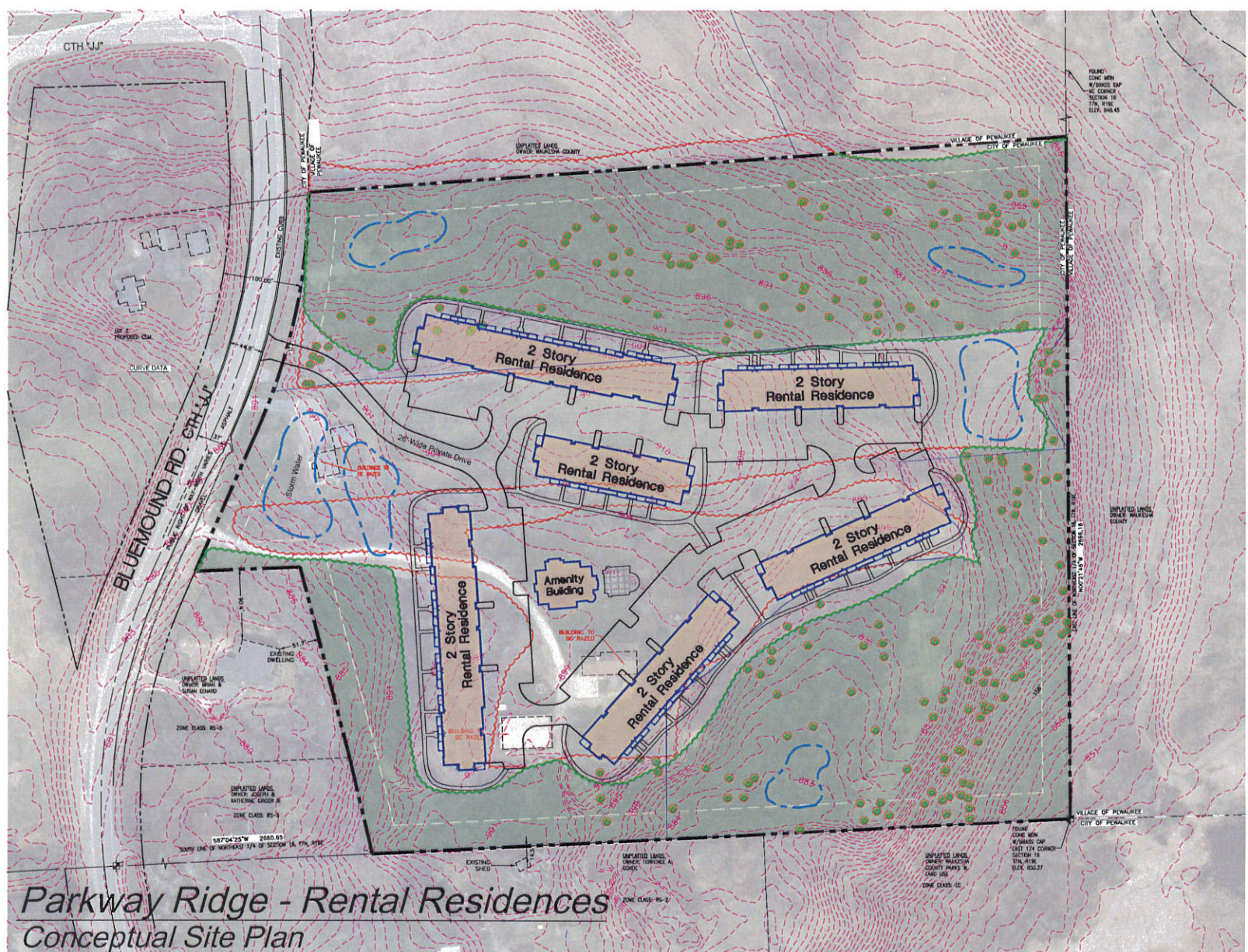
Scale: 1" = 60' (22"x34")
 Scale: 1" = 120' (11"x17")

DATE: 03/01/2018



Parkway Ridge - Senior Housing Conceptual Site Plan

Bluemound 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

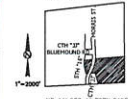
POTENTIAL ZONING DISTRICTS	
- RM-2	DENSITY - 9 units/acre STREET YARD - 35' SIDE YARD - 25' (EACH STRUCTURE) REAR YARD - 35' PARKING - 2.5 SPACES/UNIT
- RM-1	DENSITY - 6 units/acre STREET YARD - 35' SIDE YARD - 25' (EACH STRUCTURE) REAR YARD - 35' PARKING - 2.5 SPACES/UNIT
- RS-6	LOT SIZE - 12,500 s.f.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

Developed By:



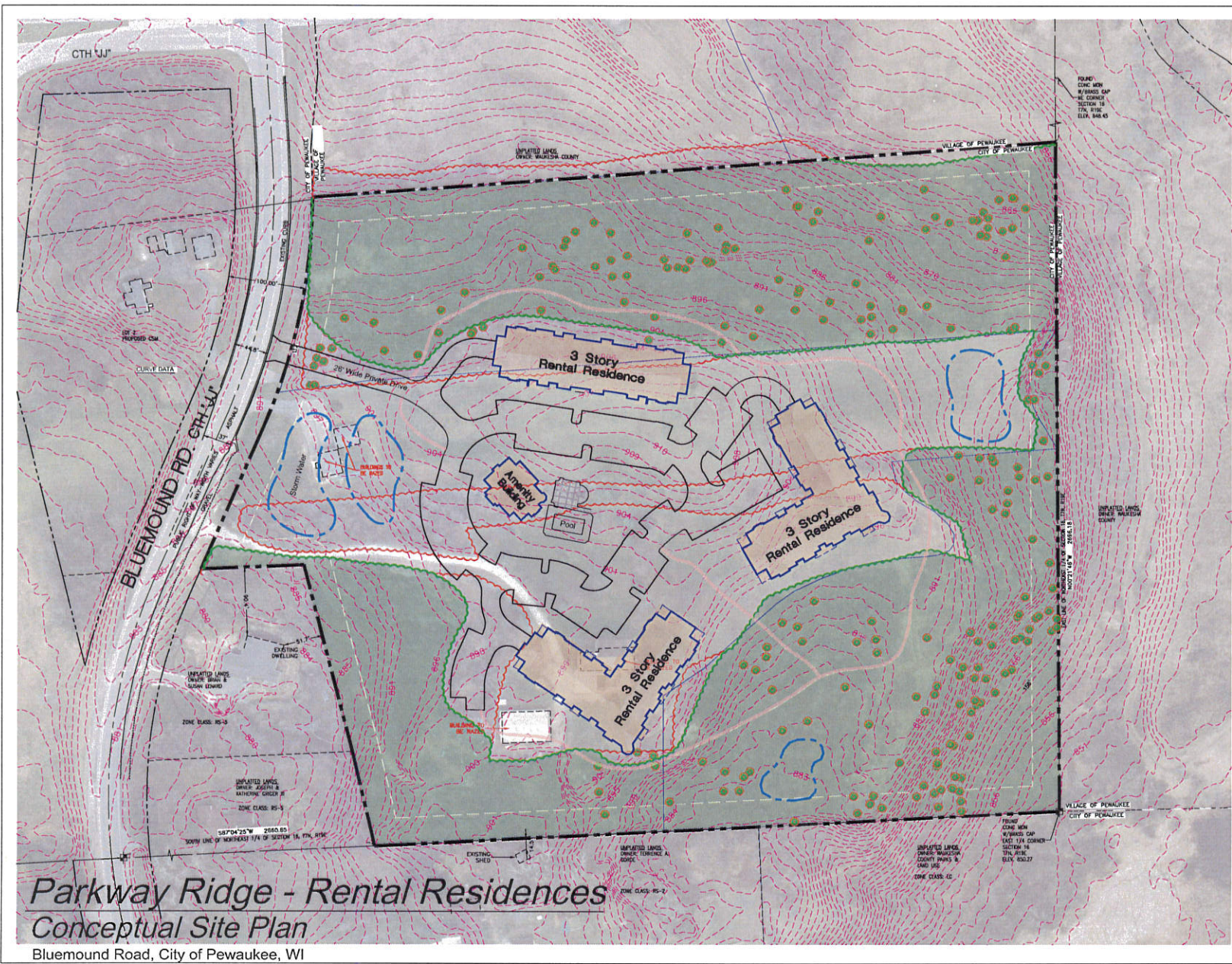
N27 W24025 Paul Court
Pewaukee, WI 53072

LOCATION MAP



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

DATE: 03/01/2018



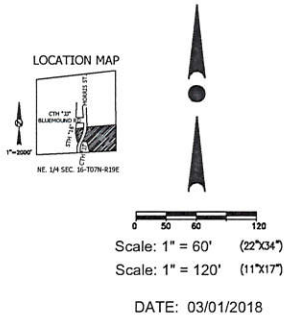
#2-B

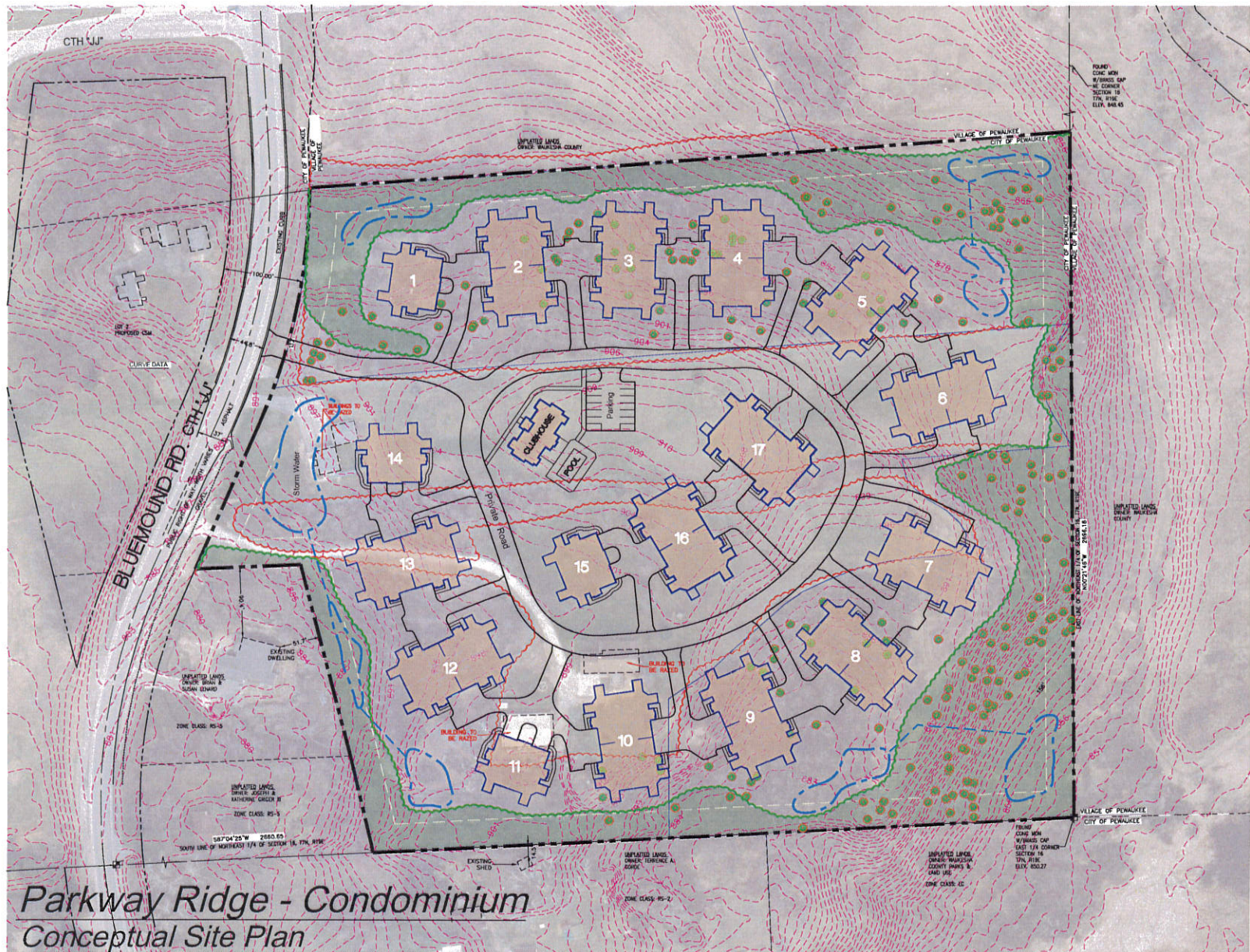
DATA SUMMARY TABLE	
MARKET RATE	
RENTAL RESIDENCES	120 Units
Total Area =	19.66 acres (856,370 s.f.)
- PEC Area =	9.82 acres
Density = (120/19.66) =	6.10 units/ac = 7,136 s.f./du

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





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:



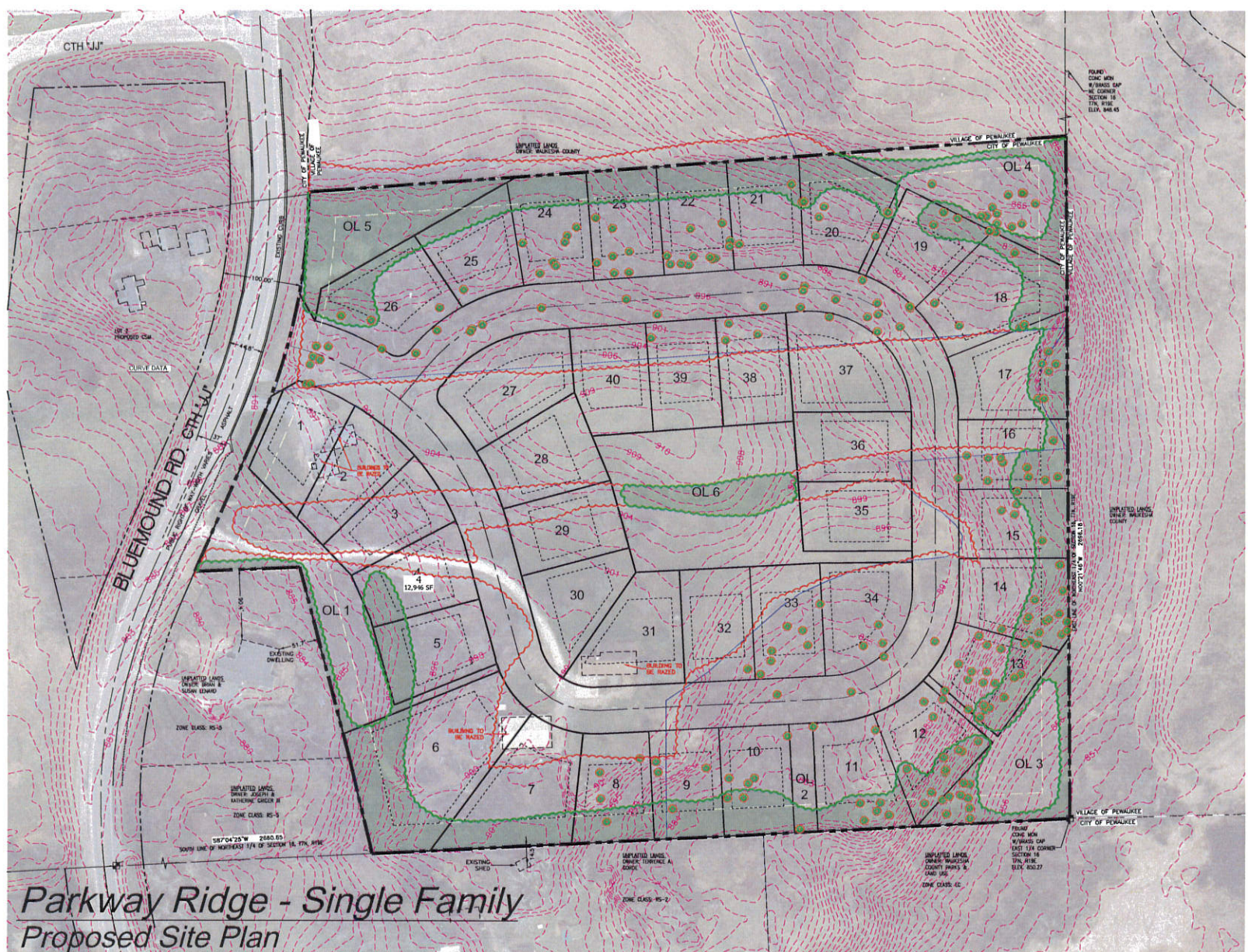
N27 W24025 Paul Court
 Pewaukee, WI 53072

LOCATION MAP



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

DATE: 03/01/2018




#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:

**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