



Planning Department

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

**PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, June 21, 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 Approval of Meeting Minutes Dated May 17th, 2018
 3. Discussion and Action Regarding the Shoreland Mitigation Plan for the Michael Maynard Property Located at N28 W26906 Woodland Drive (PWC 0930060)
 4. Discussion and Action Regarding a Proposed Certified Survey Map for Jeffrey Moser for the Purpose of Combining Two Adjacent Properties Located at N39 W27051 Glacier Road at the Intersection of Glacier Road and Armour Lane (PWC 0889998001)
 5. Discussion and Action Regarding a Proposed Certified Survey Map for Neumann Development, Inc. for the Purpose of Combining Three Small Parcels Totaling 2.16 Acres Located on the West Side of Bluemound Road 315 Feet South of Morris Street Into One Lot and Combining Three Large Parcels Totaling 19.66 Acres Located on the East Side of Bluemound Road 315 Feet South of Morris Street Into One Lot (PWC 0925993, PWC 0925990, PWC 0925992)
 6. Discussion and Action Regarding a Proposed Certified Survey Map for the 19.66 Acre Neumann Development, Inc. Property Located on the East Side of Bluemound Road and 315 Feet South of Morris Street for the Purpose of Dividing the Property Into Two Lots (PWC 0925993, PWC 0925990, PWC 0925992)
 7. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Neumann Development, Inc. to Rezone Their 19.66 Acre Property Located on the East Side of Bluemound Road from Rs-1, Single-Family Residential to Rm-1, Multi-Family Residential for the Purpose of Creating a Condominium Plat (PWC 0925993, PWC 0925990, PWC 0925992)
 8. Discussion and Action Regarding a Pre-Preliminary Residential Plat for the Approximately 17 Acre Andritsos Property Located on the West Side of Bluemound Road (PWC 0928980)
 9. Discussion and Action Regarding a Conceptual Plan by Erickson Enterprise for a Car Wash Facility Located in the Northeast Quadrant of Nancy's Court and CTH F (PWC 0958986009)
 10. Adjournment

Harlan Clinkenbeard
City Planner

6/15/2018

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: June 21, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of Meeting Minutes Dated May 17th, 2018

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

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

DATE: June 21, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Shoreland Mitigation Plan for the Michael Maynard Property Located at N28 W26906 Woodland Drive (PWC 0930060)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Maynard Shoreland Mitigation Plan

Staff Memo

May 19, 2018

City of Pewaukee – City Assistant Engineer

W240 N3065 Pewaukee Road

Pewaukee, WI 53072

Attn: Magdelene Wagner, P.E.

Re: Mitigation Plan application amendment for N28W26906 Woodland Drive (Maynard Residence)

Attachments: landscape plan, amended grading plan

Dear Maggie,

I am writing this narrative as part of our amended application for a grading plan on the residence of N28 W26906 Woodland Drive. We are now over the maximum 27.5% and would like you to please consider the following narrative and approve our request to amend the impervious coverage to 33.7%. The impervious surface calculations for the proposed project are listed below:

FOOTPRINT OF HOUSE, GARAGE, PATIO = 3821

FOOTPRINT OF DRIVEWAY = 1737

FOOTPRINT OF RETAINING WALL AND WALKWAY = 227

TOTAL IMPERVIOUS SURFACE PROPOSED = 5785

In order to exceed the standard allowable coverage a mitigation plan must be prepared that accounts for the difference between the standard allowable coverage and the proposed, larger amount. More specifically the plan must propose measures that hold stormwater onsite for a volume (based on a 2 year, 24 hour rain event) associated with the difference in square footage between the standard allowable coverage and proposed, larger amount. The following are mitigation calculations that apply to this project:

LOT = 17,172 SQUARE FEET

5,785 S.F. = 33.7% COVERAGE OF LOT PROPOSED WITH MITIGATION (35% MAXIMUM)

4723 S.F. = 27.5% COVERAGE OF LOT ALLOWED STANDARD

1062 S.F. = DIFFERENCE

1062 S.F. X 2.69 (WATER VOLUME FOR A 2-YEAR, 24 HOUR STORM EVENT) = 239 CU FT OF STORAGE
NEEDED FOR MITIGATION

In order to satisfy the above mitigation requirements we plan to install a 320 square foot, 8" deep rain garden on the South East corner of the lot. This rain garden satisfies the required 239 cu ft of storage needed for mitigation. Installation of native plants within the rain garden will utilize their extensive root system to soak up stormwater and bind the soil (erosion control).

All of the proposed mitigation measures can be seen on the attached plan. Implementing these measures should satisfy the city mitigation requirements which should allow the homeowners to proceed with the amended plans.

Sincerely,

Sara Maynard

480-650-9128

EDGEWOOD SURVEYING

14195 BEECHWOOD TRAIL • NEW BERLIN • WISCONSIN 53151
(262)366-5749 • fax (262)797-6329

IMPERVIOUS PLAN

PREPARED FOR: **UBUILDIT/MAYNARD**

LOCATION: **N28W26906 WOODLAND DRIVE, PEWAUKEE**

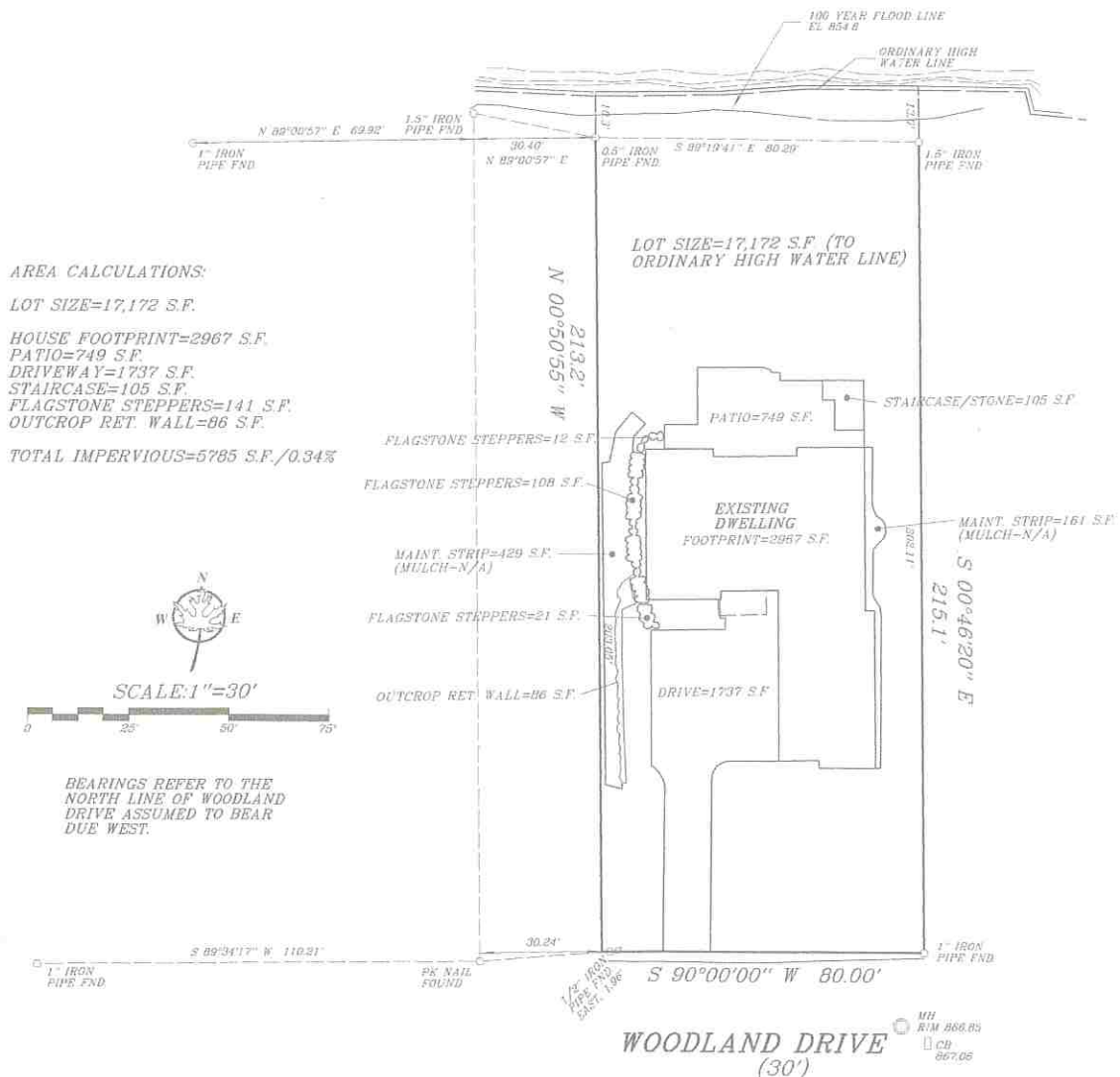
LEGAL DESCRIPTION: **THE WEST 20 FEET OF LOT 8, ALL OF LOT 9 AND THE EAST 1/2 OF LOT 10, EDGEWOOD PLAT NO. 3, A SUBDIVISION OF A PART OF THE SW 1/4 OF THE NW 1/4 SECTION 17, T. 7 N., R. 19 E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.**

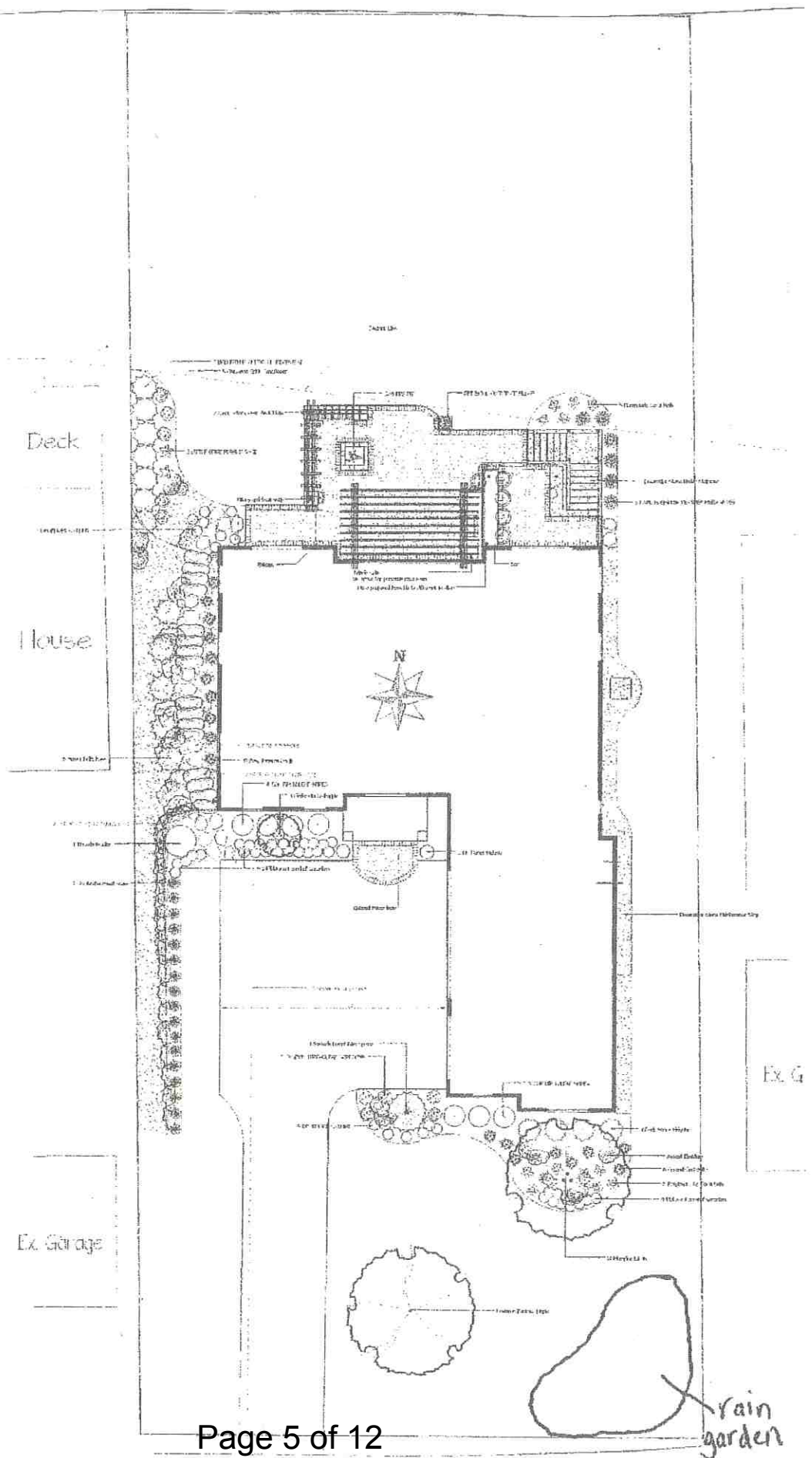
JUNE 12, 2017
REVISED 7/12/17
REVISED 7/21/17
OFFSET GRDS ADDED 8/4/17
AS-BUILT 9/21/17
IMPERVIOUS 5/9/18
REVISED 5/16/18

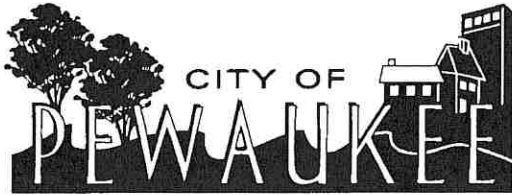
WAU-1535

PEWAUKEE LAKE

W.S.=852.77 (6/12/17)







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.

Subject: Mitigation Proposal for N28W26906 Woodland Dr (PWC 0930060)

Date: June 7, 2018

REQUESTED ACTION:

Plan Commission approval the mitigation plan for N28W26906 Woodland Dr (PWC 0930060) contingent on 1) the downspout on the south side of house is directed to the proposed rain garden; 2) the drainage swales along the East & West property lines are maintained as shown on the approved grading plan; and 3) the mitigation plan and plan commission minutes are recorded at Waukesha County and a recorded copy provided to the City for their records.

BACKGROUND:

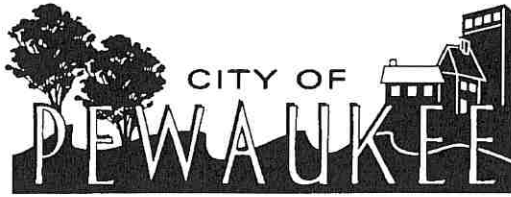
According to Ordinance 17.0436, any home within 300 feet of the lake has a maximum building coverage of permanent structures of 20% of the total parcel area. In addition, it has a maximum of 7.5% (lot is greater than 10,000 sf) of permanent impervious surfaces outside of the structures. If a lot is proposing 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 Maynard property is located at N28W26906 Woodland Drive and has a lot size of 17,172 SF. The allowable permanent structure is 3,434 SF (20%) and the allowable permanent impervious surface is 1,288 SF (7.5%) for a total allowable impervious area of 4,722 SF. The ordinance allows the combined permanent structure and permanent impervious surface to 35% (6,010 SF) of the parcel. The Maynard's are requesting approval for 33.7% (5,785 SF) total impervious area.

The Maynard property is mitigating this additional impervious area with one 8 inch deep by 320 square foot rain garden. The rain garden will be planted with native plants to promote infiltration. It was not clear on the plan what impervious area would be draining to the rain garden. The homeowner clarified that they will be running the down spouts on the south side of the home to this rain garden which carries approximately half the roof drainage from the

P:\City\Lot grading\Mitigation reviews\N28W26906 Woodland dr - Maynard-PWC0930060\20180607-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

home.

The City has reviewed the calculations provided by the homeowners. We concur the plan dated May 19, 2018 and the downspout direction to the rain garden will adequately address the mitigation requirements for the site. The volume of the rain garden 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 downspout on the south side of the house be directed to the proposed rain garden.
2. The drainage swales along the East & West property lines are maintained as shown on the approved grading plan.
3. 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 homeowners.

May 19, 2018

City of Pewaukee – City Assistant Engineer

W240 N3065 Pewaukee Road

Pewaukee, WI 53072

Attn: Magdelene Wagner, P.E.

Re: Mitigation Plan application amendment for N28W26906 Woodland Drive (Maynard Residence)

Attachments: landscape plan, amended grading plan

Dear Maggie,

I am writing this narrative as part of our amended application for a grading plan on the residence of N28 W26906 Woodland Drive. We are now over the maximum 27.5% and would like you to please consider the following narrative and approve our request to amend the impervious coverage to 33.7%. The impervious surface calculations for the proposed project are listed below:

FOOTPRINT OF HOUSE, GARAGE, PATIO = 3821

FOOTPRINT OF DRIVEWAY = 1737

FOOTPRINT OF RETAINING WALL AND WALKWAY = 227

TOTAL IMPERVIOUS SURFACE PROPOSED = 5785

In order to exceed the standard allowable coverage a mitigation plan must be prepared that accounts for the difference between the standard allowable coverage and the proposed, larger amount. More specifically the plan must propose measures that hold stormwater onsite for a volume (based on a 2 year, 24 hour rain event) associated with the difference in square footage between the standard allowable coverage and proposed, larger amount. The following are mitigation calculations that apply to this project:

LOT = 17,172 SQUARE FEET

5,785 S.F. = 33.7% COVERAGE OF LOT PROPOSED WITH MITIGATION (35% MAXIMUM)

4723 S.F. = 27.5% COVERAGE OF LOT ALLOWED STANDARD

1062 S.F. = DIFFERENCE

1062 S.F. X 2.69 (WATER VOLUME FOR A 2-YEAR, 24 HOUR STORM EVENT) = 239 CU FT OF STORAGE
NEEDED FOR MITIGATION

In order to satisfy the above mitigation requirements we plan to install a 320 square foot, 8" deep rain garden on the South East corner of the lot. This rain garden satisfies the required 239 cu ft of storage needed for mitigation. Installation of native plants within the rain garden will utilize their extensive root system to soak up stormwater and bind the soil (erosion control).

All of the proposed mitigation measures can be seen on the attached plan. Implementing these measures should satisfy the city mitigation requirements which should allow the homeowners to proceed with the amended plans.

Sincerely,

Sara Maynard

480-650-9128

14195 BEECHWOOD TRAIL • NEW BERLIN • WISCONSIN 53151
(262)366-5749 • fax (262)797-6329

IMPERVIOUS PLAN

PREPARED FOR: *UBUILDIT/MAYNARD*

LOCATION: N28W26906 WOODLAND DRIVE, PEWAUKEE

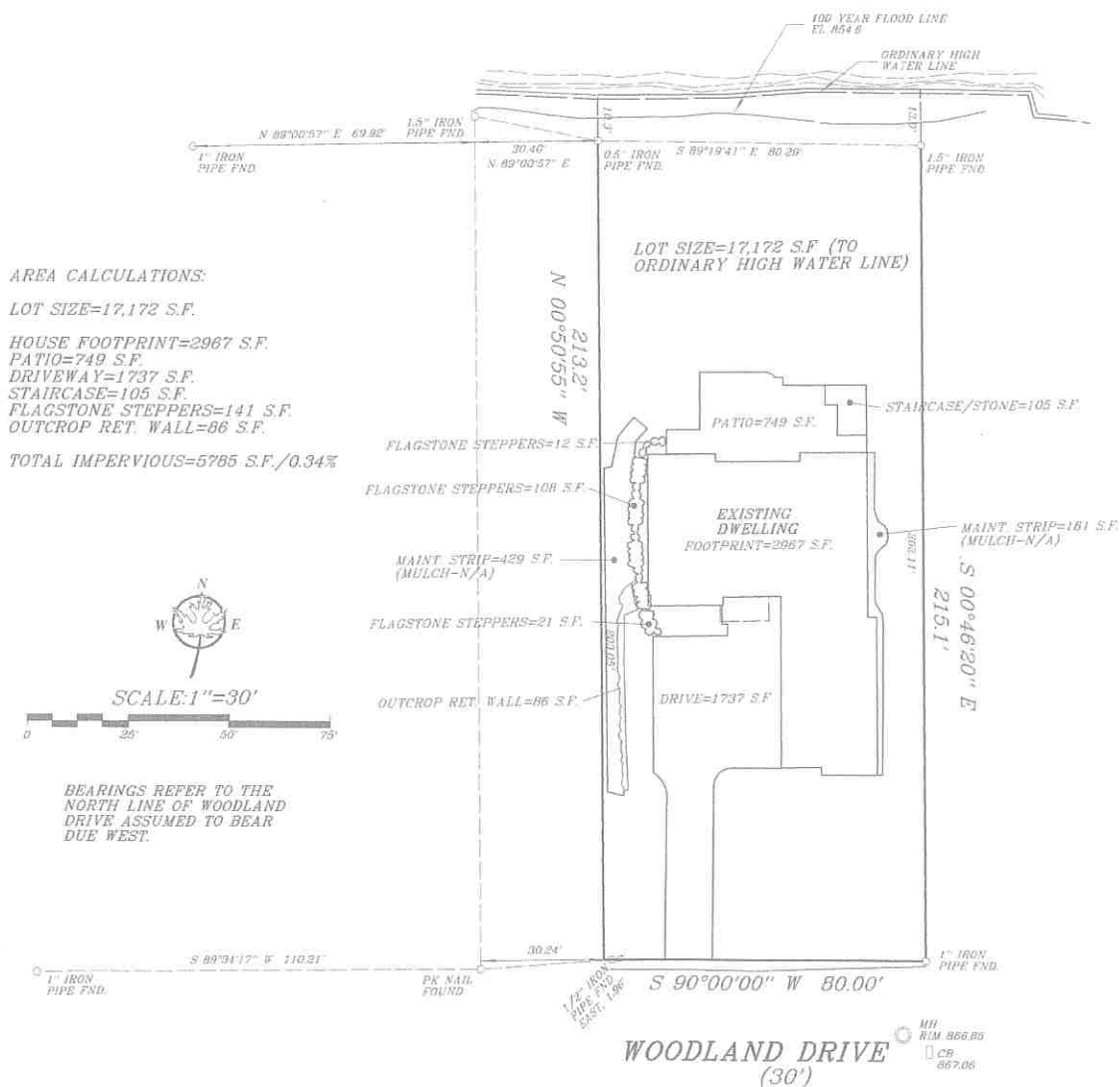
LEGAL DESCRIPTION: THE WEST 20 FEET OF LOT 8, ALL OF LOT 9 AND THE EAST 1/2 OF LOT 10, EDGEWOOD PLAT NO. 3, A SUBDIVISION OF A PART OF THE SW 1/4 OF THE NW 1/4 SECTION 17, T. 7 N., R. 19 E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

JUNE 12, 2017
REVISED 7/12/17
REVISED 7/21/17
OFFSET GRDS ADDED 8/4/17
AS-BUILT 9/21/17
IMPERVIOUS 5/9/18
REVISED 5/16/18

W A U-1536

PEWAUKEE LAKE

W.S.=952.77 (6/12/17)



NOTE: PATIO, DRIVEWAY AND LANDSCAPE
FEATURES PROVIDED BY OWNER.

EDGEWOOD SURVEYING

14195 BEECHWOOD TRAIL • NEW BERLIN • WISCONSIN 53151
(262)366-5749 • fax (262)797-6329

GRADING PLAN

PREPARED FOR: **UBUILDIT/MAYNARD**

LOCATION: **N28W26906 WOODLAND DRIVE, PEWAUKEE**

LEGAL DESCRIPTION: **THE WEST 20 FEET OF LOT 8, ALL OF LOT 9 AND THE EAST 1/2 OF LOT 10, EDGEWOOD PLAT NO. 3, A SUBDIVISION OF A PART OF THE SW 1/4 OF THE NW 1/4 SECTION 17, T. 7 N., R. 19 E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.**

JUNE 12, 2017
REVISED 7/12/17
REVISED 7/21/17

WAU-1535

PEWAUKEE LAKE

W.S.=852.77 (6/12/17)

AREA CALCULATIONS:
LOT SIZE=17,172 S.F. (TO O.H.W.L.)
HOUSE FOOTPRINT=3038 S.F.
DRIVE & WALK=1385 S.F.
DECK=251 S.F.
TOTAL IMPERVIOUS=4674 S.F. (27.2%)

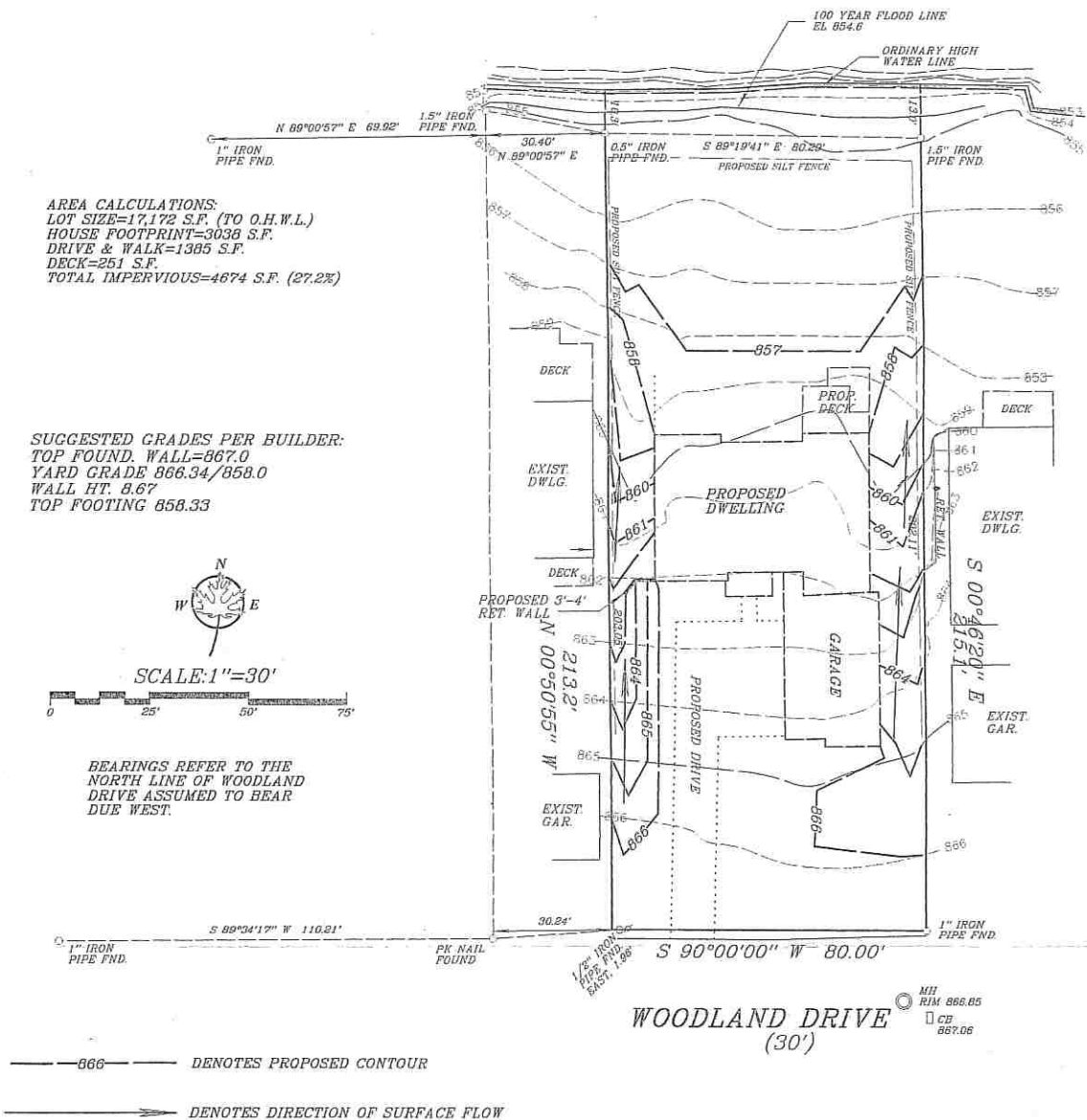
SUGGESTED GRADES PER BUILDER:
TOP FOUND. WALL=867.0
YARD GRADE 866.34/858.0
WALL HT. 8.67
TOP FOOTING 858.33



SCALE: 1"=30'



BEARINGS REFER TO THE
NORTH LINE OF WOODLAND
DRIVE ASSUMED TO BEAR
DUE WEST.



— 866 — DENOTES PROPOSED CONTOUR
→ DENOTES DIRECTION OF SURFACE FLOW

[Signature] 8/9/2017

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

DATE: June 21, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Proposed Certified Survey Map for Jeffrey Moser for the Purpose of Combining Two Adjacent Properties Located at N39 W27051 Glacier Road at the Intersection of Glacier Road and Armour Lane (PWC 0889998001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

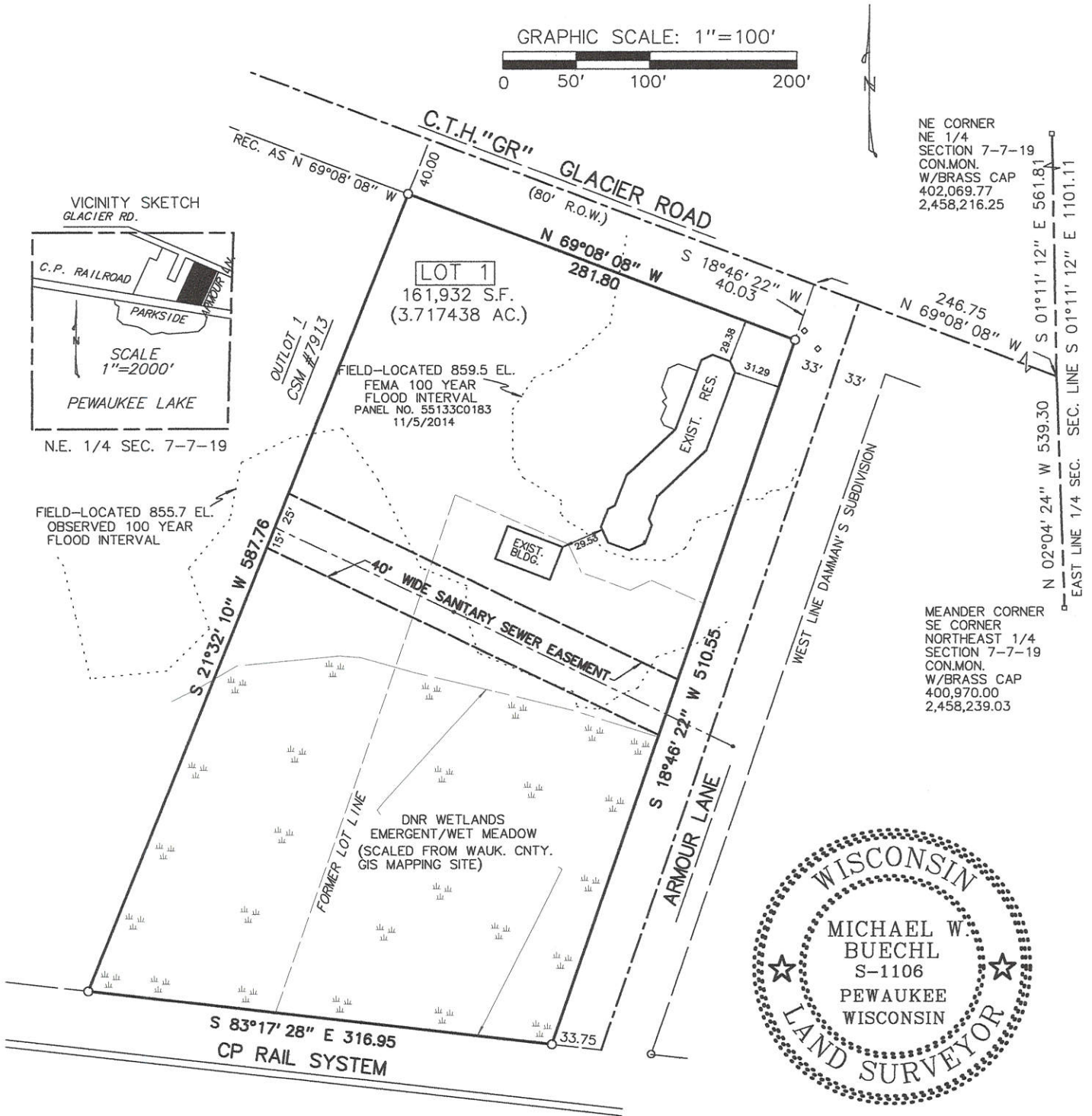
Moser CSM

Moser CSM Staff Memo

Moser CSM Clink's Staff Memo

PRELIMINARY CERTIFIED SURVEY MAP

A COMBINATION OF LOT 1 AND LOT 2, CERTIFIED SURVEY MAP NO. 10403, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAUKESHA COUNTY IN VOL. 99, ON PAGES 21-23 AS DOCUMENT NO. 3491588, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



LEGEND

o - 1" IRON PIPE FOUND

MAP BEARINGS REFERENCED TO THE EAST LINE OF NORTHEAST 1/4 OF SECTION 7-7-19, WHICH HAS A BEARING OF S. 01°11' 12" E.

SURVEYED BY:
MICHAEL W. BUECHL, INC.
233 OAKTON AVENUE
PEWAUKEE, WI 53072
262-691-4444

SURVEYED FOR:
JEFFREY & STEPHANIE MOSER
N39W27051 GLACIER RD
PEWAUKEE, WI 53072

CERTIFIED SURVEY MAP NO. _____

A COMBINATION OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 10403, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAUKESHA COUNTY IN VOLUME 99, ON PAGES 21-23, AS DOCUMENT NO. 3491588, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR’S CERTIFICATE

State of Wisconsin)
:
Waukesha County)

I, Michael W. Buechl, a professional land surveyor, do hereby certify:

That I have surveyed, divided and mapped a combination of Lot 1 and Lot 2 of Certified Survey Map No. 10403, recorded in the Office of the Register of Deeds of Waukesha County in Volume 99, on Pages 21-23, as Document No. 3491588, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Northeast 1/4 of Section 7; thence South 01°11'12" East, along the East line of said Northeast 1/4, 561.81 feet; thence North 69°08'08" West, 246.75 feet; thence South 18°46'22" West, 40.03 feet to the point of beginning of the lands to be described; thence North 69°08'08" West, along the Southerly line of County Trunk Highway "GR" (Glacier Road), 281.80 feet; thence South 21°32'10" West, along the Easterly line of Outlot 1 of Certified Survey Map No. 7913, 587.76 feet; thence South 83°17'28" East, along the Northerly line of the CP Rail System, 316.95 feet; thence North 18°46'22" East, along the Westerly line of Armour Lane, 510.55 feet to the point of beginning.

Containing 161,932 square feet (3.717438 acres) more or less.

That I have made this survey, land division and map by the direction of the owners of said land.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes pertaining to Certified Survey Maps (Section 236.34 and the Regulations of the City of Pewaukee in surveying, dividing and mapping the same.

Date

*Michael W. Buechl, Professional
Land Surveyor (S-11106)*

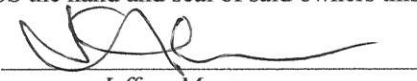
CERTIFIED SURVEY MAP NO. _____

A COMBINATION OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 10403, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAUKESHA COUNTY IN VOLUME 99, ON PAGES 21-23, AS DOCUMENT NO. 3491588, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

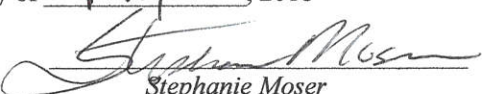
OWNER'S CERTIFICATE OF DEDICATION

AS OWNERS, Jeffrey Moser and Stephanie Moser, we hereby certify that we have caused the land described in this document to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes pertaining to Certified Survey Maps (Section 236.34) and the Regulations of the City of Pewaukee.

WITNESS the hand and seal of said owners this 2nd day of May, 2018



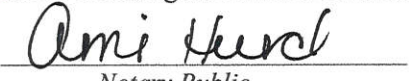
Jeffrey Moser



Stephanie Moser

State of Wisconsin)
:
Waukesha County)

PERSONALLY came before me the 2nd day of May, 2018, Jeffrey Moser and Sharon Moser to me known to be the persons executing the Owner's Certificate of Dedication and acknowledged the same.



Notary Public

1/18/19

My Commission Expires:



PLANNING COMMISSION APPROVAL

APPROVED by the Plan Commission, City of Pewaukee, this _____ day of _____, 2018

Approved: _____
Steve Bierce, Chairman

Signed: _____
Secretary

CERTIFICATE OF APPROVAL

RESOLVED that the above Certified Survey Map which has been filed for approval, be and is hereby approved as required by the Subdivision Regulations and Chapter 236 of the Wisconsin Statutes to Certified Survey Maps. I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of Pewaukee on this _____ day of _____, 2018

Approved: _____
Steve Bierce, Mayor

Signed: _____
Kelly Tarczewski, Clerk



Wrayburn Consulting, LLC

info@wrayburnconsulting.com

13500 Watertown Plank Road, Suite 100

Elm Grove, WI 53122

262-893-3903

Date: June 10, 2018

To: City of Pewaukee Plan Commission
Scott Klein, City Administrator

From: Nick Fuchs, Wrayburn Consulting, LLC

RE: N39W27051 Glacier Road Certified Survey Map (Land Combination)

Project Description

The applicant, Jeffrey & Stephanie Moser filed an application for a Certified Survey Map (CSM) requesting approval to combine two existing parcels located at N39W27051 Glacier Road.

The subject parcels are Lot 1 and Lot 2 of CSM No. 10403. The existing Lot 1, which contains the principal dwelling, is approximately 2.26-acres. Lot 2, which contains the existing detached accessory building, is approximately 1.46-acres. Thus, the total combined lot size of the newly proposed Lot 1 is about 3.72-acres.

The subject properties are zoned Rs-2 Single-Family Residential District and F-1 Floodplain District. The area of the property containing the home and a yard area to the west comprise of the Rs-2 portion of the lot. The remaining area of both existing parcels is zoned F-1. The area is shown entirely as Flood Plain, Lowland & Upland Conservancy, and Other Natural Areas on the City's Year 2035 Future Land Use Plan.

As the applicant is proposing to extend a water line to the existing detached garage, it was recommended by staff that the properties be combined into a single residential lot.

Other than the water line, no development is proposed.

Recommendation

Approval of the proposed Certified Survey Map (Land Combination) is recommended, subject to the following conditions:

1. Any existing nonconforming use issues for the permitting and use of the detached accessory building must be resolved prior to recording.
2. Per Section 18.0603, the information below shall be shown on Sheet 1 of the proposed certified survey map prior to recording.
 - a. Setbacks or Building Setback Lines required by the Plan Commission or other City or County Ordinances.
 - b. Date of the CSM.
 - c. Name and address of the property owner.

Note that according to City records the owner of the property is Richard A. Moser.

- d. A Required Preliminary CSM shall include existing and proposed contours as set forth in Section 18.0601.
 - e. The elevation at each lot.
 - f. Utilities, showing their exact location and depth.
3. Proper street names shall be verified prior to recording.

It appears Armour Lane should be revised to Armour Drive. Furthermore, per the City's GIS mapping, "Armour Road" is the access drive to the detached garage. The road currently labeled as Armour Lane is Parkside Road.

4. The existing lot line and note shall be revised to "Original lot line – to be removed" or "Previous lot line – to be removed" per Section 18.0602.

Although not required by Ordinance, it is suggested that:

- a. zoning districts be identified,
- b. a 25' x 25' vision triangle be illustrated at the corner of Glacier Road and Parkside Road, and
- c. an access restriction be added along Glacier Road (C.T.H. GR) from the existing driveway extending west to the property line.

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

DATE: June 21, 2018

AGENDA TOPIC: **Proposed Jeffrey Moser CSM combining his two adjacent properties in the SW quadrant of the intersection of Armour Lane (Parkside) and Glacier Road.**

REVIEW COMMENTS: This is a straightforward combination of two lots into one.

RECOMMENDATION: I recommend approval of the CSM on the condition that all requirements of the City Engineer regarding the CSM are met to his satisfaction.

H.E. Clinkenbeard,
CDD/Senior Planner

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

DATE: June 21, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Proposed Certified Survey Map for Neumann Development, Inc. for the Purpose of Combining Three Small Parcels Totaling 2.16 Acres Located on the West Side of Bluemound Road 315 Feet South of Morris Street Into One Lot and Combining Three Large Parcels Totaling 19.66 Acres Located on the East Side of Bluemound Road 315 Feet South of Morris Street Into One Lot (PWC 0925993, PWC 0925990, PWC 0925992)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Parkway Ridge CSM

Parkway Ridge CSM Staff Memo

Parkway Ridge CSM Clink's Staff Memo

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.

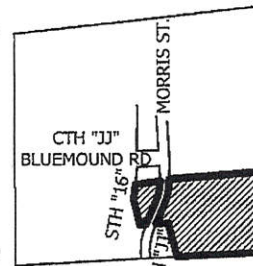
SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919

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

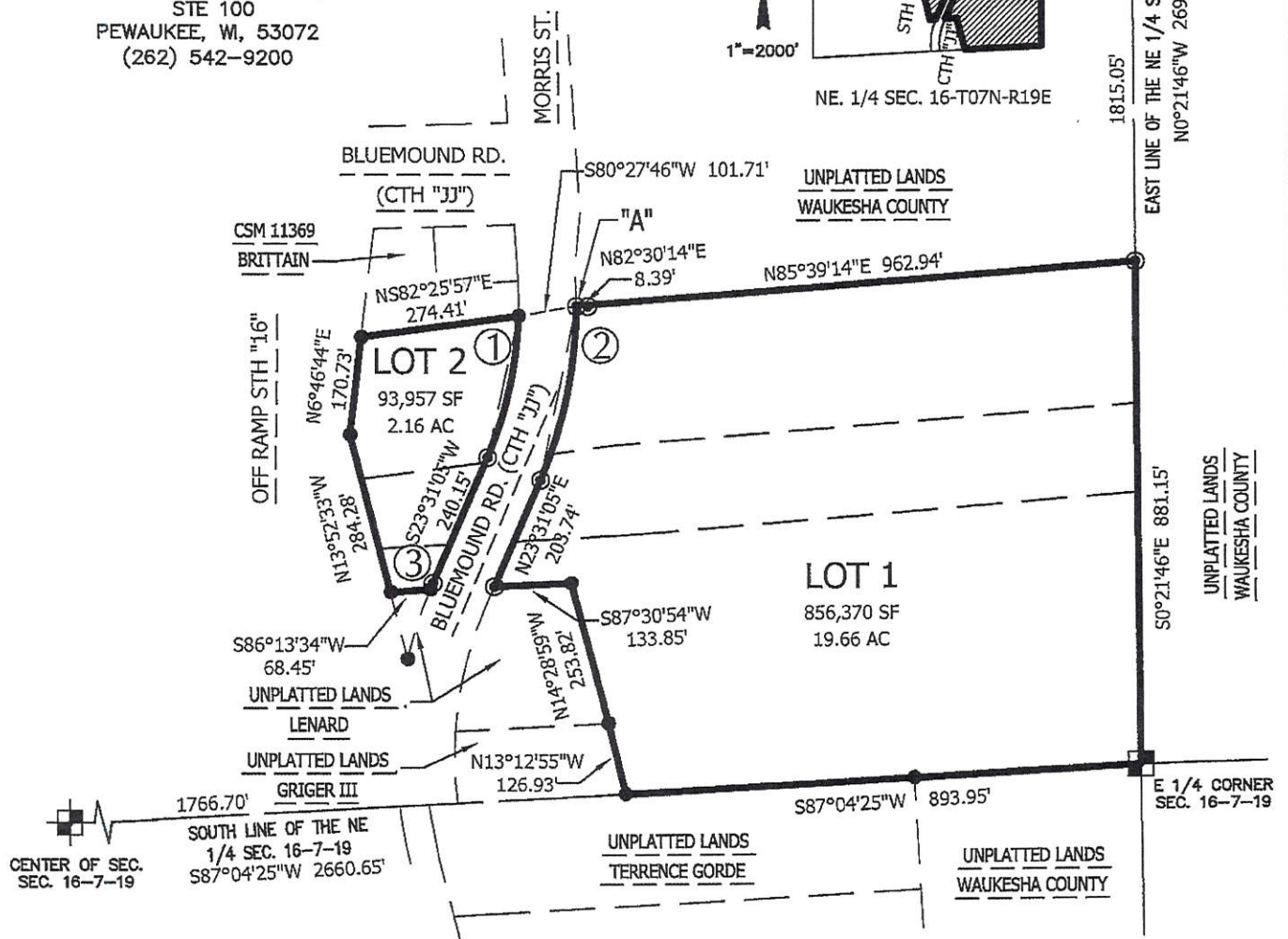
OVERALL DETAIL

LOCATION MAP

NE CORNER
SEC. 16-7-19



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



LEGEND

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

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

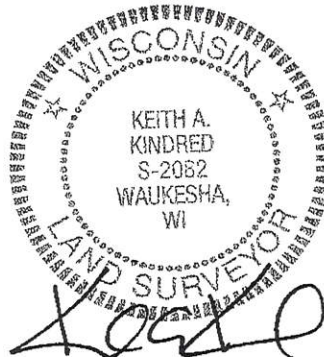
SCALE IN FEET
0 150 300

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



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

PROJECT NO. NEUMA 144390



REVISED THIS 16TH DAY OF APRIL, 2018
REVIEWED THIS 14TH DAY OF DECEMBER, 2017

THIS INSTRUMENT DRAFTED BY PETER A TUFTEE

SHEET 1 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.

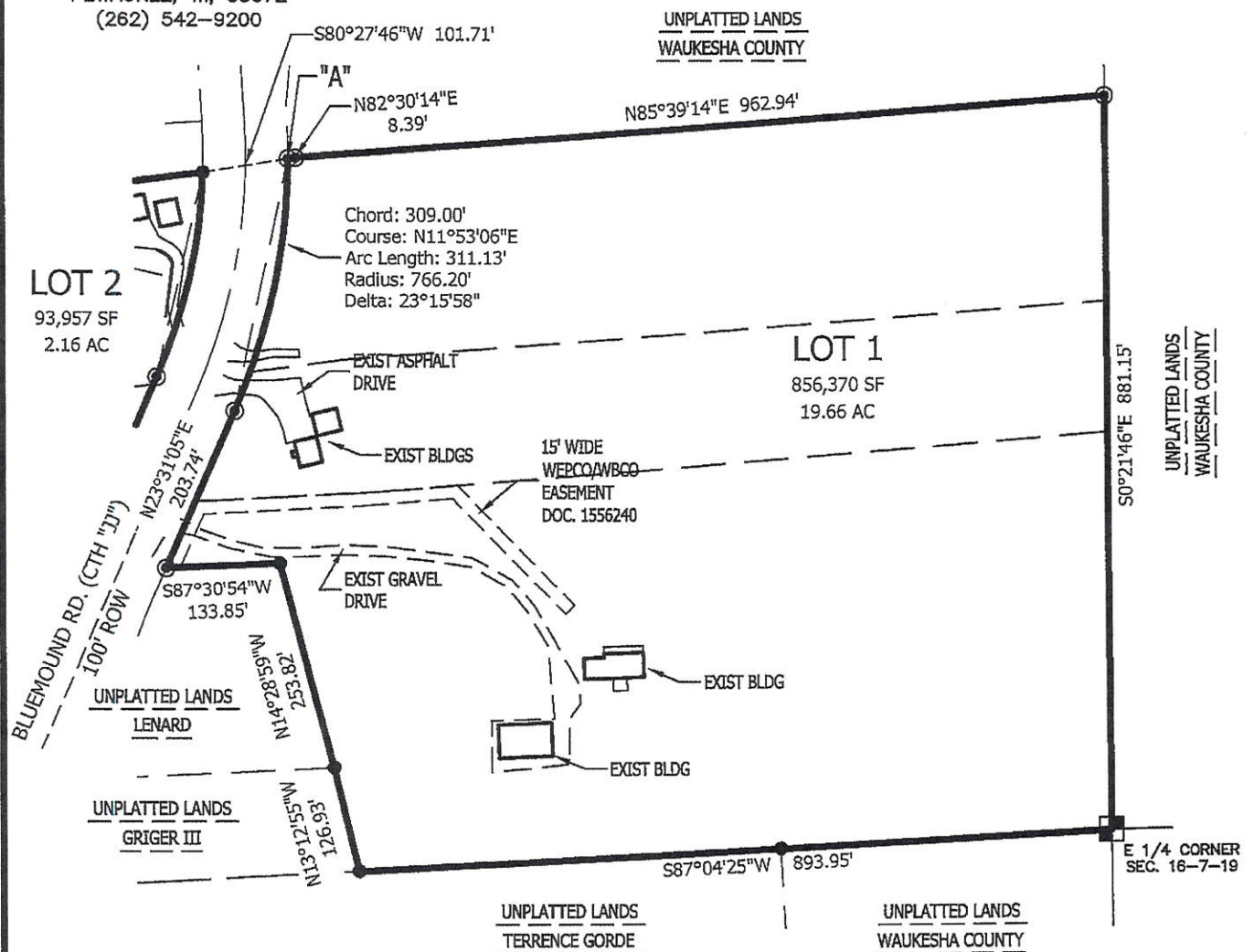
SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919

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.



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



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



REVISED THIS 16TH DAY OF APRIL, 2018
REVIEWED THIS 14TH DAY OF DECEMBER, 2017

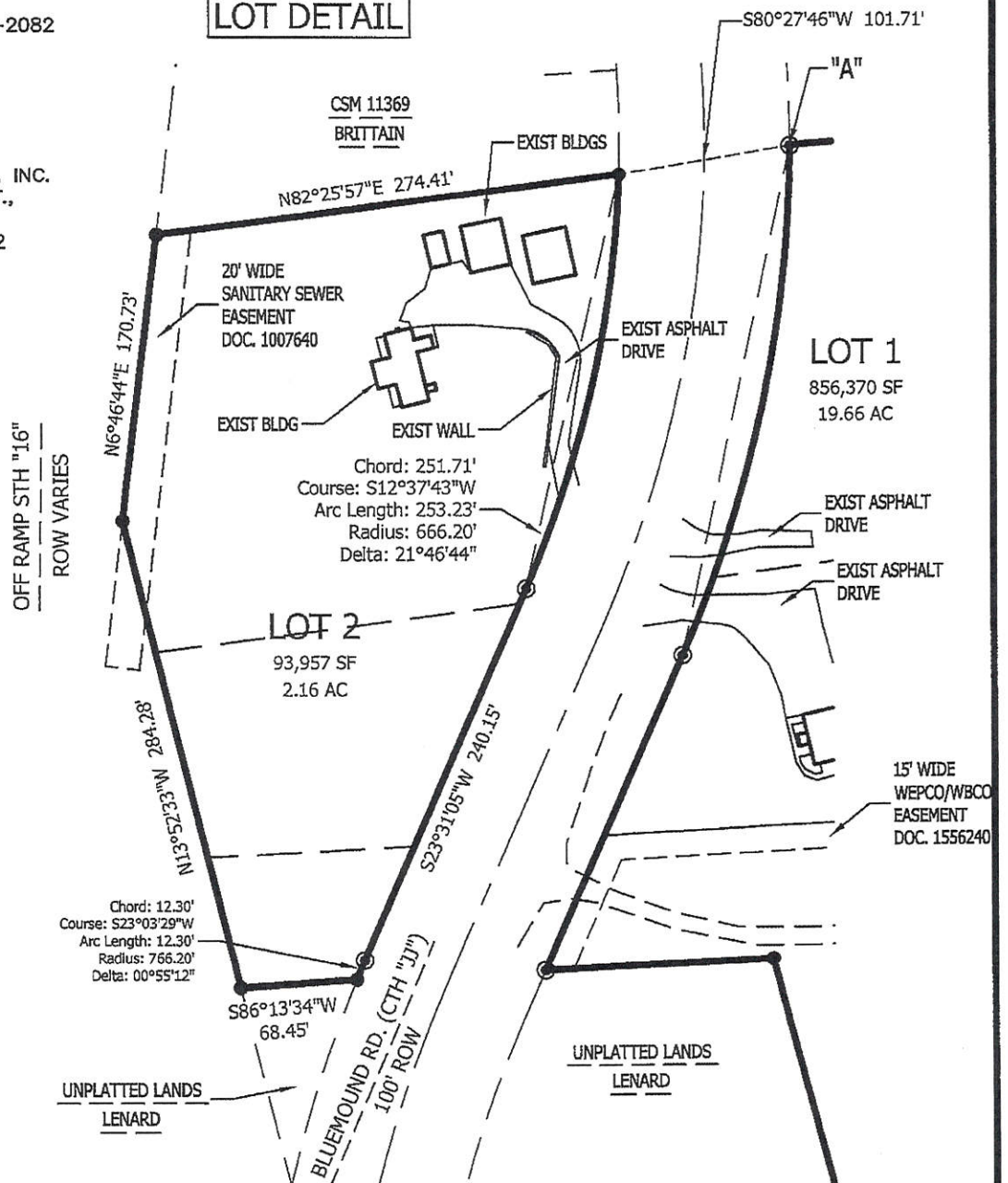
SHEET 2 OF 7

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



SCALE IN FEET
0 50 100

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

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



REVISED THIS 16TH DAY OF APRIL, 2018
REVIEWED THIS 14TH DAY OF DECEMBER, 2017
SHEET 3 OF 7

PROJECT NO. NEUMA 144390

THIS INSTRUMENT DRAFTED BY PETER A TUFTEE

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 14th day of December, 2017.

Revised this 16th day of April, 2018.



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

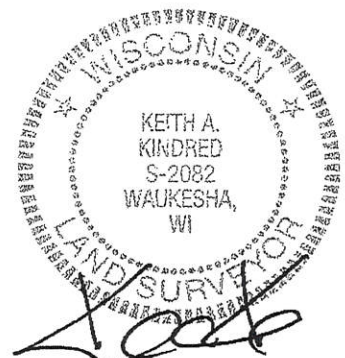
_____ County, Wisconsin

My Commission Expires _____

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

PROJECT NO. NEUMA 144390

THIS INSTRUMENT DRAFTED BY PETER A TUFTEE



REVISED THIS 16TH DAY OF APRIL, 2018
REVIEWED THIS 14TH DAY OF DECEMBER, 2017

SHEET 5 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.

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, _____

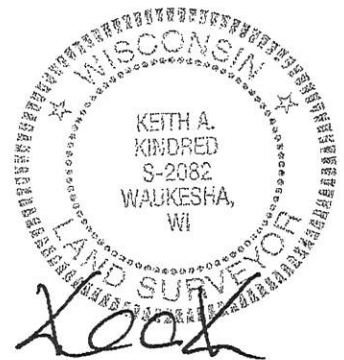
My commission expires _____.



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

PROJECT NO. NEUMA 144390

THIS INSTRUMENT DRAFTED BY PETER A TUFTEE



REVISED THIS 16TH DAY OF APRIL, 2018
REVIEWED THIS 14TH DAY OF DECEMBER, 2017

SHEET 6 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.

PLAN COMMISSION APPROVAL:

Approved by the City of Pewaukee Plan Commission on this _____ day of _____, 20____.

Date: _____ Signed _____
Steve Bierce, Chairman

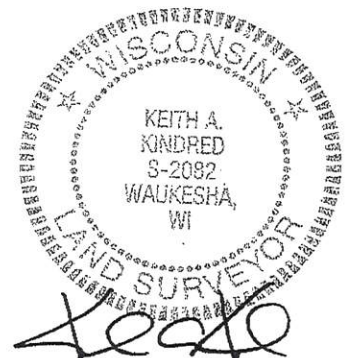
Date: _____ Signed _____
Harlan Clinkenbeard, Recording Secretary

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

REVISED THIS 16TH DAY OF APRIL, 2018
REVIEWED THIS 14TH DAY OF DECEMBER, 2017

SHEET 7 OF 7



Wrayburn Consulting, LLC

info@wrayburnconsulting.com

13500 Watertown Plank Road, Suite 100

Elm Grove, WI 53122

262-893-3903

Date: June 10, 2018

To: City of Pewaukee Plan Commission
Scott Klein, City Administrator

From: Nick Fuchs, Wrayburn Consulting, LLC

RE: The Glen at Parkway Ridge Rezoning, Certified Survey Maps and Condominium Plat Review

Project Description and Analysis

The applicant, Neumann Developments, Inc., filed Applications for a Rezoning, Conditional Use, Certified Survey Map, Preliminary Certified Survey Map and a Condominium Plan for development of sixty (60) condominium units located at N27W25250, N27W25284 and N28W25206 Bluemound Road.

The subject properties are currently zoned Rs-1 Single-Family Residential District. The properties are designated as Low Medium Density Residential on the City's 2035 Future Land Use Map. The properties are currently used for single-family residential purposes.

Rezoning

The applicant is proposing to rezone the properties from the Rs-1 District to Rm-1 Multiple-Family District. Furthermore, the applicant is requesting a Conditional Use residential planned unit development (PUD) zoning to accommodate the development.

2 Lot Certified Survey Map (lots east and west of Bluemound Road)

The existing three properties are all single parcels divided by Bluemound Road. The first CSM to be recorded creates two lots. The portions of the properties on the east side of the three properties will be combined to create Lot 1, which has an area of 19.66 acres. The remaining portion of the lots on the west side of Bluemound Road comprise of Lot 2, which has an area of 2.16 acres.

It is recommended that the following information be added to the CSM prior to recording:

1. Per Section 18.0603b. of the Land Division Ordinance, the following information shall be shown on the face of the CSM as may be applicable:
 - Setbacks or Building Setback Lines required by the Plan Commission or other City or County Ordinances;
 - Utility, drainage, and access easements;
 - Name and Address of the owner, subdivider, and surveyor (property owners are not listed);
 - A Required Preliminary CSM shall include existing and proposed contours as set forth in Section 18.0601.;
 - The Elevation at each lot; and,
 - Utilities, showing their exact location and depth.
2. Existing lot lines shall be labeled as "Original lot line – to be removed" or "Previous lot line – to be removed" per Section 18.0602.
3. A minimum 25-foot to 30-foot planting easement shall be illustrated adjacent to Bluemound Road based upon Sections 18.0401m.(2). and 18.0800b.(1). The CSM shall include a note

stating, “This strip of land reserved for the planting of trees and shrubs for purposes of visual screening. The building of structures hereon is prohibited.”

4. The existing structures located on the proposed Lot 1, east of Bluemound Road, shall be razed prior to recording the CSM, or a time frame as otherwise set by the Plan Commission.

Related to No. 4 above, note that Section 17.0208b. permits a maximum of one principal structure on a lot in a single-family district. Although the property is being zoned to a multi-family district, if the development does not move forward following recording of the CSMs, two single-family residences would exist on a single parcel, and not part of any condominium development.

2 Lot Preliminary CSM (with dedicated street)

The second CSM has been provided as a Preliminary Certified Survey Map. This CSM further subdivides Lot 1 (described above) into 2 lots. Lot 1 has an area of 16.48 acres and Lot 2 has an area of 1.22 acres. The CSM also includes a Street A and Street B to be dedicated to the City.

It is recommended that the following information be added to the CSM prior to recording:

5. In addition to the information noted above, except for Comment No. 2, this CSM shall also include the following information in accordance with Sections 18.0601a., 18.0301 and 18.0302:
 - a. Soil characteristics or interpretations secured from detail soil maps prepared by the U.S.D.A - Soil Conservation Service (SCS);
 - b. The limits of woodland cover, designated wetlands and 100 year recurrence interval (base flood) floodplain on the entire parcel; and
 - a. Areas of steep slope conditions (12 percent or more), high water table conditions, and potential drainage and erosion problems (if any);
6. In consideration of Section 17.0605, a no access restriction along Bluemound Road shall be added.
7. The vision triangle, per Section 17.0603 of the Zoning Code, shall be shown on Sheet 1.
8. Signature pages need to be submitted. Note that the Common Council Approval should include language for approval of the CSM and acceptance of the dedication.
9. The CSM shall be revised to include the proposed street names for staff review and approval.

Condominium Plan

The Condominium Plan includes 60-units within 16 buildings as well as a clubhouse and in-ground swimming pool. The buildings comprise of fourteen 4-family dwellings and two 2-family dwellings (Building Nos. 7 and 13). The site plan also includes four storm water ponds proposed at the corners of the development. With 17.7 developable acres, the proposed density is approximately 3.39 dwelling units per acre.

The site plan includes a north and south trail to connect to existing adjacent trails. Note that the trail recommendations discussed further in this report are to provide for better connectivity and accessibility by connecting the trails and providing access that is less intrusive to the condominium owners and more inviting to other residents.

In review of the Wisconsin Department of Natural Resources Water Surface Data Viewer mapping, the site does not contain any mapped wetlands; however, Maximum Extent Wetland Indicators (i.e. hydric soils) are located within the southeast corner of the site. The Southeastern Wisconsin Regional Plan Commission mapping identifies the entire northernmost property and portions of the two properties to the south as a Primary Environmental Corridor. There is no floodplain per FEMA mapping.

In the attached project narrative, the applicant is requesting several waivers from the Zoning Code. If deemed appropriate and considered a “mixed use” two and four family development, the Plan Commission may approve the requested waivers per Section 17.0908 (below).

17.0908 SPECIFIC PLANNED PROJECT MODIFICATION

When a development project such as an industrial or office park, shopping center, or mixed use development is proposed which involves specific development proposals which meet the intent of the individual district regulation(s) but cannot meet a specific requirement, and when the approval of such development would not set a precedent that would be detrimental to the City if it is approved in like circumstances, the Plan Commission may, after thorough review, make such specific modification in their approval of the specific project.

Related to the condominium plan, prior to Building Permit or Occupancy as determined appropriate by staff, it is recommended that:

10. The trails shall be extended around the proposed public street to fully connect the north and south trail and form a dedicated loop. The trail connection shall be kept on condominium property, opposed to within the public right-of-way, so the entirety of the trail is maintained by the Condominium Association. Furthermore, the trails shall have their own/separate designated access from the public road, opposed to utilizing driveways between units.
11. A trail connection from the proposed public road through the site or along Bluemound Road to the trail access to the north shall be provided.
12. Trails onsite shall be paved.
13. Street parking adjacent to the clubhouse shall be removed and an onsite parking lot provided.
14. Sufficient room shall be provided for cars to park in front of condominium garages to serve as visitor parking.
15. A tree mitigation plan shall be submitted, for staff review and approval, to compensate for trees impacted by the construction of the development and storm water ponds.
16. The site plan shall be modified, for staff review and approval, to increase the front yard setbacks and building separation distances.
17. Southeastern Wisconsin Regional Planning Commission approval for any impacts to the Primary Environmental Corridor shall be obtained.
18. The applicant shall provide field verification that no wetlands or wetland setbacks exist onsite.

Recommendation

It is recommended that the subject applications be approved, subject to consideration of the comments and recommendations contained within this report.

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

DATE: June 21, 2018

AGENDA TOPIC: Neumann Development, Inc. proposed CSM to combine three small lots into one lot totaling 2.16 acres and located on the west side of Bluemound Road approximately 315 feet south of Morris Street. In addition, they propose to combine three large parcels into one single parcel totaling 19.66 acres and located on the east side of Bluemound Road approximately 315 feet south of Morris Street. The large parcels are properly zoned Rs-1.

REVIEW COMMENTS: The parcels on the smaller parcels are erroneously zoned Rs-1, Residential. Under that zoning all three lots are non-conforming. However, combining the three parcels to create one 2.16 acre parcel is a step in the right direction. The created single lot should be zoned Rs-2 or, if to be proposed and approved for a use other than residential, a compatible zoning classification.

RECOMMENDATION: I recommend approving the CSM if all the City Engineer's requirements are met. The new single lot west of Bluemound Road will remain non-conforming as relates to lot size under the current zoning but less non-conforming than the current three parcels. The new single lot on the east side of Bluemound Road is proposed to be rezoned to accommodate further residential development.

H.E. Clinkenbeard,
CDD/Senior Planner

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

DATE: June 21, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Proposed Certified Survey Map for the 19.66 Acre Neumann Development, Inc. Property Located on the East Side of Bluemound Road and 315 Feet South of Morris Street for the Purpose of Dividing the Property Into Two Lots (PWC 0925993, PWC 0925990, PWC 0925992)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Parkway Ridge Preliminary CSM

Parkway Ridge Preliminary CSM Clink's Staff Memo

Parkway Ridge Preliminary CSM Ordinance

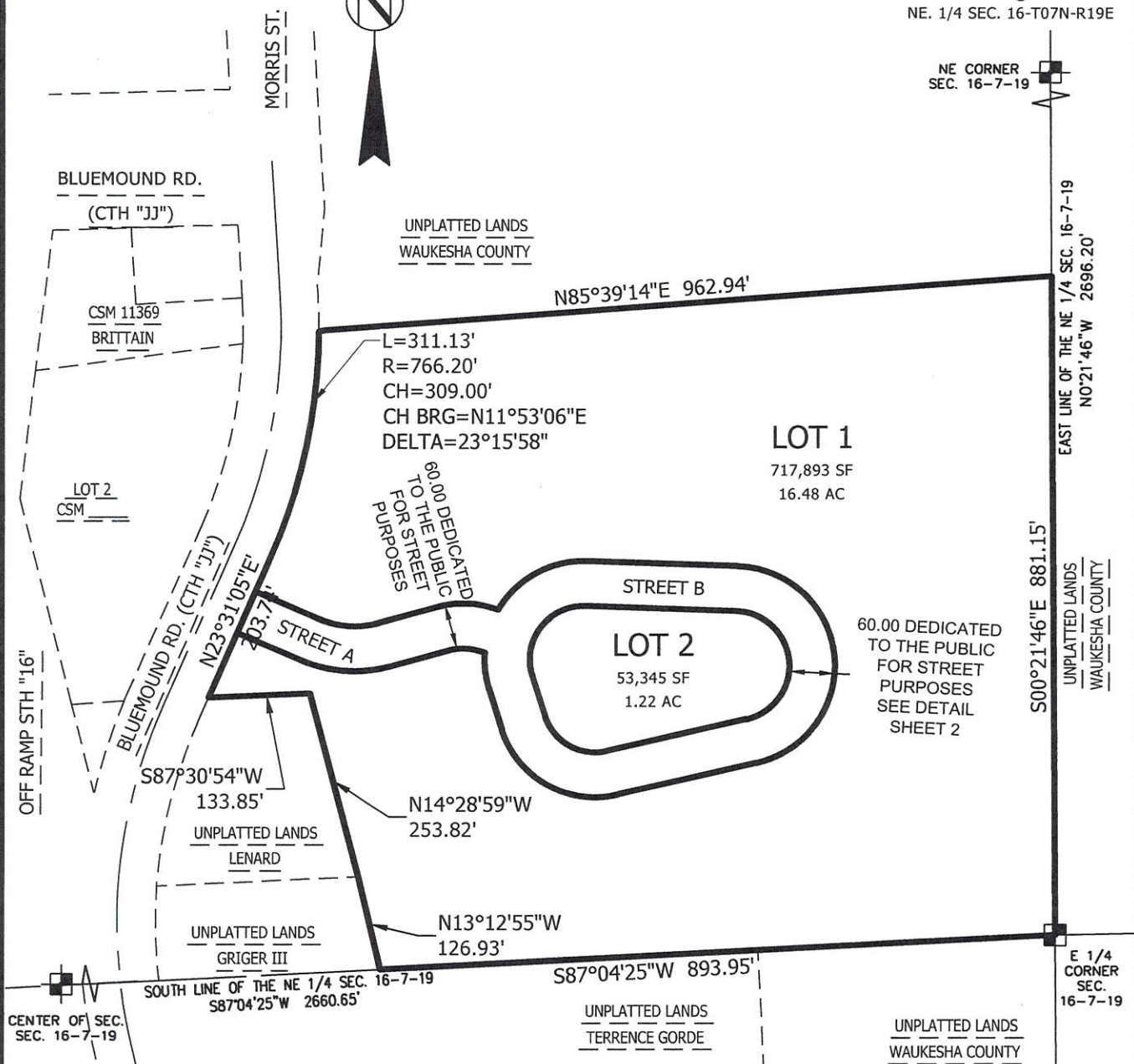
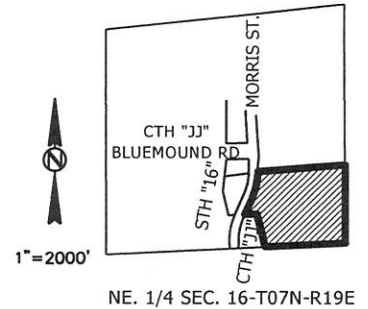
PRELIMINARY CERTIFIED SURVEY MAP

A DIVISION OF LOT 1 OF 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

LOCATION MAP



SCALE: 1" = 100'



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



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

PROJECT NO. NEUMA 146322

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 1 OF 2

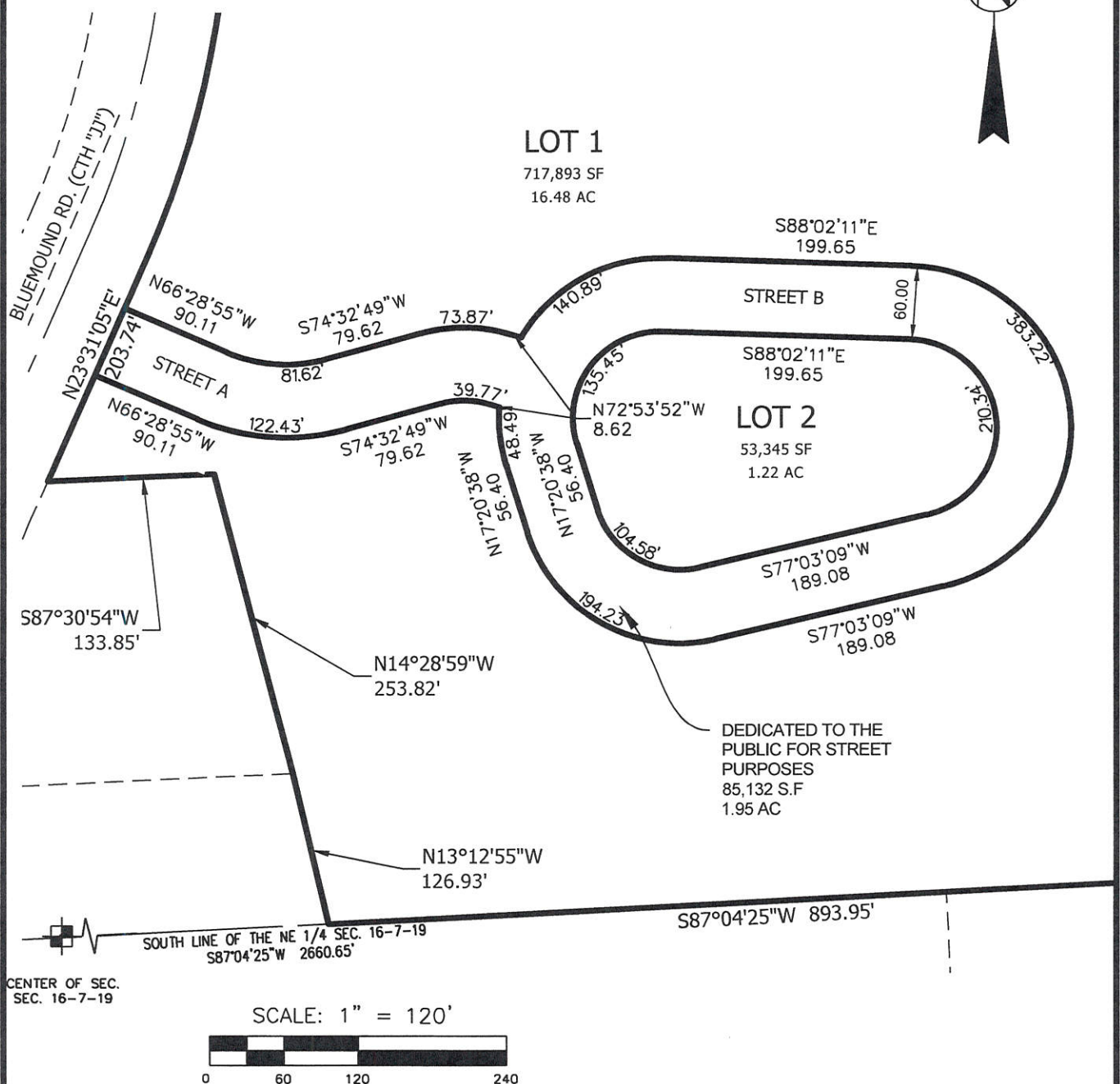
PRELIMINARY CERTIFIED SURVEY MAP

A DIVISION OF LOT 1 OF 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,
SURVEYOR: _____ 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

STREET DEDICATION DETAIL



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

PROJECT NO. NEUMA 146322

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 2 OF 2

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

DATE: June 21, 2018

AGENDA TOPIC: **Neumann Development, Inc. proposed CSM dividing the new 19.66 acre parcel into two lots to accommodate an Rm-1 zoned mixed use PUD condominium development.**

REVIEW COMMENTS: The creation of two lots as well as public street right-of-way access is a standard division of the land in light of the proposed use as a condo plat.

RECOMMENDATION: I recommend approval of the CSM if all City Engineers requirements are met and the 19.66 acres is zoned Rm-1, Multi-Family Residential. The two parcels must be zoned Rm-1 to accommodate the proposed PUD condominium development. It must be noted that this proposal to create an Rm-1 mixed use PUD condominium development is not a standard proposal and, therefore, requires that the Plan Commission exercise its prerogative to invoke the wording of subsection 14.0908 of the City Zoning Ordinance in taking affirmative action on this proposal. (See attached).

H.E. Clinkenbeard,
CDD/Senior Planner

CITY OF PEWAUKEE MUNICIPAL CODE
CHAPTER 17 – ZONING

Last Revision: 9/2012

The required street yards may be decreased in any district to the average of the existing street yards of the abutting structures on each side but shall in no case be less than 20 feet in any residential district; 75 feet from a base flood floodplain, 25 feet from a wetland. **(See sub-sections 17.0435 and 17.0436, if applicable)**

17.0905 CORNER LOTS

Lots having frontage on two or more intersecting public streets shall be considered 'corner lots' and shall have street or 'front' yards on that side of principal structures abutting a street and any other yard on such corner lot shall be designated a "side" yard. Structure and use setbacks from streets or property boundaries on such corner lots shall be regulated as set forth in sub-section 17.0209.

17.0906 EXISTING VACANT SUBSTANDARD LOTS

Any lot of record on the original (August 17, 1982) date of initial adoption of this Chapter, which is less than 9,000 square feet in area is considered a substandard lot. Any substandard lot may be used as a single-family building site provided that such use is permitted in the zoning district and provided the lot was 'a lot of record' in the County Register of Deeds Office prior to the original date of this Chapter. Any structures placed on such lot or parcel must meet the requirements of this ordinance.

17.0907 NOISE

Sirens, horns, whistles, or bells which are maintained and utilized solely to serve a public purpose are exempt from the sound level standards of this ordinance. **(See section 17.1200 of this ordinance).**

17.0908 SPECIFIC PLANNED PROJECT MODIFICATION

When a development project such as an industrial or office park, shopping center, or mixed use development is proposed which involves specific development proposals which meet the intent of the individual district regulation(s) but cannot meet a specific requirement, and when the approval of such development would not set a precedent that would be detrimental to the City if it is approved in like circumstances, the Plan Commission may, after thorough review, make such specific modification in their approval of the specific project.

17.0909 USES PROPOSED TO BE ACCESSORY TO AN EXISTING PRINCIPAL USE WHICH ARE NOT COMMONLY PERMITTED ACCESSORY USES MAY REQUIRE PLAN COMMISSION REVIEW AND APPROVAL PRIOR TO

ISSUANCE OF A BUILDING PERMIT AND MAY ALSO REQUIRE A CONDITIONAL USE PERMIT.

Certain accessory uses are of such a nature that they require considerable review prior to issuance of a building permit by the Building Inspector. When the Building Inspector (or other staff person) concludes that such proposed accessory use is not compatible with either the principal use or the uses on adjacent property, or the proposed accessory use does not or cannot meet the standards set forth herein, the proposal may be referred to the Plan Commission for a determination and direction to the Building Inspector. Such accessory uses include but are not limited to:

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

DATE: June 21, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Neumann Development, Inc. to Rezone Their 19.66 Acre Property Located on the East Side of Bluemound Road from Rs-1, Single-Family Residential to Rm-1, Multi-Family Residential for the Purpose of Creating a Condominium Plat (PWC 0925993, PWC 0925990, PWC 0925992)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Parkway Ridge Rezoning

Parkway Ridge Rezoning Map

Parkway Ridge Condominium Plan

Parkway Ridge Rezoning Clink's Staff Memo

Neumann Development Memo

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: RM-1 MULTI-FAMILY RESIDENTIAL P.U.D.**

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 duplex condominium community.

THE PUBLIC HEARING will be held at a meeting of the City Plan Commission in the City Hall Common Council Chambers on **Thursday, June 21st, 2018** at or after **7:00 PM.**

Dated this 18th day of May, 2018.

Kelly Tarczewski,
Clerk/Treasurer, City of Pewaukee

VILLAGE OF PEWAUKEE
CITY OF PEWAUKEE

↑
N
1" = 200'

REZONE FROM Rs-1 TO Rm-1 P.U.D.

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

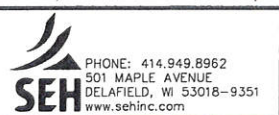
Rs-5

LC

D:\WORK\NEUMA\146322\5-FINAL-DSGN\51-DRAWINGS\10-CIVIL\CAD\DWG\146322-ENG.DWG 5/4/2018 12:59 PM ZHOICHEVAR



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



THE GLEN AT PARKWAY RIDGE
City of Pewaukee, Wisconsin

CONDOMINIUM PLAN

FILE NO. 146322	1
DATE 05/10/2018	OF 1

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

DATE: June 21, 2018

AGENDA TOPIC: Rezoning of the Neumann Development, Inc. 19.66 acre parcel on the east side of Bluemound Road and 315 feet south of Morris Street from Rs-1, Single-Family Residential to Rm-1, Mixed Use PUD for the purpose of creating a condominium plat encompassing 14 four-dwelling unit structures and two (2) two-dwelling unit structures for a total of 60 dwelling units in 16 buildings.

REVIEW COMMENTS: This a proposal unlike any single or multi-family residential proposal previously brought to the City Plan Commission. The proposed specific site and building design are not like any common multi-family, for example an apartment building, and, therefore, in order for the Plan Commission to approve the rezoning, it must be conditioned on approval of a Conditional Use Permit for the project. This project is a better proposal than any previous submittal including the previously proposed single-family plat because it saves the majority of the environmental corridor vegetation (wildlife habitat and tree growth) on the site without placing standard apartment buildings or similar buildings on the site.

RECOMMENDATION: I recommend that the PC approve the rezoning of the two lot 19.66 parcel as requested contingent upon all requirements by the City Engineer being met and the approval of a Conditional Use Permit for the specific use of the property.

H.E. Clinkenbeard,
CDD/Senior Planner



May 16, 2018

City of Pewaukee
W240 N3065 Pewaukee Rd.
Pewaukee, WI 53072

RE: Parkway Ridge Subdivision
Condominium Plan Submission
Bluemound Rd. & HWY 16

Neumann Developments, Inc is hereby re-submitting a land division CSM, Condo CSM and Re-Zoning petition and Preliminary Condominium Plan for The Glen at Parkway Ridge, condominium community. This information is being submitted in response to direction from the Plan Commission in the April 19th meeting, to develop the site as a duplex condominium project.

We are requesting action on the following items:

1. Re-Zoning – modify zoning to Rm-1 PUD; for duplex & double-duplex condominiums
2. Land Division CSM – combine/divide the 3 existing parcels into two parcels
3. Condo CSM – divide condo area from ROW
4. Preliminary Condo Plan – initial layout plan for a 60-unit condo community (14 – double-duplex, 2 – duplex units and a clubhouse building)

As part of this request; we are requesting a WAIVER/VARIANCE from the zoning code Section 17.0414 as follows:

1. Section a.(1) – states “three to eight unit multiple-family structures”
 - 1.1. We request Two to Four unit multiple-family structures
2. Section c.(1) - states “The minimum PUD development area shall be 25 acres.”
 - 2.1. Our lot is 19.66 acres
3. Section c.(2) – states “The minimum PUD lot or space area shall not be less than 0.33 acre with not less than 4,840 sf per dwelling unit”.
 - 3.1. Our project (60 units) is 0.328 units per acre.
 - 3.2. A condo unit is 1,200sf to 1,800sf/unit; we request a minimum of 1,200sf/unit (2,400sf per duplex & 4,800sf for a double-duplex)



4. Section c.(5) – states “no detached principal structure shall be located closer than 40 feet “
 - 4.1. Our request is that no structure shall be located closer than 20 feet from another structure.
5. Section d – lot area and width. We request clarification that this entire section is not applicable as our condo project will not have individual lots.
6. Section e.(3) – a table is provided with minimum areas based on the number of bedrooms.
 - 6.1. We request this table not apply and the minimum area is set at 1,200sf per condo unit.
7. Section f.(1) – states “a minimum building (or street) setback of 35 feet from the street right-of-way”.
 - 7.1. We request a minimum “front” setback of 10 feet from the right-of-way.
 - 7.2. A minimum of 35’ setback from Bluemound Road
8. Section f.(2) – clarification that this does not apply since no lot lines/side yards
9. Section f.(3) – states a “rear yard (setback) of not less than 35 feet”
 - 9.1. We request changing to a 35’ setback from property lines, excluding the right-of-way for a street setback which is requested as 10’.

Please place these items on the June 19th Plan Commission Agenda for action and recommendation to the Common Council. Enclosed with this letter is fifteen (15) copies of each submission and attachment documents. A pdf file of each will also be emailed to Amy Hurd and Harlan Clinkenbeard.

Please advise if any further information is required concerning this submittal. If you have any additional questions or concerns, please feel free to contact me at 262-542-9200.

Sincerely,

Kevin Anderson
Neumann Developments, Inc.

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

DATE: June 21, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Pre-Preliminary Residential Plat for the Approximately 17 Acre Andritsos Property Located on the West Side of Bluemound Road (PWC 0928980)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Andritsos Pre-Preliminary Plat

Andritsos Staff Memo

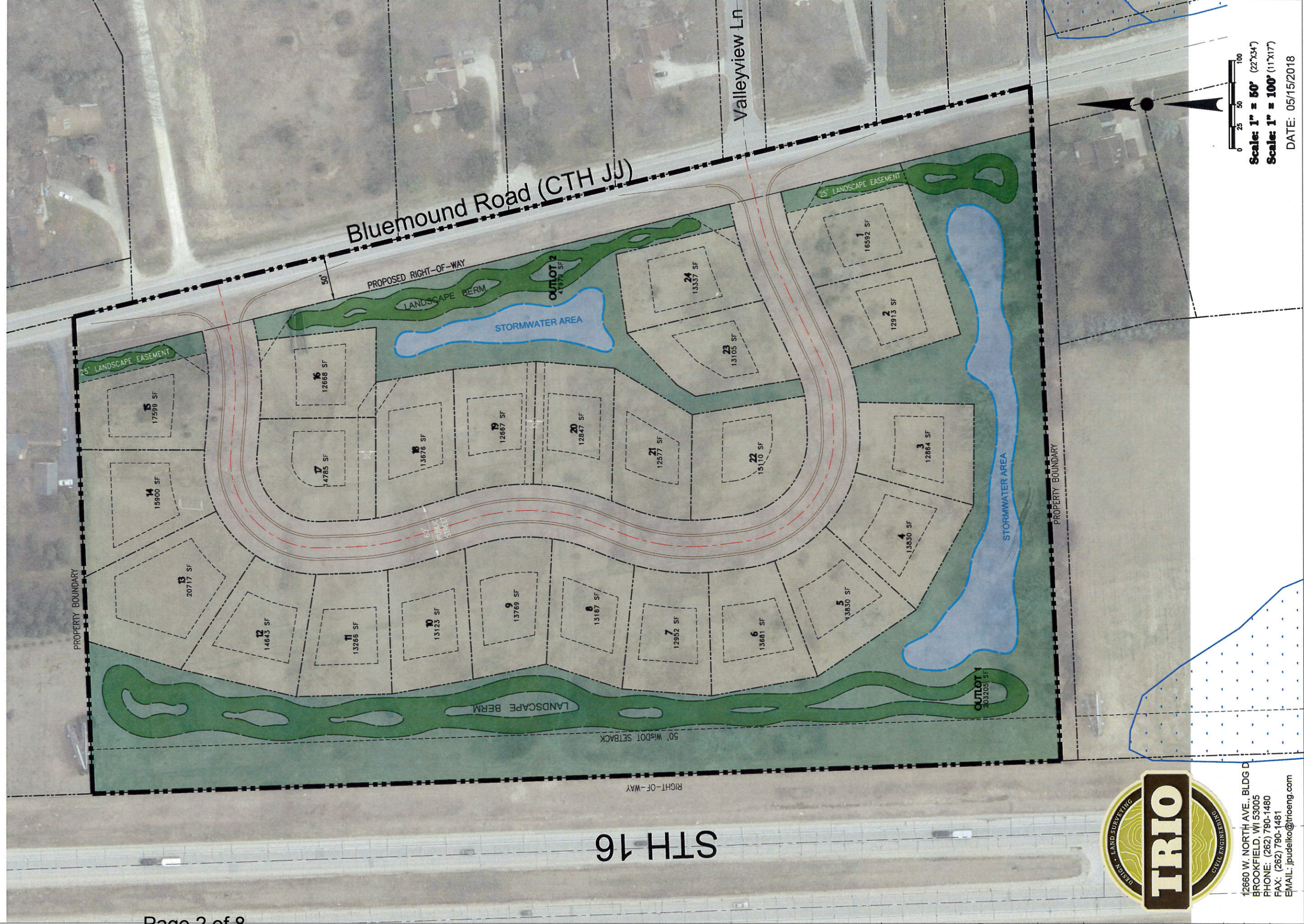
Andritsos Pre-Preliminary Plat Clink's Staff Memo

CONCEPT PLAN

Andritsos Property
CITY OF PEWAUKEE, WI

DEVELOPMENT DATA	
Total Lots:	24 lots
Net Density:	1.57 units/acre
Total Road Length: 1,320 l.f. (55 l.f. per lot)	

SITE DATA SUMMARY	
Parcel Area:	16.6 acres 15.3 acres *
*Excluding CTH JJ right-of-way	
Proposed Development: RS-6 Single Family	
Lot Characteristics:	
Lot Size:	12,500 s.f. (min)
Lot Width:	90' (min) at front setback
Setbacks:	Front = 40'; Side = 15'; Rear = 35'



12660 W. NORTH AVE., BLDG D
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpuodelko@trioeng.com

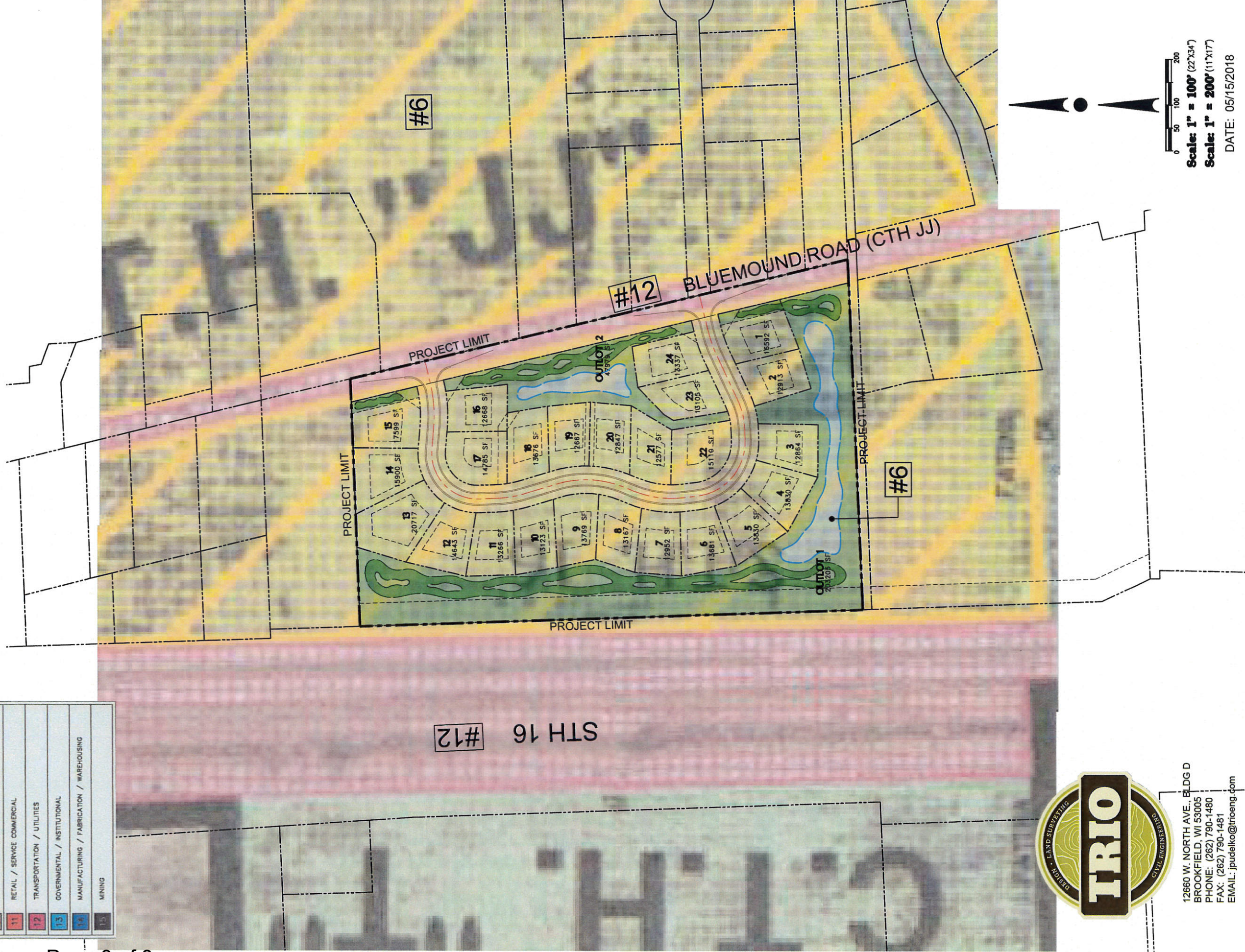
LEGEND	
1	WATER (> 2 AC.)
2	AGRICULTURE
3	PUBLIC OR PRIVATE PARK AND RECREATION
4	FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS
5	LOW DENSITY RESIDENTIAL (> 2 AC. / DWELLING UNIT (D.U.))
6	LOW - MEDIUM DENSITY RESIDENTIAL (1/2 AC. - 2 AC. / D.U.)
7	MEDIUM DENSITY RESIDENTIAL (6,500 SQ. FT. - 1/2 AC. / D.U.)
8	HIGH DENSITY RESIDENTIAL (< 6,500 SQ. FT. / D.U.)
9	OFFICE COMMERCIAL
10	MIXED OFFICE / RETAIL COMMERCIAL
11	RETAIL / SERVICE COMMERCIAL
12	TRANSPORTATION / UTILITIES
13	GOVERNMENTAL / INSTITUTIONAL
14	MANUFACTURING / FABRICATION / WAREHOUSING
15	MINING

LAND USE PLAN

Andritsos Property
CITY OF PEWAUKEE, WI

BIELINSKI
HOMES

LEGEND	
Parcel Area:	16.6 acres 15.3 acres *
Net Density:	*Excluding CTH JJ right-of-way 1.57 units/acre
Land Use:	#6 - Low-Medium Density Residential



12660 W. NORTH AVE., BLDG D
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpuhelko@trioeng.com

Scale: 1" = 100' (22"x34")
Scale: 1" = 200' (11"x17")
DATE: 05/15/2018

Page 4 of 8



Wrayburn Consulting, LLC

info@wrayburnconsulting.com

13500 Watertown Plank Road, Suite 100

Elm Grove, WI 53122

262-893-3903

Date: May 21, 2018

To: City of Pewaukee Plan Commission
Scott Klein, City Administrator

From: Nick Fuchs, Wrayburn Consulting, LLC

RE: Andritsos Property/Bielinski Homes Pre-Preliminary Plat Subdivision
Development Review

Project Description:

The applicant, Bielinski Homes, filed a Pre-Preliminary Plat for City of Pewaukee review and consideration. Bielinski Homes is proposing to develop a single-family residential subdivision upon property owned by George Andritsos and Pauline Hurst located between Bluemound Road and State Highway 16, north and slightly south of Valleyview Lane.

The subject property is zoned A-2 Agricultural District and designated as Low-Medium Density Residential on the City's 2035 Future Land Use Map. The site is currently vacant and has an area of approximately 16.6 acres. According to the applicant, the net acreage of the property is 15.3 acres, which excludes County Highway JJ right-of-way.

The applicant is requesting consideration of a twenty-four (24) lot single-family residential subdivision development. Based upon 15.3 acres, the net density of the development is 1.57 dwelling units per net acre. The applicant is requesting Rs-6 zoning to accommodate the development. The Rs-4 and Rs-5 Districts would also allow the proposed density; however, those districts would not allow the proposed lot sizes. Bielinski Homes is proposing lots that range from 12,577 square feet to 20,717 square feet, with a mean lot size of 14,150.75 square feet.

The table below outlines some of the typical zoning standards for residential development to assist in comparing zoning district options. Note that all districts permit single-family dwellings with attached or detached garages and all require municipal sewer and water. Also note that the Wisconsin Department of Transportation requires a minimum 50-foot setback from STH 16.

	Max Density (DU/ac)	Min Lot Area (SF)	Min Lot Width (feet at bldg. setback)	Max Bldg. Height (feet)	Min Total Floor Area (3 bedrms) (SF)	Min FY & CSY Setback (feet)	Min SY Setback (feet)	Min RY Setback (feet)
Rs-4	2.18	20,000	110	35	1,500	40	20	35
Rs-5	2.90	15,000	100	35	1,500	40	15	35
Rs-6	3.49	12,500	90	35	1,300	30	12	35

In review of the Wisconsin Department of Natural Resources Water Surface Data Viewer mapping, the site does not contain any mapped wetlands; however, the map does illustrate Maximum Extent Wetland Indicators (i.e. hydric soils). The Southeastern Wisconsin Regional Plan Commission mapping does not show any environmental corridors located on the property and there is no floodplain per FEMA mapping.

As the development is only in a sketch plan phase, a full review of zoning and land division requirements was not completed at this time; however, it appears that the development complies with the standards of Section 18.0207 Land Suitability as long as lots are developed with public sewer and water facilities.

In review of Section 18.0301b., the only information not provided at this time for the sketch plan is topographic mapping (contours) and soils information. It can also be noted that the drawing is to scale; however, dimensions are not noted to easily review lot dimensions, street widths, etc.

Comments and Recommendation:

Below are comments and recommendations for applicant and Plan Commission consideration.

1. Consider extending and stubbing the proposed new road (with a temporary turnaround) to the property to the south for future development. Furthermore, encourage the developer to discuss collaborating with the property owners to the south, if they have not done so already. Please note the following in regards to the properties to the south:
 - Per Waukesha County GIS mapping, a 20-foot strip of land is located between the subject property and the larger property to the south (the Gramann property), owned by Kestrel Investments LLC.
 - The Gramann Revocable Trust Agreement property is 8.71-acres, zoned Rs-1 and planned for Low-Medium Density Residential. This site contains Maximum and Minimum Extent Wetland Indicators per DNR mapping. In addition, the applicant appears to show a mapped wetland in the northwest corner of the site on the Concept Plan.
2. As there are mapped hydric soils, field verification must be completed to confirm that no wetlands exist onsite.
3. The plan must show the setback from the “proposed” ROW adjacent to Bluemound Road, not from the centerline of the road.
4. The landscape berm (and landscaping) could be placed within the 50’ WisDOT setback or portion thereof and increase lot sizes/depths or provide additional room for berming. It is recommended that this area remain as an outlot and planting strip/easement area to avoid double frontage lots.
5. Grading and berm details as well as a landscape plan for buffer areas must be provided for review.
6. A project narrative is recommended to provide project details and include additional information, such as estimated lot and home values, anticipated absorption, phasing, etc.
7. Draft subdivision documents should also be provided, particularly if design standards and/or restrictions for lots and homes are included.

8. The Preliminary Plat shall include all applicable information as required by Section 18.0303.
9. Note Section 18.0400m.(2) requires a minimum 30-foot planting easement along STH 16 and CTH JJ. Section 18.0800b.(1) requires a minimum 25-foot planting strip, but also indicates that the following language shall be noted on the face of the plat:

“This strip of land reserved for the planting of trees and shrubs for purposes of visual screening. The building of structures hereon is prohibited.”

10. A proposed street name must be submitted as part of the Preliminary Plat review process.
11. It is recommended that the applicant remove the existing billboards along Bluemound Road.

As the proposed development is consistent with the 2035 Future Land Use Plan, it is recommended that conceptual approval be granted, subject to revisions based upon Plan Commission discussion and comments to allow the applicant to continue to refine plans for further review and consideration.

If the development moves forward, Rezoning and Preliminary Plat Applications are required.

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

DATE: June 21, 2018

AGENDA TOPIC: **Pre-Preliminary Plat of the approximately 17 acre Andritsos property on the west side of Bluemound Road and north of Fatima Creek.**

REVIEW COMMENTS: The proposed single-family subdivision plat generally meets the neighborhood plan (#12) in terms of proposed use and density. The City staff needs to review the proposal regarding minor changes.

RECOMMENDATION: I recommend that conceptual approval be given with comments by Plan Commission and staff.

H.E. Clinkenbeard,
CDD/Senior Planner

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

DATE: June 21, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Conceptual Plan by Erickson Enterprise for a Car Wash Facility Located in the Northeast Quadrant of Nancy's Court and CTH F (PWC 0958986009)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Erickson Enterprise Car Wash Plans

Erickson Enterprise Car Wash Staff Memo

Erickson Enterprise Car Wash Clink's Staff Memo



Pewaukee Car Wash

Peak of Manteno

250 Diversatech Dr

Manteno IL 60950

- I. Finished Product
- II. Preliminary Site Plan
- III. Landscape Plan
- IV. Special Use Permit
- V. Surrounding Businesses

FINISHED PRODUCT







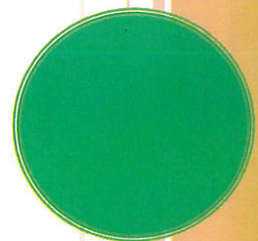
PRELIMINARY SITE PLAN

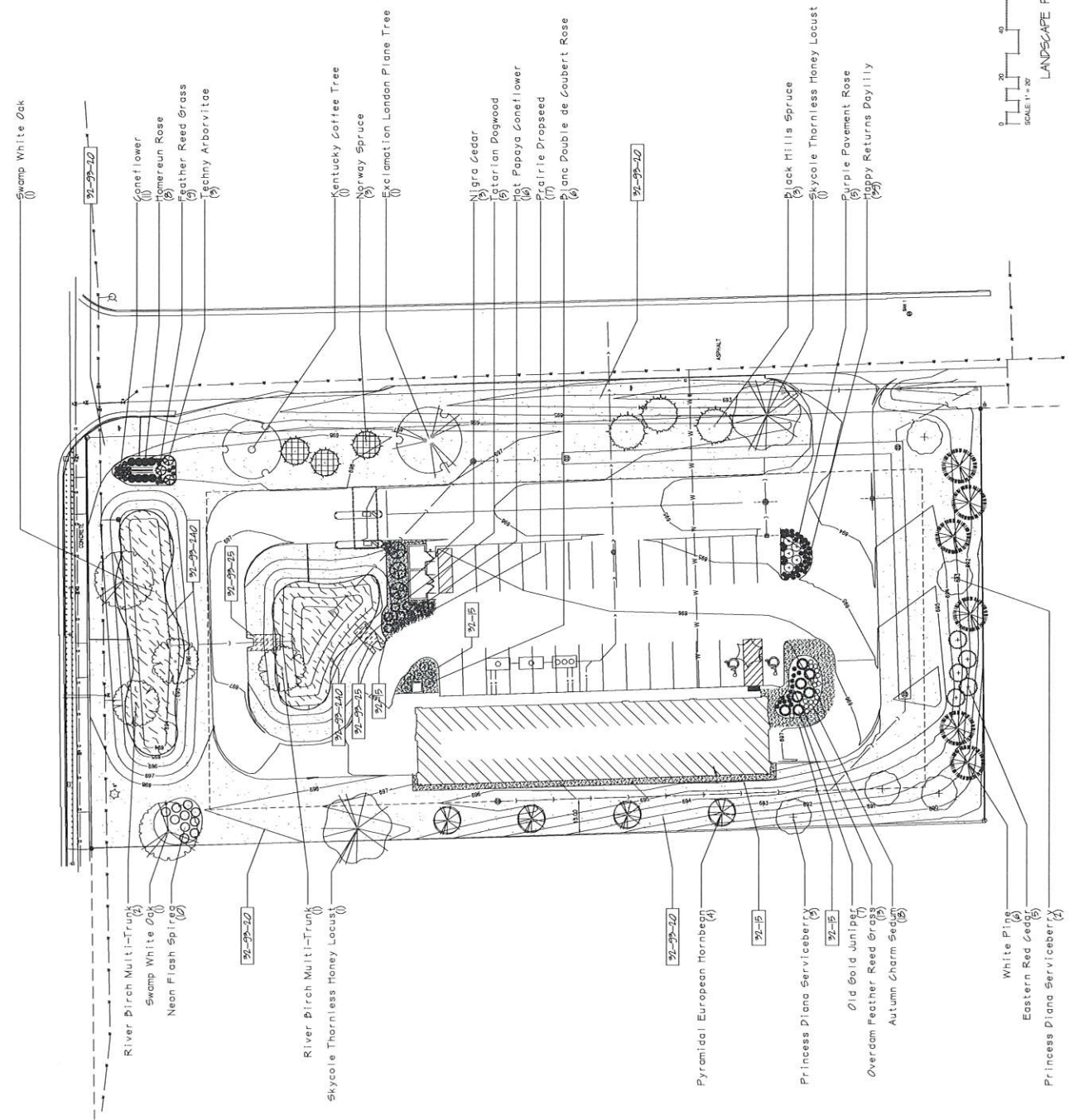
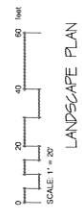






LANDSCAPE PLAN



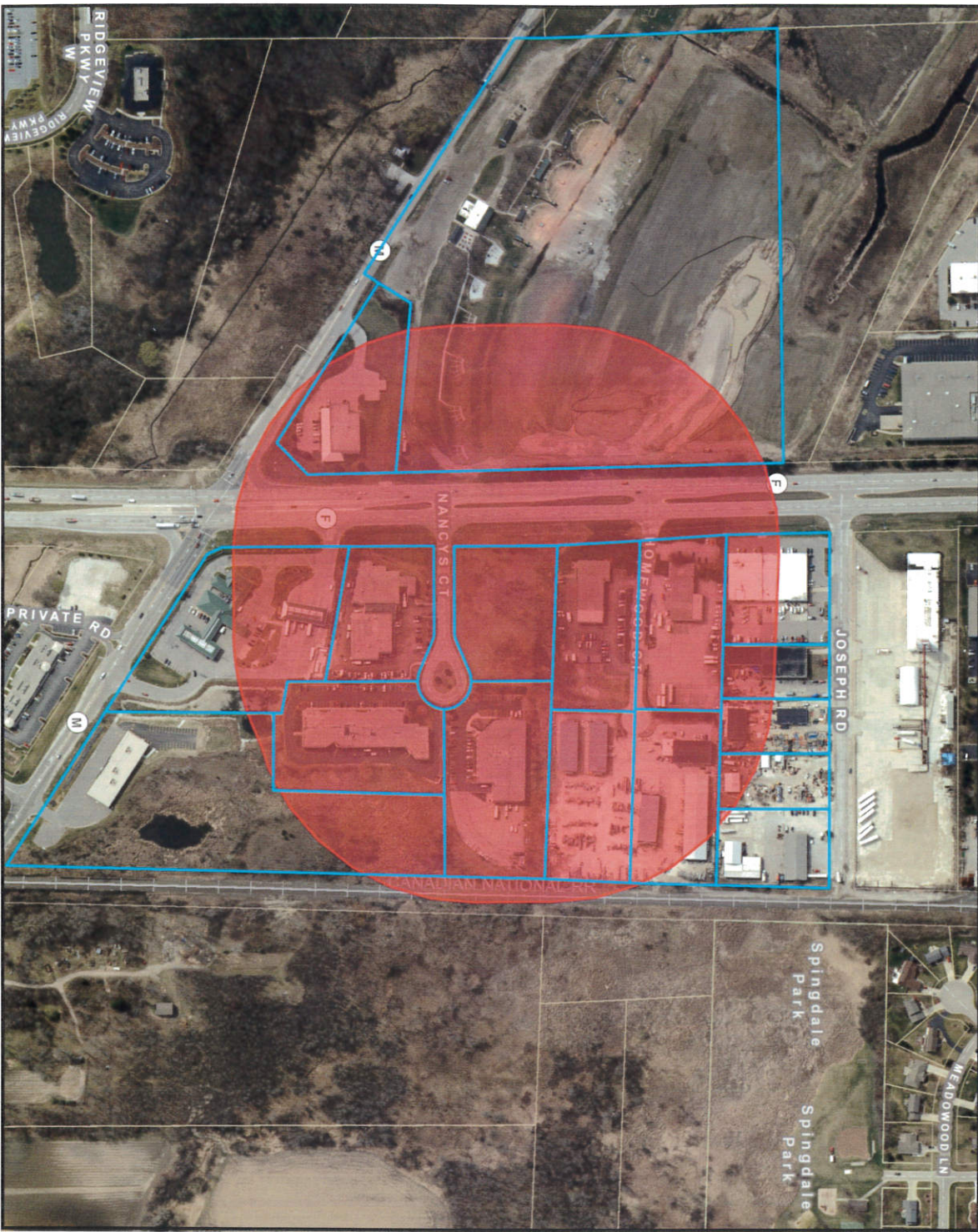


SURROUNDING BUSINESS



LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map



Legend

- Retired Plats
 - Assessor Plat
 - Condo Plat
 - CSM
 - Subdivision Plat
- SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condo Plat
 - Subdivision Plat

Notes:

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.

Printed: 5/9/2018



AGM MANAGEMENT LLC
W289S755 ELMHURST RD
WAUKESHA WI 53188-9423

B & M PROPERTIES
C/O BRIAN R SEIDER
N22W22967 NANCY CT
WAUKESHA WI 53186

CONVENIENCE STORE INVESTMENTS
PO BOX 2107
LA CROSSE WI 54603

DBR SERVICES LLC
13885 W CAPITOL DR
BROOKFIELD WI 53005

HAUNFELDER PROPERTIES LLC
N87W25121 WATERSEDGE DR
SUSSEX WI 53089

JOSEPH RD LLC
6156 DARLIN DR
DANE WI 53529-9638

KW OFFICE LLC
700 PILGRIM PKWY STE 100
ELM GROVE WI 53122

NATIONWIDE LIMITED PARTNERSHIP
PO BOX 100
MARATHON WI 54448-0100

NATIONWIDE LIMITED PARTNERSHIP
PO BOX 100
MARATHON WI 54448-0100

OHM REDFORD LLC
W229N2494 COUNTY ROAD F
WAUKESHA WI 53186-1104

PAMELAS PROPERTIES LLC
9143 W APPLETON AVE
MILWAUKEE WI 53225

RAYMOND M GALINSKY
N17W22602 WATERTOWN RD
WAUKESHA WI 53186

RYDER TRUCK RENTAL INC
11690 NW 105 ST
MIAMI FL 33178-1103

SP INDUSTRIAL LLC
1816 LAGOON LN
CAPE CORAL FL 33914

TIMOTHY HUBER
WENDY HUBER
W5525 SUN RD
JUNEAU WI 53039

TIMOTHY M HUBER
W5525 SUN RD
JUNEAU WI 53039

WAUKESHA GUN CLUB
N22W23170 WATERTOWN RD
WAUKESHA WI 53188

WW GRAINGER INC
C/O ECOVA INC - MS 3944
1313 N ATLANTIC ST STE 5000
SPOKANE WA 99201-2330



Wrayburn Consulting, LLC

info@wrayburnconsulting.com

13500 Watertown Plank Road, Suite 100

Elm Grove, WI 53122

262-893-3903

Date: June 10, 2018

To: City of Pewaukee Plan Commission
Scott Klein, City Administrator

From: Nick Fuchs, Wrayburn Consulting, LLC

RE: Tsunami Express car wash Conceptual Plan Review

Project Description:

The applicant, Erickson Enterprise, filed a Conditional Use Application requesting approval of an express car wash (DBA Tsunami Express) for property located at the northeast corner of Nancys Court and Redford Boulevard (County Highway F).

The subject property is designated as Office Commercial on the City's 2035 Future Land Use Map and is currently zoned B-6 Mixed Use Business District. The B-6 District allows, as a Conditional Use, any retail, service or office use that is compatible with other uses allowed within the B-6 District as may be determined by the Plan Commission. The business uses proposed include the express car wash, pet washing and self-vacuum units within the parking lot.

The site is currently vacant and has an area of approximately 2.235 acres. The proposed site plan includes the 1-story car wash building, a dumpster enclosure, monument sign, three lanes for car wash queuing and associated parking, landscaping and lighting. The parking lot contains about 28 parking spaces, including two ADA accessible spaces.

To assist in screening the building, site, parking lot and vacuum units the site plan also consists of a wall that would match or be similar to the wall in front of Kwik Trip located to the south. The height of the wall is about 4-feet.

In review of the Wisconsin Department of Natural Resources Water Surface Data Viewer mapping, the site does not contain any mapped wetlands; however, the map does illustrate Maximum and Minimum Extent Wetland Indicators (i.e. hydric soils). There is also a mapped wetland directly to the north. The Southeastern Wisconsin Regional Plan Commission mapping does not show any environmental corridors located on the property and there is no floodplain per FEMA mapping.

Comments and Recommendation:

Below are comments and recommendations for applicant and Plan Commission consideration.

1. Consider reorienting the building to front Highway F (parallel, opposed to perpendicular) with parking and vacuums to the rear of the building. This may result in moving the ingress/egress further from the intersection (150-feet recommended) and may require the need for a second access, similar to the property to the south.

According to the applicant, there is insufficient room for the current building size and preferred queuing and parking layout to be able to rotate the building as suggested.

2. Landscaping shown on the landscape plan and the site plan is not consistent.
3. Lighting plan, including photometrics, heights, and cut sheets or catalog pages of light types will be required.
4. As the site contains Maximum and Minimum Extent Wetland Indicators, and that a mapped wetland is located directly to the north, it is recommended that a field investigation be conducted to determine if any wetlands or wetland setbacks exist onsite.
5. The dimensions on the preliminary site plan are not legible. It appears that building setbacks are being met. Note that other setback and dimensional standards will require further review. Also, note that parking spaces shall be a minimum of 180 square feet. Furthermore, it is recommended that parking spaces be a minimum of 9-feet wide.
6. Rooftop mechanicals must be screened from public view. It is recommended that parapets be used for screening.
7. Site calculations, such as the amount of impervious surface and greenspace onsite, building size, building height (in feet and stories), number of parking spaces provided, etc. should be noted on the site plan.
8. It is recommended that the proposed wall, dumpster enclosure and base of the monument sign match the same materials utilized for the building.

As previously stated, the land use designation is Office Commercial. Furthermore, the surrounding properties consist primarily of office/industrial type business uses. As such, an office or industrial use may be more appropriate and compatible with adjacent properties. The use, building type and site design should all be considered. The proposed use may be better suited for property planned and zoned for Retail / Service Commercial uses.

If the use, building and site design are deemed appropriate, the applicant should be directed to refine plans for further staff review and consideration, prior to returning to the Plan Commission and Common Council for final review and approval.

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

DATE: June 21, 2018

AGENDA TOPIC: **Conceptual proposal by Erickson Enterprises to build a car wash facility in the NE quadrant of the intersection of Nancy Court and CTH F.**

REVIEW COMMENTS: The staff had comments about the architecture of the building as well as ingress/egress related to CTH F (see Nick Fuchs' review comments). The neighborhood plan (#7) recommends that this parcel be developed for a small office. There is a Kwik Trip double car wash located one block south of Watertown Road and CTH F.

RECOMMENDATION: I think we should wait for an office use.

H.E. Clinkenbeard,
CDD/Senior Planner