

## Planning Department

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

**PLAN COMMISSION  
MEETING NOTICE AND AGENDA  
Thursday, August 16, 2018  
7:00 PM**

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

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1. Call to Order and Pledge of Allegiance
  2. Discussion and Action Regarding Approval of Meeting Minutes Dated July 19th, 2018
  3. Discussion and Action Regarding a Recommendation to the Common Council to Approve the Conditional Use Petition for The Glen at Parkway Ridge Located on the East Side of Bluemound Road In Order to Develop a Two- and Four-Unit Condominium Community (PWC 0925993, PWC 0925992, PWC 0925990)
  4. Discussion and Possible Action Regarding the Approval of the Site and Building Plans for The Glen at Parkway Ridge Located on the East Side of Bluemound Road (PWC 0925993, PWC 0925992, PWC 0925990)
  5. Discussion and Action Regarding Approval of the Exterior Modification of Aqua Beauty Lounge as Relates to the Addition of an Overhang Attached to the Main Entrance of the Salon Located at W279 N2221 Prospect Avenue (PWC 0938995)
  6. Discussion and Action Regarding the Release/Termination of the Declaration of Restrictions for the Meadow Creek Center in the Village of Pewaukee
  7. Discussion and Action Regarding the Revised Site Plans for the Lake Country Commons Development on the Pewaukee Golf Course Property Located at N12 W26506 Golf Road (PWC 0944994)
  8. Discussion and Action Regarding the Conceptual Site Plan for 29 Two-Family Residential Buildings on the Stenz Property Located at the Northwest Corner of Golf Road and CTH G (PWC 0940999001)
  9. Adjournment

Ami Hurd  
Deputy Clerk

8/9/2018

**NOTICE**

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It is possible that members of other governmental bodies of the municipality may be in attendance to gather information that may form a quorum. At the above stated meeting, no action will be taken by any governmental body other than the governmental body specifically referred



to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the City Planner, Harlan Clinkenbeard, at (262) 691-0770 three business days prior to the meeting so that arrangements may be made to accommodate your request.



**CITY OF PEWAUKEE  
PLAN COMMISSION AGENDA ITEM 2.**

**DATE:** August 16, 2018

**DEPARTMENT:** PRCS - Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding Approval of Meeting Minutes Dated July 19th, 2018

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

7.19.18 Minutes



**In attendance:**

K. Salituro, T. Janka, D. Linsmeier, S. Sullivan, C. Wunder, Alderman B. Bergman.

**Also in attendance:**

City Planner N. Fuchs, Administrator S. Klein, Department of Public Works Director J. Weigel, Community Services Director K. Woldanski

1. Call to Order and Pledge of Allegiance

In Chairman Bierce's absence, Alderman Bergman called the meeting to order at 7:00PM and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of Meeting Minutes Dated May 17th, 2018 and June 21st, 2018

**A motion was made and seconded (C. Wunder, D. Linsmeier) to approve the May 17<sup>th</sup>, 2018 and June 21<sup>st</sup>, 2018 meeting minutes.** Motion Passed: 6-For, 0-Against.

3. Discussion and Action Regarding a Petition for a Conditional Use Public Hearing for Aspire Dance, LLC Located at W238 N1700 Rockwood Drive in Order to Operate a Dance Studio with Dance Instruction for Children and Adults (PWC 0954998016)

Mr. Klein stated this was an existing building on Rockwood Drive. The dance studio moved out of their space in their current location on Silvernail Road and were promised to be in the new space in this building on time but construction is not complete so they have actually taken up temporary residency. Approval is needed to continue to operate both temporarily and in the future. If the Plan Commission does not grant this it would mean they would have to move out. Construction is approximately two months behind so they are using a separate, extra space within the same building.

Alderman Bergman opened the public hearing at 7:03 PM. No one in the audience wished to speak and the public hearing was closed at 7:04 PM.

**A motion was made and seconded (T. Janka, D. Linsmeier) to approve the conditional use for Aspire Dance LLC.** Motion Passed: 6-For, 0-Against.

4. Discussion and Action Regarding a Certified Survey Map for Property Owned by Dawn Myers Located at N37 W26773 Kopmeier Drive and N37 W26783 Kopmeier Drive for the Purpose of Combining the Two Properties (PWC 0894016 & PWC 0984017)

Mr. Klein stated the recommendation was to approve the certified survey map subject to all of the things that need to be added to the map, such as the former lot line. The CSM is showing the combination without the former line running thru the property.



Mr. Bergman referred to the odd sliver left to the east of what will be lot 1 and he questioned if that would be included in this. Mr. Fuchs was unsure why that piece was left out and suggested we talk to the surveyor, otherwise it is a remnant piece that should be brought into the CSM.

Dawn Myers stated she did not know anything about the sliver of land. She stated she would be happy to go back to the surveyor for additional information. She stated she was not aware of any easements. Mr. Klein noted that it is eight and a half feet and would be to her advantage to get cleared up.

Discussion then took place regarding the wells on the property.

Mr. Bergman stated they would have to mark those buildings that are to be removed as “to be razed” and they will have to be razed before the CSM is signed, or bonded for that. The former lot line must be shown on the CSM and labeled “previous lot line to be removed”. Any buildings that are planned to come down will have to be identified on the CSM as “to be removed”.

Mr. Fuchs stated there is a timing issue. Before recording the CSM, the buildings will either have to be torn down or labeled on the CSM “to be razed” and Ms. Myers would have to provide the City a letter-of-credit in the amount that it would cost to raze the buildings. Mr. Weigel mentioned that the letter-of-credit requires an agreement with the City Attorney.

**A motion was made and seconded (D. Linsmeier, S. Sullivan) to approve the certified survey map for Dawn Myers contingent upon the recommendations suggested by Planner Fuchs.**

Motion Passed: 6-For, 0-Against.

5. Discussion and Action Regarding the Site and Building Plans and Plan of Operation for Christ Evangelical Lutheran Church Located at W240 N3103 Pewaukee Road for a Building Addition (PWC 0904994001 & PWC 0904994002)

Mr. Scott Ramlow, architect for Christ Lutheran Church, gave a summary of the project. He stated they are proposing to put an addition onto the existing church structure that will come to the south. It will be the same size as the current coverage on the site and will be two levels. The upper level will contain a gym and event center and will be about 10,000 square feet, as well as a gathering area, restrooms and a meeting room. On the lower level, the space underneath the gym will be unfinished for the future, and the space between the gym and existing church will be meeting rooms and classrooms. The design of the building will be as compatible as possible to the existing structure.

Mr. Ramlow noted that they are also proposing to connect to Green Road on the City-side of the intersection. He stated it was not required to be added at this time and he noted that the WisDOT would not require a second connection to STH 164 and they are within the bounds of the original developer's agreement.

In regards to the parking, Mr. Ramlow stated they use the rule of 80 percent of the amount of seats in the worship space. They do not want to pave more spots than necessary, which should be around 300 spaces, but they also show an additional 100 spaces on the plan to the west and the south.

Mr. Ramlow then referred to the lighting and stated they are cutoff fixtures and limited to 20 feet in height.



There is rooftop equipment but there will be complete screening for those units. It will be an extension of the screening that is on the existing church. The building will be built with sloped roofs so that it helps hide some of the units.

Mr. Sullivan stated he likes the idea of a second access. He felt one access was scary.

Mr. Bergman questioned if we should be concerned about how the secondary access lines up with the intersection. Mr. Weigel stated layout is the best we can do and although it will be a steep road, it will work. Discussion took place regarding adding a stop sign at the intersection to the City's driveway. Mr. Ramlow suggested putting up double stop signs and a line and Mr. Klein agreed.

Mr. Bergman noted that the height of the building exceeds the zoning. Mr. Klein stated we could make an exception. The Fire Chief is okay with this because it is what they have now height-wise. Mr. Ramlow noted that they do exceed the height limitation but they are still lower than what had been approved in 2004 when the church was originally built.

Mr. Ramlow referred to combining the two parcels and they will combine parcels if the City requires it. The two parcels preceded the purchase of the land and there was no request to combine the lots at the time of purchase. He noted that they are still within the developer's agreement and it may cause certain issues for the church regarding the assessments.

Mr. Fuchs stated it was a single use and a single development so it should be on a single parcel to clean up the property lines. He added that there are parking setbacks that are not being met with that property line. Mr. Ramlow questioned if it could be left alone and dealt with if they do anything else, as long as they are within confines of developer's agreement. Mr. Klein stated the Council would have to take up the assessment issue should the CSM come forward, not the Plan Commission. Mr. Ramlow pointed out that they have no objection to owing the assessment and they are not trying to reduce the amount, but it is just a timing issue.

Mr. Janka questioned if there would be a problem with green space if the lots are not combined and Mr. Ramlow replied that they were at 19.3 impervious surface, considering the full site. Even if the line was kept where it is, they would still be well under 40 percent. He questioned if it was possible to leave this alone, as they are still within the bounds of the agreement they struck in 2004. The City will still have the ability to clean this up because if the church wants to build one more square foot of space, they would have to enter into a new developer's agreement.

Discussion took place regarding storm water and impervious surfaces. Mike Froehlich, engineer with Kapur & Associates, discussed the site's storm water features.

Mr. Bergman questioned the dumpster enclosures. Mr. Ramlow stated they were not in the correct place on the plan. They will be maintaining the existing garage and dumpster enclosures.

Mr. Bergman referred to the elevations and asked if the middle elevation was the one on the Pewaukee Road side and Mr. Ramlow confirmed that it was. Mr. Bergman felt there was a lot of CMU block on the back of the site down the hill and he questioned if there would be any of that on the Pewaukee Road side. Mr. Ramlow stated the pattern and the amounts of it are the same as the Pewaukee Road elevations of the main church. He felt it was consistent with the existing church. Mr. Fuchs added that there is a portion there that is just foundation wall and a portion of exposed foundation. It will be covered up by the expansion and will match the existing facility to the north.



Ms. Salituro questioned if there would be any new signage and Mr. Ramlow stated no new signage was needed. He felt there could be some sort of signage at the Green Road connection, but other than that, nothing is proposed.

Mr. Ramlow then gave a report on the sidewalk connection to Green Road. Everything in that area is very steep and they would not be able to grade anything out where it would be safe to walk. He gave a handout showing a sidewalk that connects from the curb cut to their drive, but he felt a sidewalk would be dangerous. Mr. Ramlow noted they could also pave a bigger landing area where the curb cut is so people have a place to stop before crossing Green Road. Mr. Bergman stated his concern was the storm water going into the intersection. Mr. Kapur stated there was no place to put it on the church's site because of how the grades drop off. Discussion then took place regarding draining as relates to the basin.

Mr. Ramlow then referred to the current parking spaces and stated they are 9 x 18. He questioned if the new spaces could continue at that size versus the 9 x 20. Mr. Fuchs noted that the ordinance states it must be 180 square feet. Mr. Bergman stated he would give leeway on the lower parking lot because of the spacing.

Mr. Klein referred to the CSM and felt it could be deferred to the Council for a decision. If the Council says it should be combined then it would have to come back to the Plan Commission and then back again to the Council. The CSM would basically be just wiping out the current interior lines so it is really not an issue of technical detail as much as it is whether or not the City wants to see that wiped out. It is irrelevant to planning and the impact of any potential special assessments can be taken up at the Council.

**A motion was made and seconded (B. Bergman, K. Salituro) to approve the site and building plans and business plan of operation for Christ Evangelical Lutheran Church subject to staff comments and engineering review and approval of their plans and review of the secondary exit based on the slope and closeness to the intersection.** Motion Passed: 6-For, 0-Against.

6. Discussion and Action Regarding the Submittal of Blue Ribbon Management, LLC for Approval of the Interior Door Colors and Branding at their New Self Storage Facility Located at the Northwest Corner of Springdale Road and Johnson Drive (PWC 0961996006)

Mr. Zach Flitcroft from Blue Ribbon Management and Richard from the Milwaukee Life Storage store were in attendance. Mr. Klein felt the bright orange color option for the interior doors was inappropriate for this location. He felt the gray was a bit more non-descript. The point is that they do not want it to look like a self-storage facility.

Mr. Flitcroft stated they wanted to have a contrast between the doors and the panel system. Of all 700 Life Storage properties throughout the company, 90 to 95 percent of the properties have yellow doors. They try to tie in the yellow on some of the windows and exterior doors to make themselves more identifiable when people are looking for their property. They want to stand out differently from their competitors in the market and the yellow makes it a consistent application to the rest of their brand throughout the country.

Mr. Klein felt people would find this storage facility without the yellow doors.



Mr. Flitcroft questioned the gray with the white. They would like to have a contrast in colors. Mr. Bergman was fine with the gray. Ms. Salituro felt gray was a good compromise.

**A motion was made and seconded (T. Janka, C. Wunder) to approve of the interior color of gray and branding for the new self-storage building.** Motion Passed: 5-For, 1-Against (Sullivan).

7. Adjournment

**A motion was made and seconded (D. Linsmeier, K. Salituro) to adjourn the meeting.** Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd  
Deputy Clerk



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

**DATE:** August 16, 2018

**DEPARTMENT:** PRCS - Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding a Recommendation to the Common Council to Approve the Conditional Use Petition for The Glen at Parkway Ridge Located on the East Side of Bluemound Road In Order to Develop a Two- and Four- Unit Condominium Community (PWC 0925993, PWC 0925992, PWC 0925990)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

Parkway Ridge conditional use

Parkway Ridge staff report



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

**PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF MATT QUEST & THE GLEN AT PARKWAY RIDGE FOR A CONDITIONAL USE PERMIT ON THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:**

**Legal description of property:**

BEGINNING AT THE EAST ¼ CORNER OF SECTION 16, T7N, R19E; THENCE S87°04'25"W ALONG THE SOUTH LINE OF THE NORTHEAST ¼ 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 ¼ OF SAID SECTION 16; THENCE S00°21'46"E. ALONG SAID EAST LINE, 881.15 FEET TO THE POINT OF BEGINNING.

**Common Description or name:** N28W25206 Bluemound Road, N27W25284 Bluemound Road, N27W25250 Bluemound Road

**Tax Key Number(s):** PWC 0925993, PWC 0925992 & PWC 0925990    **Current zoning:** Rs-1

**This conditional use permit is requested in order to** develop a two- and four-unit condominium community.

**THE PUBLIC HEARING** will be held at a meeting of the Common Council in the City Hall Common Council Chambers on Monday, September 10<sup>th</sup>, 2018 at or after 7:00 PM.

Dated this 8<sup>th</sup> day of August, 2018.

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Kelly Tarczewski  
Clerk/Treasurer





## Wrayburn Consulting, LLC

[info@wrayburnconsulting.com](mailto:info@wrayburnconsulting.com)

13500 Watertown Plank Road, Suite 100

Elm Grove, WI 53122

262-893-3903

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Date: August 7, 2018

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

From: Nick Fuchs, Wrayburn Consulting, LLC

RE: The Glen at Parkway Ridge Conditional Use and Condominium Plan Review

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### **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. Note that the rezoning and certified survey maps were approved at the June 21, 2016 Plan Commission meeting.

The subject properties are now zoned RM-1 Multiple-Family District. The properties are designated as Medium Density Residential on the City's 2050 Future Land Use Map.

### **Conditional Use/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. 12 and 15). 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, which complies with the RM-1 District maximum density of 6.00 dwelling units per net acre.

The site plan includes a mowed trail that connects to the existing adjacent County mowed trails. Note that it was suggested that the trails extend and connect to the sidewalk along the proposed public street directly, opposed to ending at the shared drives between condominium units. The suggestion is to provide for better connectivity and accessibility by providing access that is less intrusive to the condominium owners and more inviting to other residents.

The applicant has indicated that tree impacts will be mitigated and are proposing that every healthy tree, except for buckthorn, elm and ash, of 6-inches or larger be replaced within common spaces, private yards or possibly on County land. The applicant has also noted that pine trees will be planted and relocated on the southern portion of the development.

The applicant provided a letter from the Wisconsin Department of Natural Resources, dated June 26, 2018, indicating review of a wetland delineation report prepared by Stantec Consulting Services, Inc. and concurrence that no wetlands currently exist on the subject properties. 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.



The applicant is requesting several waivers from the Zoning Code, such as front yard setbacks and building separation requirements. 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.

Note that the applicant has only provided sample architectural and landscape plans, and a lighting plan has not yet been provided. Further review of final grading, erosion control and storm water management plans is also still needed. It should be noted that the Fire Chief has indicated concerns and is recommending that the buildings contain a fire suppression system (i.e. sprinklers) or a greater building separation distance and wider driveways be provided.

#### **Recommended Motion**

A motion to recommend approval of the Conditional Use Permit for development of the Glen at Parkway Ridge subdivision, subject to the conditions contained within the Plan Commission report dated August 7, 2018 [below].

1. A final Landscape Plan shall be submitted for City staff review and approval prior to issuance of a Building Permit.
2. Final architectural elevations shall be submitted for City staff review and approval, prior to issuance of a Building Permit.
3. Final grading, erosion control and storm water management plans shall be submitted for Engineering Department review and approval prior to any land disturbing activities.
4. A tree mitigation plan shall be submitted, for City staff review and approval, to compensate for trees impacted by the construction of the development and storm water ponds, prior any land disturbing activities. Tree mitigation shall occur onsite. Alternatively, the applicant may request tree replacement to occur within City right-of-way or other properties outside of this development, subject to review and approval by City staff.
5. All units shall contain a fire suppression system, subject to review and approval by the Fire Chief. Alternatively, the applicant may increase building separation distances to a minimum of 30-feet, driveway widths to a minimum of 20-feet and utilize a noncombustible exterior in lieu of installing fire suppression for each individual unit.
6. Sidewalks and street trees shall be located within condominium association owned property.
7. The parking lot adjacent to the clubhouse shall maintain a minimum 10-foot setback from the public right-of-way.
8. Southeastern Wisconsin Regional Planning Commission approval for any impacts to the Primary Environmental Corridor shall be obtained, prior to any land disturbing activities.



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

**DATE:** August 16, 2018

**DEPARTMENT:** PRCS - Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Possible Action Regarding the Approval of the Site and Building Plans for The Glen at Parkway Ridge  
Located on the East Side of Bluemound Road (PWC 0925993, PWC 0925992, PWC 0925990)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

Parkway Ridge building & landscape plans

Parkway Ridge engineering plans

Parkway Ridge CSM

Parkway Ridge staff report

Engineering staff report

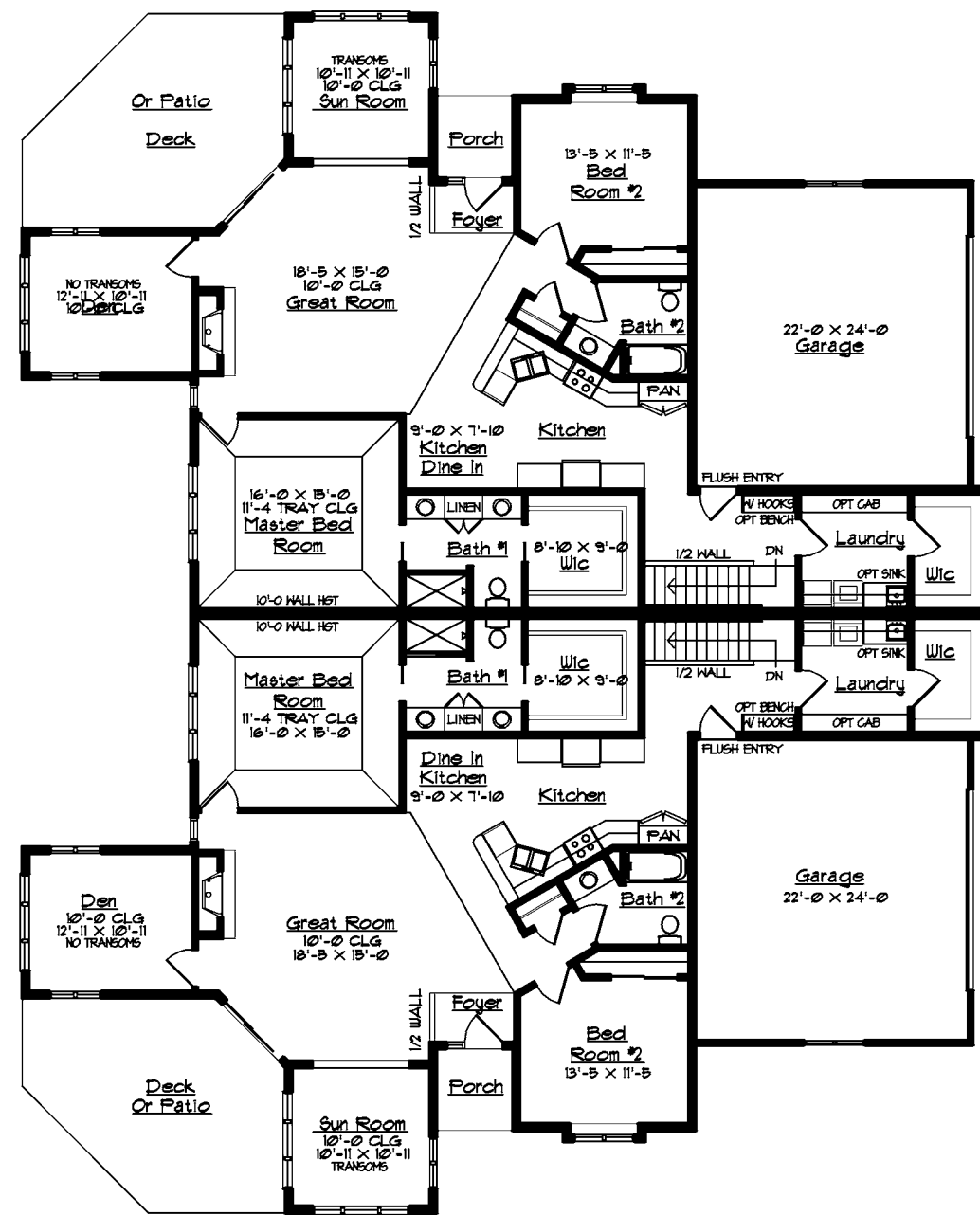






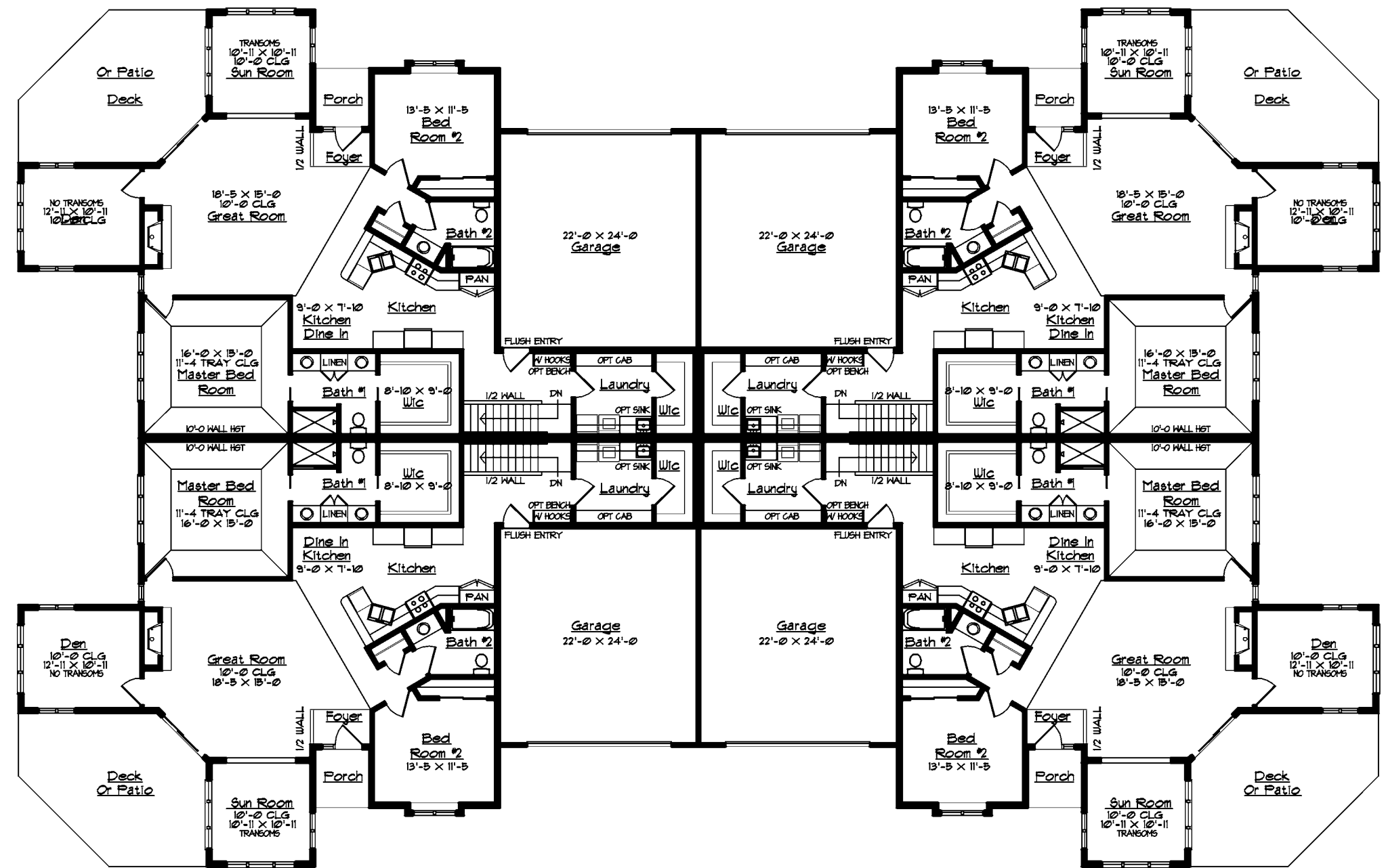






THE TARTAN  
DUPLEX

24 JANUARY, 2011



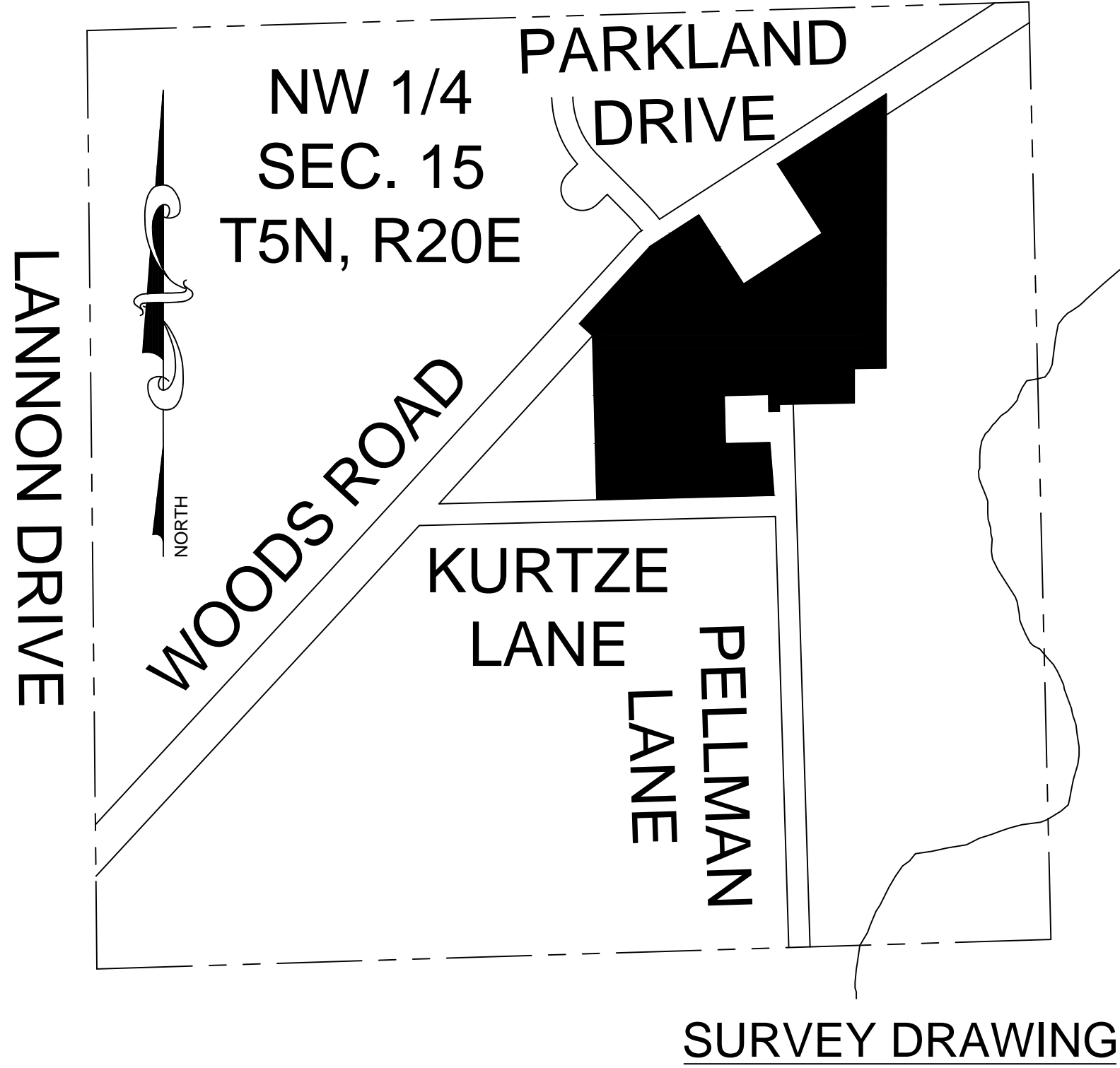
THE TARTAN  
DOUBLE DUPLEX



TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERSHOTLINE

CALL DIGGERS HOTLINE  
811 or 1-800-242-8811  
M.W. AREA 250-1181  
WIS STATUTE 182.07(2)(10/4)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

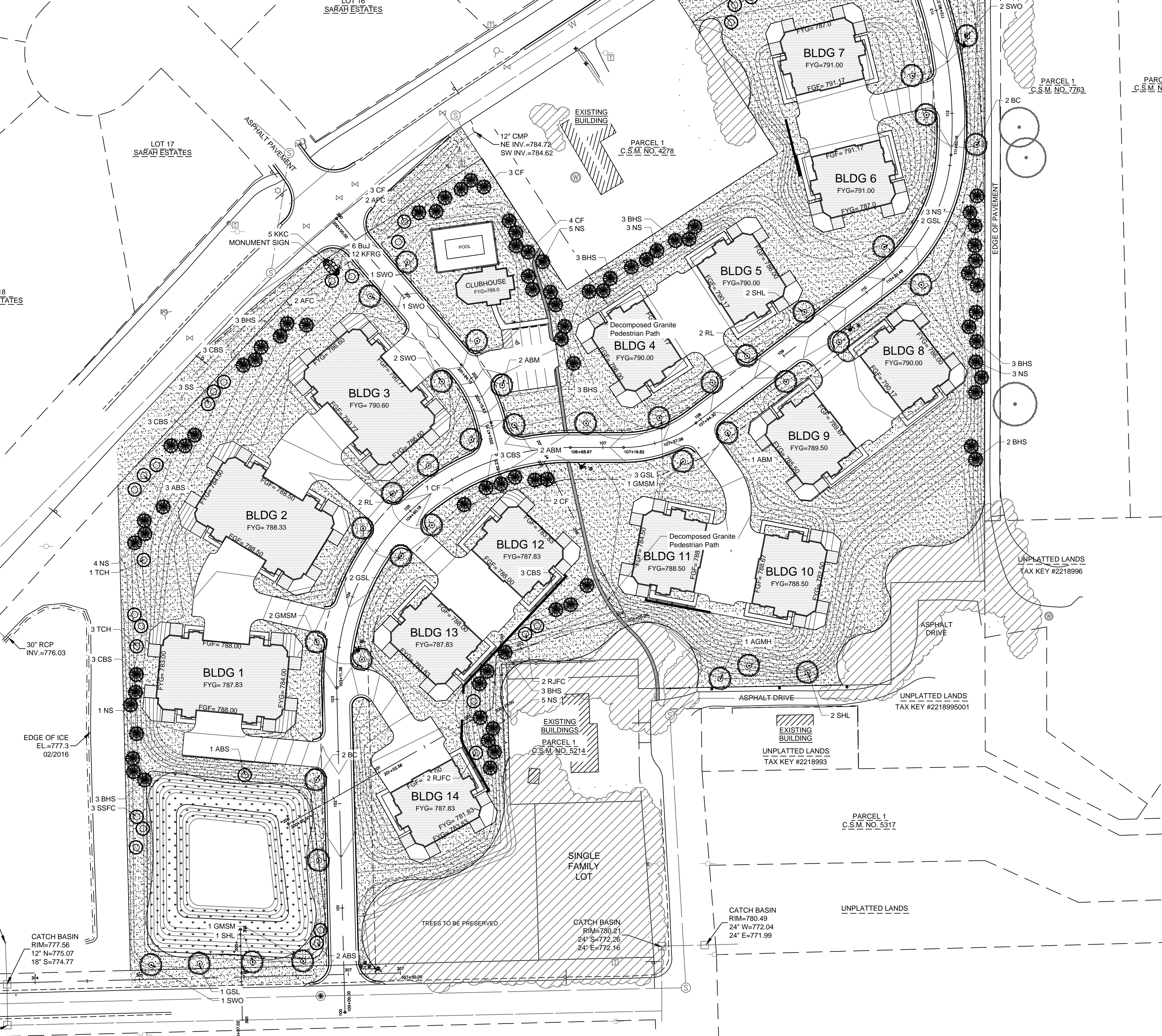


SURVEY DRAWING

1. The landscape installer must contact the City Forester prior to planting.
2. Trees shall be planted in accordance to the Tree Planting Diagram
3. The landscape installer must receive approval from the City Forester for any substitutions or alterations to the Plan
4. It is the responsibility of the landscape installer to have underground utilities located by Diggers Hotline prior to any installation
5. Plant material shall conform to American Standard for Nursery Stock and comply with all applicable state and federal laws governing inspection, shipping, selling, and handling of nursery stock
6. Stock shall be handled properly so that root balls are not loosened or allowed to dry out and trunks and branches are not damaged
7. Plantings shall be guaranteed to be in a healthy and flourishing condition for a period of 18 months.
8. City Forester must be contacted when landscape installation is complete so that installation can be evaluated.

Street trees must be planted within 5' outside of the ROW  
All Trees must be located at least:  
30' from any street corner  
10' from a driveway  
20' from a streetlight or utility pole  
10' from a fire hydrant  
10' from a gas/water valve or utility laterals

CITY NOTES



PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER SIZE	ROOT	SPECIFICATION / NOTES
Proposed Landscape Materials						
SHADE TREES (DECIDUOUS)						
ABM	5	Acer xfreemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
GMSM	4	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
SHL	5	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
AGMH	1	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
SWO	5	Quercus bicolor	Swamp White Oak	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
BC	6	Taxodium distichum	Bald Cypress	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
RL	4	Tilia americana 'Redmond'	Redmond Linden	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
GSL	8	Tilia cordata 'Greenspire'	Greenspire Linden	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER SIZE	ROOT	SPECIFICATION / NOTES
ORNAMENTAL TREES (DECIDUOUS)						
SS	3	Amelanchier canadensis	Serviceberry	7-8"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
ABS	6	Amelanchier xgrandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7-8"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
TCH	7	Crataegus crus-galli 'Inermis'	Thornless Cockspur Hawthorn	7-8"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
AFC	4	Malus x 'Adams'	Adams Flowering Crabapple	7-8" H	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
RJFC	4	Malus x 'Jewelale'	Red Jewel Flowering Crabapple	7-8" H	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
SSFC	6	Malus x 'Spring Snow'	Spring Snow Flowering Crabapple	7-8" H	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
JTL	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	7-8"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER SIZE	ROOT	SPECIFICATION / NOTES
EVERGREEN TREES						
CF	14	Abies concolor	Concolor Fir	7-8"	B&B	Evenly shaped tree with branching to the ground
NS	28	Picea abies	Norway Spruce	7-8"	B&B	Evenly shaped tree with branching to the ground
BHS	29	Picea densata 'glauca'	Black Hills Spruce	7-8"	B&B	Evenly shaped tree with branching to the ground
CBS	15	Picea pungens 'glauca'	Colorado Blue Spruce	7-8"	B&B	Evenly shaped tree with branching to the ground
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SHRUB SIZE	ROOT/CONT.	SPECIFICATION / NOTES
EVERGREEN SHRUBS						
Bul	6	Juniperus sabina 'Buffalo'	Buffalo Juniper	#3	Cont.	Full rounded well branched shrub
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES
ORNAMENTAL GRASSES						
KFRG	12	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES
HERBACEOUS PERENNIALS						
KKC	5	Nepeta faassenii 'Kit Cat'	Dwarf Catmint	Qt.	Pot	Full, well rooted plant, evenly shaped
LAWN	34425	Lawn Establishment Area / Grading Area			SY	Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)
	36250	Erosion Matting for sloped seeded areas	see plan for area delineation		SF	EroTex D575 Erosion Control Blanket (or approved equal)
SWSM	19085	Stormwater Seed Mix	see plan for area delineation		SY	Cardno JFNew Stormwater Seed Mix
Hardscape Materials						
46		Shredded Hardwood Mulch (3" depth)	5,000 SF		CY	Bark Mulch; apply Pre-emergent after installation of mulch
31		Soil Amendments (2" depth)	5,000 SF		CY	
1000		Pulverized Topsoil (Lawn Area)	310,000 SF		CY	
31		Pulverized Topsoil (2" over bed areas)	5,000 SF		CY	
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Seed Compositions:						
Cedar Creek Premium Blue Tag (Ph: 888-313-6807):			Seed at rate of 3# per 1000 SF			
10% Mid Atlantic Kentucky Bluegrass			10% Atlantis Kentucky Bluegrass			
20% Merit Kentucky Bluegrass			10% Dragon Kentucky Bluegrass			
20% Boreal Red Fescue			10% Palmer III Fine Perennial Ryegrass			
20% Pennant Fine Perennial Ryegrass						

OVERALL LANDSCAPE PLAN: PLANT AND HARDSCAPE SCHEDULE

HELLER & ASSOCIATES, LLC

LANDSCAPE ARCHITECTURE

P.O. Box 1359  
Lake Geneva, Wisconsin 53147  
ph 262.639.9733  
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PROJECT

CORNERSTONE DEVELOPMENT OF SE WISCONSIN

THE GLEN at PELLMANN FARM

Woods Road at Parkland Muskego, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9.19.16	PRELIMINARY PLAN
11.17.16	REVISIONS
11.21.16	REVISIONS
01.30.17	REVISIONS
02.19.18	REVISIONS

SHEET TITLE

PERIMETER & INTERIOR COMMON AREAS LANDSCAPE PLAN

PROJECT MANAGER

WDH

PROJECT NUMBER

16-118

DATE

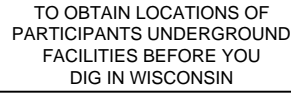
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SHEET NUMBER

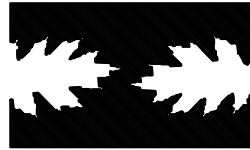
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Information contained herein is based on Survey Information, Field Inspection, and believed to be accurate.





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811 or 1-800-242-8511  
MILW. AREA 259-1181  
WIS STATUTE 182.0175(1974)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE



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Lake Geneva, Wisconsin 53147  
ph 262.639.9733  
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## PROJECT

# CORNERSTONE DEVELOPMENT OF SE WISCONSIN

THE GLEN at  
PELLMANN FARM

Woods Road at Parkland  
Muskego, WI

## ISSUANCE AND REVISIONS

DATE	DESCRIPTION
9.19.16	PRELIMINARY PLAN
11.17.16	REVISIONS
11.21.16	REVISIONS
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02.19.18	REVISIONS

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SHEET TITLE

# TYPICAL 4-UNIT FOUNDATION LANDSCAPE PLAN

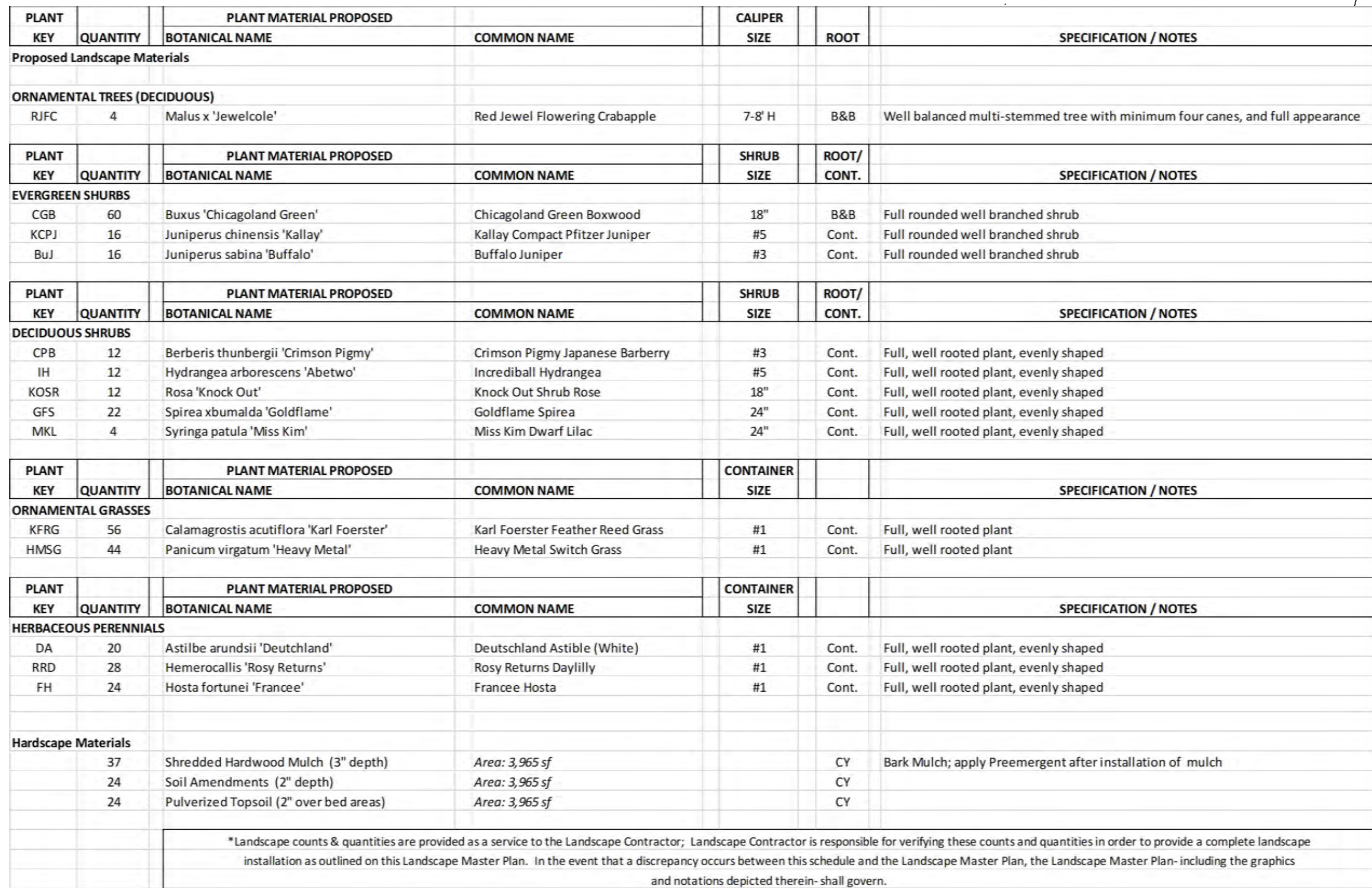
PROJECT MANAGER WDH

PROJECT NUMBER 16-118

DATE 02.19.18

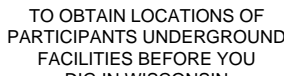
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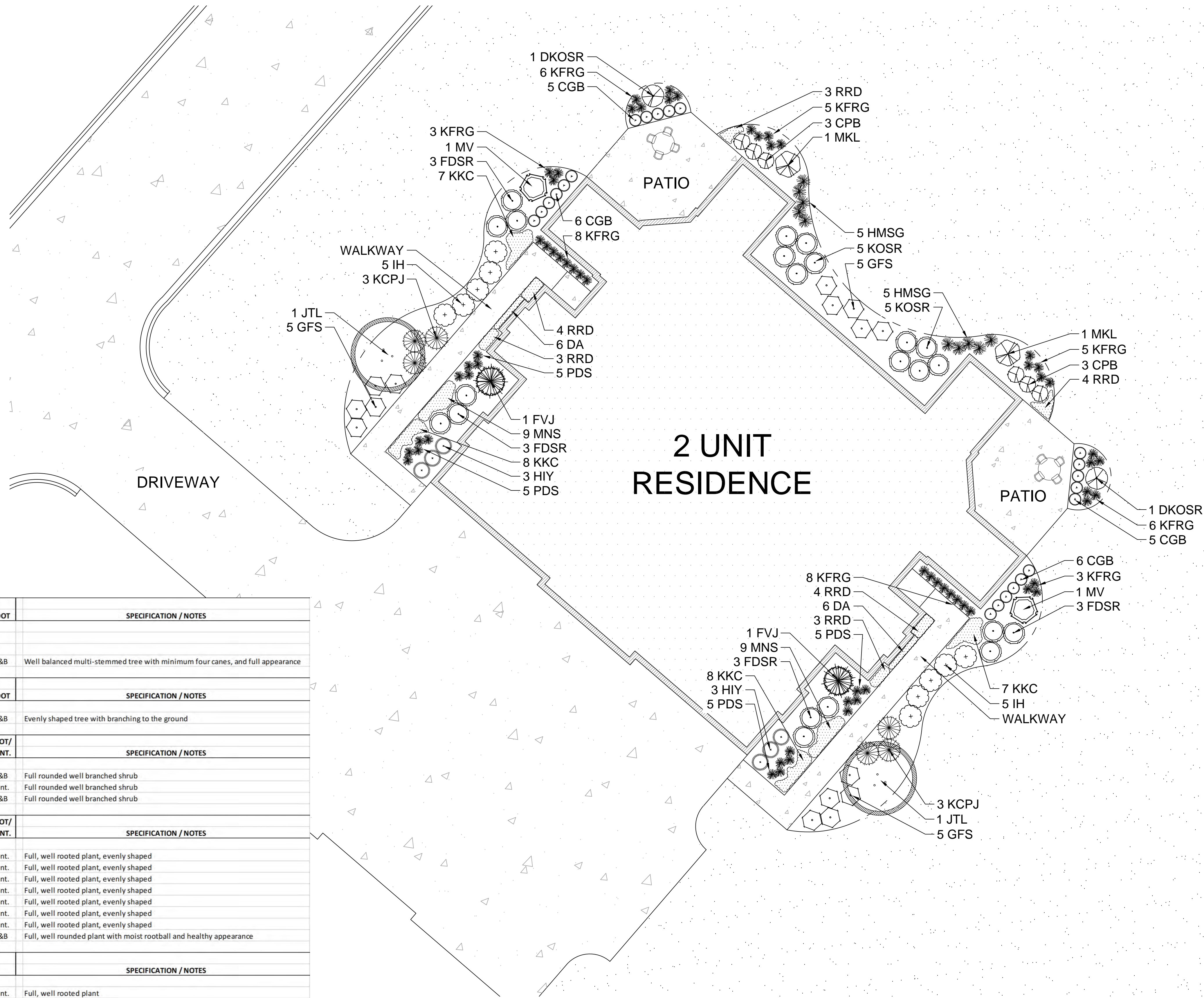


## TYPICALL 4-UNIT FOUNDATION: PLANT AND HARDSCAPE SCHEDULE





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PLANT KEY QUANTITY		PLANT MATERIAL PROPOSED		CALIPER	ROOT	SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME	SIZE		
Proposed Landscape Materials						
ORNAMENTAL TREES (DECIDUOUS)						
JTL	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	7-8'	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER SIZE	ROOT	SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
EVERGREEN TREES						
FVJ	2	Juniperus scopulorum 'Fairview'	Fairview Upright Juniper (upright)	5-6'	B&B	Evenly shaped tree with branching to the ground
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE	ROOT/CONT.	SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
EVERGREEN SHRUBS						
CGB	22	Buxus 'Chicagoland Green'	Chicagoland Green Boxwood	18"	B&B	Full rounded well branched shrub
KCPJ	6	Juniperus chinensis 'Kallay'	Kallay Compact Pfitzer Juniper	#5	Cont.	Full rounded well branched shrub
HIY	6	Taxus xmedia 'Hicksii'	Hick's Intermediate Yew	30"	B&B	Full rounded well branched shrub
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE	ROOT/CONT.	SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
DECIDUOUS SHRUBS						
CPB	6	Berberis thunbergii 'Crimson Pigmy'	Crimson Pigmy Japanese Barberry	#3	Cont.	Full, well rooted plant, evenly shaped
IH	10	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	#5	Cont.	Full, well rooted plant, evenly shaped
KOSR	10	Rosa 'Knock Out'	Knock Out Shrub Rose	18"	Cont.	Full, well rooted plant, evenly shaped
DKOSR	2	Rosa 'Double Knock Out' (Pink)	Double Pink Knock Out Rose	18"	Cont.	Full, well rooted plant, evenly shaped
FDHR	12	Rosa rugosa 'Frau Dagmar Hastrup'	Frau Dagmar Hastrup Rugosa Rose	18"	Cont.	Full, well rooted plant, evenly shaped
GFS	15	Spiraea xbumalda 'Goldflame'	Goldflame Spiraea	24"	Cont.	Full, well rooted plant, evenly shaped
MKL	2	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	24"	Cont.	Full, well rooted plant, evenly shaped
MV	2	Viburnum lantana 'Mohican'	Mohican Viburnum	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
ORNAMENTAL GRASSES						
KFRG	44	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant
HMSG	10	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1	Cont.	Full, well rooted plant
PDS	20	Sporobolus heterolepis	Prairie Dropseed	#1	Cont.	Full, well rooted plant
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES
		BOTANICAL NAME	COMMON NAME			
HERBACEOUS PERENNIALS						
DA	12	Astilbe arundis 'Deutschland'	Deutschland Astilbe (White)	#1	Cont.	Full, well rooted plant, evenly shaped
RRD	21	Hemerocallis 'Rosy Returns'	Rosy Returns Daylilly	#1	Cont.	Full, well rooted plant, evenly shaped
KKC	30	Nepeta faassenii 'Kit Cat'	Dwarf Catmint	Qt.	Pot.	Full, well rooted plant, evenly shaped
MNS	18	Salvia xsupeba 'May Night'	May Night Salvia	#1	Cont.	Full, well rooted plant, evenly shaped
Hardscape Materials						
27	Shredded Hardwood Mulch (3" depth)		Area: 2,843 sf		CY	Bark Mulch; apply Preemergent after installation of mulch
17	Soil Amendments (2" depth)		Area: 2,843 sf		CY	
17	Pulverized Topsoil (2" over bed areas)		Area: 2,843 sf		CY	
<p>*Landscape counts &amp; quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan-including the graphics and notations depicted therein- shall govern.</p>						

## TYPICAL 2-UNIT FOUNDATION: PLANT AND HARDSCAPE SCHEDULE

**HELLER &  
ASSOCIATES, LLC**  
LANDSCAPE ARCHITECTURE

P.O. Box 1359  
Lake Geneva, Wisconsin 53147  
ph 262.639.9733  
david@wdavidheller.com

PROJECT

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CORNERSTONE  
DEVELOPMENT  
OF SE WISCONSIN

# THE GLEN at PELLMANN FARM

Woods Road at Parkland  
Muskego, WI

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
9.19.16	PRELIMINARY PLAN
11.17.16	REVISIONS
11.21.16	REVISIONS
01.30.17	REVISIONS
02.19.18	REVISIONS

Information contained herein is based on Survey Information, Field Inspection, and believed to be accurate.

SHEET TITLE

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TYPICAL 2-UNIT  
FOUNDATION  
LANDSCAPE PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	16-118
DATE	02.19.18
SHEET NUMBER	

# L 1.2



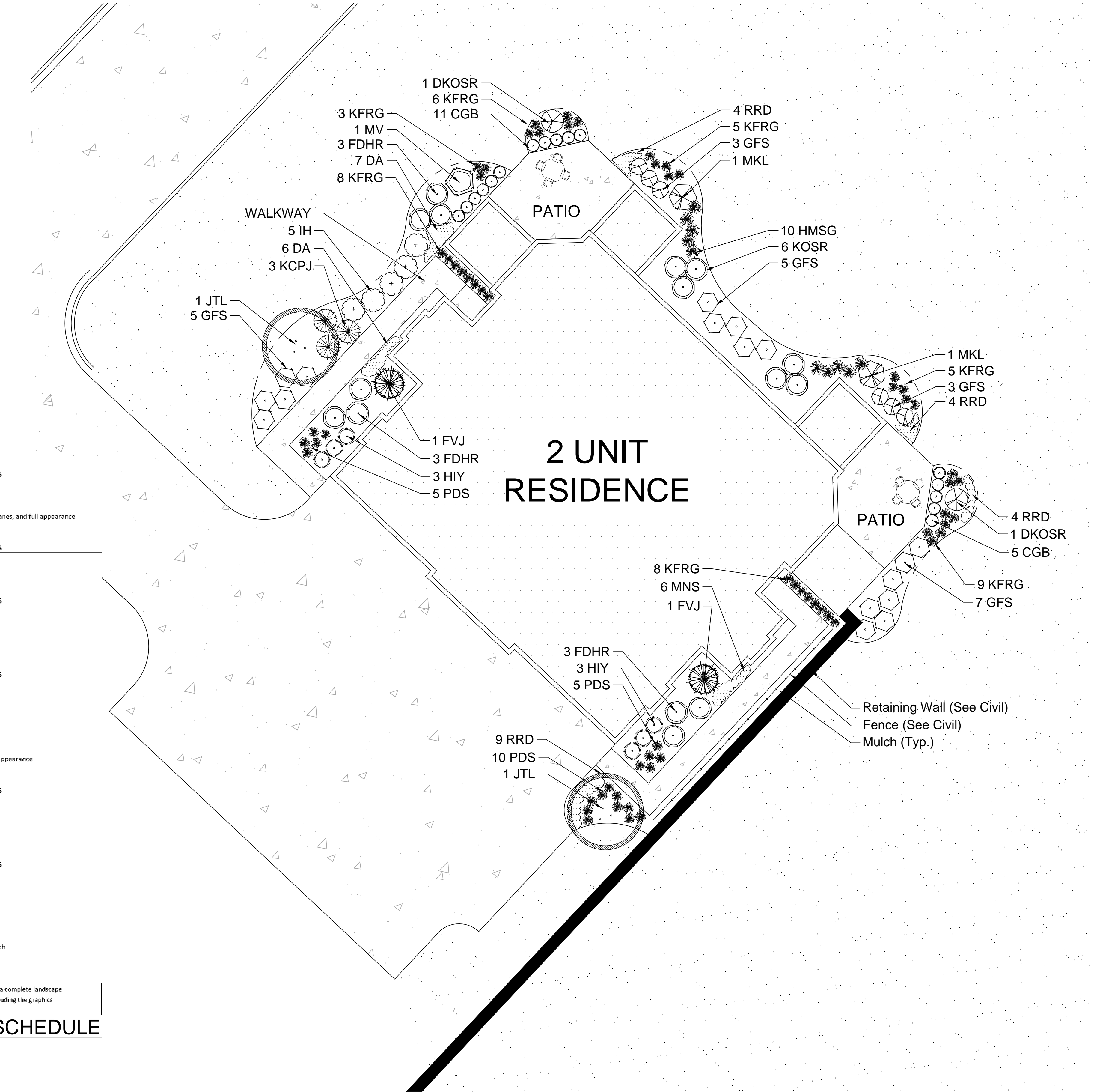
TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERSHOTLINE

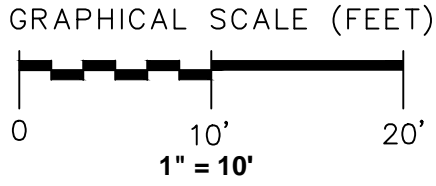
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NOTICE BEFORE YOU EXCAVATE

PLANT KEY QUANTITY		PLANT MATERIAL PROPOSED		CALIPER SIZE	ROOT	SPECIFICATION / NOTES
Proposed Landscape Materials						
ORNAMENTAL TREES (DECIDUOUS)						
JTL	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	7-8"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
PLANT KEY QUANTITY		PLANT MATERIAL PROPOSED		CALIPER SIZE	ROOT	SPECIFICATION / NOTES
EVERGREEN TREES						
FVJ	2	Juniperus scopulorum 'Fairview'	Fairview Upright Juniper (upright)	5-6"	B&B	Evenly shaped tree with branching to the ground
PLANT KEY QUANTITY		PLANT MATERIAL PROPOSED		SHRUB SIZE	ROOT/ CONT.	SPECIFICATION / NOTES
EVERGREEN SHRUBS						
CGB	16	Buxus 'Chicagoland Green'	Chicagoland Green Boxwood	18"	B&B	Full rounded well branched shrub
KCPJ	3	Juniperus chinensis 'Kallay'	Kallay Compact Pfitzer Juniper	#5	Cont.	Full rounded well branched shrub
HIY	6	Taxus xmedia 'Hicksii'	Hick's Intermediate Yew	30"	B&B	Full rounded well branched shrub
PLANT KEY QUANTITY		PLANT MATERIAL PROPOSED		SHRUB SIZE	ROOT/ CONT.	SPECIFICATION / NOTES
DECIDUOUS SHRUBS						
IH	5	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	#5	Cont.	Full, well rooted plant, evenly shaped
KOSR	6	Rosa 'Knock Out'	Knock Out Shrub Rose	18"	Cont.	Full, well rooted plant, evenly shaped
DKOSR	2	Rosa 'Double Knock Out' (Pink)	Double Pink Knock Out Rose	18"	Cont.	Full, well rooted plant, evenly shaped
FDHR	9	Rosa rugosa 'Frau Dagmar Hastrup'	Frau Dagmar Hastrup Rugosa Rose	18"	Cont.	Full, well rooted plant, evenly shaped
GFS	23	Spiraea xbumalda 'Goldflame'	Goldflame Spirea	24"	Cont.	Full, well rooted plant, evenly shaped
MKL	2	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	24"	Cont.	Full, well rooted plant, evenly shaped
MV	1	Viburnum lantana 'Mohican'	Mohican Viburnum	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance
PLANT KEY QUANTITY		PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES
ORNAMENTAL GRASSES						
KFRG	44	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant
HMSG	10	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1	Cont.	Full, well rooted plant
PDS	20	Sporobolus heterolepis	Prairie Dropseed	#1	Cont.	Full, well rooted plant
PLANT KEY QUANTITY		PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES
HERBACEOUS PERENNIALS						
DA	13	Astilbe arundsi 'Deutschland'	Deutschland Astilbe (White)	#1	Cont.	Full, well rooted plant, evenly shaped
RRD	21	Hemerocallis 'Rosy Returns'	Rosy Returns Daylilly	#1	Cont.	Full, well rooted plant, evenly shaped
MNS	6	Salvia xsupeba 'May Night'	May Night Salvia	#1	Cont.	Full, well rooted plant, evenly shaped
Hardscape Materials						
	23	Shredded Hardwood Mulch (3" depth)	Area: 2,500 sf	CY		Bark Mulch; apply Preemergent after installation of mulch
	15	Soil Amendments (2" depth)	Area: 2,500 sf	CY		
	15	Pulverized Topsoil (2" over bed areas)	Area: 2,500 sf	CY		
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TYPICAL 2-UNIT: PLANT AND HARDSCAPE SCHEDULE



TYPICAL 2-UNIT FOUNDATION LANDSCAPE PLAN W/ RETAINING WALL



HELLER & ASSOCIATES, LLC

LANDSCAPE ARCHITECTURE

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PROJECT  
CORNERSTONE  
DEVELOPMENT  
OF SE WISCONSIN

THE GLEN at  
PELLMANN FARM  
  
Woods Road at Parkland  
Muskego, WI

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
9.19.16	PRELIMINARY PLAN
11.17.16	REVISIONS
11.21.16	REVISIONS
01.30.17	REVISIONS
02.19.18	REVISIONS

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SHEET TITLE  
TYPICAL 2-UNIT  
FOUNDATION  
LANDSCAPE PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	16-118
DATE	02.19.18
SHEET NUMBER	

L 1.3



TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS

HOTLINE

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MILWAUKEE AREA 259-1181  
WIS STATUTE 182.0175(1974)  
REQUIRES MIN 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

HELLER & ASSOCIATES, LLC

LANDSCAPE ARCHITECTURE

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PROJECT

CORNERSTONE DEVELOPMENT OF SE WISCONSIN

THE GLEN at PELLMANN FARM

Woods Road at Parkland Muskego, WI

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
9.19.16	PRELIMINARY PLAN
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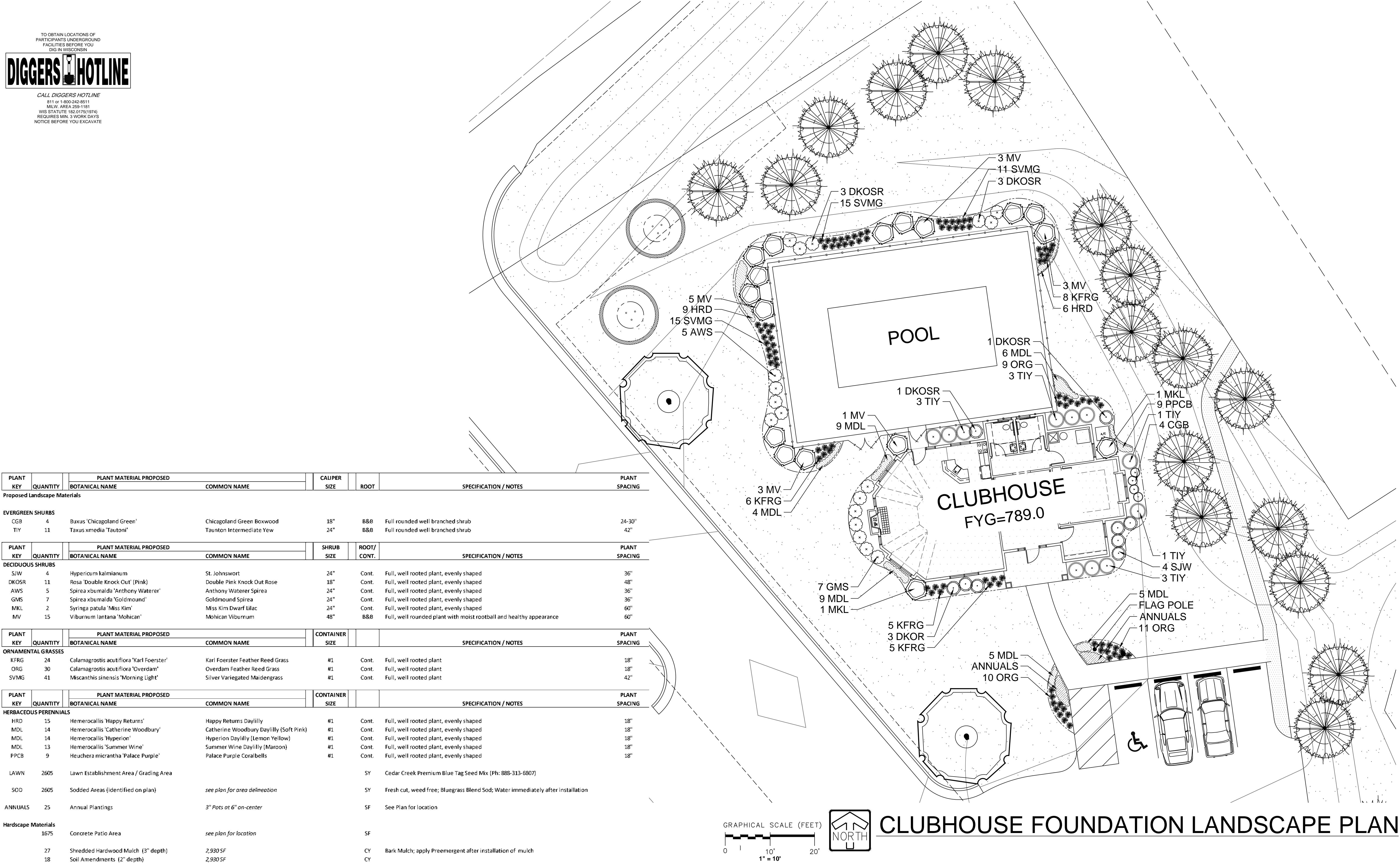
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SHEET TITLE

CLUBHOUSE FOUNDATION LANDSCAPE PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	16-118
DATE	02.19.18
SHEET NUMBER	

L 1.4



PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				
Proposed Landscape Materials							
EVERGREEN SHRUBS							
CGB	4	Buxus 'Chicagoland Green'	Chicagoland Green Boxwood	18"	B&B	Full rounded well branched shrub	24-30"
TIY	11	Taxus xmedia 'Tautoni'	Taunton Intermediate Yew	24"	B&B	Full rounded well branched shrub	42"
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE	ROOT/CONT.	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				
DECIDUOUS SHRUBS							
SJW	4	Hypericum kalmianum	St. Johnswort	24"	Cont.	Full, well rooted plant, evenly shaped	36"
DKOSR	11	Rosa 'Double Knock Out' (Pink)	Double Pink Knock Out Rose	18"	Cont.	Full, well rooted plant, evenly shaped	48"
AWS	5	Spirea xbumalds 'Anthony Waterer'	Anthony Waterer Spirea	24"	Cont.	Full, well rooted plant, evenly shaped	36"
GMS	7	Spirea xbumalds 'Goldmound'	Goldmound Spirea	24"	Cont.	Full, well rooted plant, evenly shaped	36"
MKL	2	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	24"	Cont.	Full, well rooted plant, evenly shaped	60"
MV	15	Viburnum lantana 'Mohican'	Mohican Viburnum	48"	B&B	Full, well rounded plant with moist rootball and healthy appearance	60"
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				
ORNAMENTAL GRASSES							
KFRG	24	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	18"
ORG	30	Calamagrostis acutiflora 'Overdam'	Overdam Feather Reed Grass	#1	Cont.	Full, well rooted plant	18"
SVMG	41	Miscanthus sinensis 'Morning Light'	Silver Variegated Maidengrass	#1	Cont.	Full, well rooted plant	42"
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				
HERBACEOUS PERENNIALS							
HRD	15	Hemerocallis 'Happy Returns'	Happy Returns Daylilly	#1	Cont.	Full, well rooted plant, evenly shaped	18"
MDL	14	Hemerocallis 'Catherine Woodbury'	Catherine Woodbury Daylilly (Soft Pink)	#1	Cont.	Full, well rooted plant, evenly shaped	18"
MDL	14	Hemerocallis 'Hyperion'	Hyperion Daylilly (Lemon Yellow)	#1	Cont.	Full, well rooted plant, evenly shaped	18"
MDL	13	Hemerocallis 'Summer Wine'	Summer Wine Daylilly (Maroon)	#1	Cont.	Full, well rooted plant, evenly shaped	18"
PPCB	9	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells	#1	Cont.	Full, well rooted plant, evenly shaped	18"
LAWN	2605	Lawn Establishment Area / Grading Area			SY	Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)	
SOD	2605	Sodded Areas (identified on plan)		see plan for area delineation	SY	Fresh cut, weed free; Bluegrass Blend Sod; Water immediately after installation	
ANNUALS	25	Annual Plantings		3" Pots at 6" on-center	SF	See Plan for location	
Hardscape Materials							
1675		Concrete Patio Area		see plan for location	SF		
27		Shredded Hardwood Mulch (3" depth)		2,930 SF	CY	Bark Mulch; apply Preemergent after installation of mulch	
18		Soil Amendments (2" depth)		2,930 SF	CY		
72		Pulverized Topsoil (Lawn Area)		23,500 SF	CY		
18		Pulverized Topsoil (2" over bed areas)		2,930 SF	CY		

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<b>Seed Compositions:</b>		
Reinders Deluxe 50 Lawn Seed Mix	Reinders (ph: 800-785-3301)	Seed at rate of 150-200# per acre
20% Kentucky Bluegrass	25% Creeping Red Fescue	
15% Mercury Kentucky Bluegrass	15% Replicator Perennial Ryegrass	
15% SR 2100 Kentucky Bluegrass	10% Fiesta 4 Perennial Ryegrass	

CLUBHOUSE : PLANT AND HARDSCAPE SCHEDULE



TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS

HOTLINE

CALL DIGGERS HOTLINE

811 or 1-800-242-8511

MILW. AREA 259-1181

WIS STATUTE 182.0176(1974)

REQUIRES MIN. 3 WORK DAYS

NOTICE BEFORE YOU EXCAVATE

1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top  $\frac{1}{3}$  of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining  $\frac{2}{3}$  of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.
7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is  $\frac{2}{3}$  full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 5% mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are  $\frac{2}{3}$  full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diameter of shrub at planting.
9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):

- $\frac{3}{4}$  CY Peat Moss or Mushroom Compost
- $\frac{1}{4}$  CY blended/pulverized Topsoil
- $\frac{1}{4}$  CY composted manure

In roto-tilled beds only, also include in above mixture:

- 2 lbs Starter Fertilizer

12. Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones  $\frac{1}{2}$ " and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period.
13. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:

- No bare spots larger than one (1) square foot
- No more than 10% of the total area with bare areas larger than one (1) square foot
- A uniform coverage through all turf areas

14. No-Mow seed areas: "No-Mow" fine fescue seed mix with annual rye nurse crop (available at Cedar Creek Seed Farm 888-313-6807; or Prairie Nursery 608-296-3679) or approved equivalent mix from a reputable seed mix provider. Apply at 220 lbs per acre or at rate recommended by supplier. Prepare seed bed and soil as specified in item #13 above.
15. Native Prairie Seed Mix / Stormwater Seed Mix: Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Prairie Nursery 608-296-3679 or JF New 608-848-1789 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in item #13 above.
16. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

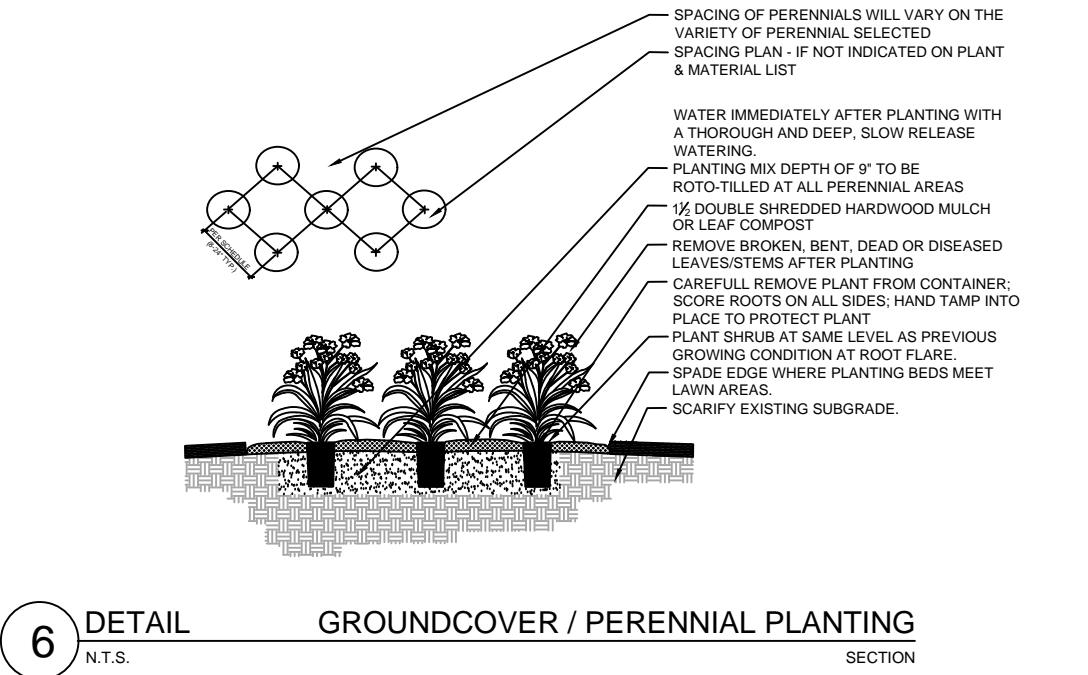
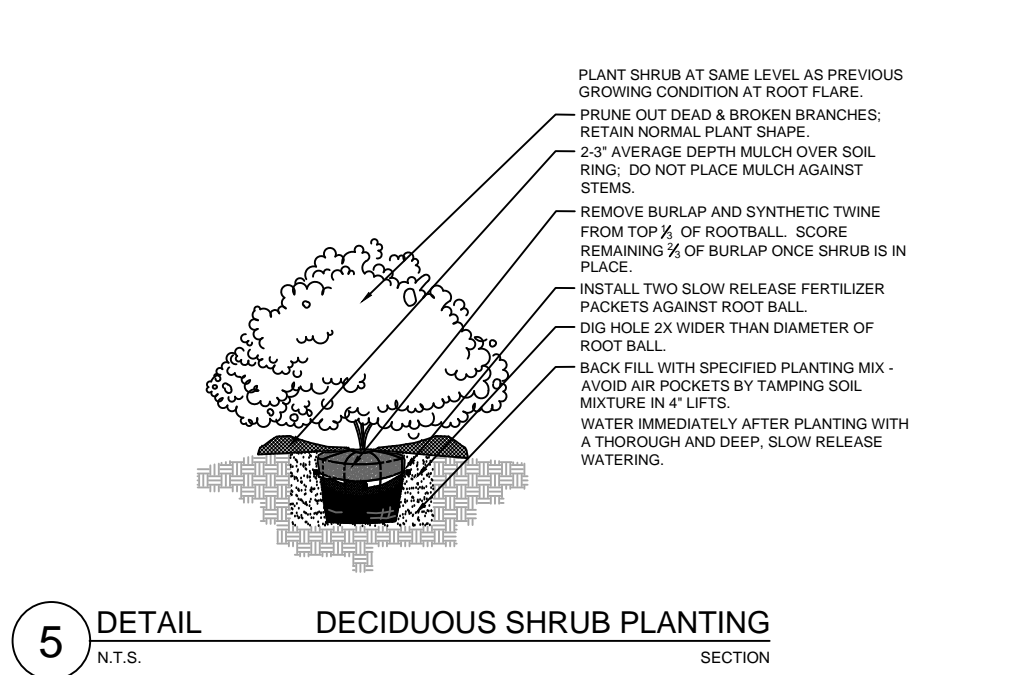
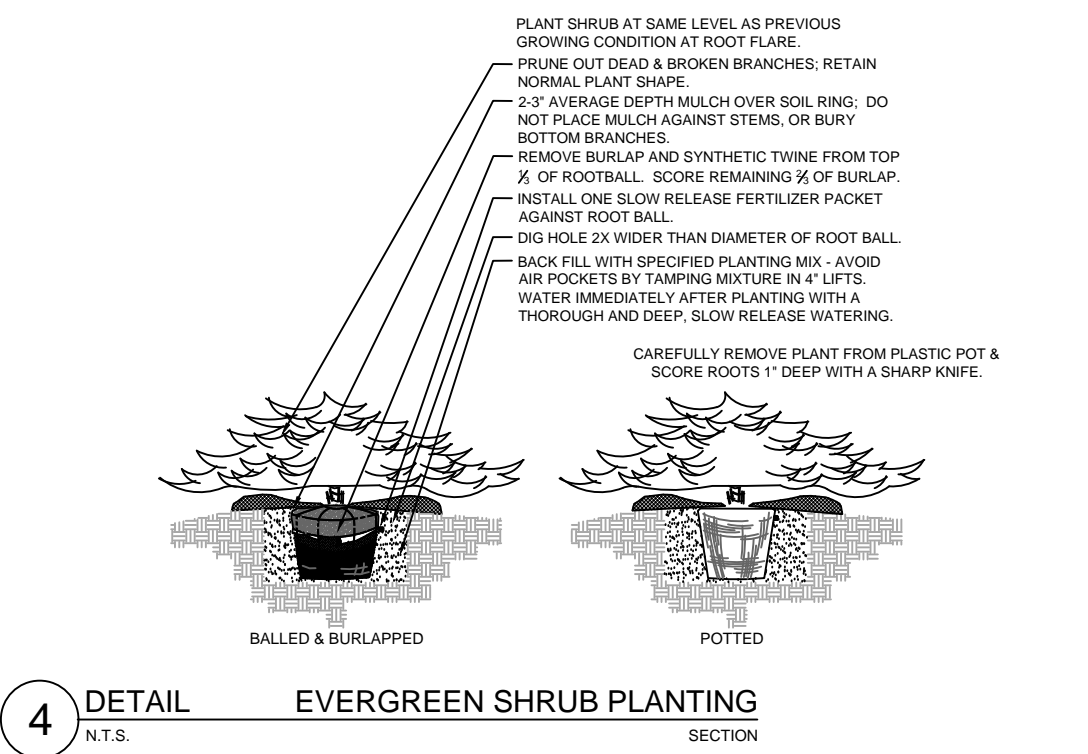
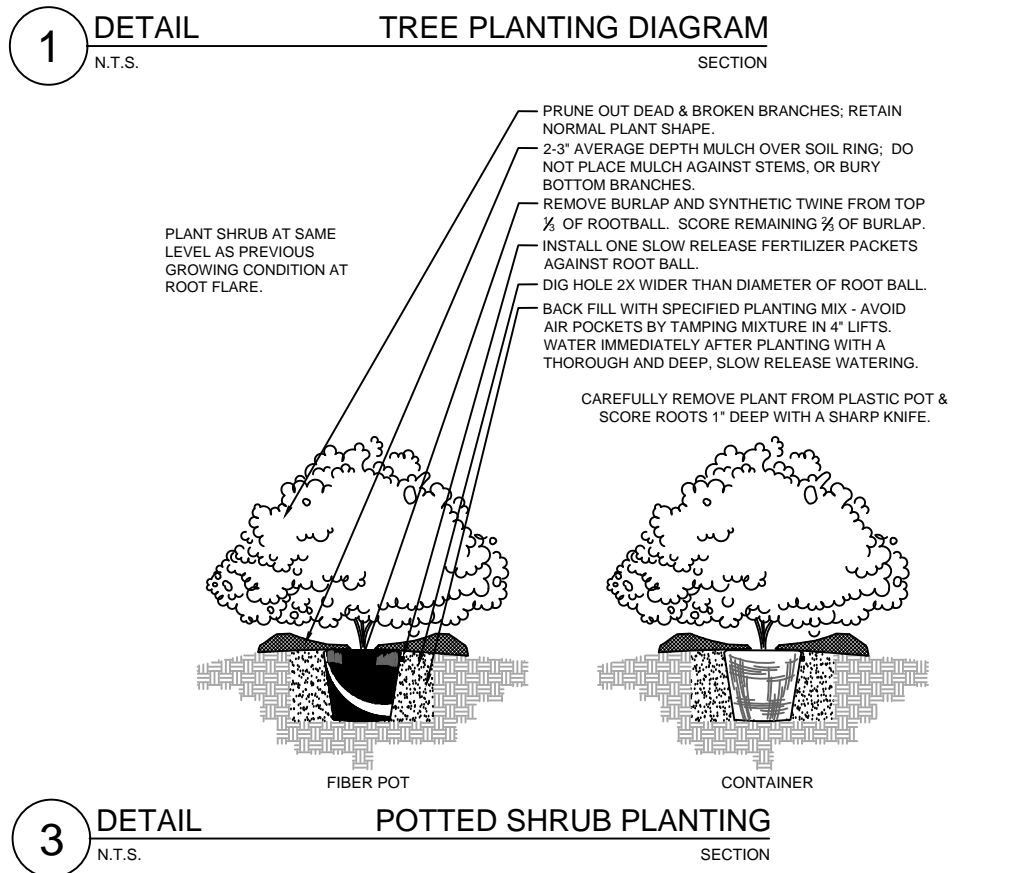
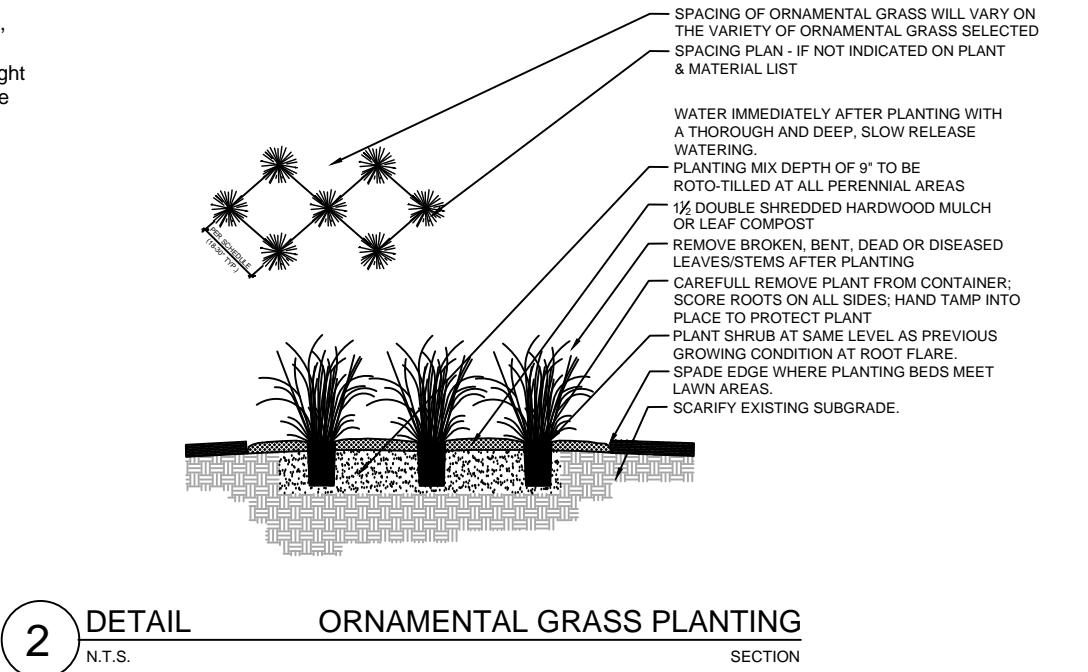
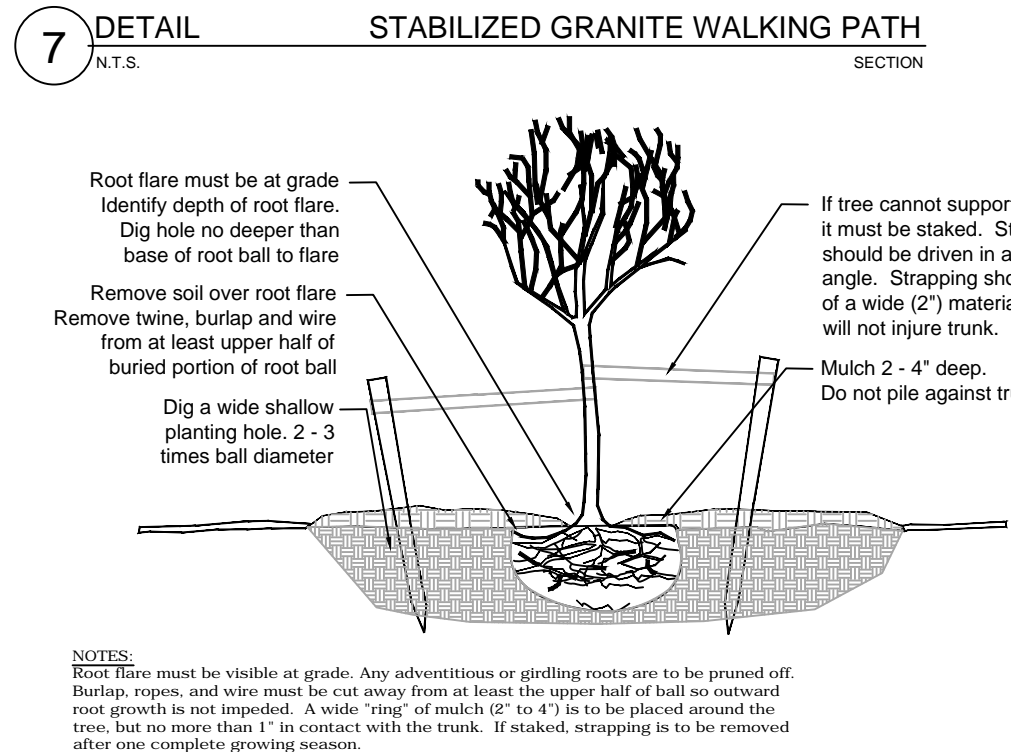
17. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
18. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

## Landscape Notes

CARDNO / JF New, Inc. www.cardnojnew.com 128 Sunset Drive Walkerton, Indiana 46574 Ph: 574-586-3400	6140 Cottonwood Road Suite A Fitchburg, Wisconsin 53719 Ph: 608-661-2965	6605 Steger Road Suite A Monroe, Illinois 60449 Ph: 708-534-3450
---	---	---

Stormwater Seed Mix		
For Use on Stormwater Management Ponds (SMP) side slopes to Normal Water Line (NWL)		
Botanical Name	Common Name	PLS Ounces/Acre
<b>Permanent Grasses/Sedges/Rushes:</b>		
Carex cristatella	Crested Oval Sedge	1.00
Carex frankii	Bristly Cattail Sedge	1.00
Carex lurida	Bottlebrush Sedge	2.00
Carex sparganioides v. cephaloides	Rough-Clustered Sedge	2.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Eleocharis ovata	Blunt Spike Rush	0.50
Elymus virginicus	Virginia Wild Rye	12.00
Glyceria striata	Fowl Manna Grass	1.25
Juncus effusus	Common Rush	1.00
Juncus torreyi	Torrey's Rush	0.25
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	2.00
Scirpus atrovirens	Dark Green Rush	1.00
Scirpus cyperinus	Wool Grass	0.50
Scirpus fluviatilis	River Bulrush	0.25
Scirpus validus	Great Bulrush	6.00
	<b>Total</b>	<b>45.75</b>
<b>Temporary Cover:</b>		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	116.00
	<b>Total</b>	<b>476.00</b>
<b>Forbs:</b>		
Alisma spp.	Water Plantain (Various Mix)	4.25
Asclepias incarnata	Swamp Milkweed	1.50
Bidens spp.	Bidens (Various Mix)	2.00
Helenium autumnale	Sneezeweed	3.00
Mimulus ringens	Monkey Flower	1.00
Penthorum sedoides	Ditch Stonecrop	0.50
Polygonum persicivarium	Pinkweed	4.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Sagittaria latifolia	Broad-Leaf Arrowhead	1.00
Senna hebecarpa	Wild Senna	1.00
Thalictrum dasycarpum	Purple Meadow Rue	2.00
	<b>Total</b>	<b>21.25</b>
<b>Approximate area of coverage:</b>		
Total area (SF) of coverage surrounding SWM ponds:		13,148
Total area (acres) of coverage surrounding SWM ponds:		0.30

## Stormwater Seed Mix



HELLER & ASSOCIATES, LLC

LANDSCAPE ARCHITECTURE

LANDSCAPE ARCHITECTURE

HELLER & ASSOCIATES, LLC

P.O. Box 1359

Lake Geneva, Wisconsin 53147

ph 262.639.9733

david@wtdavheller.com

## PROJECT CORNERSTONE DEVELOPMENT OF SE WISCONSIN

## THE GLEN at PELLMANN FARM

Woods Road at Parkland  
Muskego, WI

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
9.19.16	PRELIMINARY PLAN
11.17.16	REVISIONS
11.21.16	REVISIONS
01.30.17	REVISIONS
02.19.18	REVISIONS

Information contained herein is based on Survey Information, Field Inspection, and believed to be accurate.

## SHEET TITLE LANDSCAPE DETAILS & NOTES

PROJECT MANAGER	WDH
PROJECT NUMBER	16-118
DATE	02.19.18
SHEET NUMBER	

# L 1.5



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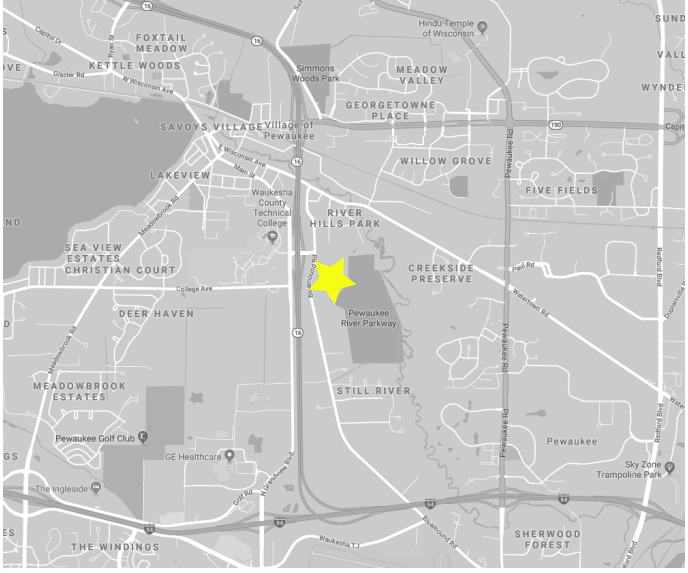
DATA SUMMARY TABLE

CONDOMINIUM	60 UNITS
Total Area =	19.66 acres (856,370 s.f.)
-PEC Area =	9.82 acres
-The development occurs on approximately 12 acres of the site, with the remaining 7.66 acres remaining as trees and naturalized open space.	
Density = (60/19.66)	= 3.05 units/ac = 14,272 s.f./du

PUD ZONING REQUEST

- Site less than 25 acres
- Internal Public Street Setback = 15'
- Building to Building Setback = 25'
- Bluemound Road Setback = 35'
- Property Line Setback = 35'
- Parking Setback = 0'
- Driveway to ROW = 0'

LOCATION MAP:



DEVELOPED BY:



DEVELOPMENT MANAGER:

**NEUMANN**  
DEVELOPMENTS, INC.  
N27 W24025 Paul Court  
Pewaukee, WI 53072



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

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

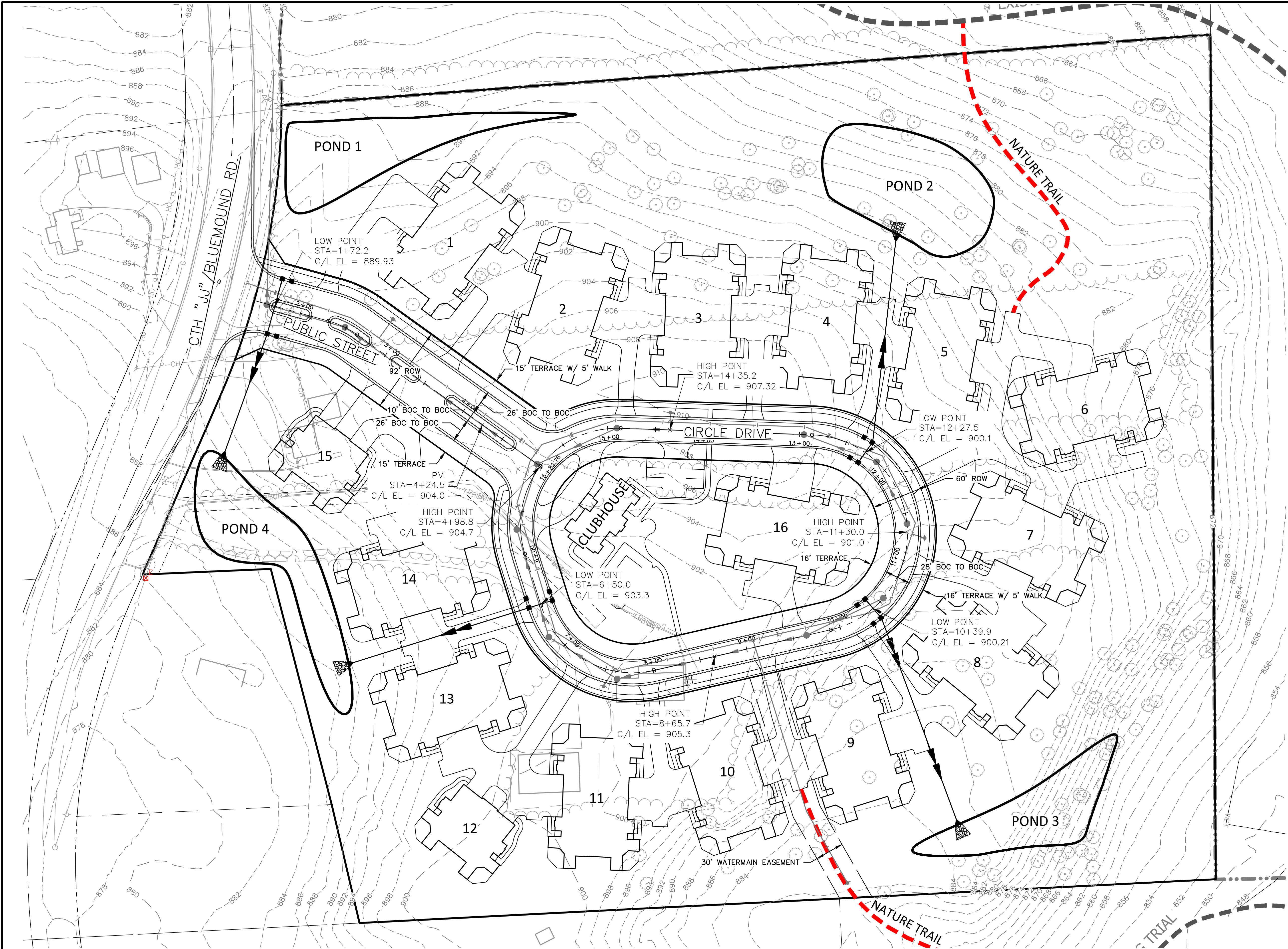
THE GLEN AT PARKWAY RIDGE  
City of Pewaukee, Wisconsin

CONCEPTUAL CONDOMINIUM LAYOUT

FILE NO. 146322	1
DATE 07/13/2018	OF 4



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**LEGEND**

—P-BUR—	EXISTING BURIED ELECTRIC
—P-OH—	EXISTING OVERHEAD ELECTRIC
—G—	EXISTING GAS
—T-BUR—	EXISTING TELEPHONE
—TV-BUR—	EXISTING TV
—>—	EXISTING SANITARY SEWER
—>>—	EXISTING STORM SEWER
—1—	EXISTING WATER MAIN
—100—	EXISTING MAJOR CONTOUR
—100—	EXISTING MINOR CONTOUR
—WET—	EXISTING WETLANDS LINE
—x—	EXISTING FENCE LINE
—	EXISTING GRAVEL EDGE
—	EXISTING PAVEMENT EDGE
—	EXISTING CURB & GUTTER
—	EXISTING CONCRETE EDGE
—	EXISTING TREELINE
—E—	EXISTING ELECTRIC BOX
—TV—	EXISTING TELEPHONE BOX
—	EXISTING TV BOX
—O—	EXISTING SANITARY SEWER MANHOLE
—O—	EXISTING STORM SEWER MAN HOLE
—	EXISTING CURB STORM INLET
—	EXISTING HYDRANT
—x—	EXISTING GATE VALVE
—O—	EXISTING POWER POLE, GUY POLE
—	PROPOSED SANITARY SEWER
—	PROPOSED STORM SEWER
—	PROPOSED WATER MAIN
—	PROPOSED MAJOR CONTOUR
—	PROPOSED MINOR CONTOUR
—	PROPOSED CURB & GUTTER FLANGE
—	PROPOSED CURB & GUTTER FLOWLINE
—	PROPOSED CURB & GUTTER BACK
—	PROPOSED EDGE OF GRAVEL
—O—	PROPOSED SANITARY SEWER MANHOLE
—	PROPOSED END SECTION W/ RIP-RAP
—	PROPOSED STORM SEWER MANHOLE
—	PROPOSED CURB STORM INLET
—	PROPOSED HYDRANT
—x—	PROPOSED GATE VALVE

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

50 0 50 100  
scale 25 feet

DEVELOPED BY:  
**CORNERSTONE COMMUNITIES LLC**

PROJECT MANAGEMENT BY:  
**NEUMANN DEVELOPMENTS, INC.**

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

**SEH**  
PHONE: 414.949.8962  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
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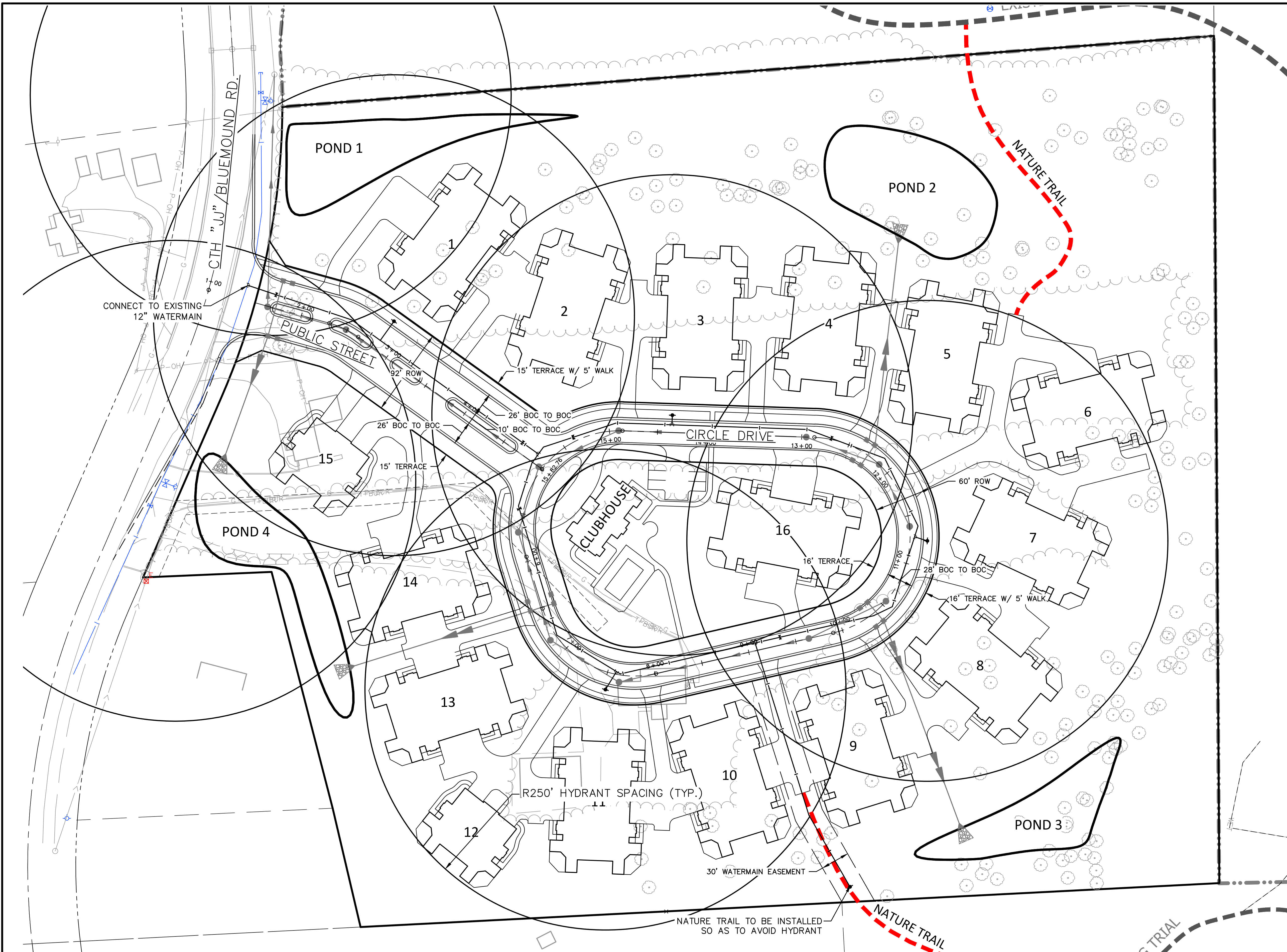
THE GLEN AT PARKWAY RIDGE  
CITY OF PEWAUKEE, WISCONSIN

PRELIMINARY STORM SEWER PLAN

FILE NO. 146322	2
DATE 07/16/2018	OF 4

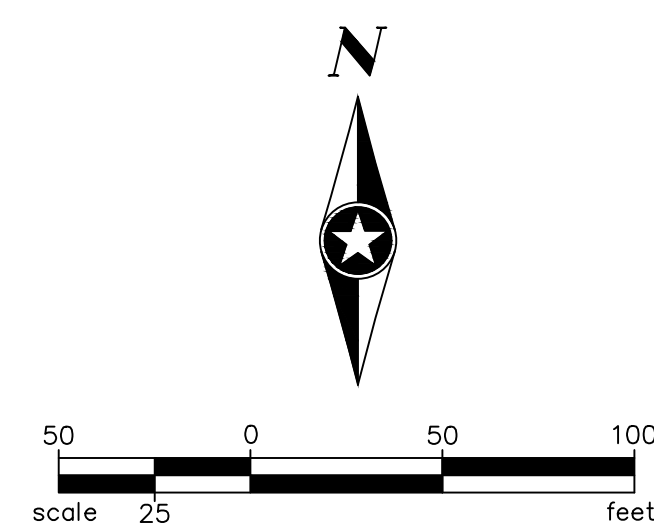


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LEGEND	
	EXISTING BURIED ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING GAS
	EXISTING TELEPHONE
	EXISTING TV
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER MAIN
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	PROPOSED STORM SEWER MANHOLE
	PROPOSED CURB STORM INLET
	PROPOSED HYDRANT
	PROPOSED GATE VALVE

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



DEVELOPED BY:  
**CORNERSTONE COMMUNITIES LLC**

PROJECT MANAGEMENT BY:  
**NEUMANN DEVELOPMENTS, INC.**

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



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DELAFIELD, WI 53018-9351  
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THE GLEN AT PARKWAY RIDGE  
CITY OF PEWAUKEE, WISCONSIN

PRELIMINARY WATERMAIN PLAN

FILE NO. 146322	3 OF 4
DATE 07/16/2018	







# 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.

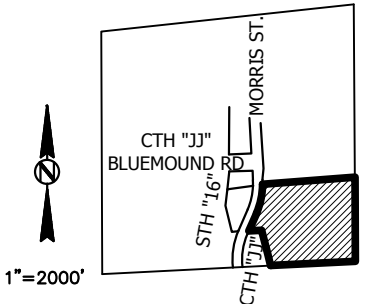
**SURVEYOR:**

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**



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

NE CORNER  
SEC. 16-7-19

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

S00°21'46"E 881.15'

UNPLATTED LANDS  
WAUKESHA COUNTY

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

UNPLATTED LANDS  
WAUKESHA COUNTY

UNPLATTED LANDS  
TERRENCE GORDE

UNPLATTED LANDS  
WAUKESHA COUNTY

N85°39'14"E 962.94'

L=311.13'  
R=766.20'  
CH=309.00'  
CH BRG=N11°53'06"E  
DELTA=23°15'58"

LOT 1  
707,893 S.F.  
16.25 AC.

STREET A

STREET B

LOT 2  
53,345 S.F.  
1.22 AC.

60.00 DEDICATED  
TO THE PUBLIC  
FOR STREET  
PURPOSES  
SEE DETAIL  
SHEET 2

92.00 DEDICATED  
TO THE PUBLIC  
FOR STREET  
PURPOSES

N14°28'59"W  
253.82'

N13°12'55"W  
126.93'

S87°04'25"W 893.95'

SOUTH LINE OF THE NE 1/4 SEC. 16-7-19  
S87°04'25"W 2660.65'

UNPLATTED LANDS  
LENARD

UNPLATTED LANDS  
GRIGER III

BLUEMOUND RD.  
(CTH "JJ")

CSM 11369  
BRITTAIN

LOT 2  
CSM

OFF RAMP STH "16"

BLUEMOUND RD. (CTH "JJ")  
N23°31'05"E  
203.74'

S87°30'54"W  
133.85'



MORRIS ST.

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

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DELAFIELD, WI 53018-9351  
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PROJECT NO. NEUMA 146322

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 1 OF 2

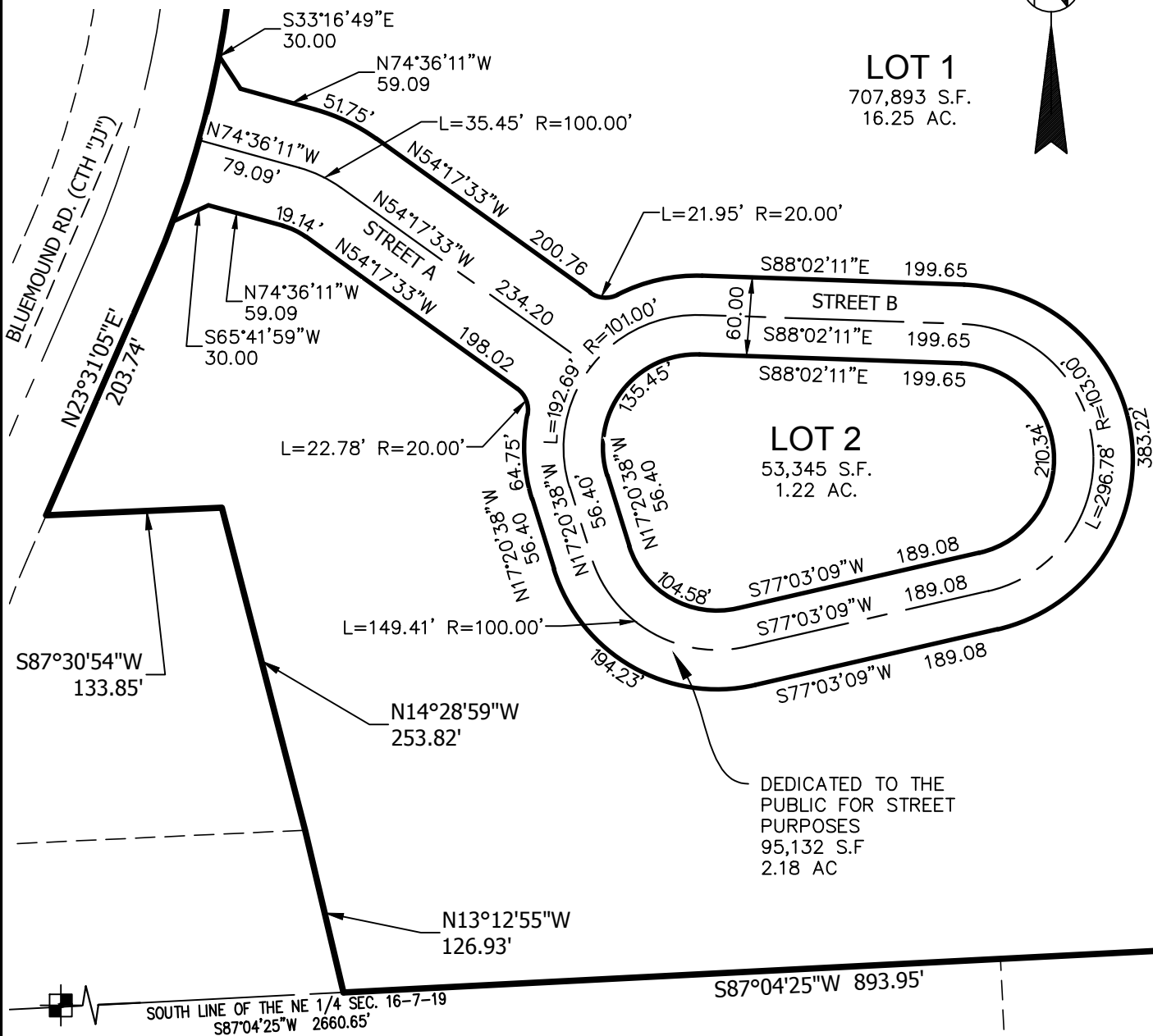


PRELIMINARY CERTIFIED SURVEY MAP

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,  
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



CENTER OF SEC.  
SEC. 16-7-19

SCALE: 1" = 120'



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501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
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PROJECT NO. NEUMA 146322

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 2 OF 2





## Wrayburn Consulting, LLC

[info@wrayburnconsulting.com](mailto:info@wrayburnconsulting.com)

13500 Watertown Plank Road, Suite 100

Elm Grove, WI 53122

262-893-3903

---

Date: August 7, 2018

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

From: Nick Fuchs, Wrayburn Consulting, LLC

RE: The Glen at Parkway Ridge Conditional Use and Condominium Plan 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. Note that the rezoning and certified survey maps were approved at the June 21, 2016 Plan Commission meeting.

The subject properties are now zoned RM-1 Multiple-Family District. The properties are designated as Medium Density Residential on the City's 2050 Future Land Use Map.

### **Conditional Use/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. 12 and 15). 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, which complies with the RM-1 District maximum density of 6.00 dwelling units per net acre.

The site plan includes a mowed trail that connects to the existing adjacent County mowed trails. Note that it was suggested that the trails extend and connect to the sidewalk along the proposed public street directly, opposed to ending at the shared drives between condominium units. The suggestion is to provide for better connectivity and accessibility by providing access that is less intrusive to the condominium owners and more inviting to other residents.

The applicant has indicated that tree impacts will be mitigated and are proposing that every healthy tree, except for buckthorn, elm and ash, of 6-inches or larger be replaced within common spaces, private yards or possibly on County land. The applicant has also noted that pine trees will be planted and relocated on the southern portion of the development.

The applicant provided a letter from the Wisconsin Department of Natural Resources, dated June 26, 2018, indicating review of a wetland delineation report prepared by Stantec Consulting Services, Inc. and concurrence that no wetlands currently exist on the subject properties. 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.



The applicant is requesting several waivers from the Zoning Code, such as front yard setbacks and building separation requirements. 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.

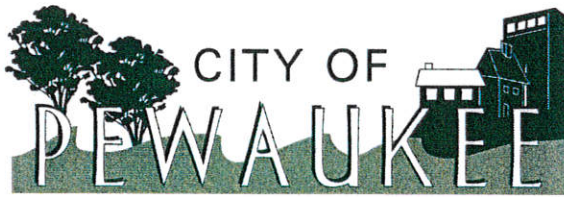
Note that the applicant has only provided sample architectural and landscape plans, and a lighting plan has not yet been provided. Further review of final grading, erosion control and storm water management plans is also still needed. It should be noted that the Fire Chief has indicated concerns and is recommending that the buildings contain a fire suppression system (i.e. sprinklers) or a greater building separation distance and wider driveways be provided.

#### **Recommended Motion**

A motion to recommend approval of the Conditional Use Permit for development of the Glen at Parkway Ridge subdivision, subject to the conditions contained within the Plan Commission report dated August 7, 2018 [below].

1. A final Landscape Plan shall be submitted for City staff review and approval prior to issuance of a Building Permit.
2. Final architectural elevations shall be submitted for City staff review and approval, prior to issuance of a Building Permit.
3. Final grading, erosion control and storm water management plans shall be submitted for Engineering Department review and approval prior to any land disturbing activities.
4. A tree mitigation plan shall be submitted, for City staff review and approval, to compensate for trees impacted by the construction of the development and storm water ponds, prior any land disturbing activities. Tree mitigation shall occur onsite. Alternatively, the applicant may request tree replacement to occur within City right-of-way or other properties outside of this development, subject to review and approval by City staff.
5. All units shall contain a fire suppression system, subject to review and approval by the Fire Chief. Alternatively, the applicant may increase building separation distances to a minimum of 30-feet, driveway widths to a minimum of 20-feet and utilize a noncombustible exterior in lieu of installing fire suppression for each individual unit.
6. Sidewalks and street trees shall be located within condominium association owned property.
7. The parking lot adjacent to the clubhouse shall maintain a minimum 10-foot setback from the public right-of-way.
8. Southeastern Wisconsin Regional Planning Commission approval for any impacts to the Primary Environmental Corridor shall be obtained, prior to any land disturbing activities.





**Department of Public Works**  
W240N3065 Pewaukee Road  
Pewaukee, WI 53072  
Phone: (262) 691-0804 • Fax: (262) 691-5729  
Email: publicworks@pewaukee.wi.us

## MEMORANDUM

**TO:** Plan Commission  
**CC:** Scott Klein, City Administrator/Planner  
**FROM:** Jeffrey Weigel, Director of Public Works/City Engineer  
Maggie Wagner, Assistant City Engineer  
**DATE:** August 15, 2018  
**SUBJECT:** August 16, 2018 Plan Commission Items

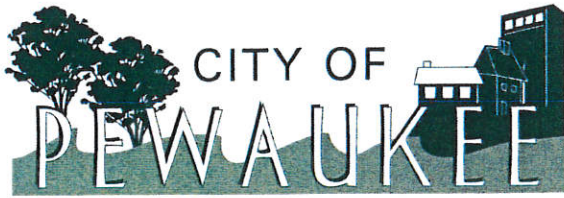
Scott suggested we prepare this memo, as neither Maggie nor I could attend the August meeting.

### The Glen at Parkway Ridge

The current proposed site plan reflects several discussions with staff for this development. Our comments and concerns are as follows:

- 1) Storm sewer pipe outside of the right-of-way and ponds are typically constructed in outlots and not easements. Some storm sewer piping is located too close to some buildings. We will require televising of the storm sewer prior to acceptance.
- 2) The plans include water main, hydrants and sanitary sewers. We understand that these are shown as a possible way to serve the parcels, but we reserve any approvals until more complete plan sets are submitted.
- 3) The developer is aware of the substantial special assessments for sewer and water that are due at the time of recording of the CSM.
- 4) Longstanding City policy is to not allow trees in the right-of-way, as proposed.
- 5) This is a densely populated development. Parking is not allowed on these streets.
- 6) The entrance boulevard is sufficient to address the vehicle access issues; however, the right-of-way width for the boulevard is too narrow to allow for sidewalk for snow storage purposes. The right-of-way should be widened by 8' on the sidewalk side, or alternatively the sidewalk should be relocated to out of the right-of-way.
- 7) This development was originally presented as a "walkable" community, which rings shallow if the sidewalk connects to no other paved walkways. We suggest that the developer and City work toward a means of connecting the paved sidewalk in the Glen to the existing sidewalk in Morris Street.





## Department of Public Works

W240N3065 Pewaukee Road

Pewaukee, WI 53072

Phone: (262) 691-0804 • Fax: (262) 691-5729

Email: publicworks@pewaukee.wi.us

Page Two

### Lake Country Commons Site

Most of our issues were presented at the last conceptual appearance.

- 1) We emphasize that there are significant issues relating to sewer transport and treatment capacity, issues that are tied to the Lake Pewaukee Sanitary District (LPSD), the Village of Pewaukee, and the City of Brookfield. In short, this site was planned for a golf course. Several independent studies of capacity of the existing mechanical systems (three lift stations), the capacity of the transmission piping, and the treatment at the wastewater plant are required and expected to take a year in process and probably hundreds of thousands of dollars, especially when we most likely need to purchase additional capacity.
- 2) A second, fully open street access is recommended. Gated streets do not work well in emergencies and often are impassable in winter.
- 3) A second, fully accessible water connection is required. "Looping" is essential.
- 4) The environmental concerns relating to wetlands and floodplain have been previously presented.

### Stenz Property

- 1) The existing cul-de-sac on Lakeview Drive is temporary and insufficient for permanent use. If a Lakefield Drive cul-de-sac is permitted, it should be located on the Stenz property. Given the density suggested by this conceptual plan, we strongly recommend that Lakefield Drive be carried through to a connection at Golf Road.
- 2) This area is served by sewer from LPSD, and LPSD will also need to approve development on this site that connects to the sewer.
- 3) The conceptual plan shows a storm water pond adjacent to an existing storm water pond. The existing pond periodically overflows to the east. The neighbors abutting the pond site complain about the ground water infiltration into their homes—one has 4 sump pumps. The developer should relocate the new pond away from this existing pond.
- 4) City utilities (sewer, water, storm) should be in outlots.



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

**DATE:** August 16, 2018

**DEPARTMENT:** PRCS - Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding Approval of the Exterior Modification of Aqua Beauty Lounge as Relates to the Addition of an Overhang Attached to the Main Entrance of the Salon Located at W279 N2221 Prospect Avenue (PWC 0938995)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

Aqua Beauty Lounge building plans

Aqua Beauty Lounge building plans #2



THESE DRAWINGS AND DESIGN THEREIN ARE THE EXCLUSIVE PROPERTY OF ARCHITECTURAL DESIGNS, INC.. ANY USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF ARCHITECTURAL DESIGNS, INC. WILL RESULT IN LEGAL ACTION. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR MEETING STATE AND LOCAL CODES. IF ANY VARIATIONS OCCUR FROM THE DRAWINGS THE CONTRACTOR SHALL NOTIFY ARCHITECTURAL DESIGNS, INC.

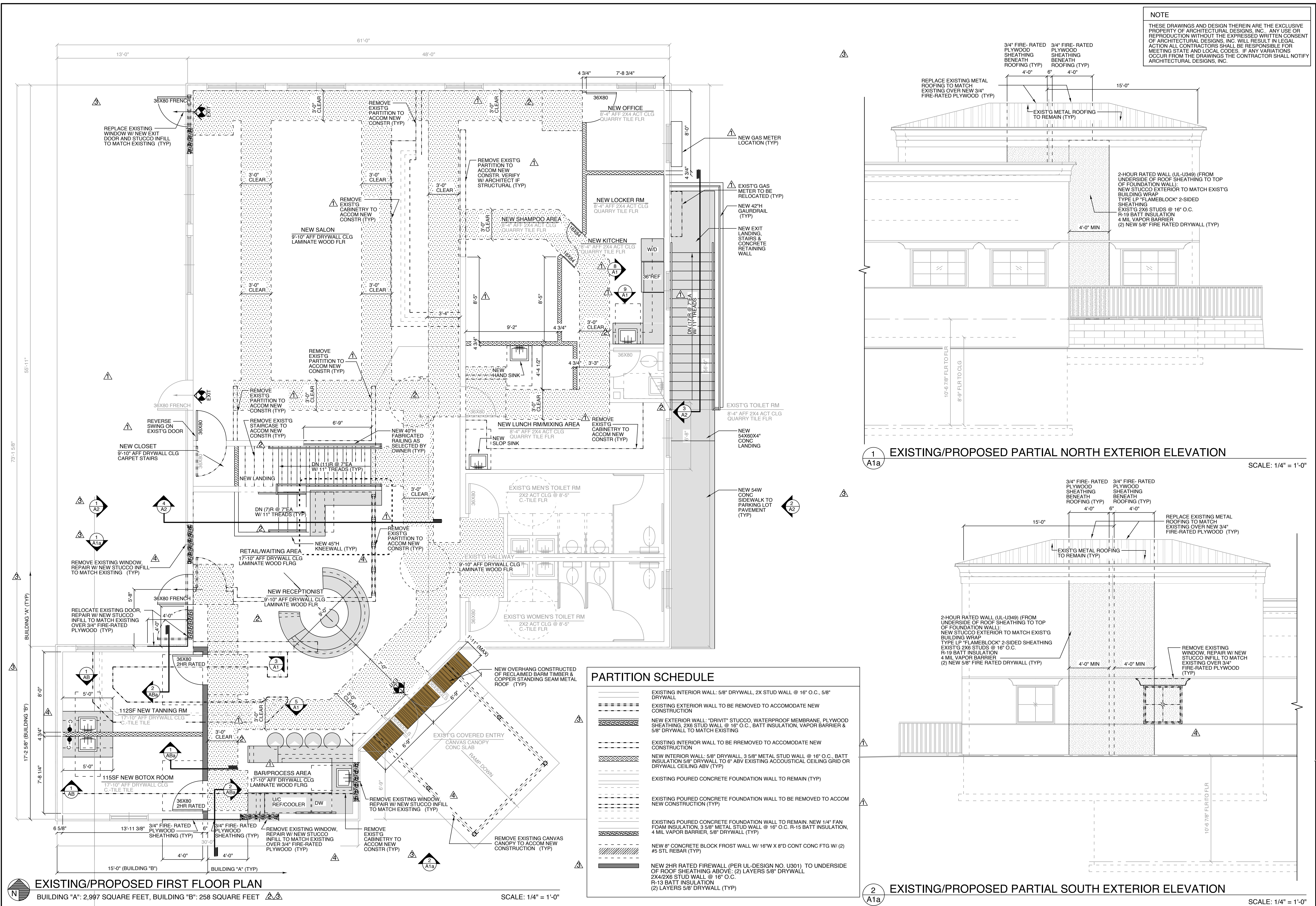
1	28 JUNE 2017
	13 OCTOBER 2017
2	6 NOVEMBER 2017
3	28 NOVEMBER 2017
4	12 JANUARY 2018
	12 JULY 2018

CITY OF PEWAUKEE, WI 53072  
ARCHITECTURAL DESIGNS, INC. 7429 Roosevelt Rd. Town of Erin, WI 53027 p. 262-966-1055 e.gene@architecturaldesignsinc.com

	<b>AQUA HAIR STUDIO</b>
	<b>BUILDING RENOVATION</b>
	<b>W279N2221 PROSPECT AVE</b>
	<b>CITY OF PEWAUKEE, WI 53072</b>
	<b>ARCHITECTURAL DESIGNS, INC.</b>
SHEET TITLE <b>EXISTING/ PROPOSED EXTERIOR ELEVATIONS &amp; BUILDING SECTIONS</b>	DRAWN <b>GE</b>  CHECKED <b>GE</b>  DATE <b>JUN 2017</b>  JOB NO. <b>2017.05</b>  SHEET <div style="font-size: 2em; font-weight: bold;">A2</div>
	OF







NOTE  
THESE DRAWINGS AND DESIGN THEREIN ARE THE EXCLUSIVE PROPERTY OF ARCHITECTURAL DESIGNS, INC. ANY USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF ARCHITECTURAL DESIGNS, INC. WILL RESULT IN LEGAL ACTION ALL CONTRACTORS SHALL BE RESPONSIBLE FOR MEETING STATE AND LOCAL CODES. IF ANY VARIATIONS OCCUR FROM THE DRAWINGS THE CONTRACTOR SHALL NOTIFY ARCHITECTURAL DESIGNS, INC.

REVISIONS:  
13 OCTOBER 2017  
26 NOVEMBER 2017  
28 NOVEMBER 2017  
12 JANUARY 2018  
12 JULY 2018

ARCHITECTURAL DESIGNS, INC.  
e.gene@architecturaldesignsinc.com

AQUA HAIR STUDIO  
BUILDING RENOVATION  
W279N2221 PROSPECT AVE  
CITY OF PEWAUKEE, WI 53072  
ARCHITECTURAL DESIGNS, INC. 7429 Roosevelt Rd. Town of Erin, WI 53027 p. 262-966-1055

SHEET TITLE  
EXISTING/ PROPOSED FIRST FLOOR PLAN & EXTERIOR ELEVATIONS

DRAWN  
GE

CHECKED  
GE

DATE  
28 JUNE 2017

JOB NO.  
2017.05

SHEET  
A1a

OF



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

**DATE:** August 16, 2018

**DEPARTMENT:** PRCS - Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding the Release/Termination of the Declaration of Restrictions for the Meadow Creek Center in the Village of Pewaukee

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

Meadow Creek restrictions

Meadow Creek amendment to restrictions



REGISTER'S OFFICE  
WAUKESHA COUNTY, WIS. } SS  
RECORDED ON

1990 MAR -6 PM 3:53

RECEIVED 1183 MAR 1991

### DECLARATION OF RESTRICTIONS

This Declaration of Restrictions ("Declaration"), is made by Gateway Commercial Partnership ("Gateway"), vendee under a land contract with Evelyn M. Huegel ("Huegel") as vendor and with Huegel's consent, as of this 31st day of January, 1990.

### RECITALS

A. The property described on the attached Exhibit A (the "Property") is part of a larger parcel sought to be annexed by Huegel at Gateway's request from the Town of Pewaukee ("Town") to the Village of Pewaukee ("Village") on or about April 8, 1989. This petition was accepted by Village through annexation of the territory described in the petition and including the Property by Ordinance No. 352.

B. On August 30, 1989, Town filed a Summons and Complaint challenging the validity of the annexation ordinance adopted by Village as to the inclusion of the Property in such ordinance.

C. Gateway, in an attempt to resolve such litigation, is willing to execute this Declaration in favor of Town, provided that contemporaneously with the recordation hereof, Town by Stipulation and Order, dismiss on its merits, Case No. 89-CV-2045 as filed in the Circuit Court for Waukesha County.

### DECLARATION

NOW THEREFORE, in consideration of the Town's willingness to execute the Stipulation and Order for Dismissal of Case No. 89-CV-2045, Gateway hereby declares, restricts and establishes as follows:

1. Use. Gateway hereby restricts the Property to multifamily residential and/or professional office uses subject to the further restrictions according to type of use as are hereinbelow stated.

a. Professional Office. Use shall be limited to offices for administrative and public service purposes, financial or tax consultants, interior decorators, professional offices for architects, landscape architects, surveyors, lawyers, doctors, dentists, clergy, engineers and similarly recognized professional office purposes, real estate and insurance offices, and/or studios for photography, painting, music, sculpture, dance or recognized fine arts and such other uses as are similar to those above stated. In addition to the foregoing permitted principal uses any or all of which shall be housed in buildings constructed with non-metal exterior surfaces, permitted accessory uses shall be for garaging of licensed vehicles used in conjunction with operation of the foregoing businesses, off street parking areas and non-illuminated or interior illuminated non-flashing signs.



b. Multifamily Residential. The permitted principal uses shall be for three- to eight-unit multifamily dwellings with attached or detached garages or foster homes and community living arrangements as provided under Wisconsin statutes. Density shall be limited to no greater than nine (9) units per acre. In addition to the foregoing permitted principal uses, Gateway shall be permitted to erect and maintain a yard maintenance equipment structure not to exceed a total of 185 square feet in area and the same shall be screened from public view, and one temporary non-illuminated sign not larger than five square feet in area for purposes of advertising sale or rental or such residential units.

## 2. Lot Area and Width.

a. Professional Office. No portion of the Property shall be separately divided such that it shall have an area of less than 10,000 square feet. Additionally, each lot shall have a minimum width of 90 feet at the building setback line.

b. Multifamily Residential. If the Property is developed for multifamily residential purposes, no lot shall have less than 0.33 acres with no less than 4,840 square feet of lot area per dwelling unit. Each lot shall have a width of not less than 120 feet at the building setback line after division.

## 3. Building Height and Size.

a. Professional Office. No principal building constructed on the Property shall exceed 35 feet in height nor shall any accessory building on any lot exceed 15 feet in height. The total floor area of the principal building and all accessory buildings shall not exceed 40% of the lot area of any lot.

b. Multifamily Residential. No principal building or part of a principal building shall exceed 35 feet in height nor shall any accessory building exceed 15 feet in height. The minimum floor area of a principal structure shall be as follows:

<u>Number of Bedrooms per Dwelling Unit</u>	<u>Minimum Total Floor Area per Dwelling Unit</u>	<u>Minimum Total Floor Area per Structure</u>
Efficiency	400 square feet	1,200 square feet
One	650 square feet	1,950 square feet
Two	800 square feet	2,400 square feet
Three or more	1,000 square feet	3,000 square feet

No bedroom shall be less than 100 square feet in area exclusive of closets. The sum total of the first floor area of the principal building and all accessory buildings shall not exceed 20 percent of the lot area.



4. Setback and Yards.

a. Professional Office. The minimum building setback in both the front and rear yards shall be 25 feet with side yard minimums of 10 feet each.

b. Multifamily Residential. The minimum building setback on each lot in both front and rear yards shall be 35 feet with side yard minimums of 25 feet each.

5. Parking.

a. Professional Office. There shall be a minimum of one square foot of paved off street parking for each one square foot of floor space.

b. Multifamily Residential. There shall be a minimum of two 200 square feet off street parking spaces provided for each residential unit, of which at least one such parking space must be located in a garage.

6. Access Restrictions.

a. Professional Office. Access for ingress and egress shall be limited to one point of access on County Trunk Highway "J" and one point of access on Swan Road.

b. Multifamily Residential. All access points for ingress and egress shall be located on Swan Road.

7. Successors and Assigns. This Declaration shall constitute covenants running with the lands and shall be binding upon and inure to the benefit of the parties hereto, and their heirs, personal representatives, successors and assigns so long as lands adjacent to the Property remain located in the Town. If, at any time, there no longer remain Town lands which border the Property, this Declaration shall expire without the need for execution of a further instrument. Except as hereinabove provided, this Declaration may only be amended or terminated, upon written consent of Town and the then owner or owners of the lands described on Exhibit A.

This Declaration is made as of the day, month and year above written.

GATEWAY COMMERCIAL PARTNERSHIP

By: 

Robert A. Patch, Partner

By: 

William A. Patch, Partner

The undersigned, as vendor under the Land Contract recorded as Document No. 1554766 covering the property described



on Exhibit A and additional lands adjacent thereto, hereby joins in this Declaration for the purpose of giving her consent to the contents thereof.

By: Evelyn M. Huegel

Evelyn M. Huegel

The undersigned, M&I Northern Bank, hereby joins this Declaration as assignee under a Buyer's Collateral Assignment of Land Contract recorded in the office of the Register of Deeds as Document No. 1555051 and affecting the land described on Exhibit A as well as additional lands.

M&amp;I NORTHERN BANK

By: Richard M. KranthoferVICE PRESIDENT  
Richard M. KranthoferATTEST: Mary J. SuttleLoan Officer  
Mary J. Suttle

STATE OF WISCONSIN )

) SS.

COUNTY OF Milwaukee )

Personally came before me this 18th day of January, 1990, the above-named, Robert A. Patch and William A. Patch as partners in the above-named partnership, to me known to be such persons and partners who executed the foregoing instrument and acknowledged that they executed the same as such partners.

Diane C. Worm

Diane C. Worm

Notary Public

Milwaukee County,  
WisconsinMy Commission: 1/12/92

STATE OF WISCONSIN )

) SS.

COUNTY OF WAUKESHA )

Personally came before me this 31st day of January, 1990, the above-named, Evelyn M. Huegel, to me known to be the



AMENDMENT TO DECLARATION OF RESTRICTIONS

This Amendment to Declaration of Restrictions ("Amendment") is made by Gateway Commercial Partnership ("Gateway"), as of this 24th day of January, 1991.

RECITALS

1631802

A. Gateway has previously executed a Declaration of Restrictions dated as of January 31, 1990 and recorded in the Register's Office of Waukesha County, Wisconsin on March 6, 1990 at Reel 1182, Images 1231-1236, as Document No. 1580562 (the "Declaration").

B. Through a scrivener's error, the Declaration contained an incorrect legal description of the property it is intended to affect.

C. Gateway desires to correct this error by amending the Declaration to substitute the correct legal description of such property.

AMENDMENT

In consideration of the Recitals, the Declaration is hereby amended by substituting the attached Exhibit A-1 for the original Exhibit A attached to the Declaration. In all other respects, the original Declaration remains in full force and effect.

Executed as of the date first written above.

GATEWAY COMMERCIAL PARTNERSHIP

By: Robert A. Patch, Partner

By: William A. Patch, Partner

STATE OF WISCONSIN )  
COUNTY OF Milwaukee ) ss.

Personally came before me this 24th day of January, 1991, the above named Robert A. Patch and William A. Patch as partners in the above named partnership, to me known as such persons and partners who executed the foregoing instrument and acknowledged that they executed the same as such partners.

Notary Public, Milwaukee, County, WI  
My Commission: 1/12/92

The undersigned Town of Pewaukee hereby joins this Amendment for the purpose of giving its consent to the contents thereof.

TOWN OF PEWAUKEE

1631802

By: Brent J. Redford, Town Chairman

Attest: Sandra J. Salbashian  
Town Clerk

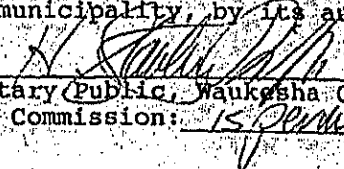
REGISTER'S OFFICE  
WAUKESHA COUNTY, WIS.

1991 JAN 29 AM 10:52  
REEL 1272 IMAGE 0527



STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF WAUKESHA )

Personally came before me this 21 day of January, 1991 the above named Brent J. Redford and Sandra J. Salbashian, Town Chairman and Town Clerk of the above name municipality, to me known to be such persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers on behalf of such municipality, by its authority.

  
Notary Public, Waukesha County, WI  
My Commission: 15 June 1991

This instrument was drafted by and should be returned to:  
Paul G. Hoffman, Esq.  
Michael Best & Friedrich  
100 East Wisconsin Avenue  
Milwaukee, Wisconsin  
(414) 271-6560



## EXHIBIT A-1

## LEGAL DESCRIPTION NORTHEAST CORNER OF HUEGEL PROPERTY

All that part of the Northeast 1/4 of the Northeast 1/4 of Section 10, Town 7 North, Range 19 East in the Town of Pewaukee, Waukesha County, Wisconsin being more particularly bounded and described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of said Section 10; thence North 00° 20' 32" West along the East line of the said Northeast 1/4, 1987.44 feet to a point; thence North 89° 32' 27" West, 50.01 feet to a point in the West line of Swan Road, said also being the place of beginning of lands hereinafter described:

Continuing thence North 89° 32' 27" West, 607.61 feet to the East line of County Trunk Highway "J"; thence South 39° 07' 57" East along the Easterly line of County Trunk Highway "J" 574.06 feet to a point of curve; thence Southeasterly 142.75 feet along the arc of said curve and the East line of said County Trunk Highway "J", whose Center lies to the Southwest, whose radius is 1577.89 feet and whose chord bears South 36° 32' 06.5" East, 142.71 feet to a point; thence South 61° 10' 28" East, 48.91 feet to a point in the West line of Swan Road and the arc of a curve; thence Northeasterly 303.71 feet along the arc of said curve and the West line of said Swan Road, whose Center lies to the Northwest, whose radius is 359.16 feet and whose chord bears North 23° 52' 59" East, 294.74 feet to a point of tangency; thence North 00° 20' 32" West along the West line of Swan Road 309.17 feet to the place of beginning.

Containing 4.7237 acres more or less.



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

**DATE:** August 16, 2018

**DEPARTMENT:** PRCS - Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding the Revised Site Plans for the Lake Country Commons Development on the Pewaukee Golf Course Property Located at N12 W26506 Golf Road (PWC 0944994)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

Lake Country Commons plans

Lake Country Commons staff report

Engineering staff report



# Pewaukee Golf Club Redevelopment

## “Lake Country Commons” Conceptual Approval

City of Pewaukee  
Planning Commission  
August 16, 2018

Proposed by:

**Diamond Club Entertainment LLC**





# ***“Lake Country Commons”***

## **Project Update**

Since our initial introduction to the Planning Commission in May, we have met with many residents, community and city stakeholders regarding our proposed development. After listening to their concerns and recommendations, we feel there are four main issues that have been communicated to us that would impact the residents near the proposed development that we would like to discuss:

**TRAFFIC  
LIGHT  
NOISE  
SECURITY**

We believe that the revisions we have made to our proposed development have addressed each area of concern to the best of our ability and we look forward to continuing to work with the city and community.



# SITE PLAN PARKING

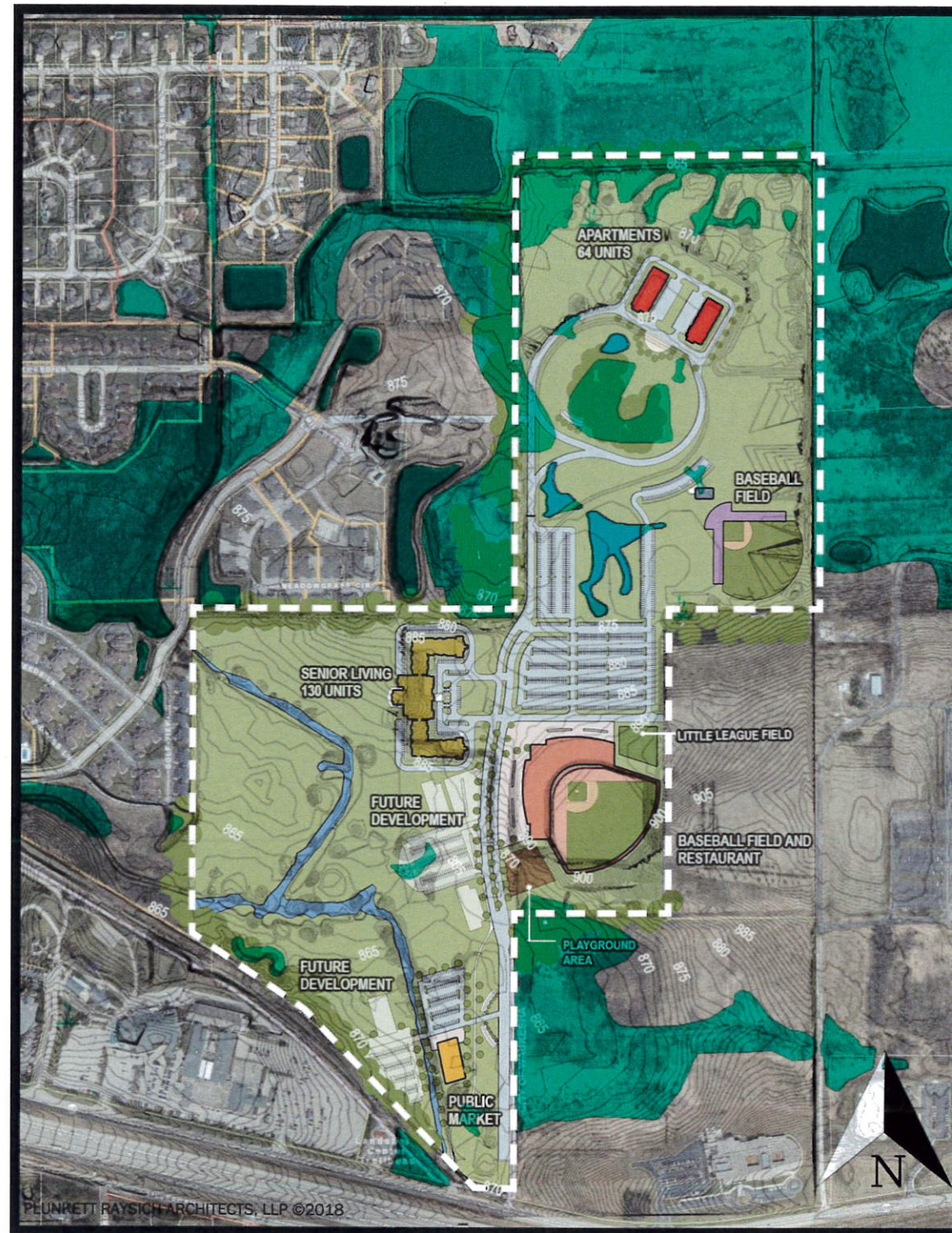
## INITIAL PROPOSAL CHANGES

- ROTATED BASEBALL FIELD AND RESTAURANT
- REPLACED 6 LACROSEE FIELDS WITH ONE SMALLER BASEBALL DIAMOND
- DEVELOPMENT INCLUDES THE "BACK 9" 60 ACRES
- REDUCED NUMBER OF SENIOR APTS/MULTIFAMILY FROM 400 UNITS TO 200 UNITS
  - 130 SENIOR APTS
  - 64 MULTIFAMILY APTS
- RELOCATED SENIOR APTS
- RELOCATED MULTIFAMILY APTS
- MODIFIED THE ROADS
  - BOULEVARD – MAIN ACCESS
  - GATE TO MULTI FAMILY APTS
  - FIRE DEPT ACCESS GATE TO MILKWEED LANE FOR EMERGENCY USE ONLY





# ***SITE PLAN WETLANDS***



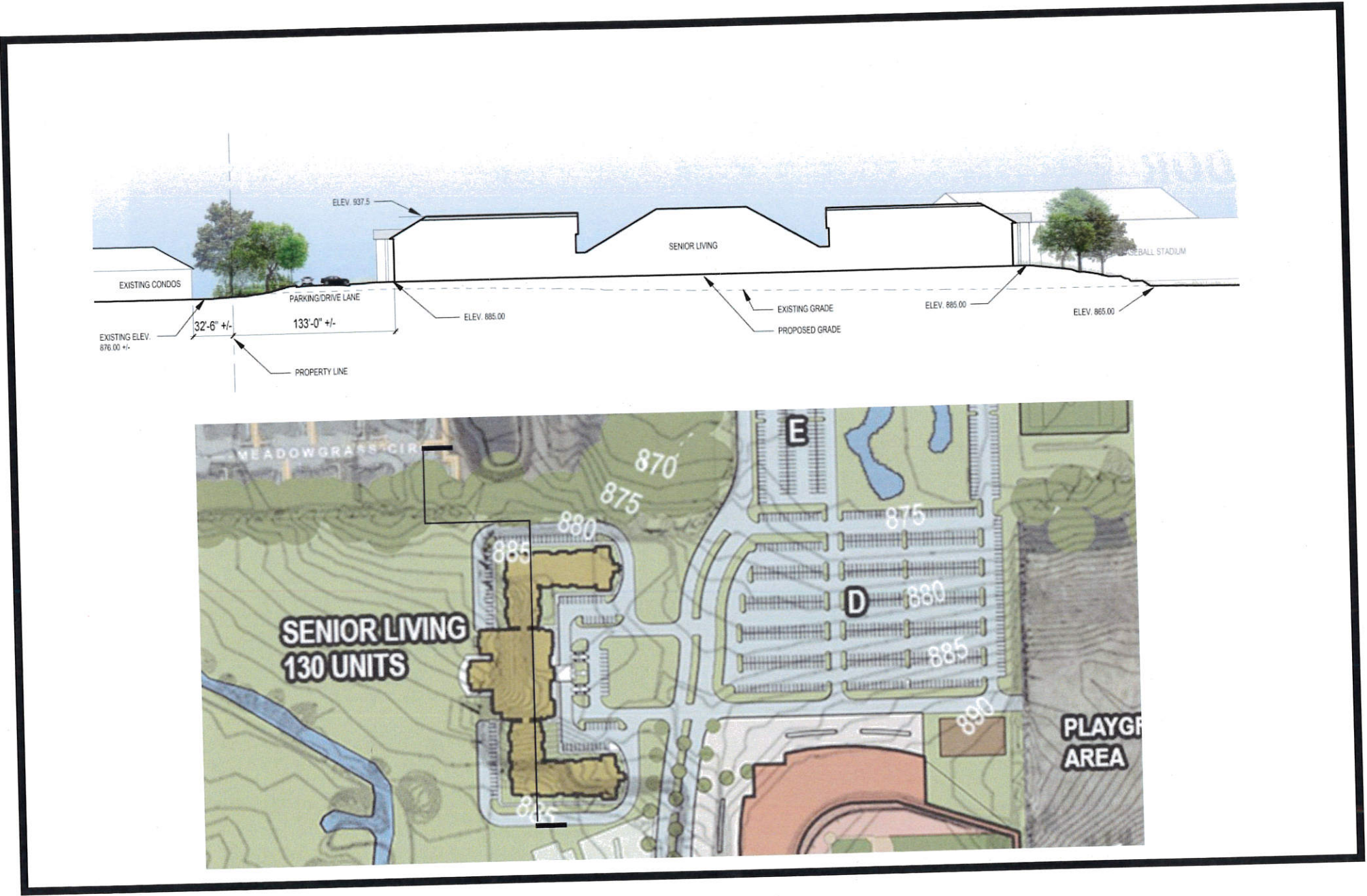


# ***SITE PLAN ENVIRONMENTAL CORRIDOR***



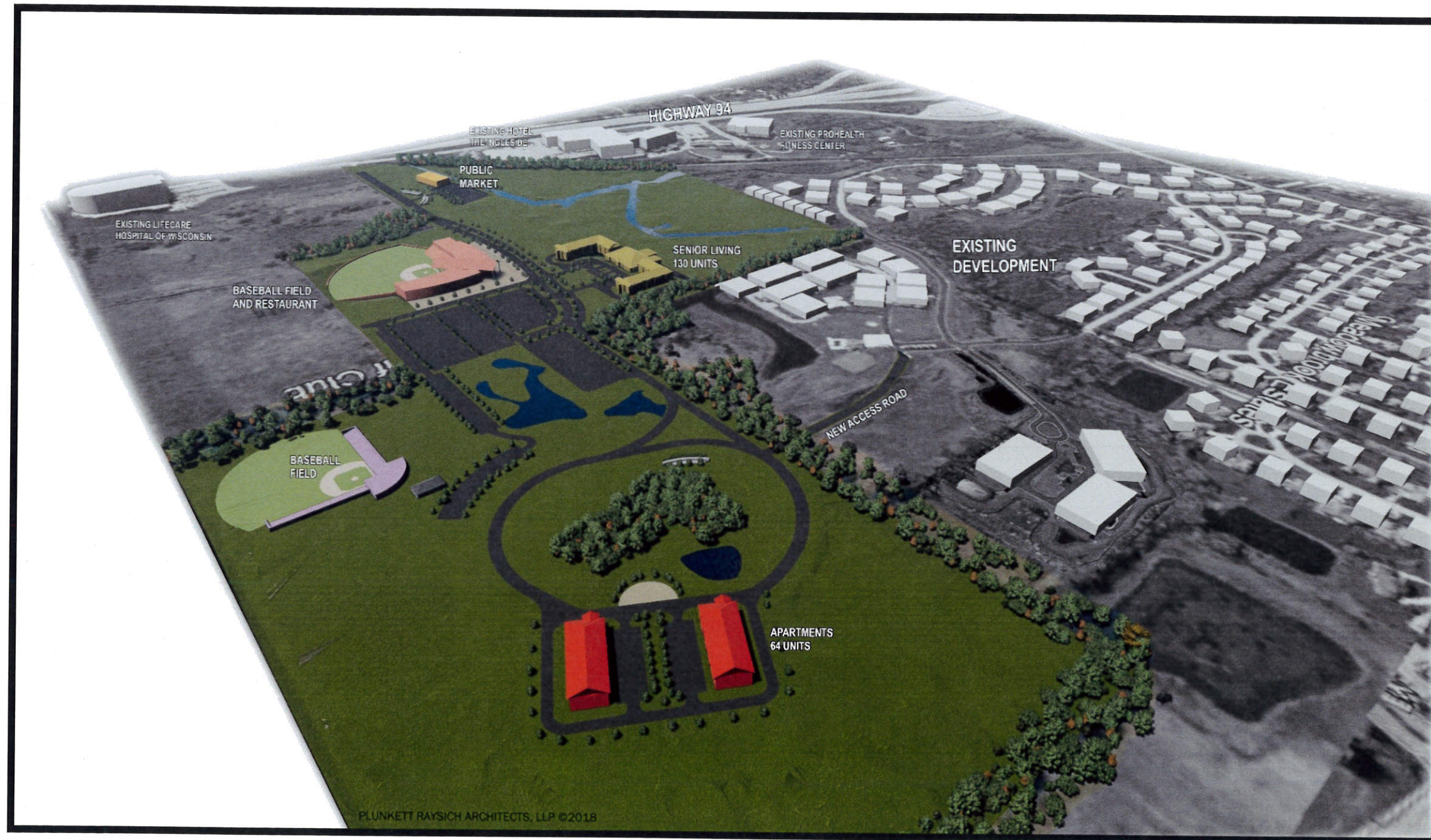


# SITE SECTION



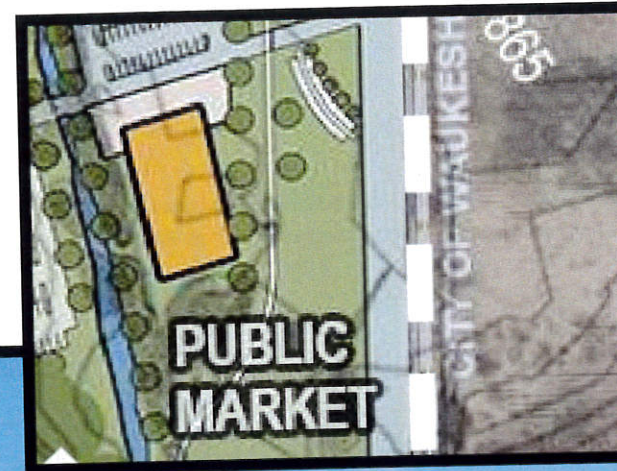


# AERIAL





# ***PUBLIC MARKET***





# BASEBALL STADIUM





# SENIOR LIVING





# MULTIFAMILY





# ***“Lake Country Commons”***

## ***TRAFFIC***

***Mr. John Bieberitz  
Traffic Analysis and Design Inc.***





***“Lake Country Commons”***

***LIGHT***

***Mr. Greg Smidt  
Musco Lighting***

***Member, International Dark-Sky Association***





# "Lake Country Commons"

## NOISE



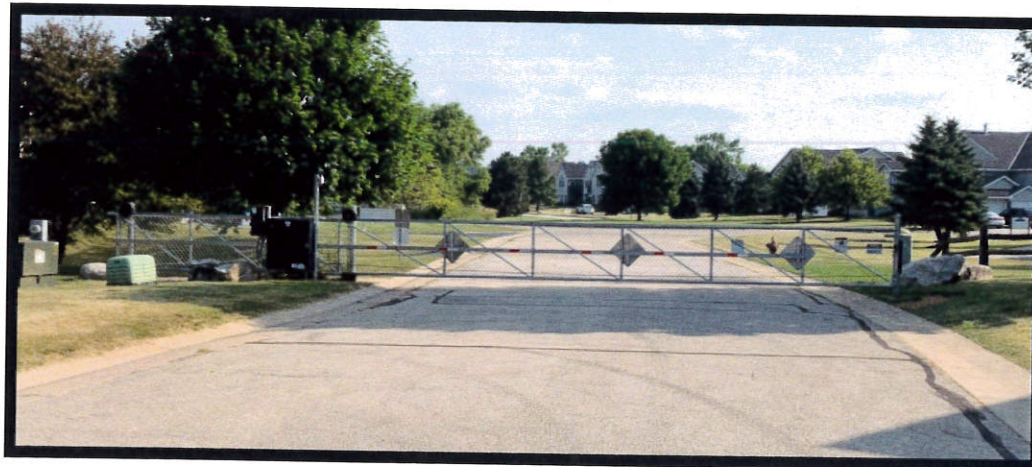
**Kim Leonard**  
**Professional Audio Designs Inc.**



# ***"Lake Country Commons"***

## ***SECURITY***

***Mr. Edward M Baumann  
Elite Protection Specialist LLC***



*City of*  
**PEWAUKEE**  
*Wisconsin*

### **ELITE PROTECTION SPECIALISTS LLC.**

P.O. BOX 185, PEWAUKEE, WI 53072 • PHONE 262-370-1912 • [www.Eliteprotection.org](http://www.Eliteprotection.org)



To Whom It May Concern:

Elite Protection Specialist is proud to team up with Diamond Club Entertainment to provide security services for its newest venture.

Our management team has law enforcement and security experience. We provide a professional experienced agent, who displays outstanding ability, integrity and dependability.

We provide our services to a number of venues in the area like Miller Park, Country Thunder, Marquette University and the NIT Basketball Tournament to name a few.

Our biggest concern is customer service. We will work with Diamond Club Entertainment and the surrounding neighbors so that all will enjoy this exciting experience.

Sincerely,

Edward M. Baumann,  
CEO/Founder  
Elite Protection Specialist LLC







## Wrayburn Consulting, LLC

[info@wrayburnconsulting.com](mailto:info@wrayburnconsulting.com)

13500 Watertown Plank Road, Suite 100

Elm Grove, WI 53122

262-893-3903

---

Date: August 7, 2018

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

From: Nick Fuchs, Wrayburn Consulting, LLC

RE: Lake Country Commons Conceptual Plan Summary

---

### **Introduction:**

The proposed Lake Country Commons development was previously considered at the May 17, 2018 Plan Commission meeting. Following that meeting, the developers held a neighborhood meeting on June 21, 2018.

In response to comments and questions raised at those meetings, the applicants recently submitted revised plans for further consideration. The applicant has indicated that the revisions made are to address Plan Commission and neighbor concerns, particularly related to traffic, light, noise and security. The application materials note consultants that will be hired to focus on these specific items.

This project continues to be a significant redevelopment of the Pewaukee Golf Club located at N12 W26506 Golf Road. The applicant is proposing a mixed-use development consisting of a baseball stadium, restaurant, multi-family apartments, senior multi-family apartments, and other potential recreational and future commercial and entertainment type uses.

The developer has previously noted an anticipated project value of \$65 million. The developer plans to break ground in March of 2019 and complete the project with little to no phasing, other than the future development areas as noted on the site plan. The applicant has previously indicated that no tax-exempt uses are contemplated. The developer intends to request Tax Incremental Financing (TIF) to assist in infrastructure improvements. Specifics of that request have not yet been disclosed or discussed.

The subject property has an area of approximately 144.29 acres and is zoned P-1 Park and Open Space District and F-1 Floodplain District. The 2035 Future Land Use Map designation is primarily Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas and Public or Private Park and Recreation. A small portion of the southernmost portion of the property is designated as Office Commercial. The 2050 Land Use Map designates the property as Public or Private Park and Recreation and Water.

The site has several known protected natural resource features, including floodplain, wetland, and an intermittent stream. Natural resources must be delineated and if impacted, all other necessary governmental approvals must be obtained.

Note that the Department of Public Works letter, dated May 1, 2018 and distributed with the May Plan Commission packets, is still relevant to this current proposal. The letter outlines questions and potential issues related to the floodplain, road access, public sewer and water facilities and storm water management.



### **Project Description:**

The applicant has made significant changes to the site design and proposed uses since the May Plan Commission meeting. It should be noted that prior to the May concept plans, the applicant had already made revisions to substantially reduce the amount of senior and market rate apartment units.

The May 2018 conceptual plans included the following uses:

- Baseball stadium located on the east side of the property consisting of 2,500 fixed seats and a maximum capacity of up to approximately 3,500 people;
- Restaurant located within or directly adjacent to the stadium;
- Lacrosse and soccer fields generally located on the west side of the property;
- 9-hole golf course located on the north half of the property;
- 200 market rate multi-family apartments within two separate buildings located to the south/southeast of the existing residential development to the north of the property;
- 210 age restricted multi-family senior apartments within two separate buildings located north of the proposed stadium;
- Recreational uses including trails throughout the development as well as a park and community gardens; and
- Other uses including future commercial/retail uses, entertainment type uses and a public market.

The August 2018 conceptual plans include the following uses:

- Baseball stadium (no change);
- Restaurant (no change);
- 64 market rate multi-family apartments, which are now located on the north half of the property;
- 130 age restricted multi-family senior apartments, which are located within one building to the west of the proposed stadium;
- Recreational uses are still planned, including a connection to the Lake Country Trail;
- Other uses including two future development areas. The likely uses for these areas are commercial/retail, office, entertainment, or recreational;
- Public Market located at the south end of the property near the entrance from Golf Road;
- Playground located to the southwest of the stadium. It is suggested that the applicant consider an all-inclusive design to differentiate this playground from others in the City. These types of playgrounds can be found throughout Wisconsin, including the Elvehjem Playground in Madison, Imagination Station in Oconomowoc, Kayla's Playground in Franklin and Possibility Park in Port Washington;
- Second baseball field generally located on the north half of the property, southeast of the market rate apartments; and
- Little League Field located directly to the northeast of the stadium.

Below is a further summary of the more substantial site plan changes.

- The 9-hole golf course has been eliminated and replaced with the two market rate apartment buildings;
- The lacrosse/soccer fields have been removed throughout the site;
- Senior apartments have been relocated and are now within one building, opposed to two separate buildings;
- The stadium has been reoriented to face away from the neighboring residential properties;
- New uses, such as the Little League field and playground, are now incorporated into the site plan; and
- In conjunction with the other site changes, drives and parking lot locations have been revised.



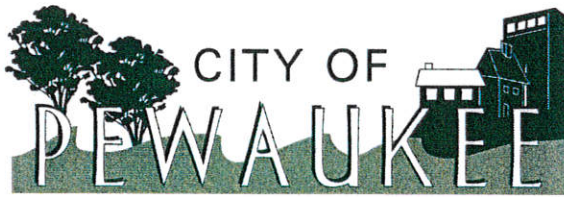
**Recommended Motion:**

A motion to approve the Lake Country Commons conceptual plans submitted by Diamond Club Entertainment, LLC, for the redevelopment of the Pewaukee Golf Club property into a mixed use development consisting of a baseball stadium, restaurant, playground, little league field, baseball field, public market and other commercial and recreational uses.

The above motion will allow the applicant to continue to work with City staff to refine the site plan and proposed uses, and submit detailed plans and applications for final review and approval.

It is anticipated that a certified survey map, rezoning and conditional use application will be necessary to move forward with the proposed development. It appears the applicant will also need WDNR approval for impacts to wetlands.





**Department of Public Works**  
W240N3065 Pewaukee Road  
Pewaukee, WI 53072  
Phone: (262) 691-0804 • Fax: (262) 691-5729  
Email: publicworks@pewaukee.wi.us

## MEMORANDUM

**TO:** Plan Commission  
**CC:** Scott Klein, City Administrator/Planner  
**FROM:** Jeffrey Weigel, Director of Public Works/City Engineer  
Maggie Wagner, Assistant City Engineer  
**DATE:** August 15, 2018  
**SUBJECT:** August 16, 2018 Plan Commission Items

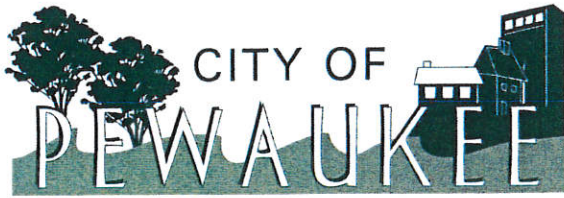
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The current proposed site plan reflects several discussions with staff for this development. Our comments and concerns are as follows:

- 1) Storm sewer pipe outside of the right-of-way and ponds are typically constructed in outlots and not easements. Some storm sewer piping is located too close to some buildings. We will require televising of the storm sewer prior to acceptance.
- 2) The plans include water main, hydrants and sanitary sewers. We understand that these are shown as a possible way to serve the parcels, but we reserve any approvals until more complete plan sets are submitted.
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- 4) Longstanding City policy is to not allow trees in the right-of-way, as proposed.
- 5) This is a densely populated development. Parking is not allowed on these streets.
- 6) The entrance boulevard is sufficient to address the vehicle access issues; however, the right-of-way width for the boulevard is too narrow to allow for sidewalk for snow storage purposes. The right-of-way should be widened by 8' on the sidewalk side, or alternatively the sidewalk should be relocated to out of the right-of-way.
- 7) This development was originally presented as a "walkable" community, which rings shallow if the sidewalk connects to no other paved walkways. We suggest that the developer and City work toward a means of connecting the paved sidewalk in the Glen to the existing sidewalk in Morris Street.





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Page Two

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- 1) We emphasize that there are significant issues relating to sewer transport and treatment capacity, issues that are tied to the Lake Pewaukee Sanitary District (LPSD), the Village of Pewaukee, and the City of Brookfield. In short, this site was planned for a golf course. Several independent studies of capacity of the existing mechanical systems (three lift stations), the capacity of the transmission piping, and the treatment at the wastewater plant are required and expected to take a year in process and probably hundreds of thousands of dollars, especially when we most likely need to purchase additional capacity.
- 2) A second, fully open street access is recommended. Gated streets do not work well in emergencies and often are impassable in winter.
- 3) A second, fully accessible water connection is required. "Looping" is essential.
- 4) The environmental concerns relating to wetlands and floodplain have been previously presented.

### Stenz Property

- 1) The existing cul-de-sac on Lakeview Drive is temporary and insufficient for permanent use. If a Lakefield Drive cul-de-sac is permitted, it should be located on the Stenz property. Given the density suggested by this conceptual plan, we strongly recommend that Lakefield Drive be carried through to a connection at Golf Road.
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- 4) City utilities (sewer, water, storm) should be in outlots.



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

**DATE:** August 16, 2018

**DEPARTMENT:** PRCS - Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding the Conceptual Site Plan for 29 Two-Family Residential Buildings on the Stenz Property Located at the Northwest Corner of Golf Road and CTH G (PWC 0940999001)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

Stenz Property conceptual plan

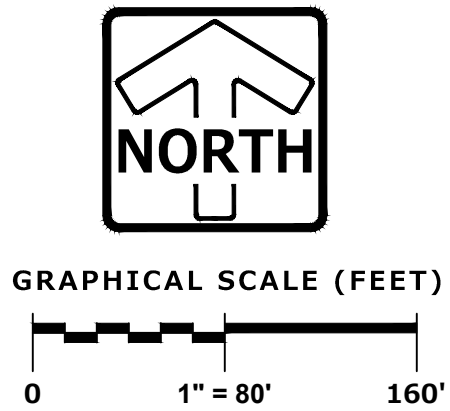
Stenz Property staff report

Stenz Property staff report #2

Engineering staff report



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.  
DESIGNED: BR  
DRAFTED: BR  
REVIEWED: ASZ  
REVIEWED: ASZ



- NOTES:**
- ROBERT J. STENZ FAMILY TRUST PROPERTY, TAK KEY NUMBER PWC 0940999001 PART OF SE 1/4 SEC 19, T7N, R19E.
  - CURRENT CITY OF PEWAUKEE ZONING: A-1 (AGRICULTURAL), L-C (LOWLAND CONSERVANCY) AND F-1 (FLOODLAND)
  - 2035 LAND USE PLAN: MEDIUM DENSITY RESIDENTIAL (6,500 SF - 1/2 AC/DU), FLOODPLAINS, LOWLANDS, UPLAND CONSERVANCY AND NATURAL AREAS.
  - PROPOSED TWO-FAMILY DEVELOPMENT (RD-2 PUD)

SETBACKS	RD-2	RD-2 PUD	PROPOSED
STREET	40'	30'	20'
SIDEYARD	20'	20'	20' BETWEEN BUILDINGS
REAR	30'	22.5'	22.5'
FLOODPLAIN	75'	75'	75'
WETLAND	25'	25'	50' (DNR NR 151)

- SITE CALCULATIONS:**  
TOTAL SITE AREA = 28.37 ACRES  
TOTAL WETLAND AND/OR FLOODPLAIN = 8.82 ACRES  
TOTAL UPLAND = 19.55 ACRES  
TOTAL PEC OUTSIDE OF WETLAND AND/OR FLOODPLAIN = 11.21 ACRES  
RD-2 PUD = 4.84 DU/NET ACRE  
= 19.55 ACRES X 4.84 DU/ACRE = 94 DU (PROPOSED 58 DU)  
PROP OPEN SPACE = 28.37 AC - 4.22 AC OUTLOT = 24.15 AC  
24.15 AC X 40% OPEN SPACE REQUIRED = 9.66 AC REQUIRED  
(20% CAN BE WETLAND/FLOODPLAIN = 1.93 AC)  
GREENSPACE IN UPLAND DEVELOPMENT AREA = 8.80 AC  
(NOT INCLUDING OUTLOT AREA OR WETLAND/FLOODPLAIN)  
TOTAL GREENSPACE = 1.93 AC + 8.80 AC = 10.73 AC (PROPOSED)

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.  
Contact Diggers Hotline, Inc., Etc.



**CALL DIGGERS HOTLINE**  
1-800-242-8511  
TOLL FREE  
VIS. STATUTE: BROADBAND REQUIRED FOR 1 WORK DAY  
NOTICE BEFORE YOU EXCAVATE  
MIL W. AREA 259-1181



**PINNACLE ENGINEERING GROUP**  
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15850 W. BLUEMOUND ROAD  
BROOKFIELD, WI 53005  
(262) 754-8888  
CHICAGO | MILWAUKEE | NATIONWIDE

## STENZ PROPERTY

### CITY OF PEWAUKEE, WAUKESHA CO., WISCONSIN

## CONCEPTUAL SITE PLAN

### REVISIONS


REG JOB NO. 1338.00-WI  
REG PM ASZ  
START DATE 05-24-18  
SCALE 1" = 80'

SHEET  
C-1  
C-1





## Wrayburn Consulting, LLC

[info@wrayburnconsulting.com](mailto:info@wrayburnconsulting.com)

13500 Watertown Plank Road, Suite 100

Elm Grove, WI 53122

262-893-3903

---

Date: June 16, 2018

To: Tony Zanon, Pinnacle Engineering

From: Nick Fuchs, Wrayburn Consulting, LLC

RE: Preliminary Review of proposed subdivision development at Golf Road and County Highway

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### **Comments and Recommendations:**

Below are comments and recommendations for the proposed two-family subdivision development for property located at Golf Road and CTH G.

1. In review of the concept plan, there is no objection to the proposed use and transition from the adjacent single-family residential to two-family residential. With that said, the continuation of single-family would also be appropriate. Ultimately, the Plan Commission will determine the appropriate land use. **Comment only, understood.**
2. Below are the anticipated applications required for the subject development. Comment Nos. 2 and 3 below go into further detail. A neighborhood meeting could also be considered to notify adjacent property owners of the proposed development. **Comment only.**
  - a. Conceptual review
  - b. Rezoning
  - c. Conditional Use
  - d. Variance
  - e. Condominium Plat (reviewed separately by County)
3. As you are aware, the property is planned as Medium Density Residential (6,500 SF – ½ AC per DU) and zoned A-1 Agricultural District, LC Lowland Conservancy District and F-1 Floodplain District. The current zoning does not accommodate the proposed development.

Per your concept plan, the RD-2 Two-Family Residential District Conditional Use zoning is proposed. Note that, if the rezoning is approved, per Section 17.0104 the Future Land Use designation will be amended accordingly.

“...An officially adopted change in the zoning classification which provides for uses that are not reflected on the City’s long-range land use plans will, however, automatically constitute a change to the long-range land use plan.” **Comment only.**

4. As you indicate, there are zoning standards of the RD-2 District that are not being met. It should be noted that, per Section 17.0505, the Common Council may not waive or



provide variances to zoning/conditional use district standards. However, under certain circumstances, the City may grant variances per Sections 17.1000 and 17.1100.

Also, note that the Rd-2 Conditional Use standards state, “The district lot size and frontage and yard requirements may be varied provided that adequate open space shall be provided so that the average intensity and density of land use shall be no greater than that permitted for the district.”

This section also requires compliance with certain standards as outlined in letters (a), (b), (c), (d) and (e). This includes yard requirements, allowing only a reduction of 25% for front and rear yard setbacks. This section also includes the 40-foot building separation requirement.

As such, it is recommended a Variance Application be required for the proposal to decrease the building separation and front yard setbacks. *Would staff support the separation and setbacks? Its understood that these items would need variances.*

Note that the front yard setback is from the proposed roads as well as Golf Road. Currently the Golf Road setback is shown as a rear yard; however, as it abuts a street the setback must be 30-feet. The definition of “Lot, Double Frontage,” considers such lots as having two front yards and no rear yard. *Is there any flexibility to have a rear yard setback to Golf Road if it is landscaped?*

5. Furthermore, as Golf Road is a County Trunk Highway, it is recommended that this setback be increased to 40-feet. A berm (as may be feasible based upon existing grades) and landscaping is also recommended. *The 22.5' setback shown will be landscaped. Berms will be looked at during the design to determine if they are feasible.*
6. What are the future plans for Outlot 1? *Developed in the future. Unknown use at this time.*
7. Greater front yard setbacks are preferred throughout the development. Consider encroaching further into the current boundary of Outlot 1 to assist in providing deeper lots and greater setbacks. Additionally, consider Section 17.0910, which allows residential decks and patios to be extended into rear yard setbacks, but no closer than 15-feet to the property boundary or 5-feet from an easement. *The proposed site plan shows 20' front setbacks which are desired in this development. Patios and decks would be designed to meet Sec 17.0910.*
8. Density appears to be met, assuming no other natural resource features are discovered at the time field investigations. *Comment only, will be confirmed as design moves forward.*
9. Are RD-2 dwelling unit sizes met? *They will be met.*
10. Is the RD-2 required parking met? *Yes, there are two parking spots in each garage and two surfaces spots in front of the garage door of each unit.*

“There shall be a minimum of three (3) off street parking spaces provided for each residential unit of which two (2) must be in a garage. (see Section 17.0600)”

11. It is recommended that Lakefield Drive extend through the development to Golf Road. *It is proposed that Lakefield Drive would be a gated emergency access drive only. The existing cul-de-sac would remain. This would limit vehicles through the existing subdivision. This concept was previously discussed with the fire chief and Scott Klein and they both gave a positive response.*



12. Further natural resource information is needed to provide recommendations related to the site plan and density.

It is recommended that a tree survey be conducted and mature/significant trees be preserved wherever possible. Depending upon the results of the tree survey and the impacts proposed, the City may recommend tree mitigation to compensate for those impacts.

Confirmation is needed that wetlands do not exist outside of those shown on DNR mapping and the proposed concept plan. These delineations would impact the City's decision whether it is appropriate to rezone away from the LC District. **Tree survey and wetland delineations can be completed if the use of the property is acceptable to the Plan Commission.**

13. Please contact SEWRPC regarding Primary Environmental Corridor impacts. **Will the City require a corridor delineation and will the City require any SEWRPC requirements be met?**
14. Please consider a clubhouse, swimming pool, walking area, dog area with waste stations and other such amenities to enhance the quality of development. Outlot 1 may be appropriate to support these types of uses. **These amenities are not anticipated for this development.**
15. Is a subdivision sign anticipated? **Yes.**
16. How many building styles are anticipated? **Unknown at the moment. Building footprints were shown to determine density and concept site plan only.**
17. Note that rears of buildings visible from Golf Road and Meadowbrook Road should include similar architectural features and considerations as the front of the buildings. **Comment only, will be considered when the buildings are designed.**
18. A connection from the development to the Lake Country Recreational Trail is recommended. It is preferred that the sidewalk/trail be located on the west side of Meadowbrook Road. Safe pedestrian access should be considered if proposing to cross the street. **This will need to be reviewed during the design. It appears the connection will need to be in the CTH G right-of-way due to the potential wetlands on the north end of the property. Cost and the ability to permit the installation will play a role in determining if this can be done.**
19. A no access restriction along Golf Road shall be added. See Section 17.0605. **A restriction will be added. There will only be one access point to Golf Road as shown on the site plan.**
20. The vision triangle, per Section 17.0603 of the Zoning Code, shall be shown on Sheet 1. **Vision corners will be added.**
21. The plans should demonstrate that there is sufficient room for cars to park in front of condominium garages to serve as visitor parking. **Each building is setback 20' from the right-of-way line to the building. A typical parking stall has depth of 18' to 20' so there is room to park cars in front of the garages. In addition there is another 15' from the right-of-way line to the back of curb.**
22. A buffer between the proposed development and existing single-family residential is recommended. This would include maintaining existing trees and adding plantings as appropriate. **Trees within the 22.5' setback can be saved and additional landscape plantings can be added.**





## Wrayburn Consulting, LLC

[info@wrayburnconsulting.com](mailto:info@wrayburnconsulting.com)

13500 Watertown Plank Road, Suite 100

Elm Grove, WI 53122

262-893-3903

---

Date: August 7, 2018

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

From: Nick Fuchs, Wrayburn Consulting, LLC

RE: Golf Road & County Highway G Conceptual Plan Review

---

### **Project Description and Analysis**

Pinnacle Engineering Group has submitted a concept plan for property located at the northwest corner of Golf Road and CTH G. The development consists of 29 two-family residential buildings for a total of 58 units. The subject property has a total site area of approximately 28.37 acres.

The property is zoned A-1 Agricultural District, LC Lowland Conservancy District and F-1 Floodplain District. The properties are designated as Low - Medium Density Residential (1/2 AC. – 2 AC. / DU) and Flood Plains, Lowland & Upland Conservancy and other Natural Areas on the City's 2050 Future Land Use Map.

The site plan includes one lot (24.15 acres) and one outlot (4.22 acres). The applicant has indicated that the future use of the outlot is not known at this time. A storm water pond is anticipated in the northwest corner of the site, adjacent to an existing pond serving the abutting single-family residential subdivision.

There are protected natural resources onsite. The development does not encroach into the F-1 District zoning; however, development is located within the LC District. Note a field wetland investigation still needs to be conducted and there are impacts proposed to the SEWRPC Primary Environmental Corridor.

Attached is a comment letter dated June 16, 2018 with applicant responses in red for Plan Commission review. The comment letter and responses outline staff's initial recommendations and concerns with the proposed development.

It should be noted that the applicant is proposing reduced setbacks from public rights-of-ways, including for double frontage lots, reduced building separation distances and reduced wetland setbacks from DNR regulations.

In addition, a gated emergency access connection is proposed at Lakefield Drive. It is recommended Lakefield Drive be extended as a through street through the development. Again, additional recommendations are noted within the attached comment letter.

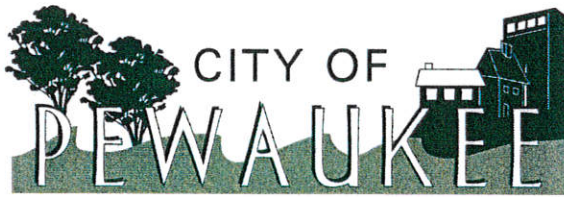


**Recommended Motion**

A motion to approve the proposed conceptual plans submitted by Pinnacle Engineering Group, for the development of a two-family residential subdivision located at the northwest corner of Golf Road and County Highway G.

It is anticipated that a rezoning, conditional use, condominium plat and possibly variances will be necessary to move forward with the proposed development. A condominium plat, to be reviewed and approved by the County, would also be required.





**Department of Public Works**  
W240N3065 Pewaukee Road  
Pewaukee, WI 53072  
Phone: (262) 691-0804 • Fax: (262) 691-5729  
Email: publicworks@pewaukee.wi.us

## MEMORANDUM

**TO:** Plan Commission  
**CC:** Scott Klein, City Administrator/Planner  
**FROM:** Jeffrey Weigel, Director of Public Works/City Engineer  
Maggie Wagner, Assistant City Engineer  
**DATE:** August 15, 2018  
**SUBJECT:** August 16, 2018 Plan Commission Items

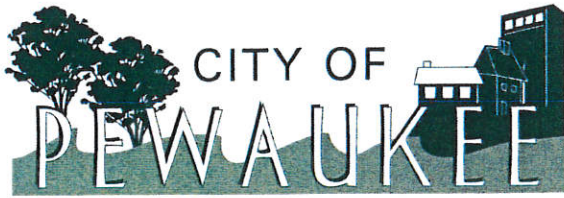
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Page Two

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