



## Planning Department

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

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

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

- 
1. Call to Order and Pledge of Allegiance
  2. Discussion and Action Regarding Approval of Meeting Minutes Dated September 20, 2018
  3. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for GE Healthcare to Rezone Property Located at N16 W22419 Watertown Road From A-2 Agricultural to I-1 Urban Institutional for the Purpose of Combining the Two Properties to Allow for Additional Green Space (PWC 0960994 & PWC 0959999)
  4. Discussion and Action Regarding a Certified Survey Map for GE Healthcare Located at N16 W22419 Watertown Road for the Purpose of Combining Two Properties to Allow for Additional Greenspace (PWC 0960994 & PWC 0959999)
  5. Discussion and Action Regarding the Mitigation Plan for Terrance Schneider for Property Located at W267 N2907 Woodland Drive (PWC 0930999)
  6. Discussion and Possible Action Regarding the Conceptual Site and Building Plans for WVRC Emergency & Specialty Pet Care Located on Pewaukee Road South of I-94 (PWC 0966999)
  7. Adjournment

Ami Hurd  
Deputy Clerk

10/11/2018

**NOTICE**

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

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

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

**DATE:** October 18, 2018

**DEPARTMENT:** PRCS - Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding Approval of Meeting Minutes Dated September 20, 2018

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

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

**DATE:** October 18, 2018

**DEPARTMENT:** PRCS - Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for GE Healthcare to Rezone Property Located at N16 W22419 Watertown Road From A-2 Agricultural to I-1 Urban Institutional for the Purpose of Combining the Two Properties to Allow for Additional Green Space (PWC 0960994 & PWC 0959999)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

GE Healthcare Rezoning Petition

GE Healthcare Rezoning Map

GE Healthcare Staff Report

**CITY OF PEWAUKEE**

STATE OF WISCONSIN

WAUKESHA COUNTY

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

**PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF:  
GE HEALTHCARE TO REZONE FROM: A-2 AGRICULTURAL TO: I-1 URBAN INSTITUTIONAL**

THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:

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

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 24, THENCE SOUTH 89°15'01" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST ¼ SECTION, 85.36 FEET TO THE SOUTHERLY LINE OF WATERTOWN ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 53°10'54" EAST ALONG SAID SOUTHERLY LINE, 191.82 FEET; THENCE SOUTH 62°55'47" EAST ALONG SAID SOUTHERLY LINE, 209.10 FEET; THENCE SOUTH 58°15'59" EAST ALONG SAID SOUTHERLY LINE, 574.08 FEET TO THE NORTHERLY LINE OF A CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT-OF-WAY; THENCE SOUTH 52°52'01" WEST ALONG SAID NORTHERLY LINE, 2722.84 FEET; THENCE NORTH 00°44'59" WEST, 439.69 FEET TO THE CENTERLINE OF NORTH AVENUE; THENCE NORTH 19°28'01" EAST ALONG SAID CENTERLINE, 797.10 FEET; THENCE NORTH 28°30'01" EAST ALONG SAID CENTERLINE, 430.49 FEET; THENCE NORTH 10°18'01" EAST ALONG SAID CENTERLINE, 404.54 FEET; THENCE NORTH 12°53'01" EAST ALONG SAID CENTERLINE, 209.40 FEET; THENCE NORTH 17°30'20" EAST ALONG SAID CENTERLINE, 397.53 FEET TO THE SOUTHERLY LINE OF SAID WATERTOWN ROAD; THENCE SOUTH 58°16'09" EAST ALONG SAID SOUTHERLY LINE, 751.10 FEET TO POINT OF BEGINNING. CONTAINING IN ALL 2,294,695 SQUARE FEET (52.6790 ACRES) OF LAND, MORE OR LESS.

**Common Description:** N16 W22419 Watertown Road

**Tax Key Number:** PWC 0960994 & PWC 0959999

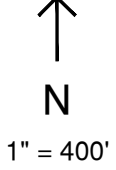
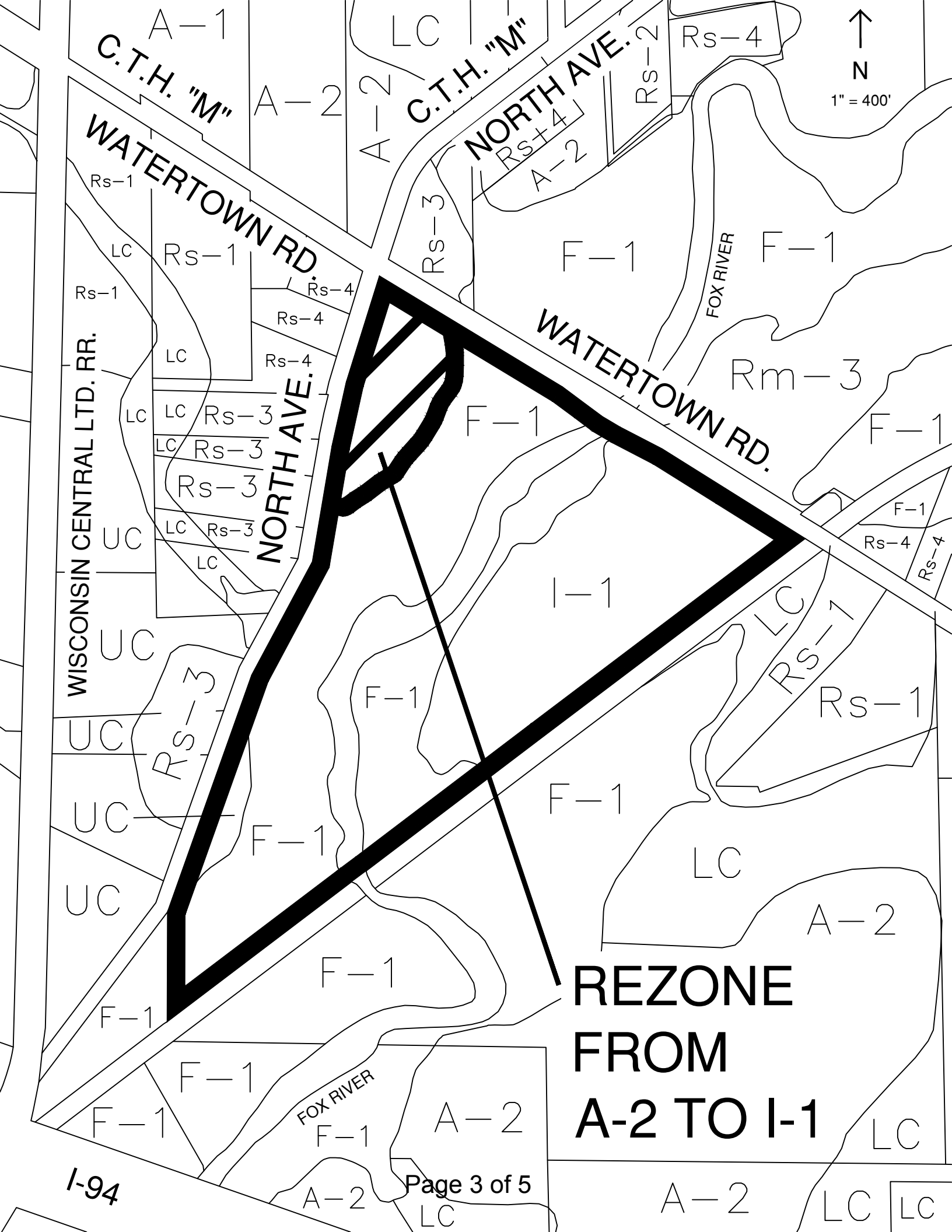
**This Amendment to the Zoning Map** (Change in zoning) is being proposed for the purpose of: combining the two properties for GEHC to allow for additional green space.

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

Dated this 19<sup>th</sup> day of September, 2018.

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Kelly Tarczewski,  
Clerk/Treasurer, City of Pewaukee



1" = 400'

**REZONE  
FROM  
A-2 TO I-1**



**Office of the Planning & Community Development Director**  
W240 N3065 Pewaukee Road  
Pewaukee, Wisconsin 53072  
Phone (262) 691-0770 Fax (262) 691-1798  
[fuchs@pewaukee.wi.us](mailto:fuchs@pewaukee.wi.us)

## REPORT TO THE PLAN COMMISSION

Meeting of October 18, 2018

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**Date:** October 9, 2018

**Project Name:** GE Healthcare Institute Conference Center Rezoning and Certified Survey Map

**Project Address/Tax Key No.:** N16W22419 Watertown Road/0960994 and Not Assigned/PWC 0959999

**Applicant:** Interstate Partners LLC

**Property Owner:** General Electric Company

**Current Zoning:** I-1 Urban Institutional District, A-2 Agricultural District, F-1 Floodplain District and LC Lowland Conservancy District

**Proposed Zoning:** I-1 Urban Institutional District, F-1 Floodplain District and LC Lowland Conservancy District

**2050 Land Use Map Designation:** Office Commercial, Medium Density Residential, Flood Plains, Lowland & Upland Conservancy, and other natural areas and Water

**Use of Surrounding Properties:** Single-family residential and multi-family residential to the north, F-1 and A-2 zoning to the south, vacant land zoned Rs-1, F-1 and LC districts to the east and single-family residential to the west

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### **Project Description**

The applicant filed a Rezoning Application requesting approval to rezone a portion of the property bearing Tax Key No. PWC 0959999 from A-2 Agricultural District to I-1 Urban Institutional District. Note that the property also contains F-1 District and LC District zoning, which would remain.

A Certified Survey Map was also submitted requesting to combine the above referenced parcel with the adjacent parcel to the southeast located at N16W22419 Watertown Road.

The rezoning and land combination are in anticipation of a future building addition to the General Electric Healthcare Institute Conference Center (GE HCI). The combination of land is needed as the addition would reduce the greenspace on the existing GE HCI site below 40%. With the combination of the two parcels, there will be sufficient greenspace to meet the City's 40% greenspace requirement.

GE HCI is a permitted use in the I-1 District and the land combination meets all I-1 District standards. Site and building plans for the building addition will require review and approval by the Plan Commission, prior to issuance of a Building Permit.

It should be noted that if the rezoning is approved, the CSM will be revised accordingly prior to recording with the Waukesha County Register of Deeds.

**Recommendation**

A motion recommending approval of the proposed rezoning request to amend the City's zoning map for a portion of the property bearing Tax Key No. PWC 0959999 from A-2 Agricultural District to I-1 Institutional District.

A motion recommending approval of a 1 Lot Certified Survey Map combining two existing properties located at approximately N16W22419 Watertown Road bearing Tax Key Nos. 0960994 and 0959999.

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

**DATE:** October 18, 2018

**DEPARTMENT:** PRCS - Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding a Certified Survey Map for GE Healthcare Located at N16 W22419 Watertown Road for the Purpose of Combining Two Properties to Allow for Additional Greenspace (PWC 0960994 & PWC 0959999)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

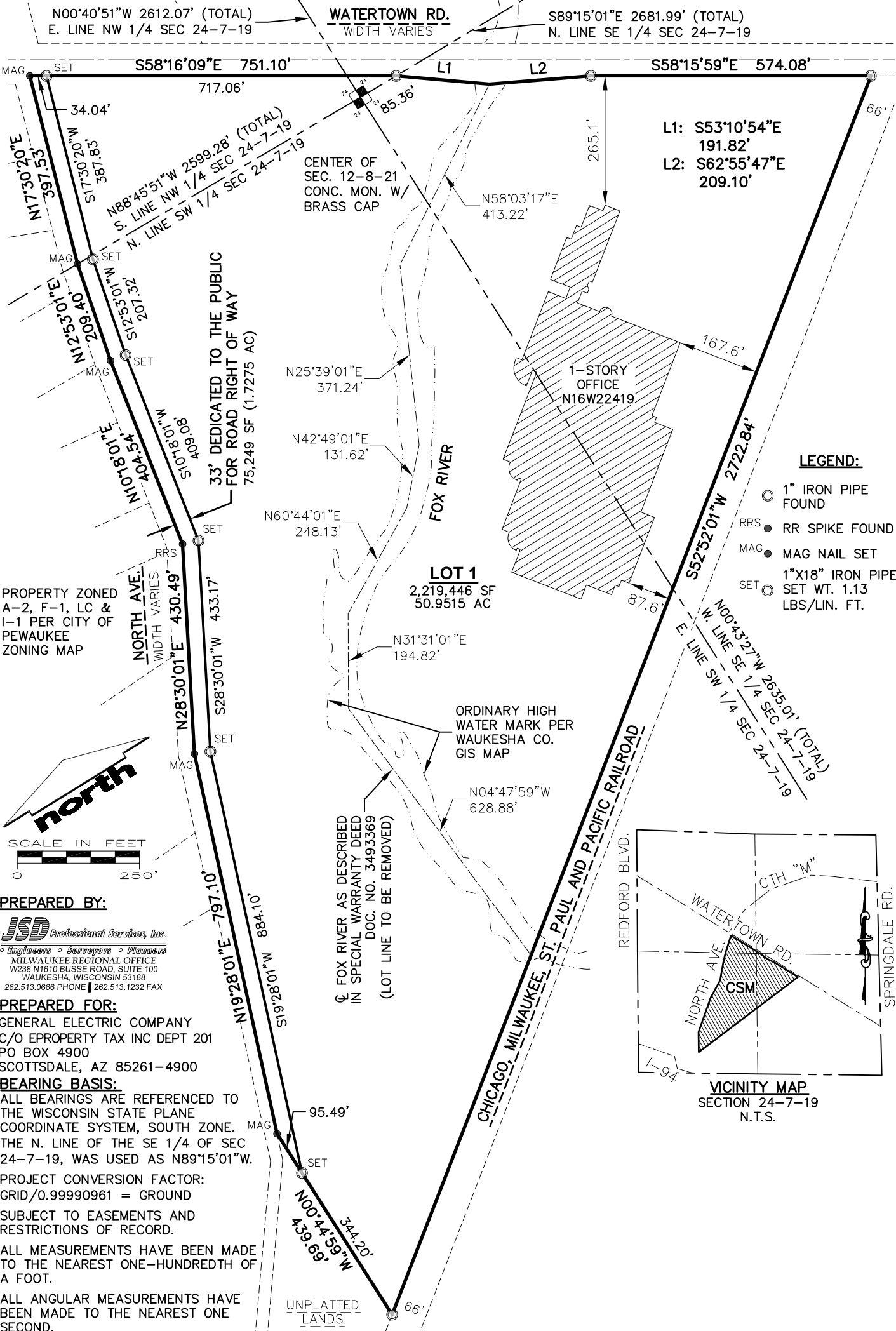
Description

GE Healthcare Revised CSM



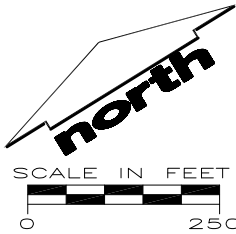
CERTIFIED SURVEY MAP No. \_\_\_\_\_

BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



LEGEND:

- 1" IRON PIPE FOUND
- RRS RR SPIKE FOUND
- MAG MAG NAIL SET
- 1"X18" IRON PIPE SET WT. 1.13 LBS/LIN. FT.



PREPARED BY:  
**JSD Professional Services, Inc.**  
Engineers • Surveyors • Planners  
MILWAUKEE REGIONAL OFFICE  
W238 N1610 BUSSE ROAD, SUITE 100  
WAUKESHA, WISCONSIN 53188  
262.513.0666 PHONE / 262.513.1232 FAX

PREPARED FOR:  
GENERAL ELECTRIC COMPANY  
C/O EPROPERTY TAX INC DEPT 201  
PO BOX 4900  
SCOTTSDALE, AZ 85261-4900

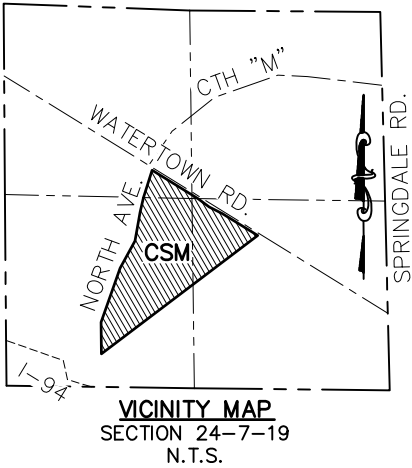
BEARING BASIS:  
ALL BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE N. LINE OF THE SE 1/4 OF SEC 24-7-19, WAS USED AS  $N89^{\circ}15'01''W$ .

PROJECT CONVERSION FACTOR:  
GRID/0.99990961 = GROUND  
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

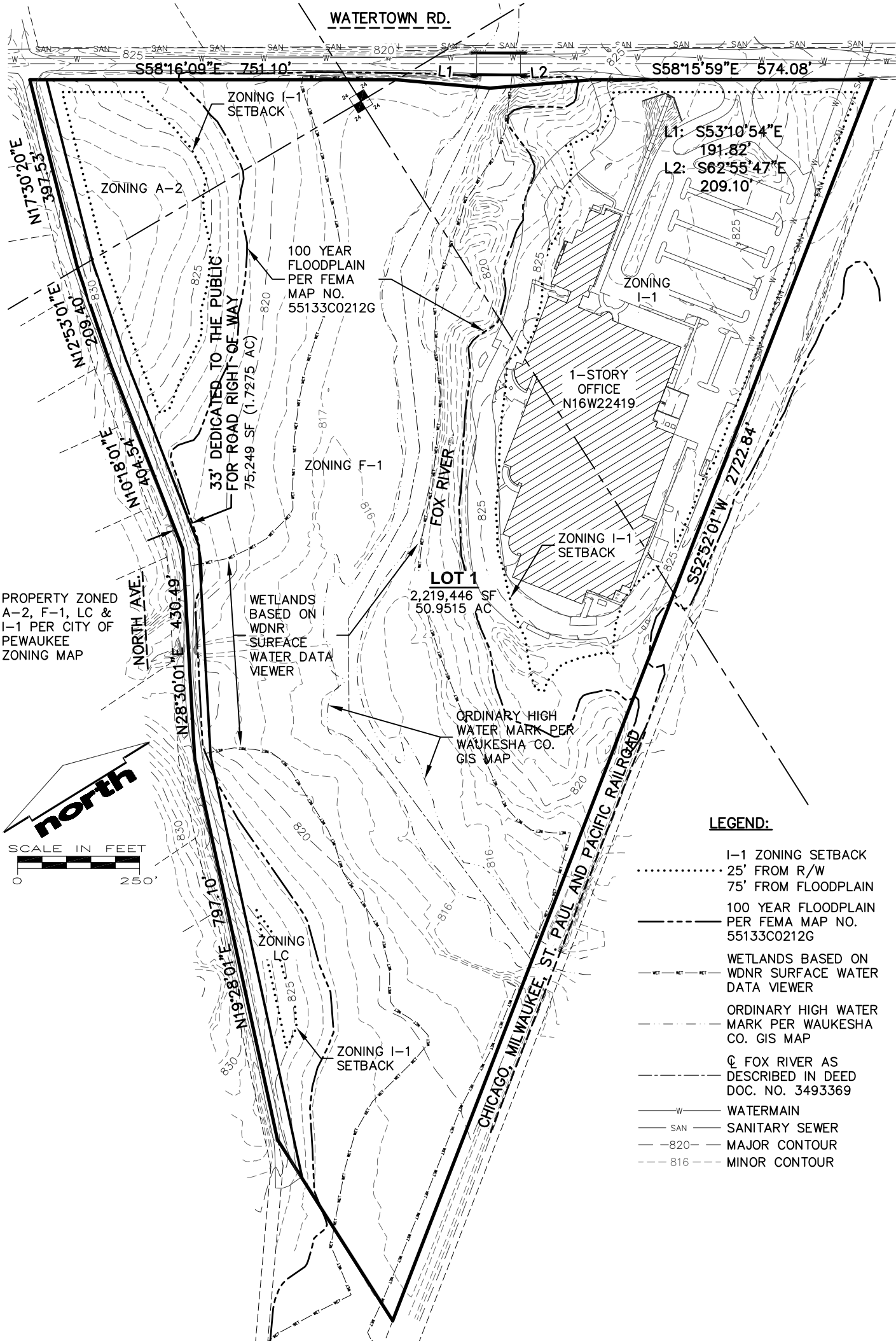
ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

DATED THIS \_\_\_\_\_ DAY OF OCTOBER, 2018  
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738



CERTIFIED SURVEY MAP No. \_\_\_\_\_

BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



CERTIFIED SURVEY MAP No. \_\_\_\_\_

BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE:**

State of Wisconsin    )  
                                  ) SS  
Waukesha County    )

I, Rizal W. Iskandarsjach, Professional Land Surveyor, do hereby certify that I have surveyed, divided, and mapped a part of the Southwest 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northwest 1/4, the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4, and the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of the Southeast 1/4 of said Section 24; thence South 89°15'01" East along the north line of said Southeast 1/4 section, 85.36 feet to the southerly line of Watertown Road and the point of beginning;

Thence South 53°10'54" East along said southerly line, 191.82 feet; thence South 62°55'47" East along said southerly line, 209.10 feet; thence South 58°15'59" East along said southerly line, 574.08 feet to the northerly line of a Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way; thence South 52°52'01" West along said northerly line, 2722.84 feet; thence North 00°44'59" West, 439.69 feet to the centerline of North Avenue; thence North 19°28'01" East along said centerline, 797.10 feet; thence North 28°30'01" East along said centerline, 430.49 feet; thence North 10°18'01" East along said centerline, 404.54 feet; thence North 12°53'01" East along said centerline, 209.40 feet; thence North 17°30'20" East along said centerline, 397.53 feet to the southerly line of said Watertown Road; thence South 58°16'09" East along said southerly line, 751.10 feet to point of beginning.

Containing in all 2,294,695 square feet (52.6790 acres) of land, more or less.

All subject to easements and restrictions of record and potential future road widening and government restrictions, if any.

That I have made such survey, land division, and map by the direction of GENERAL ELECTRIC COMPANY C/O EPROPERTY TAX INC DEPT 201, owner said lands.

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

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

DATED THIS \_\_\_\_\_ DAY OF OCTOBER, 2018

\_\_\_\_\_  
Rizal W. Iskandarsjach, P.L.S.  
Professional Land Surveyor, S-2738

BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

GENERAL ELECTRIC COMPANY C/O EPROPERTY TAX INC DEPT 201, as owner, do hereby certify that said company caused the land described in the foregoing affidavit of Rizal W. Iskandarsjach, to be surveyed, divided, mapped and dedicated as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the regulations of the City of Pewaukee in surveying, dividing and mapping the same.

GENERAL ELECTRIC COMPANY  
C/O EPROPERTY TAX INC DEPT 201

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(sign)  
(print)  
(title)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date

State of Wisconsin           )  
                                       ) SS  
                 County       )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, the above named \_\_\_\_\_, as the \_\_\_\_\_ of the above named company and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, as Manager, by its authority.

\_\_\_\_\_(sign)  
\_\_\_\_\_(print)  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

This Certified Survey Map is hereby approved by the Plan Commission of the City of Pewaukee, on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Steve Bierce, Chairperson	Date
---------------------------	------

Brandon Bergman, Secretary
Date

This Certified Survey Map is approved and dedication accepted by the Common Council of the City of Pewaukee, on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

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

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Kelly Tarczewski, Clerk /Treasurer

Date

R: \\2018\\18-8625 GEHC Conf. Center\\Dwg\\18-8625 CSM.dwg

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

**DATE:** October 18, 2018

**DEPARTMENT:** PRCS - Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding the Mitigation Plan for Terrance Schneider for Property Located at W267 N2907 Woodland Drive (PWC 0930999)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

Schneider Impervious Surface Calculations

Schneider Mitigation Plan Application

Schneider Mitigation Plan Map

Schneider Mitigation Engineering Staff Report

## IMPERVIOUS SURFACE CALCULATIONS

LOT SQUARE FOOTAGE: 17,797 SF.

STANDARD ALLOWABLE IMPERVIOUS SURFACE SF. 35% =5,608

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### IMPERVIOUS SURFACE CALCULATIONS:

HOUSE/GARAGE/FRONT PORCH	3,000 SF.
DRIVEWAY	1,658 SF.
DECK/STAIRS	399 SF.
BOAT HOUSE	176 SF.
PATIO	288 SF.
SIDE PAVED AREA	72 SF.
FRONT WALK	15 SF.

TOTAL = 5,608 SF OR 31.5 SF. COVERAGE

## **CITY OF PEWAUKEE – MITIGATION PLAN NARRATIVE**

**Schneider Residence  
W267N2907 Woodland drive  
Pewaukee, WI 53072**

**Applicant: Lynn Goldstein President Creative Landscape Designs, LLC**

**October 2, 2018**

### **Attachments:**

**Impervious Surface Calculations**

**Mitigation Plan Sheet**

**Landscape Design**

The owners of the property listed above, Terry and Kim Schneider, are proposing to install landscaping at the above address. The total combined impervious surface of the new structures and remaining hardscaping elements, patio, driveway and walkway exceeds the standard allowable 27.5% lot coverage ( 5,608 s.f. based on the lot square footage of 17,797 s.f.) The impervious surface calculations for the proposed project are attached.

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

LOT = 17,797 S.F.

5,608 S.F. = 31.5% COVERAGE OF THE LOT PROPOSED WITH  
MITIGATION (35% MAX)

4,894.18 S.F. = 27.5% COVERAGE OF THE LOT ALLOWED STANDARD

713.82 S.F. = DIFFERENCE

713.82 S.F. X 2.69 (WATER VOLUME FOR A 2 YEAR 24 HOUR STORM  
EVENT) = 1,920.18

160 CUBIC FEET OF STORAGE IS NEEDED FOR MITIGATION

OR

5.9 CUBIC YARDS OF STORAGE IS NEEDED FOR MITIGATION



The following mitigation measures are proposed for the site to satisfy the requirement above:

1. installation of an 8" deep rain garden to capture stormwater runoff before it enters the lake, Woodland Road and adjoining properties. The total storage volume for the rain garden is 5.9 cubic yards (based on a total of 239 s.f. of rain garden)
2. Native plants will be installed in the rain garden because of their extensive root systems that soak up stormwater.
3. Please see attached rain garden plant list.

The proposed mitigation measures mentioned above can be seen on the attached landscape plan. Implementing these measures should satisfy the city mitigation requirements which should allow the Schneiders to proceed with their landscape project.

# RAIN GARDEN

- AS SKY BLUE ASTER
- BS HIRTA BLACKEYED SUSAN
- BV BLUE VERVAIN
- CF PRAIRIE SPLENDOR CONEFLOWER
- IR VIRGINIA FLAG IRIS
- JP JOE PYE WEED
- LI PRAIRIE BLAZING STAR
- MW SWAMP MILKWEED

# PERENNIALS

- BS SUMMER BLAZE BLACKEYED SUSAN
- BSS LITTLE SUZY BLACKEYED SUSAN
- CF POW WOW WILD BERRY CONEFLOWER
- CO ZAGREB COREOPSIS
- GE ROZANNE GERANIUM
- GL MILLENNIUM GLOBE LILY
- HO BLUE ANGEL HOSTA
- LA HIDE COTE LAVENDER
- LI KOBOLD LIATRIS
- RS LITTLE SPIRE RUSSIAN SAGE
- SA MAYNIGHT SALVIA
- VE PURPLEICIOUS VERONICA

8-LITTLE QUICK FIRE HYDRANGEA

10-FEATHER REED GRASS

5-CAROUSEL LITTLE BLUE STEM

FEMA BASE FLOOD ELEVATION LINE

3-THE BLUES LITTLE BLUE STEM

RAIN GARDEN

LAWN

PATIO UNDER DECK

RESIDENCE

DRIVEWAY

LAWN

STONE

4-GREEN VELVET BOXWOOD

BOAT

HOUSE

MEANDER LINE

9-EX. ARBORVITAE

14-TECHNY ARBORVITAE

9-FEATHER REED GRASS

VEGETABLE GARDEN

FENCE W/ GATE DOG AREA

RECLAIMED PAVERS

3-ANNABELLE HYDRANGEA

5-FEATHER REED GRASS

2-ANNABELLE HYDRANGEA

3-FEATHER REED GRASS

1-AUTUMN BRILLIANCE SERVICE BERRY

7-GREEN GEM BOXWOOD

3-ENDLESS SUMMER HYDRANGEA

2-ROYAL RAINDROPS CRABAPPLE

# IMPERVIOUS SURFACE CALCULATIONS

LOT SQUARE FOOTAGE: 17,797 SF.

STANDARD ALLOWABLE IMPERVIOUS SURFACE SF: 35% = 5,608

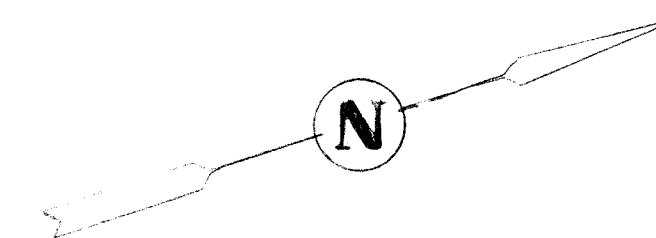
# IMPERVIOUS SURFACE CALCULATIONS:

HOUSE/GARAGE/FRONT PORCH	3,000 SF.
DRIVEWAY	1,658 SF.
DECK/STAIRS	399 SF.
BOAT HOUSE	176 SF.
PATIO	288 SF.
SIDE PAVED AREA	72 SF.
FRONT WALK	15 SF.

TOTAL = 5,608 SF OR 31.5 SF. COVERAGE

# NIGHT LIGHTING

- SPOT ▲
- PATH ●
- WALL ─



**CREATIVE**  
Landscape Designs, LLC

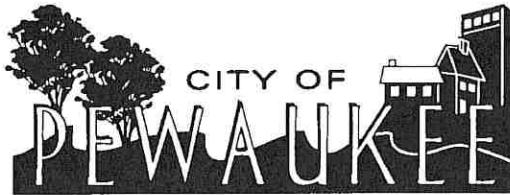
3003 KINNICKINNICK AVE.  
MILWAUKEE, WI 53207  
1/8" = 1.0' REV: 10/1/18

**THE SCHNEIDER RESIDENCE**  
W267N2907 WOODLAND DRIVE  
PEWAUKEE, WI 53072

DESIGNED AND DRAWN BY:  
LYNN GOLDSTEIN

AUGUST 1, 2018

THIS DRAWING IS MADE SOLELY FOR THE INDIVIDUAL HEREIN AND IS THE PROPERTY OF CREATIVE LANDSCAPE DESIGNS, LLC. ANY UNAUTHORIZED USE OR DUPLICATION IS IN VIOLATION OF THE COPYRIGHT LAWS.



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

## Memorandum

**To:** Plan Commission  
**From:** Magdelene Wagner, P.E. *MSW*  
**Subject:** Mitigation Proposal for W267N2907 Woodland Dr (PWC 0930999)  
**Date:** October 9, 2018

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### REQUESTED ACTION:

Plan Commission approval the mitigation plan for W267N2907 Woodland Dr (PWC 0930999) contingent on 1) a revised grading plan being submitted and approved by the Engineering Department showing the impervious areas are draining to the proposed rain garden; 2) the drainage swales along the East & West property lines are maintained as shown on the previously approved grading plan and are incorporated into the revised grading plan; 3) a Grading/Landscaping Permit and other applicable permits are obtained prior to the work starting; and 4) the mitigation plan and Plan Commission minutes are recorded at Waukesha County and a recorded copy provided to the City for their records.

### BACKGROUND:

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

The Schneider property is located at W267N2907 Woodland Drive and has a lot size of 17,797 SF. The allowable permanent structure is 4,894 SF (20%) and the allowable permanent impervious surface is 1,335 SF (7.5%) for a total allowable impervious area of 3,559 SF. The ordinance allows the combined permanent structure and permanent impervious surface to 35% (6,229 SF) of the parcel. The Schneider's are requesting approval for 31.5% (5,608 SF) total impervious area.

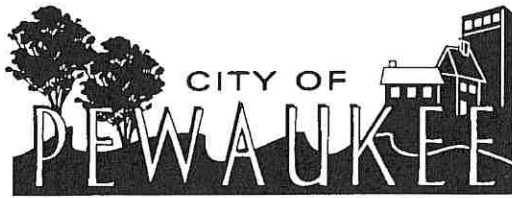
The Schneider property is mitigating this additional impervious area with one 8 inch deep by 239 square foot rain garden. The rain garden will be planted with native plants to promote

P:\City\Lot grading\mitigations\W267N2907 Woodland - Schneider\20181009-mitigation approval.docx

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Director Jeffrey L. Weigel, P.E.





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

infiltration. It was not clear on the plan what impervious area would be draining to the rain garden at this time. We have requested an updated grading plan to show this. The original grading plan submitted with the building permit showed drainage swale near the side lot lines that must be maintained in the revised grading plan.

The City has reviewed the calculations provided by the homeowners. We concur the volume of the rain garden will mitigate the 2-year equivalent storm event and promote the infiltration of the excess volume over the allowable 27.5% for the installation of the additional impervious area. However, we need to see a grading plan to show that an adequate volume of impervious area will be directed to the rain garden to ensure it adequately meets the ordinance and the grading of the rain garden to verify the volume calculation.

It should be noted the landscaping plan is showing a small fenced area along the north side of the building. A permit for the fence must be obtained. It is unclear how a drainage swale will be maintained in this area with the pavers, fence, and landscaping considering the steep slopes shown on the previously approved grading plan.

We recommend approving the mitigation plan contingent on the following:

1. A revised grading plan being submitted and approved by the Engineering Department showing the impervious areas are draining to the proposed rain garden.
2. The drainage swales along the East & West property lines are maintained as shown on the previously approved grading plan and are incorporated into the revised grading plan.
3. A Grading/Landscaping Permit and other applicable permits (fence, hot tub) are obtained prior to the work starting.
4. The mitigation plan narrative, plan, and the Plan Commission minutes are recorded at Waukesha County (City provided a recorded copy) as required in the ordinance using the Recording Template previously provided to the homeowners.

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

**DATE:** October 18, 2018

**DEPARTMENT:** PRCS - Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Possible Action Regarding the Conceptual Site and Building Plans for WVRC Emergency & Specialty Pet Care Located on Pewaukee Road South of I-94 (PWC 0966999)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

WVRC Conceptual Site Plan

WVRC Staff Report



**Keller**  
Planners | Architects | Builders  
*With Offices in the Fox Cities, Madison,  
Milwaukee & Wausau*



October 5, 2018

City of Pewaukee  
W240 N3065 Pewaukee Road  
Pewaukee, WI 53072

**RE:** WVRC Emergency & Specialty Pet Care Conceptual Review

Dear City Plan Commission Members,

WVRC the leading provider in Emergency and Specialty Pet Care for South Eastern Wisconsin is pursuing a new and larger facility to meet the growing demand for services. The location WVRC is seeking Conceptual Approval for is located on County Highway J (Pewaukee Road) just South of Interstate Highway 94 (tax key #0966999). Their existing location in this area is less than a ½ mile away just around the corner on Bluemound Road.

Wisconsin Veterinary Referral Center is a 24-hour animal hospital offering emergency and specialty pet care at their fully staffed facilities in Waukesha, Grafton, and Racine. Specializing in Cardiology, Surgery, Internal Medicine, Radiology, Neurology, Dentistry, Ophthalmology, Oncology, Diagnostic Imaging, and Pain Management, WVRC provides Wisconsin and northern Illinois with the highest quality veterinary medical attention 7 days a week, 365 days a year.

The current zoning of the site is RS-4 and the parcel size is 19.27 acres. WVRC would be requesting a zoning change to B-3 as discussed and recommended by City of Pewaukee Staff. The land area is considerably large compared to the square footage of building that will be constructed. This will provide for ample area to exceed setbacks, and landscape screening, requirements to the adjacent residential properties.

The initial building will be constructed to approximately 30,000 square feet. The site design will allow for potential future expansion of up to 60,000 square feet. The building will contain high performing exterior materials and aesthetics. There will not be any visible mechanical equipment or portable medical equipment trailers. Dogs are not left unattended outside the building. Small contained and fenced walk areas are provided, along with a walking trail on the property.

**ADDRESS**

W204 N11509 Goldendale Road  
Germantown, WI 53022

**PHONE**

262.250.9710 1.800.236.2534

**FAX**

262.250.9740

**WEB SITE**

[www.kellerbuilds.com](http://www.kellerbuilds.com)





**Keller**  
Planners | Architects | Builders  
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Milwaukee & Wausau*



One of the difficulties in development of this site in the past has been the lack of available city sanitary sewer utility. WVRC is proposing a connection to City of Pewaukee Water system and installation of a private sanitary facility. Driveway access will be permitted and reviewed by Waukesha County. The desired access point will align with River Lane to the West.

If any of the Plan Commission members, city planning department members, or the general public have any questions regarding the business, new structure, or site layout please feel free to contact Keller, Inc. at any time. Site visits and tours will also be granted at the time of the request. Thank you all for your consideration of this project.

**OWNER**

WVRC  
Dr. John Beltz, DVM  
Dr. Jeffery Meinen, DVM, DACVS  
360 Bluemound Road  
Waukesha, WI 53188  
262.542.3241 office

**ARCHITECT/  
BUILDER**

Keller, Inc.  
Nathan Laurent (Regional Manager)  
Chris Manske (Project Architect)  
W204 N11509 Goldendale Road  
Germantown, WI 53022  
262.250.9710 office  
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SHEET INDEX

C1.0	SITE PLAN
A1.0	FLOOR PLAN
A2.0	ELEVATIONS
T2.0	SPECIFICATIONS

PROJECT INFORMATION

APPLICABLE BUILDING CODE

2015 INTERNATIONAL BUILDING CODE  
(WITH WISCONSIN AMENDMENTS)  
ASHRE STANDARD 90.1-2013

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	NEW	FUTURE	SUB-TOTAL
SECOND FLOOR	30,000 S.F.	30,000 S.F.	60,000 S.F.
FIRST FLOOR	----- S.F.	----- S.F.	----- S.F.
CANOPIES (COLUMN SUPPORTED)	940 S.F.	----- S.F.	940 S.F.
BASEMENT	----- S.F.	----- S.F.	----- S.F.
BUILDING AREA SUB-TOTALS	30,940 S.F.	30,000 S.F.	60,940 S.F.
MEZZANINES	----- S.F.	----- S.F.	----- S.F.
FIRE AREA TOTALS	30,940 S.F.	30,000 S.F.	60,940 S.F.

HIGH PILE STORAGE NO  
FIRE ALARM SYSTEM YES/NO

OCCUPANCY

B-BUSINESS  
NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE IIB CONSTRUCTION  
SPRINKLED YES  
FIREWALL NO

ALLOWABLE AREA

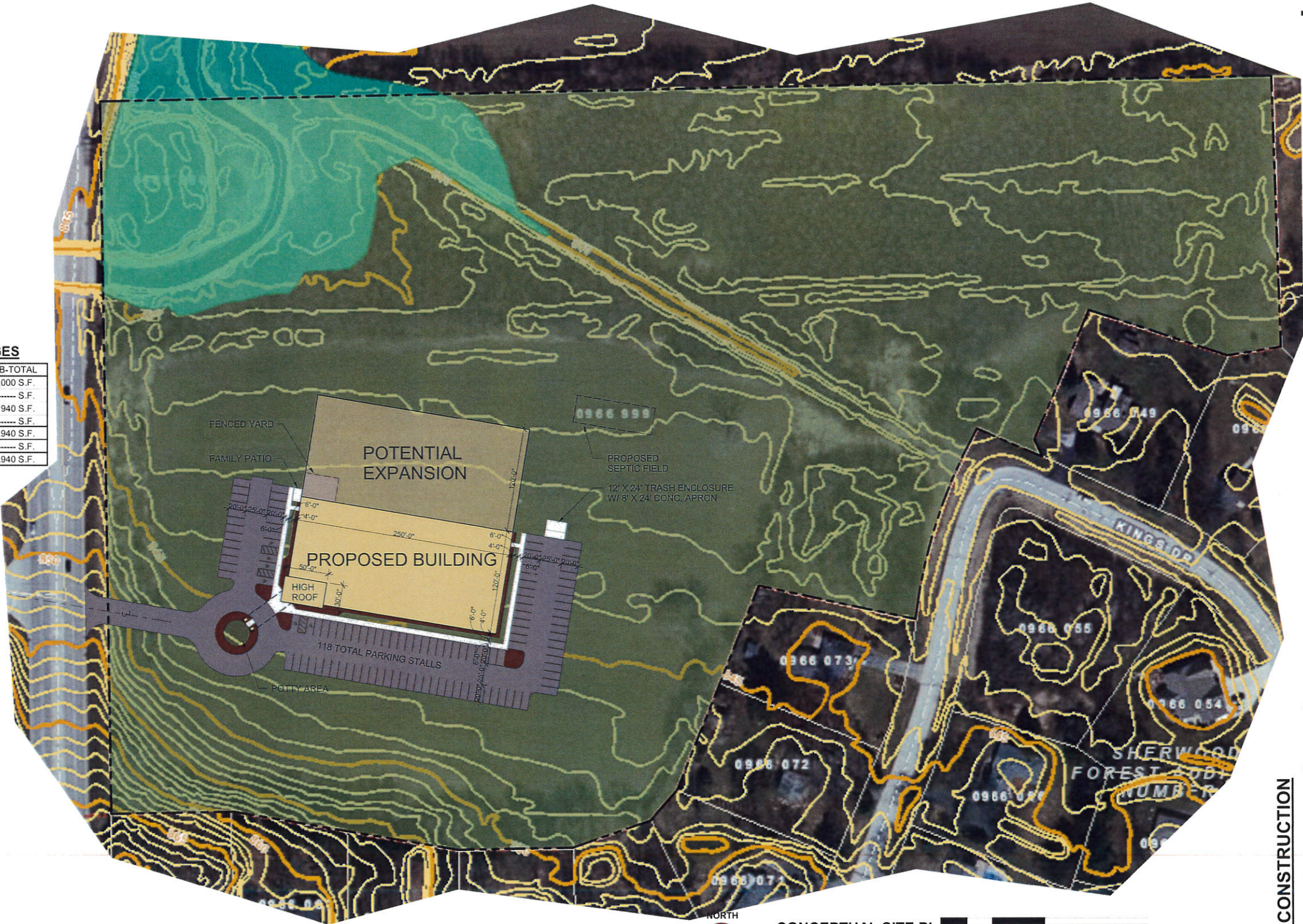
TABULAR FLOOR AREA: 23,000 S.F.  
FRONTAGE INCREASE: --- S.F.  
SPRINKLER INCREASE: --- S.F.  
TOTAL ALLOWABLE AREA: 109,250 S.F. (UNLIMITED)  
ALLOWABLE FIRE AREA: 12,000 S.F.

BUILDING/SITE CONTENT

BUILDING SIZE --- S.F. ---%  
HARD SURFACE --- S.F. ---%  
GREEN SPACE --- S.F. ---%  
PARCEL SIZE (APPROX.) --- S.F. --- ACRES  
PARKING PROVIDED -- STALLS (1 STALL/--- S.F.)

ZONING INFORMATION

ZONING: -  
FRONT YARD SETBACK: ---"  
SIDE YARD SETBACK: ---"  
REAR YARD SETBACK: ---"



CONCEPTUAL SITE PLAN  
1" = 60'-0"

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN  
ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE  
AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA  
WHEN AVAILABLE IS REQUIRED.

PROPOSED FOR:

WVRC EMERGENCY VET

PEWAUKEE,

WISCONSIN



**Keller**  
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES  
N216 State Road 55  
P.O. Box 620  
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Carmelton, WI 53022  
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1-800-236-2534  
FAX (262) 250-9740

MADISON  
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Sun Prairie, WI 53590  
PHONE (608) 318-2336  
FAX (608) 318-2337

WAUSAU  
5605 Lyle Ave  
Wausau, WI 54401  
PHONE (715) 849-3141  
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:

WVRC EMERGENCY VET

PEWAUKEE,  
WISCONSIN

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REVISIONS


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N. LAURENT

DESIGNER:  
C. MANSKE

DRAWN BY:  
J. BOCHE

EXPEDITOR:  
-----

SUPERVISOR:  
-----

PRELIMINARY NO:  
P18241

CONTRACT NO:  
-----

DATE:  
08/14/2018

SHEET:  
C1.0

PRELIMINARY - NOT FOR CONSTRUCTION









**Office of the Planning & Community Development Director**  
W240 N3065 Pewaukee Road  
Pewaukee, Wisconsin 53072  
Phone (262) 691-0770 Fax (262) 691-1798  
[fuchs@pewaukee.wi.us](mailto:fuchs@pewaukee.wi.us)

## REPORT TO THE PLAN COMMISSION

Meeting of October 18, 2018

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**Date:** October 10, 2018

**Project Name:** Wisconsin Veterinary Referral Center (WVRC) Conceptual Review

**Project Address/Tax Key No.:** Not Assigned/PWC 0966999

**Applicant:** John Beltz, WVRC

**Property Owner:** Park Bank

**Current Zoning:** Rs-4 Single-Family Residential District, F-1 Floodplain District and LC Lowland Conservancy District

**2050 Land Use Map Designation:** Low – Medium Density Residential, Flood Plains, Lowland & Upland Conservancy, and other natural areas and Water

**Use of Surrounding Properties:** Vacant land zoned A-2 to the north and single-family residential to the south, east and west

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### **Project Description**

The applicant submitted conceptual plans for Plan Commission review of a proposed animal hospital for property located along the east side of Pewaukee Road south of Interstate 94 and just north of the single-family residences on Sherwood Drive.

The Wisconsin Veterinary Referral Center (WVRC) is an emergency and specialty pet care facility. The proposed facility would be open 24 hours a day, seven days a week. It should be noted that the business use does not include an animal shelter or a pet day care. Furthermore, there are no outdoor play areas proposed. According to the applicant, animals will typically only be taken outdoors for walks and to utilize designated pet waste areas as needed.

The subject property is currently zoned Rs-4 Single-Family Residential District, F-1 Floodplain District and LC Lowland Conservancy District. The applicant has indicated that the Rs-4 portion of the property would be rezoned to B-3 General Business District to accommodate the proposed use. The B-3 District allows, as a Conditional Use, animal hospitals, provided all principal structures and uses are not less than 100 feet from any residential use.

The subject property is currently vacant and has an area of 19.27 acres. The applicant is proposing a 30,000 square foot building with a potential 30,000 square foot addition. The conceptual site plan also includes a fenced yard, family patio, septic field, trash enclosure and 118 parking stalls.

As the project is only in a conceptual phase, the applicant has not yet discussed the Pewaukee Road ingress/egress with Waukesha County. If the project moves forward, wetland delineations must also be completed.

The applicant intends to connect to public water; however, is requesting to develop with a private sanitary system. Staff's preference for new development is to extend, if necessary, and connect to both public water and sewer facilities. It should be noted that the public sewer extension would extend through and serve the Sherwood Forest subdivision as well, resulting in assessments for those properties. The City has previously allowed developments in this area to be served by private systems with the requirement that a connection be made to public sewer as soon as it is available. The applicant has indicated that they would not object to connecting to public sewer in the future when it is available.

A landscape plan has not been provided at this time. Staff has discussed with the applicant the need for dense landscaping and possibly berming where the property abuts residential uses. Lighting will also have to consider the proximity of the existing residential uses.

### **Recommendation**

No action required.

It is recommended that sufficient feedback be provided to allow the applicant to determine whether to proceed or not with a rezoning and the proposed site and building plans.