

Planning Department

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

**PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, August 15, 2019
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 June 20, 2019 and July 18, 2019
 3. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Gary Klatt to Rezone Property Located at N40 W27535 Glacier Road (PWC 0890999002) From Rs-2 Single-Family Residential District To Rs-3 Single-Family Residential District and Property Bearing Tax Key No. 0890999007 From Rs-2 Single-Family Residential District and UC Upland Conservancy District To Rs-3 Single-Family Residential District and UC Upland Conservancy District
 4. Discussion and Action Regarding a Certified Survey Map Application for Gary Klatt for Property Located at Approximately N40 W27535 Glacier Road for the Purpose of Reconfiguring Property Boundaries of Lots 1 and 2 and Outlots 1 and 3 of CSM No. 8822 (PWC 0890999002, PWC 0890999007)
 5. Discussion and Action Regarding a Certified Survey Map Application for William and Tosca Russo for Property Located on Glacier Road for the Purpose of Reconfiguring Lot 3 and Outlot 2 of CSM No. 8822 (PWC 0890999004)
 6. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Dennis Carlson to Rezone Property Located at N47 W22391 Weyer Road From Rs-6 Single-Family Residential to Rs-4 Single-Family Residential for the Purpose of Combining the Lots Into One Parcel (PWC 0865995004, Formerly 0865997004)
 7. Discussion and Action Regarding a Certified Survey Map for the Dennis Carlson Property Located at N47 W22391 Weyer Road for the Purpose of Combining Two Parcels (PWC 0865995004, Formerly 0865997004 & 0865994)
 8. Discussion and Action Regarding a Certified Survey Map for the Still River Subdivision Outlot 10 Located on Still River Drive Owned by Outlot 10 LLC for the Purpose of Converting the Lot Into Two Single-Family Lots (PWC 0950102)
 9. Adjournment

Ami Hurd
Deputy Clerk

8/8/2019

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, Nick Fuchs, 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 15, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of Meeting Minutes Dated June 20, 2019 and July 18, 2019

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

6.20.19 Minutes

7.18.19 Minutes

In attendance:

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

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Assistant City Engineer M. Wagner and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce 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 April 18, 2019 and May 16, 2019

A motion was made and seconded (D. Linsmeier, B. Bergman) to approve the April 18, 2019 meeting minutes. Motion Passed: 7-For, 0-Against.

3. Discussion and Possible Action Regarding Applications for Outdoor Activity on Premises Where Alcoholic Beverages are Consumed

3.1 Boomers Sports Pub & Grill

Ms. Hurd noted in 2018 volleyball started at 6:00pm, and this year it is starting at 11:00am. There is no more rugby or kickball in the field. In 2018 the dining and drinking ended at 11:00pm on Fridays and Saturdays, and this year it ends at 10:30pm.

A motion was made and seconded (T. Janka, C. Wunder) to approve the outdoor activity permit for Boomers Sports Pub & Grill. Motion Passed: 7-For, 0-Against.

4. Discussion and Action Regarding the Landscape and Lighting Plans for Klein Dickert Glass for Their Proposed Manufacturing and Office Facility Located at W227 N4755 Duplainville Road (PWC 0866997001, PWC 0866997002, 0866997003)

Mr. Fuchs stated the applicant was unable to finalize the plans for this meeting and they are requesting that the item be tabled. They will be ready for July's meeting.

A motion was made and seconded (B. Bergman, D. Linsmeier) to table the landscape and lighting plans. Motion Passed: 7-For, 0-Against.

5. Discussion and Action Regarding the Revised Site and Building Plans for Briohn Building Corporation for the Proposed Angelus Corporation Office/Industrial Building Located at W220 N1051 Springdale Road (PWC 0961998)

Mr. Fuchs stated the Plan Commission saw this proposal previously at the January 17th meeting and approved the site and building plans and recommended approval of the rezoning. Since that approval and recommendation, the applicant revised the site plan to move the building outside of the primary environmental corridor. Mr. Fuchs summarized some of the revisions and recommended approval with the same conditions as last time.

Commissioner Janka questioned why the landscape area shown is also part of the future parking. Tony Zanon with Pinnacle Engineering and Chris Wenzler from Briohn Building were present. Mr. Zanon stated the sidewalk to the left of the future parking will always remain so the landscape will always remain. The base parking stalls are what they need, and with the new building, they would pave the two smaller future parking areas. If the company continues to grow it would be the southern bottom edge.

Mr. Wenzler noted that there would be two phases of expansion. There is a 36,260 square foot expansion area, and if they go fully built, it would be an additional 17,420 square feet. Mr. Wenzler stated phase 3 most likely won't happen.

Mr. Sullivan commented that he did not want a white picket fence as an HVAC roof screen. Mr. Wenzler stated they would provide a detail and example of what they were proposing.

A motion was made and seconded (K. Salituro, C. Wunder) to approve the site and building plans subject to the conditions of the staff report. Motion Passed: 7-For, 0-Against.

6. Discussion and Action Regarding the Revised Conceptual Site and Building Plans for the Proposed Waters Senior Living Development Located at W239 N2492 Pewaukee Road (PWC 0919991 & PWC 0919995)

Mr. Fuchs stated the applicant has reduced the number of units from 187 to 155. They have eliminated the road connection to Watertown Road so that more natural resources are being protected. The cottages have also been significantly reduced in number. The road now curves instead of going straight across and helps preserve the southern tree line. Sidewalks and trails have also been added throughout the site.

John Hunsicker and Debbie Tomczyk were present for this item. Mr. Hunsicker described the project.

Chairman Bierce questioned what would stop this from becoming an apartment building if it could not be filled with seniors. Mr. Hunsicker noted a conditional use would be associated with the use, and Ms. Tomczyk noted they would request a permit for housing for the elderly.

The site plan has 155 residential units, with 115 apartments in the main building, a one-story wing with memory care units, and 24 individual independent living cottages for a total of 155 units. Mr. Hunsicker noted the overall density was reduced by 17 percent from 187 units to 155. This was a reduction across all of the different unit types. The senior living building was reduced from four stories to three stories to lessen the visual impact from the road and the neighbors. Mr. Hunsicker also noted that the two and a half acre undeveloped parcel was removed from the northwest side of the property. There will no longer be a point of access on Watertown Road. Mr. Hunsicker continued to describe the various revisions on the site and to the buildings.

Discussion took place regarding the roads. Mr. Sullivan stated he was not in favor of private roads and wanted public roads instead. He noted he was also not in favor of a cul-de-sac with that length.

Mr. Hunsicker referred to the for-profit status of The Waters and stated it would create significant improvement in the tax base. He stated they could enter into an agreement or have a deed restriction that runs with the land to ensure this type of community will not be sold to a nonprofit so there is no risk to the property tax base.

Scott Chapko (N23 W23800 Talon Court), Robert Zilske (N23 W23814 Talon Court), James Roth (W238 N2402 Talon Drive) and Greg Schauer (W239 N2329 Hawks Meadow Court) all spoke together. They questioned the licensing process and expressed their concern with the increase in traffic. They questioned any past proposed layouts on the site for Phase 3 of the Hawks Meadow subdivision. The group was also concerned about The Waters selling to a non-profit company in the future. They mentioned that they were

under the impression that the land would become an extension of the current subdivision and they were concerned that they were not notified of this proposal earlier. The group also discussed the density of the units and the parking spaces. Discussion also took place regarding skilled nursing, and Mr. Hunsicker clarified that they will not have skilled nursing in their facilities.

Commissioner Bergman clarified that he has never had this property under contract.

Mary Schwartz (N20 W24911 Sunnyridge Lane) stated she is a real estate agent and she just sold her daughter a house in Hawks Meadow. She felt the best use for the land would be single family.

A resident of Hawks Meadow subdivision was concerned that the southbound traffic on Pewaukee Road would enter through the main Hawks Meadow subdivision entrance. He felt it would compromise the safety of the people. He was under the impression that the land was going to be Phase 3 of Hawks Meadow.

Robert Kopecky stated he owns the farmland that is for sale and there has never been an agreement with Commissioner Bergman as to what that land will be. He stated this was the direction his family wanted to go with their property.

Terry Ladwig (W239 N2389 Hawks Meadow Court) stated she was disappointed that the City was considering this because she felt it will significantly impact their property values. It was her understanding that this land would be single-family residential and she was worried about the danger of the children playing in the street.

Jamila Hudson (W239 N2374 Hawks Meadow Court) questioned if there were any alternative options for the entrance that do not affect their subdivision. She was concerned about the increase in traffic.

Annette Porchetta (N23 W23839 Talon Court) was concerned about the additional traffic and no sidewalks. She was under the impression that this land would be Phase 3 of Hawks Meadow subdivision. She noted there is a bus stop at the corner of Kestrel and Talon Court and is right where children stand.

Jessica Schauer (W239 N2329 Hawks Meadow Court) stated she was waiting to build a home in Phase 3 of Hawks Meadow subdivision. She was concerned about having strangers in her subdivision.

Andy Ziemer (N23 W23815 Talon Court) moved to the neighborhood so he would not have to walk his children to a friend's house or worry about traffic. He felt they would feel less of a community with this development and it is not a good addition in this location.

Mark Riches (N24 W23938 Hawks Meadow Drive) stated he owns the home where the Waters sign will go. He is extremely nervous about this development and did not think one entrance through a neighborhood made sense. He felt the neighbors were never spoken to about this and he did not believe it was a positive development in a neighborhood full of children.

Terry Nelson (W238 N2341 Talon Drive) was under the impression that this land would be single family residential. He did not believe the people going southbound would take Hawks Meadow Drive, and would instead go thru the neighborhood to get to the traffic lights.

Lauren Moy (N24 W23914 Hawks Meadow Drive) stated she goes all the way around the neighborhood to get to the traffic lights. She was scared of the increased traffic.

Becky Sonnentag (W238 N2414 Talon Drive) stated she bought her property with the understanding that this land would be Phase 3 of Hawks Meadow subdivision. It does not make sense to be part of the subdivision with the property values and increased traffic.

Brandon Arps stated he will be closing on his home soon and had major concerns about the proposed traffic in the area. He felt the property values would decrease and he questioned what this facility would turn into over time. He did not believe other senior living facilities had access points thru an actual neighborhood.

Kahrrin Russo (W239 N2365 Hawks Meadow Court) stated she would not have purchased her land if she knew something like this would have been intertwined with the subdivision. She did not feel it was safe for the children and she felt this was taking away from people raising their families in Pewaukee.

Ms. Tomczyk noted that they would be doing outreach to the neighborhood at some point and they share the same concerns about safety.

Further discussion took place regarding the traffic issues and access points as relates to the entrances and the existing development.

Commissioner Linsmeier wanted to see if there was a solution so that traffic was not going thru the neighborhood. Commissioner Bergman stated he was not in favor of the current plan and he felt traffic would go thru the southern portion of the development. He was not in favor of the density and he felt they were over-proposing. Commissioner Salituro stated she was okay with the density but does not want the footprint to grow anymore. She felt it would be a great addition to the community, but she wanted to see the connection to the neighborhood resolved.

7. Discussion and Action Regarding the Lighting Plan Modifications for the Christ Evangelical Lutheran Church Building and Parking Lot Addition Located at W240 N3103 Pewaukee Road (PWC 0904994001, PWC 0904994002, PWC 0904995)

Mr. Fuchs stated some of the existing lights are 27 feet high and they would like to change a few of the new 20 foot lights to match the existing fixtures. The rest of the new lights outside of the rear parking area would be the 20 foot lights.

Scot Ramlow stated they were trying to match the lights in the original lot.

A motion was made and seconded (T. Janka, D. Linsmeier) to approve the lighting plan. Motion Passed: 7-For, 0-Against.

8. Adjournment

A motion was made and seconded (T. Janka, D. Linsmeier) to adjourn the meeting at 9:34pm. Motion Passed: 7-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

In attendance:

Mayor S. Bierce, Aldermen B. Bergman, T. Janka, S. Sullivan and C. Wunder.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director J. Weigel and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce 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 16, 2019

Mr. Janka mentioned item 3.5 had the incorrect permit named in the motion. The motion listed Gina's Sports Dock but it should have been Smokey's.

A motion was made and seconded (C. Wunder, T. Janka) to approve the May 16th, 2019 Plan Commission minutes with the correction discussed. Motion Passed: 5-For, 0-Against.

3. Discussion and Action Regarding the Landscape and Lighting Plans for Klein Dickert Glass for Their New Manufacturing and Office Facility Located at W227 N4755 Duplainville Road (PWC 0866997001, PWC 0866997002, PWC 0866997003)

Mr. Fuchs stated this was previously approved by the Plan Commission with the condition that the lighting and landscape plan return for review. He noted the contingencies were that the landscaping within the 30 foot buffer easement be maintained in perpetuity, the applicant would have to revise the plan to show a 25 foot vision triangle at the corner of Duplainville Road and Lindsay Road and any plantings that would fall in that be relocated on the site, and the property owner must enter into a right-of-way occupancy agreement to keep and maintain any of the existing landscaping within the City right-of-way.

Mr. Fuchs also noted that the lack of plantings in the southwest corner of the site was based on a staff recommendation because there is a drainage easement in that area.

A motion was made and seconded (T. Janka, S. Sullivan) to approve the landscape and lighting plans with staff recommended conditions. Motion Passed: 5-For, 0-Against.

4. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Gary Klatt to Rezone Property Located at N40 W27535 Glacier Road From Rs-2 Single-Family Residential and UC Upland Conservancy To Rs-3 Single-Family Residential (PWC 0890999002, PWC 0890999007, PWC 0890999004)

Mr. Fuchs noted this was a reconfiguration of three existing lots and three existing outlots. The certified survey maps divide up the property and they are increasing the size of proposed lot 3, and lots one and two would be reduced in size. The lot line would get shifted.

Mr. Fuchs then described the setback issue noted in the staff report.

Chairman Bierce opened the public hearing.

Cory Prah (N40 W27575 Glacier Road) stated her property runs the entire west side of the proposed changes. The changes to the CSM and zoning are in line with their property and she felt they were very extensive. She stated Mr. Russo was proposing to change the setbacks to get closer to her property. The entire southern half of their lot is Upland Conservancy, as was Mr. Russo's, and she questioned what the rules would be for their lot.

Mr. Fuchs noted that the UC designation would not change with the rezoning. Lot one is zoned entirely Rs-2 and would go to Rs-3, lot two is Rs-2 and UC and would go to Rs-3 and UC, and lot three would not change.

Discussion took place regarding the various side yard setbacks.

A motion was made and seconded (S. Sullivan, C. Wunder) to table the rezoning and certified survey maps to the August meeting. Motion Passed: 5-For, 0-Against.

5. Discussion and Action Regarding a Certified Survey Map Application for Gary Klatt for Property Located at Approximately N40 W27535 Glacier Road for the Purpose of Reconfiguring Property Boundaries of Lots 1 and 2 and Outlots 1 and 3 of CSM No. 8822 (PWC 0890999002, PWC 0890999007)

See action in item #4.

6. Discussion and Action Regarding a Certified Survey Map Application for William and Tosca Russo for Property Located on Glacier Road for the Purpose of Reconfiguring Lot 3 and Outlot 2 of CSM No. 8822 (PWC 0890999004)

See action in item #4.

7. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Waukesha County Technical College to Rezone Property From Rs-3 Single-Family Residential to I-1 Urban Institutional for the Purpose of Training Electrical Apprentices in a Residential Building (PWC 0925998)

Mr. Fuchs stated the applicant would need to change the future land use designation from low-medium residential/transportation/utilities to government/institutional. The only modification would be a connection from the WCTC parking lot to the driveway of the property.

Chairman Bierce opened the public hearing at 7:29pm. There were no requests to speak and Chairman Bierce closed the public hearing at 7:29pm.

Commissioner Bergman questioned if they should close off the driveway so that the students are accessing it from the parking area and not jamming it up trying to cross traffic getting in there. Mr. Jeff Laverenz with WCTC suggested putting a chain across it instead.

A motion was made and seconded (B. Bergman, T. Janka) conditioned upon WCTC installing a barrier across the driveway so that traffic flows from the parking lot across the sidewalk into the training facility. Motion Passed: 5-For, 0-Against.

8. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for Waukesha County Technical College for Property Located at N35 W255 Main Street From Transportation/Utilities to Government/Institutional (PWC 0925998)

A motion was made and seconded (B. Bergman, C. Wunder) to recommend approval of the Comprehensive Master Plan Amendment. Motion Passed: 5-For, 0-Against.

9. Discussion and Action Regarding the Revised Conceptual Site and Building Plans for the Proposed Waters Senior Living Development Located at W239 N2492 Pewaukee Road (PWC 0919991, PWC 0919995)

John Hunsicker and Debbie Tomczyk were present for this item. Mr. Hunsicker stated they now have lower unit counts and lower density. They reduced the size of the senior living facility from four stories to three stories. They have removed an access road that was intended to go to Watertown Road so as to not disturb the wetlands. Some of the cottages were also taken out.

The revised plan will create separation between the lower half of the property and the senior living building so that there is less traffic impact to the neighborhood to the south. They have created two points of access for the main part of the site from Watertown Road and Pewaukee Road.

A private drive was also added that connects the two drives. The key is that it is a private drive that will have signage to discourage thru traffic. It has been designed to be narrower and possibly have a barrier or speed bumps.

The configuration of homes has been reduced as well. One of the units was taken out and moved to the far eastern side of property so that there is less density in the corner.

There is a one way street on the far east side going north to prevent traffic coming from The Waters property and going south into the Hawks Meadow development. It is accessible to emergency vehicles and can be an outlet for traffic from the south. It will also be walkable.

On the other side of the property along Pewaukee Road, they have suggested improvements in the turn lane. Traffic would be forced to turn right towards Pewaukee Road and there would be a median to discourage or prevent people from taking a left into Hawks Meadow.

There have been some unit count changes, and the count has now increased to 161 units because they needed to build out the parcel to the far right to have a cost-effective use of the land. The density of the property has decreased again because of adding the 2.5 acre parcel back in with a smaller number of units. They are at 8.2 units per net acre.

Mr. Hunsicker added that they are willing to enter into an agreement that will maintain the property as taxable, even if they were to sell the property in the future.

Jonna Mancuso (W238 N2375 Talon Drive) felt purposefully routing traffic thru Hawks Meadow subdivision would decrease the safety of the children. She discussed a child in the subdivision with special needs. She felt

drivers will bypass the controls that the developers are attempting to put in place, and she requested that all access points to the development through the neighborhood be eliminated.

Scott Chapko (N23 W23800 Talon Court) felt the “no thru traffic” signs are not followed and are worthless. He felt there were plenty of people that would not want to cross Highway 164 and they will go through the subdivision to the stop lights.

Hirenkumar Pansheriya (W239 N2386 Hawks Meadow Court) stated it would be dangerous for the kids to stand at the bus stop if the cars are passing through. He felt they should get rid of the access to the Hawks Meadow subdivision.

Jim Roth (W238 N2402 Talon Drive) reiterated the safety concern and did not see a way to prevent people from bypassing the controls. He felt people took more care driving through their own neighborhood in their first mile than they would in their last mile, and he felt that is what would happen with employees and subcontractors.

Robin Knoll (W241 N2545 E. Parkway Meadow Circle) stated he was excited about this opportunity and he wants to stay in Pewaukee. He did not believe there would be traffic all day long as the residents are older and stationary.

Sean Jung (N24 W23914 Hawks Meadow Drive) stated the two points of access were the issue and he felt they were only being used because they were there. He was not opposed to the development itself.

Lynn Schneider (W238 N2378 Talon Drive) was concerned about the traffic flow and she did not think signage would stop the traffic.

Ben Godfrey (N24 W23835 Talon Drive) felt the access points were unacceptable in the neighborhood. He did not believe drivers could be controlled and he felt drivers would go through the neighborhood just to get to burn a red light.

Joseph Kehrer (N23 W23803 Talon Court) stated the entrances were cut in on the east and west sides of the subdivision for Phase 3 of the Hawks Meadow. He did not understand why there had to be two access points when there are two main roads coming in from two main streets. He felt The Waters was a good fit for Pewaukee if they could not access the subdivision.

Balaji Yogesh Kaniyur Venkateswaran (W239 N2377 Hawks Meadow Court) requested the access points be reviewed so that they are not connected to Hawks Meadow, but so that the development can still happen.

Dawn Wabiszewski (W239 N2362 Hawks Meadow Court) did not want The Waters connected to their community since they are a business. She felt the kids will ride their bikes on The Waters’ roads and in their parking lots and she felt they would want to be a separate community from a residential community.

Andy Ziemer (N23 W23815 Talon Court) wanted to eliminate the possibility of people driving crazy in the neighborhood. He questioned why the development had to access his neighborhood.

Greg Schauer (W239 N2329 Hawks Meadow Court) questioned if it was up to the residents to police the traffic, and he wanted to figure out how to make this work without having traffic run through their subdivision. He also pointed out that no other development of The Waters runs through a subdivision. Mr. Schauer noted that the highest location of 911 calls come from senior living facilities.

Kelly Mischock (W239 N2326 Hawks Meadow Court) stated she was concerned about safety because there are kids in the neighborhood all the time.

Vince Mancuso (W238 N2375 Talon Drive) wanted to prevent something before it happens. He was not opposed to The Waters but he wanted to look at the safety.

Ernesto Clautier (N24 W23899 Hawks Meadow Drive) stated his main concern was the safety of the kids. Two access points would cause people to cut through the neighborhood.

Mr. Hunsicker noted that the Fire Chief liked the second point of access onto Watertown Road. There was concern about the driveways having an adequate turning radius for the fire trucks. The Fire Chief also wanted access at Talon Drive so it gives another option for a vehicle to get in and out in the event of an emergency.

Chairman Janka did not believe all 160 units would be using the Hawks Meadow access. Additional discussion took place regarding the traffic.

Alderman Brian Dziwulski (N24 W22637 Meadowood Lane) felt most of the people coming into the complex would be going to the northern most part. He suggested putting a gate up in the area, but felt if the Fire Chief wanted that Hawks Meadow access, he would get it. He felt what The Waters was doing was very good.

Commissioner Sullivan requested an exhibit to show what could be done if the City did not want the Hawks Meadow access. He did not believe the private drive or the gate was a good idea. Chairman Bierce stated he could see a possibility for this development. Chairman Bergman felt the access and the safety to the neighborhood was a huge issue and it would change the neighborhood. He felt he could not support this if the north and south part of the development connect because it would affect Hawks Meadow negatively. Chairwoman Wunder stated she likes the concept and felt the developer addressed a lot of the concerns from the previous meeting. She felt the traffic would go to the second driveway. Commissioner Janka felt the density was fine and stated he loves the concept but wants to satisfy the neighbors' concerns.

10. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for the Robert J. Stenz Family Trust to Rezone Property Located on Golf Road and CTH G from A-1 Agricultural, LC Lowland Conservancy & F-1 Floodplain District to Rm-1 Multiple-Family Residential, LC Lowland Conservancy & F-1 Floodplain District for the Purpose of Allowing for Residential Development (PWC 0940999001)

Mr. Fuchs stated the Plan Commission has previously recommended approval of the development but the Council denied the comprehensive master plan amendment and did not take action on the other applications. The plans have been revised to change buildings 9 and 10 from four-unit to two-unit buildings, which reduced the unit count on the condo buildings from 50 to 46 units.

Tony Zanon with Pinnacle Engineering stated they lost four units. They also shortened the cul-de-sacs and pulled the bulbs further south, which has in turn created green space.

Chairman Bierce opened the public hearing at 9:08pm.

Lynn Voss (W273 N1525 Lakefield Drive) had the same concerns as always, but questioned why they weren't done with this if the Common Council denied the change to the master plan. She questioned if this was going to be an ongoing thing.

Terry Brooks (W273 N1640 Lakefield Drive) questioned what the justification for resubmitting this was if the Common Council denied the changes to the comprehensive plan.

Tom Casey (N16 W27447 Riverland Drive) felt the development was too dense. The community living facility adds 40 different units and changes the complexity of the neighborhood. He felt the Common Council has spoken and they have not done enough to change their site plan.

Chairman Bierce closed the public hearing at 9:11pm.

Commissioner Sullivan was concerned that this would be accessing Golf Road with a through street when the master plan had this as a cul-de-sac. Discussion then took place regarding the neighborhood plans.

A motion was made and seconded (T. Janka, C. Wunder) to recommend approval of the rezoning, with the same staff and Engineering conditions as the last time. Motion Passed: 3-For, 2-Against (Bierce, Sullivan).

11. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the Robert J. Stenz Family Trust Property Located at the Northwest Corner of Golf Road and Meadowbrook Road From Low - Medium Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas to Medium-Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (PWC 0940999001)

A motion was made and seconded (B. Bergman, T. Janka) to recommend approval of the comprehensive master plan amendment. Motion Passed: 3-For, 2-Against (Bierce, Sullivan).

12. Discussion and Action Regarding a Recommendation to the Common Council for the Conditional Use and Site and Building Plans for the Robert J. Stenz Family Trust Property Located at the Northwest Corner of Golf Road and Meadowbrook Road Requested by Jim Forester for the Purpose of Constructing 46-Unit Condominium Development and a 38-Unit Conceptual Assisted Living/Memory Care Facility (PWC 0940999001)

A motion was made and seconded (C. Wunder, T. Janka) to recommend approval of the conditional use and the site and building plans. Motion Passed: 3-For, 2-Against (Bierce, Sullivan).

13. Adjournment

A motion was made and seconded (C. Wunder, B. Bergman) to adjourn the meeting at 9:25pm. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

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

DATE: August 15, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Gary Klatt to Rezone Property Located at N40 W27535 Glacier Road (PWC 0890999002) From Rs-2 Single-Family Residential District To Rs-3 Single-Family Residential District and Property Bearing Tax Key No. 0890999007 From Rs-2 Single-Family Residential District and UC Upland Conservancy District To Rs-3 Single-Family Residential District and UC Upland Conservancy District

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

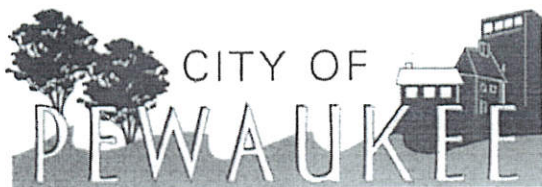
Description

Klatt Rezoning Petition

Klatt Rezoning Map

Klatt Rezoning Attachment

Klatt Russo Staff Report



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

PETITION FOR A REZONING DISTRICT MAP AMENDMENT

TO THE HONORABLE MAYOR AND COMMON COUNCIL OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin to rezone the following property **FROM** Rs-2

zoning district(s) **TO** Rs-3 zoning district(s):

Legal description of property to be rezoned – Please attach.

Common property description or name: N40 W27535 Glacier Road

Property Address: See above

Tax Key Number(s): PWC 0890999002
PWC 0890999003

Property owner(s) (Full Legal Name): Gary R. Klatt

Owner's Address: N40 W27535 Glacier Road **City/State/Zip:** Pewaukee, WI 53072

Phone: 414-271-5400

Email: pgalganski@gpjlaw.com

This amendment to the zoning map is being proposed in order to obtain approval of two proposed Certified Survey Maps, copies attached.

Applicant (Full Legal Name):

Name: Gary R. Klatt

Company: _____

Address: N40 W27535 Glacier Road

City/State/Zip: _____

Phone: 414-271-5400

Email: _____

Contact Person (Full Legal Name):

Name: Paul J. Galganski

Company: Galanis, Pollack, Jacobs & Johnson, S.C.

Address: 839 N. Jefferson Street, Suite 200

City/State/Zip: Milwaukee, WI 53202

Phone: 414-271-5400

Email: pgalganski@gpjlaw.com

Rezoning submittals must include and be accompanied by the following:

- ☐ This Application form accurately completed with original signatures.
- ☐ Application Filing Fee, payable to the City of Pewaukee:
 - o \$400.00, plus cost for publication, notice and all attorney fees related to Project
- ☐ Five (5) complete collated sets of Application materials to include:
 - o A written project narrative detailing the request and proposed zoning as well as any future development plans or any proposed site or building improvements.
 - o A Rezoning Exhibit that illustrates the property boundaries, areas to be rezoned and specifically notes the existing and proposed zoning.
 - o Building and Site Plans as may be applicable.
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.

Rs-3

ISHNALA
TRAIL

Rs-3

↑
N
1" = 100'

GLACIER ROAD

Rs-4

Rs-4

Rs-2

Rs-2

Rs-2

Rs-5

Rs-5

UC

UC

UC

Rs-7

HILLSIDE

GROVE ROAD

UC

Rs-7

Rs-7

Rs-7

Rs-7

**REZONE FROM
Rs-2 TO Rs-3**

Rs-2

ATTACHMENT TO PETITION FOR A ZONING DISTRICT MAP AMENDMENT

Gary R. Klatt, N40 W27535 Glacier Road, Pewaukee (the "Petitioner"), is the owner of current Lot 1 and Lot 2 of Certified Survey Map 8522, and he is requesting that they be rezoned from Rs-3 to Rs-3.

Currently, the two lots meet the 2.0 minimum acreage requirement of a Rs-2 zoning.

The Petitioner and William and Tosca Russo (the "Russos"), the owners of Lot 3 of Certified Survey Map 8522, have also submitted an Application for Minor Land Division/Certified Survey Map seeking the approval of two new certified survey maps. The purpose of this request is to convey the south forty feet of Lots 1 and 3 to the Russos, and thereafter make it a part of Lot 3. The Russos desire to own this land in order to construct a home on Lot 3. The parties are also requesting that the configuration of Outlots 2 and 3 of Certified Survey Map 8522 be modified.

If the proposed certified maps are approved, the south lot lines of Lot 1 and 2 will be moved forty feet north, and the north lot line of Lot 3 will be moved forty feet north.

A copy of Certified Survey Map 8822 showing the current south lot lines of Lot 2 and Lot 3, and the north lot line of Lot 3, is attached.

Lots 1 and 2, after they are reconfigured in the proposed certified survey maps, will each be less than two acres in size. Rs-3 zoning permits lots less than two acres in size.

Please also note that the Application for Minor Land Division/Certified Survey Map incorrectly references tax key number PWC 0890999003 for Lot 2. That was the old tax key number. The current tax key number is PWC 0890999007.



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

REPORT TO THE PLAN COMMISSION

Meeting of July 18, 2019

Date: July 9, 2019

Project Name: Klatt & Russo Certified Survey Maps

Project Address/Tax Key No.: Approximately N40W27535 Glacier Road/PWC 0890999002, PWC 0890999007 and PWC 0890999004

Applicant: Gary Klatt and William and Tosca Russo

Property Owner: Gary Klatt (PWC 0890999002 and PWC 0890999007) and William and Tosca Russo (PWC 0890999004)

Current Zoning: Rs-2 Single-Family Residential District, UC Upland Conservancy District, LC Lowland Conservancy District, F-1 Floodplain District and SO Shoreland Overlay District

Proposed Zoning: Lot 1 (PWC 0890 999 002) from Rs-2 Single-Family Residential District to Rs-3 Single-Family Residential District and Lot 2 (PWC 0890 999 007) from Rs-2 Single-Family Residential District and UC Upland Conservancy District to Rs-3 Single-Family Residential District and UC Upland Conservancy District

2050 Land Use Map Designation: Low Density Residential (> 2 AC./DU) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas

Use of Surrounding Properties: Single-family residential to the north, south, east and west and CP Rail System and vacant RS-2, UC, LC & F-1 zoned property to the south

Project Description

The applicant submitted a Rezoning Petition and two separate certified survey maps requesting to reconfigure three existing lots and three existing outlots, which are all part of CSM No. 8822. According to the applicant, no new development is anticipated at this time on Lots 1 and 2. The owner of Lot 3 anticipates building a new home in the future.

The three lots are currently zoned Rs-2 Single-Family Residential District and UC Upland Conservancy District. The three outlots are zoned Lowland Conservancy District and F-1 Floodplain District. The Shoreland Overlay District also applies as the properties are within 1,000 feet of Pewaukee Lake. Only a small portion of land adjacent to Glacier Road is beyond 1,000 feet, thus outside of the SO District.

There is no floodplain on the lots and the Wisconsin Department of Natural Resources Surface Water Data Viewer does not show any wetlands or hydric soils. The majority of the properties, except for a portion abutting Glacier Road is designated as Primary Environmental Corridor per the SEWRPC Regional Map Server.

Below describes the changes to the three lots and three outlots resulting from both certified survey maps.

Lots 1, 2 and 3

The applicant is proposing to increase the area of the existing Lot 3 by shifting the north property line approximately 40-feet north. This in turn reduces the size of Lots 1 and 2. The applicant is also proposing to slightly shift the internal property line between Lots 1 and 2.

Below are the existing and proposed lot sizes for each lot.

Lot number	Existing lot size per CSM No. 8822	Proposed lot sizes
Lot 1	2.0054 acres	1.8747 acres
Lot 2	2.0065 acres	1.8515 acres
Lot 3	1.8893 acres	2.1979 acres

Note that the applicant is proposing Lot 3 setbacks as shown on the CSM. It could be argued that the minimum Rs-3 front/street yard setback of 45-feet should apply from the east property line abutting Hillside Grove Road. This is where the access will be from and where the property abuts public right-of-way. This would then make the rear yard setback from the west property line and the side yard setback would apply from the north and south property lines.

The applicant has noted that the only buildable portion of the lot due to existing grades is on the west side of the property. According to the applicant, it may not be possible to construct a home that meets the rear yard setback requirement from the west property line.

The applicant has indicated that the future dwelling will be oriented with the front of the home facing the lake, positioned similar to adjacent homes. Considering the south property line as the front yard, the rear yard setback would then extend from the north property line and the east and west property lines would require side yard setbacks.

Furthermore, the applicant has stated that the ownership of the lots and outlots is linked; therefore, this property is similar to a double frontage lot as defined below, with the lake acting as a front yard.

139 - Lot, Double Frontage

A parcel of land, other than a corner lot, with frontage on more than one (1) street or with frontage on a street and a navigable body of water. Double frontage lots, for the purpose of this Ordinance, shall be deemed to have two (2) front yards and no rear yard, even though access is permitted on only one street.

If the font setback is allowed from the south property line, staff recommends that the setbacks be as follows and the CSM revised accordingly:

- Front/Street Yard: 45-feet – applies to the south property line and the east property line abutting Hillside Grove Road.
- Side Yard: 20-feet – applies to the north and west property line.
- Rear Yard: 35-feet – does not apply

Outlots 1, 2 and 3

The three outlots located south of the CP Rail System are zoned LC Lowland Conservancy Area and F-1 Floodplain District. The applicant is proposing to reconfigure and renumber the outlots. The table below summarizes the proposed changes.

Proposed outlot number	Existing lot size per CSM No. 8822	Proposed lot sizes
Outlot 1 (existing Outlot 1)	0.22 acres	0.154 acres
Outlot 2 (existing Outlot 3)	0.36 acres	0.134 acres
Outlot 3 (existing Outlot 2)	0.15 acres	0.169 acres

Rezoning

As the properties are zoned Rs-2, each lot is required to have a minimum area of 2-acres and lot width of not less than 220 feet at the building setback line. As currently proposed, Lot 1 and Lot 2 do not meet these minimum standards. As such, the applicant has submitted a Rezoning Application to rezone Lot 1 from Rs-2 Single-Family Residential District to Rs-3 Single-Family Residential District and Lot 2 from Rs-2 Single-Family Residential District and UC Upland Conservancy District to Rs-3 Single-Family Residential District and UC Upland Conservancy District (the UC District would remain unchanged).

The Rs-3 District requires a minimum lot area of 1-acre and a minimum lot width of not less than 150 feet at the building setback line. Therefore, the proposed lots are in conformance with the Rs-3 District standards.

It should be noted that the properties to the north on the opposite side of Glacier Road are zoned Rs-3 District. There are also three lots to the west that are zoned Rs-3. Otherwise, the property is also adjacent to Rs-5 and Rs-7 zoned properties. Rs-1 and Rs-4 zoning is also in the vicinity of Lots 1 and 2.

Recommendation

A motion recommending approval of a Rezoning request to rezone the proposed Lot 1 (PWC 0890 999 002) from Rs-2 Single-Family Residential District to Rs-3 Single-Family Residential District and the proposed Lot 2 (PWC 0890 999 007) from Rs-2 Single-Family Residential District and UC Upland Conservancy District to Rs-3 Single-Family Residential District and UC Upland Conservancy District.

A motion recommending approval of a 2 Lot and 2 Outlot Certified Survey Map reconfiguring property boundaries of Lots 1 and 2 and Outlots 1 and 3 of CSM No. 8822 located at approximately N40W27535 Glacier Road (Tax Key Nos. 0890999002 and 0890999007) contingent upon the recording of the proposed CSM reconfiguring Lot 3 and Outlot 2 of CSM No. 8822.

and

A motion recommending approval of a 1 Lot and 1 Outlot Certified Survey Map reconfiguring Lot 3 and Outlot 2 of CSM No. 8822 bearing Tax Key No. 0890 999 004, contingent upon the recording of the proposed CSM reconfiguring Lots 1 and 2 and Outlots 1 and 3 of CSM No. 8822.

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

DATE: August 15, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map Application for Gary Klatt for Property Located at Approximately N40 W27535 Glacier Road for the Purpose of Reconfiguring Property Boundaries of Lots 1 and 2 and Outlots 1 and 3 of CSM No. 8822 (PWC 0890999002, PWC 0890999007)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Klatt-Russo CSM 1

Sheet 1 of 5

CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



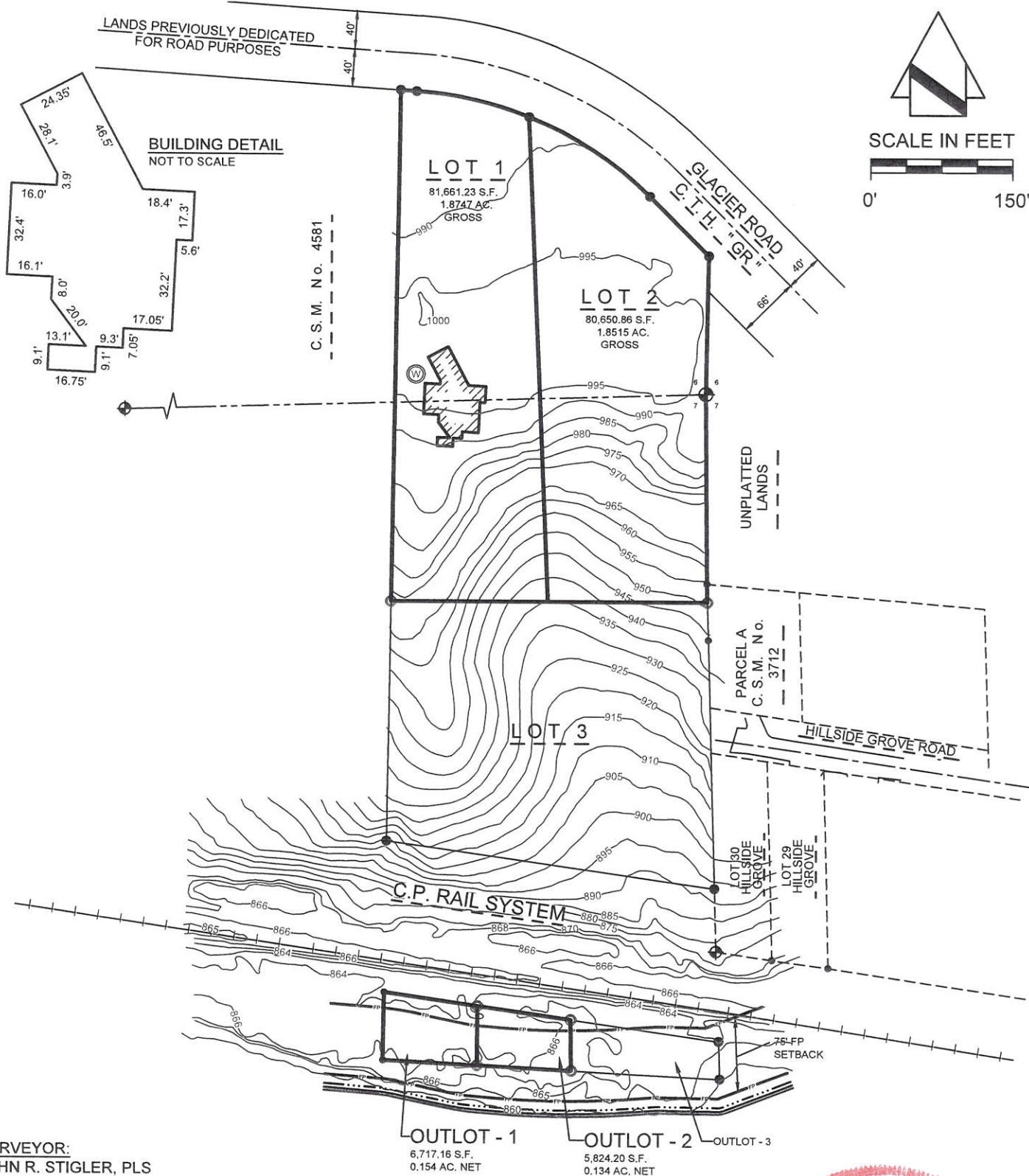
CERTIFIED SURVEY MAP NO. _____

Sheet 2 of 5

All of Lots 1, 2 & 3 of Certified Survey Map No. 8822 being a division of Lot 2 of Certified Survey Map No. 4581 being part of SE 1/4 of the SW 1/4 Sections 6 and the NE 1/4 of the NW 1/4 of Section 7,

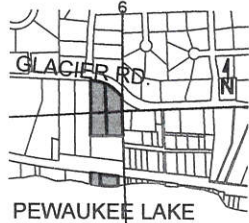
Town 7 North, Range 19 East

CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



SURVEYOR:
JOHN R. STIGLER, PLS
JAHNKE & JAHNKE ASSOC., INC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188-2479
PHONE: (262) 542-5797

VICINITY MAP
SCALE 1"= 2000'



P.S. PEWAUKEE 3525
FILE NAME: S8681 CSM

OWNER/SUBDIVIDER:
WILLIAM TOSCA RUSSO
228 W. MAIN STREET
DELAFIELD, WI 53018

OWNER/SUBDIVIDER:
GARY R. KLATT
N 40 W 27535 GLACIER RD.
PEWAUKEE, WI

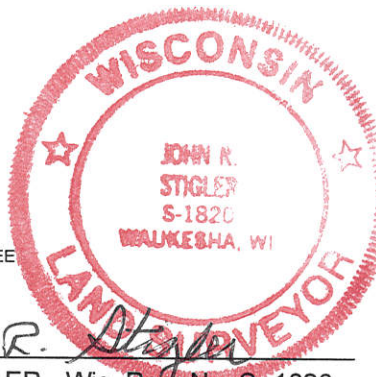
PEWAUKEE LAKE

LEGEND

- - 1" IRON PIPE FOUND
- - IRON PIPE 18" x 1" DIA. PLACED 1.13 LBS. PER LIN. FT.
- ⊙ - SECTION CORNER MONUMENT: CON. W/ BRASS CAP
- FP — - 100 YR FLOOD PLAIN OF PEWAUKEE

REFERENCE BEARING: THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWN 17 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 88°14'41" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).

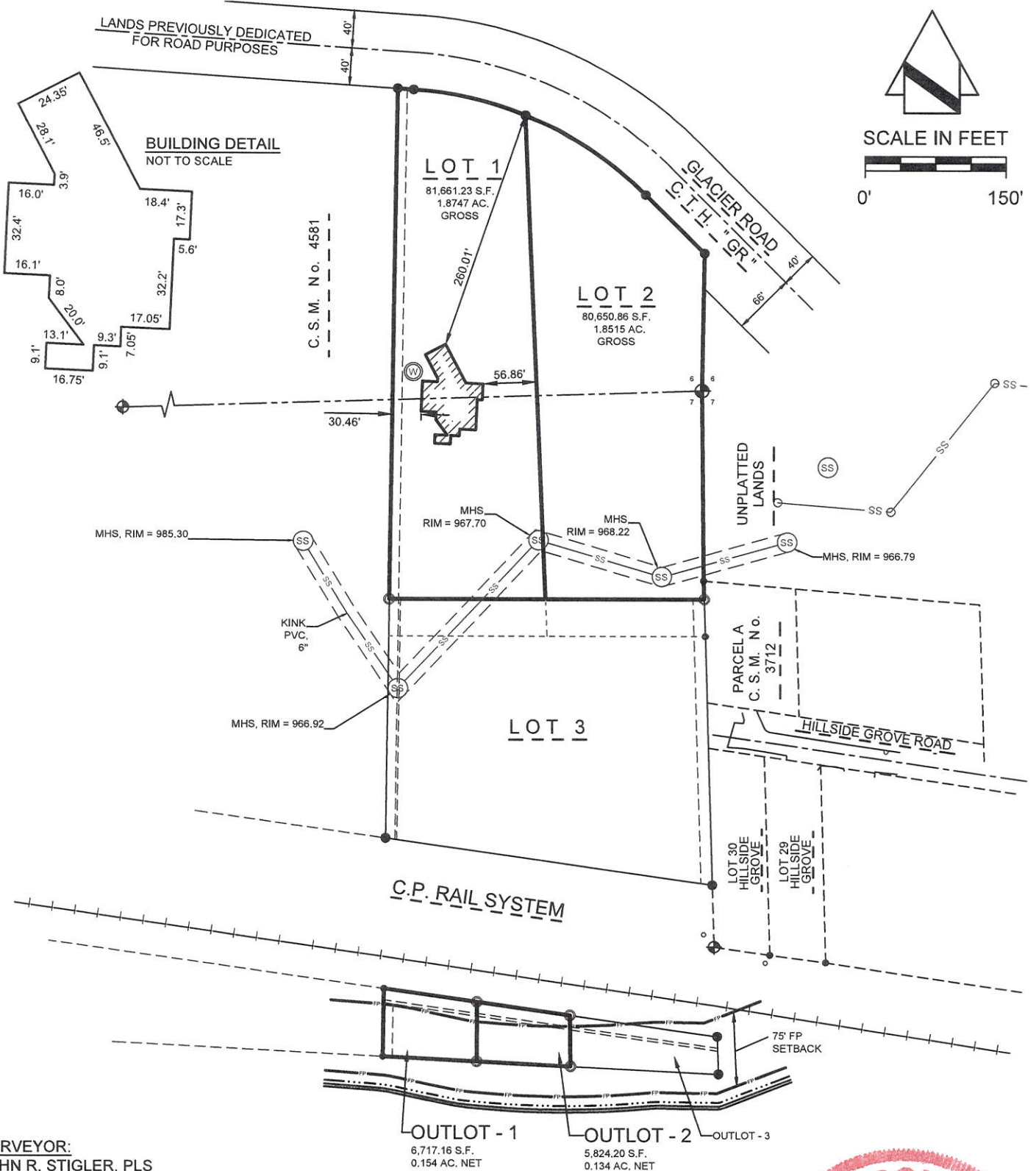
John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
DATED this 4th DAY of OCTOBER, 2018
REVISED this 4th DAY of MARCH, 2019
REVISED this 30th DAY of May, 2019
INSTRUMENT DRAFTED BY JOHN R. STIGLER



CERTIFIED SURVEY MAP NO. _____

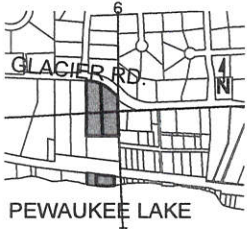
Sheet 3 of 5

All of Lots 1, 2 & 3 of Certified Survey Map No. 8822 being a division of Lot 2 of Certified Survey Map No. 4581 being part of SE 1/4 of the SW 1/4 Sections 6 and the NE 1/4 of the NW 1/4 of Section 7,
Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



SURVEYOR:
JOHN R. STIGLER, PLS
JAHNKE & JAHNKE ASSOC., INC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188-2479
PHONE: (262) 542-5797

VICINITY MAP
SCALE 1" = 2000'



P.S. PEWAUKEE 3525
FILE NAME: S8681 CSM

OWNER/SUBDIVIDER:
WILLIAM TOSCA RUSSO
228 W. MAIN STREET
DELAFIELD, WI 53018

OWNER/SUBDIVIDER:
GARY R. KLATT
N 40 W 27535 GLACIER RD.
PEWAUKEE, WI

PEWAUKEE LAKE

LEGEND

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- - IRON PIPE 18" x 1" DIA. PLACED
1.13 LBS. PER LIN. FT.
- ⊙ - SECTION CORNER MONUMENT:
CON. W/ BRASS CAP
- FP — - 100 YR FLOOD PLAIN OF PEWAUKEE

REFERENCE BEARING: THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWN 17 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 88°14'41" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S -1820
DATED this 4th DAY of OCTOBER, 2018
REVISED this 6th DAY of DECEMBER, 2018
REVISED this 30th DAY of MAY, 2019
INSTRUMENT DRAFTED BY JOHN R. STIGLER



CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 5

All of Lots 1, 2 & 3 of Certified Survey Map No. 8822 being a division of
Lot 2 of Certified Survey Map No. 4581 being part of the SE ¼ of the SW ¼ of Section 6 and the
NE ¼ of the NW ¼ of NE ¼, Section 7, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

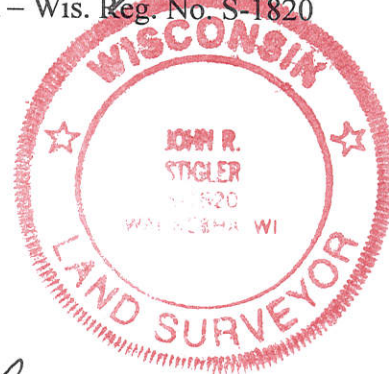
Beginning at the northeast corner of the Northwest Quarter (NW ¼) of Section 7, Town 7 North, Range 19 East being marked by a concrete monument with brass cap; thence South 00°32'37" East along the east line of Certified Survey Map No. 8822, 202.10 feet; thence South 01°36'00" East 19.98 feet; thence Due West 335.25 feet; thence North 00°53'22" East 545.02 feet to the south right-of-way lien of Glacier Road (CTH "GR"); thence South 86°18'49" East along said south right-of-way line 17.11 feet; thence southeasterly 277.21 feet along the arc of a curve and said south right-of-way line, curve center lies to the west, radius of 384.73 feet, chord bears South 65°40'19" East 271.25 feet; thence South 45°01'49" East along said south right-of-way line 88.84 feet; thence South 01°04'51" West 147.28 feet to the northeast corner of the Northwest Quarter (NW ¼) of Section 7 and the place of beginning. Containing a gross area of 162,312 square feet or 3.7262 acres of land.

ALSO INCLUDING the following described land, beginning at reference point "A"; thence South 01°52'22" East 162.03 feet to a point on the south right-of-way line of the C.P. Rail System right-of-way line; thence South 01°36'25" East 40.00 feet; thence North 87°00'00" West 157.57 feet to the place of beginning of the land hereinafter described; thence North 87°00'00" West 200.00 feet; thence North 00°53'22" East 71.95 feet; thence South 81°52'26" East 200.02 feet along the south right-of-way line of the C.P. Rail System; thence South 00°37'55" East 54.14 feet to the place of beginning. Containing a net area of 12,541.36 square feet or 0.288 acres of land.

ALSO INCLUDING all land lying between the east and west meander line extended to the Ordinary High Water line. Containing a combined total area of 174,853.45 square feet or 4.0141 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the City of Pewaukee in surveying, dividing and mapping the same.


JOHN R. STIGLER – Wis. Reg. No. S-1820

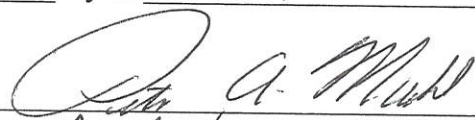


STATE OF WISCONSIN)_{ss}
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 30th day of MAY, 2019.

My commission expires

7-5-19


Peter A. Muehl – NOTARY PUBLIC



OWNERS: GARY R. KLATT & WILLIAM P. & TOSCA S. RUSSO

Instrument drafted by John R. Stigler

P.S. Pewaukee 3525

CERTIFIED SURVEY MAP NO. _____

Sheet 5 of 5

All of Lots 1, 2 & 3 and Outlots 1, 2 & 3 of Certified Survey Map No. 8822 being a division of Lot 2 of Certified Survey Map No. 4581 being part of the SE ¼ of the SW ¼ of Section 6 and the NE ¼ of the NW ¼ of NE ¼, Section 7, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owner of Lot 1 & 2, I hereby certify that I caused the land described on this map to be surveyed, divided, and mapped as represented on this map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Pewaukee

GARY R. KLATT - OWNER

STATE OF WAUKESHA)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2019, the above named GARY R. KLATT, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

NOTARY PUBLIC –

OWNER'S CERTIFICATE:

As owners of Lot 3, we hereby certify that we caused the land described on this map to be surveyed, divided, and mapped as represented on this map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Pewaukee

WILLIAM P. RUSSO – OWNER

TOSCA S. RUSSO - OWNER

STATE OF WAUKESHA)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2019, the above named WILLIAM R. & TOSCA S. RUSSO, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

NOTARY PUBLIC –

PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, City of Pewaukee, this _____ day of _____, 2019.

STEVE BIERCE – MAYOR

BRANDON BERGMAN - RECORDING SECRETARY

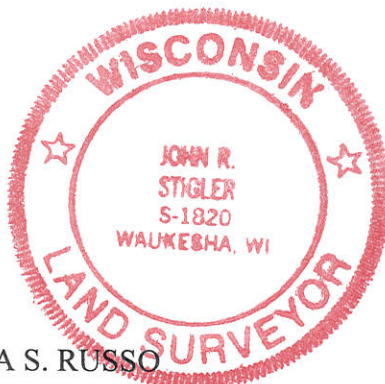
COMMON COUNCIL APPROVAL:

Approved by the Common Council, City of Pewaukee, this _____ day of _____, 2019.

STEVE BIERCE – MAYOR

KELLY TARCZEWSKI – CLERK/TREASURER

John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. 1820
Dated this 4th day of October, 2018
Revised this 30TH day of May, 2019



OWNERS: GARY R. KLATT & WILLIAM P. & TOSCA S. RUSSO

Instrument drafted by John R. Stigler

P.S. Pewaukee 3525

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

DATE: August 15, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map Application for William and Tosca Russo for Property Located on Glacier Road for the Purpose of Reconfiguring Lot 3 and Outlot 2 of CSM No. 8822 (PWC 0890999004)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

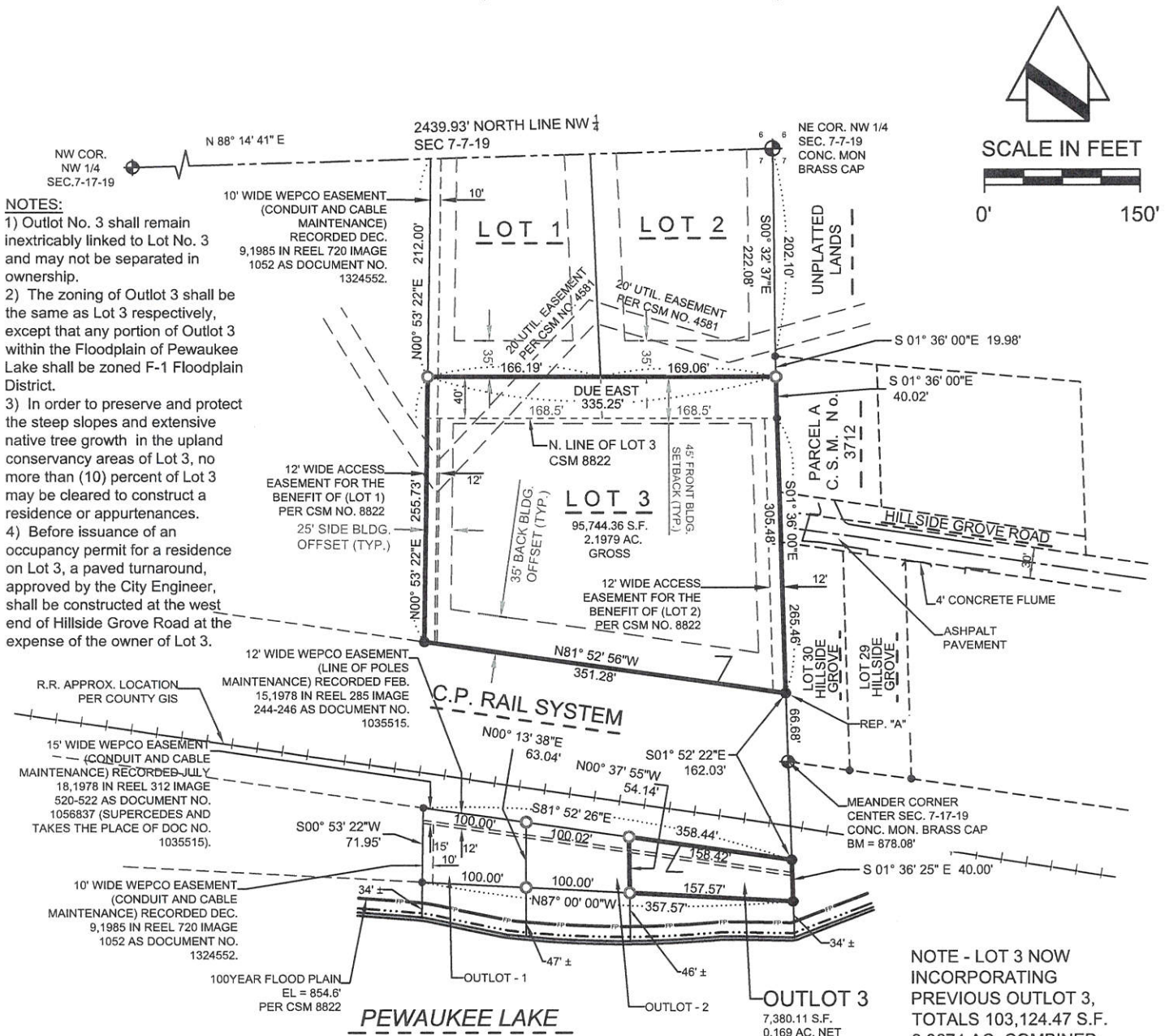
Description

Klatt-Russo CSM 2

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 4

All of Outlots 1, 2 & 3 of Certified Survey Map No. 8822 being a division of Lot 2 of Certified Survey Map No. 4581 being part of SE 1/4 of the SW 1/4 Sections 6 and the NE 1/4 of the NW1/4 of Section 7, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



NOTE - LOT 3 NOW INCORPORATING PREVIOUS OUTLOT 3, TOTALS 90,166.56 S.F. 2.070 AC. NET

NOTE - LOT 3 NOW INCORPORATING PREVIOUS OUTLOT 3, TOTALS 103,124.47 S.F. 2.3674 AC. COMBINED

SURVEYOR:
JOHN R. STIGLER, PLS
JAHNKE & JAHNKE ASSOC., INC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188-2479
PHONE: (262) 542-5797

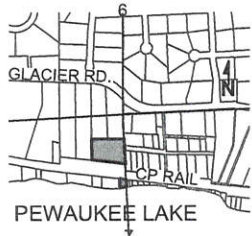
OWNER/SUBDIVIDER:
WILLIAM TOSCA RUSSO
228 W. MAIN STREET
DELAFIELD, WI 53018

OWNER/SUBDIVIDER:
GARY R. KLATT
N 40 W 27535 GLACIER RD.
PEWAUKEE, WI

LEGEND

- - 1" IRON PIPE FOUND
- - IRON PIPE 18" x 1" DIA. PLACED 1.13 LBS. PER LIN. FT.
- ⊙ - SECTION CORNER MONUMENT: CON. W / BRASS CAP

VICINITY MAP
SCALE 1" = 2000'



P.S. PEWAUKEE 3525A
FILE NAME: S8681 CSM_L3

REFERENCE BEARING: THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWN 17 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 88°14'41" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).



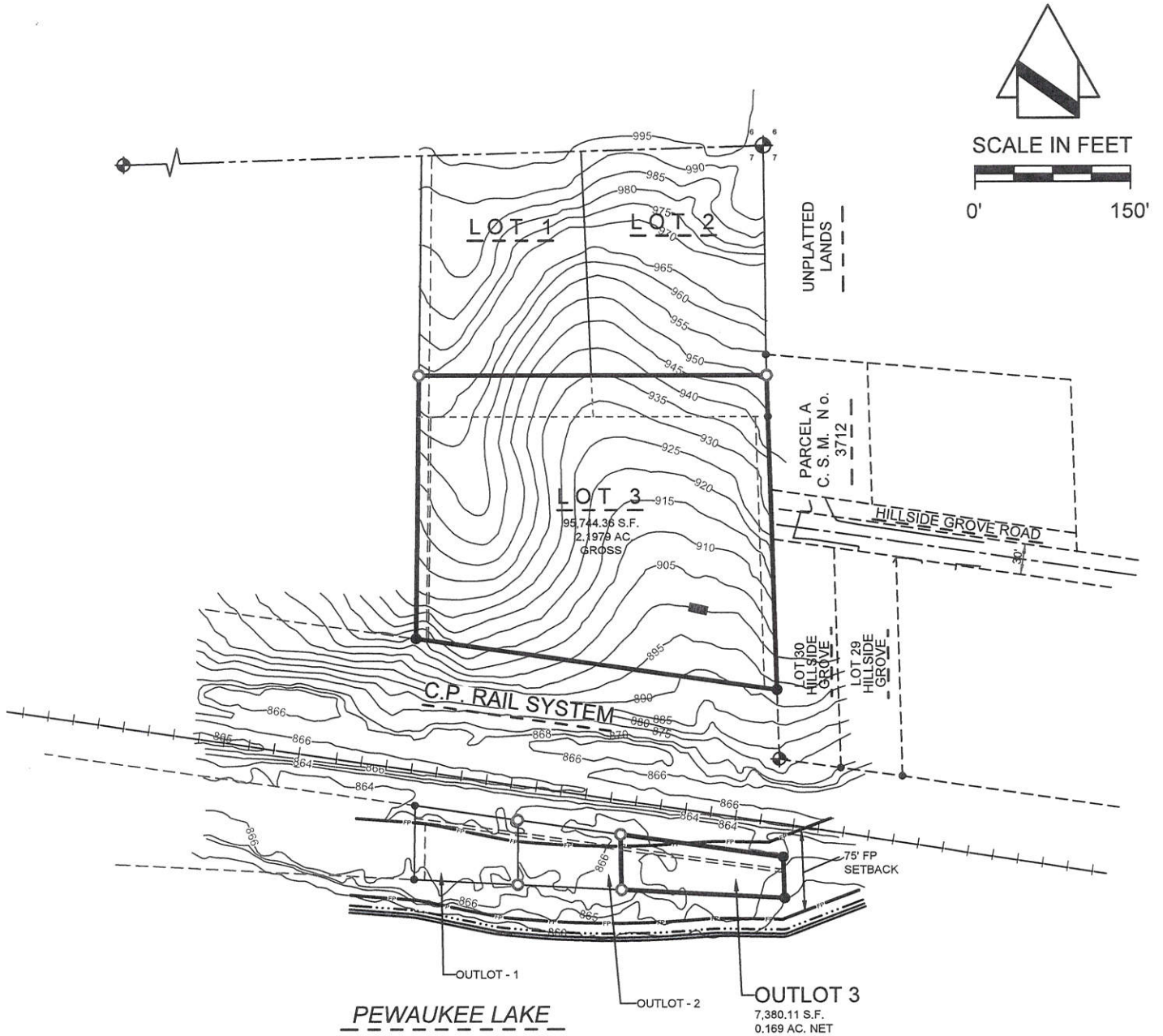
JOHN R. STIGLER - Wis. Reg. No. S -1820
DATED this 4 DAY of OCTOBER, 2018
REVISED this 17th DAY of APRIL, 2019
REVISED this 30th DAY of MAY, 2019

INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. _____

Sheet 2 of 4

All of Outlots 1,2 & 3 of Certified Survey Map No. 8822 being a division of Lot 2 of Certified Survey Map No. 4581 being part of SE 1/4 of the SW 1/4 Sections 6 and the NE 1/4 of the NW1/4 of Section 7, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



NOTE - LOT 3 NOW
INCORPORATING
PREVIOUS OUTLOT 3,
TOTALS 90,166.56 S.F.
2.070 AC. NET

SURVEYOR:
JOHN R. STIGLER, PLS
JAHNKE & JAHNKE ASSOC., INC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188-2479
PHONE: (262) 542-5797

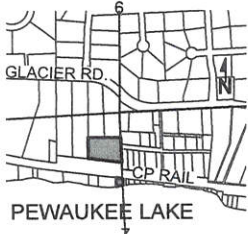
OWNER/SUBDIVIDER:
WILLIAM TOSCA RUSSO
228 W. MAIN STREET
DELAFIELD, WI 53018

OWNER/SUBDIVIDER:
GARY R. KLATT
N 40 W 27535 GLACIER RD.
PEWAUKEE, WI

LEGEND

- - 1" IRON PIPE FOUND
- - IRON PIPE 18" x 1" DIA. PLACED
1.13 LBS. PER LIN. FT.
- ⊙ - SECTION CORNER MONUMENT:
CON. W/ BRASS CAP

VICINITY MAP
SCALE 1"= 2000'



REFERENCE BEARING: THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWN 17 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 88°14'41" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).

P.S. PEWAUKEE 3525A
FILE NAME: S8681 CSM_L3



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S -1820
DATED this 4th DAY of OCTOBER, 2018
REVISED this 30th DAY of May, 2019

INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. _____

Sheet 3 of 4

All of Outlots 1, 2 & 3 of Certified Survey Map No. 8822 being a division of
Lot 2 of Certified Survey Map No. 4581 being part of the SE ¼ of the SW ¼ of Section 6 and the
NE ¼ of the NW ¼, Section 7, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Beginning at the northeast corner of the Northwest Quarter (NW ¼) of Section 7, Town 7 North, Range 19 East being marked by a concrete monument with brass cap; thence South 00°32'37" East along the east line of Certified Survey Map No. 8822, 202.10 feet; thence South 01°36'00" East 19.98 feet along the west line of Certified Survey Map No. 3712 to the place of beginning of the land herein described; thence South 01°36'00" East 265.46 feet (to be known as Reference Point-A) to the north line of the C.P. Rail System right-of-way; thence North 81°52'56" West along said right-of-way line 351.28 feet; thence North 00°53'22" East 255.73 feet; thence Due East 335.25 feet to the place of beginning. Containing a gross area of 95,744 square feet or 2.1979 acres of land.

ALSO INCLUDING the following described land, beginning at Reference Point -A; thence South 01°52'22" East 162.03 feet to a point on the south right-of-way line of the C.P. Rail System right-of-way line; thence South 01°36'25" East 40.00 feet; thence North 87°00'00" West 157.57 feet; thence North 00°37'55" West 54.14 feet; thence South 81°52'26" East along above said C.P. Rail System 158.42 feet to the place of beginning. Containing a net area of 7,380.11 square feet or 0.169 acres of land.

INCLUDING all lands lying between the east and west property lines extended to the Ordinary High Water Mark. Containing a combined total area of 103,124.47 square feet or 2.3674 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the City of Pewaukee in surveying, dividing and mapping the same.

John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820



STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 30th day of MAY, 2019.

My commission expires

7-5-19

Peter A. Muehl
PETER A. MUEHL – NOTARY PUBLIC



OWNERS: GARY R. KLATT & WILLIAM P. & TOSCA S. RUSSO

Instrument drafted by John R. Stigler

Pewaukee 3525A

CERTIFIED SURVEY MAP NO. _____ **Sheet 4 of 4**

All of Lots 1, 2 & 3 and Outlots 1, 2 & 3 of Certified Survey Map No. 8822 being a division of
Lot 2 of Certified Survey Map No. 4581 being part of the SE ¼ of the SW ¼ of Section 6 and the
NE ¼ of the NW ¼ of NE ¼, Section 7, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owner of Lot 1 & 2, I hereby certify that I caused the land described on this map to be surveyed,
divided, and mapped as represented on this map. I also certify that this Certified Survey Map is required to be
submitted to the following for approval: City of Pewaukee

GARY R. KLATT - OWNER

STATE OF WAUKESHA)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2019, the above named GARY R.
KLATT, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

NOTARY PUBLIC –

OWNER'S CERTIFICATE:

As owners of Lot 3, we hereby certify that we caused the land described on this map to be surveyed, divided, and
mapped as represented on this map. We also certify that this Certified Survey Map is required to be submitted to the
following for approval: City of Pewaukee

WILLIAM P. RUSSO – OWNER

TOSCA S. RUSSO - OWNER

STATE OF WAUKESHA)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2019, the above named WILLIAM R. &
TOSCA S. RUSSO, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

NOTARY PUBLIC –

PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, City of Pewaukee, this _____ day of _____, 2019.

STEVE BIERCE – MAYOR

BRANDON BERGMAN - RECORDING SECRETARY

COMMON COUNCIL APPROVAL:

Approved by the Common Council, City of Pewaukee, this _____ day of _____, 2019.

STEVE BIERCE – MAYOR

KELLY TARCZEWSKI – CLERK/TREASURER

John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. 1820
Dated this _____ 4th _____ day of _____ October _____, 2018
Revised this 30th day of MAY, 2019



OWNERS: GARY R. KLATT & WILLIAM P. & TOSCA S. RUSSO

Instrument drafted by John R. Stigler

P.S. Pewaukee 3525A

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

DATE: August 15, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Dennis Carlson to Rezone Property Located at N47 W22391 Weyer Road From Rs-6 Single-Family Residential to Rs-4 Single-Family Residential for the Purpose of Combining the Lots Into One Parcel (PWC 0865995004, Formerly 0865997004)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Carlson Rezoning Petition

Carlson Rezoning Map

Carlson GIS Map

Carlson Staff Report



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

PETITION FOR A REZONING DISTRICT MAP AMENDMENT

TO THE HONORABLE MAYOR AND COMMON COUNCIL OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin to rezone the following property **FROM** RS-6

zoning district(s) **TO** RS-4 zoning district(s):

Legal description of property to be rezoned – Please attach.

Common property description or name: PWC 0865997004 (LOT 1)

Property Address: N47 W22391 WEYER RD **Tax Key Number(s):** PWC 0865997004

Property owner(s) (Full Legal Name): DENNIS W CARLSON + HEIDE M. CARLSON

Owner's Address: N47 W22391 WEYER RD **City/State/Zip:** PEWAUKEE WI 53072

Phone: 262-501-3552 **Email:** energizer2947@gmail.com

This amendment to the zoning map is being proposed in order to RE-ZONE BOTH LOTS
TO RS4 CLASSIFICATION, FOR COMBINING LOTS INTO 1 PARCEL

Applicant (Full Legal Name):

Name: DENNIS W CARLSON

Company: _____

Address: N47 W22391 WEYER RD

City/State/Zip: PEWAUKEE, WI 53072

Phone: 262-501-3552

Email: energizer2947@gmail.com

Contact Person (Full Legal Name):

Name: DENNIS W. CARLSON

Company: _____

Address: N47 W22391 WEYER RD

City/State/Zip: PEWAUKEE, WI 53072

Phone: 262-501-3552

Email: energizer2947@gmail.com

Rezoning submittals must include and be accompanied by the following:

- ☐ This Application form accurately completed with original signatures.
- ☐ Application Filing Fee, payable to the City of Pewaukee:
 - o \$400.00, plus cost for publication, notice and all attorney fees related to Project
- ☐ Five (5) complete collated sets of Application materials to include:
 - o A written project narrative detailing the request and proposed zoning as well as any future development plans or any proposed site or building improvements.
 - o A Rezoning Exhibit that illustrates the property boundaries, areas to be rezoned and specifically notes the existing and proposed zoning.
 - o Building and Site Plans as may be applicable.
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.

Rs-2

Rs-2

Rs-6

Rs-6

Rs-6

Rs-6

Rs-4

Rs-4

Rs-6

Rs-6

Rs-6

Rs-6

Rs-6

Rs-6

**REZONE FROM
RS-6 TO RS-4**

Rs-6

WOODLEAF WAY

Rs-6

Rs-6

Rs-6

Rs-6

Rs-6

Rs-6

Rs-6

Rs-6

Rs-6

SEVEN OAKS DRIVE

Rs-6

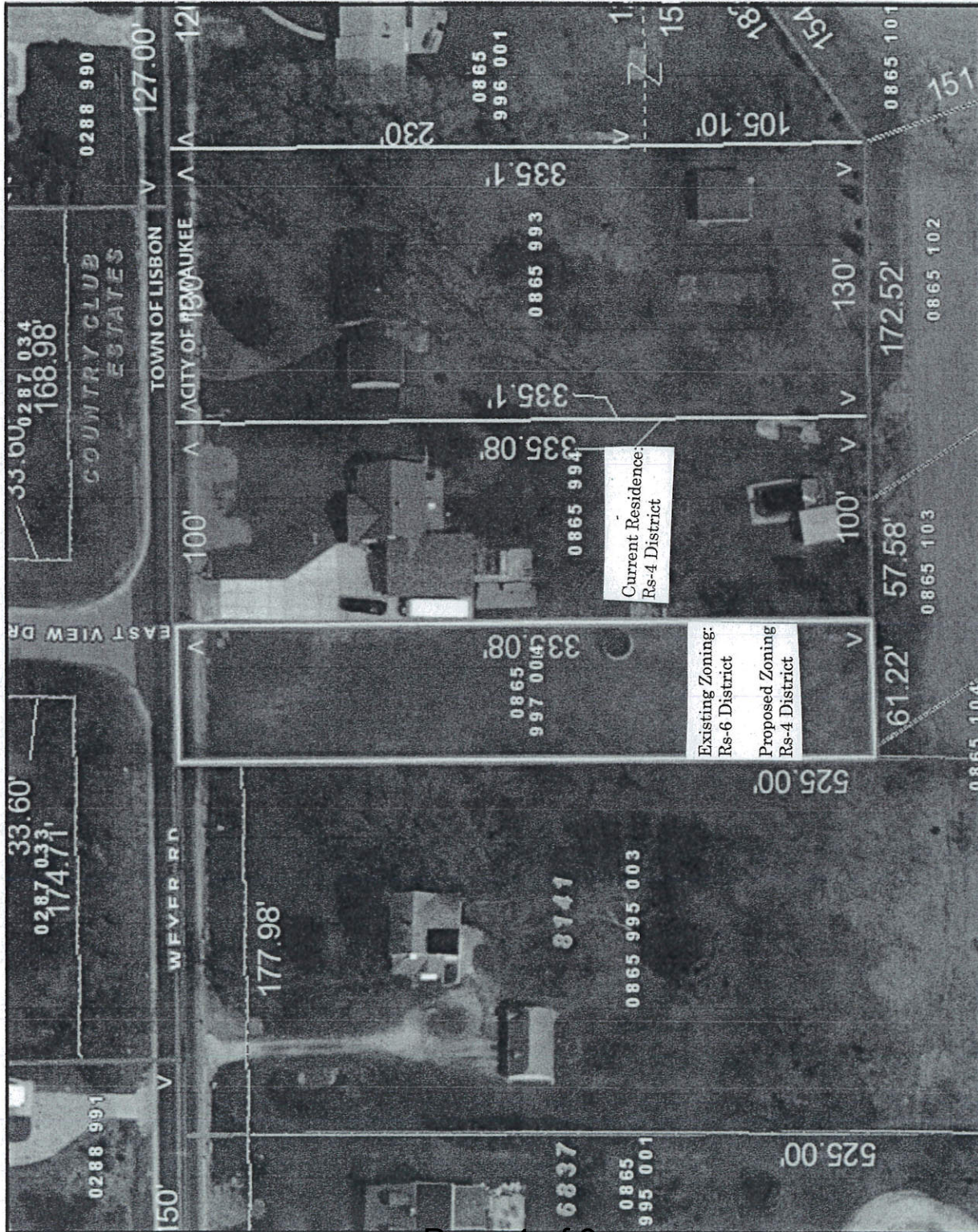
Rs-6

Rs-6

Rs-6



Waukesha County GIS Map



Legend

- ☐ Civil Division Boundary
- ☐ Parks
- ☐ Assessment Data
- ☐ Parcels
- ☐ Plats
- ☐ Retired Parcels
- ☐ Retired Plats
- ☐ Municipal Boundary_2K
- ☐ FacilitySites_2K_Labels
- ☐ Lots_2K
- ☐ Lot
- ☐ Outlot
- ☐ SimultaneousConveyance
- ☐ Assessor Plat
- ☐ CSM
- ☐ Condominium
- ☐ Subdivision
- ☐ Cartoline_2K
- ☐ <all other values>
- ☐ EA-Easement_Line
- ☐ PL-DA
- ☐ PL-Extended_Tie_line
- ☐ PL-Meander_Line
- ☐ PL-Note
- ☐ PL-Tie
- ☐ PL-Tie_Line
- ☐ Road Centerlines_2K
- ☐ Railroad_2K
- ☐ TaxParcel_2K
- ☐ Waterbodies_2K_Labels
- ☐ Waterlines_2K_Labels
- ☐ Municipal Boundary_5K
- ☐ FacilitySites_5K_Labels
- ☐ Waterbodies_5K_Labels
- ☐ Waterlines_5K_Labels
- ☐ Railroad_5K

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes:

74.40 Feet

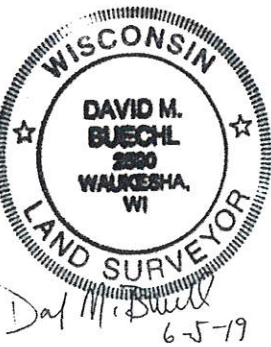
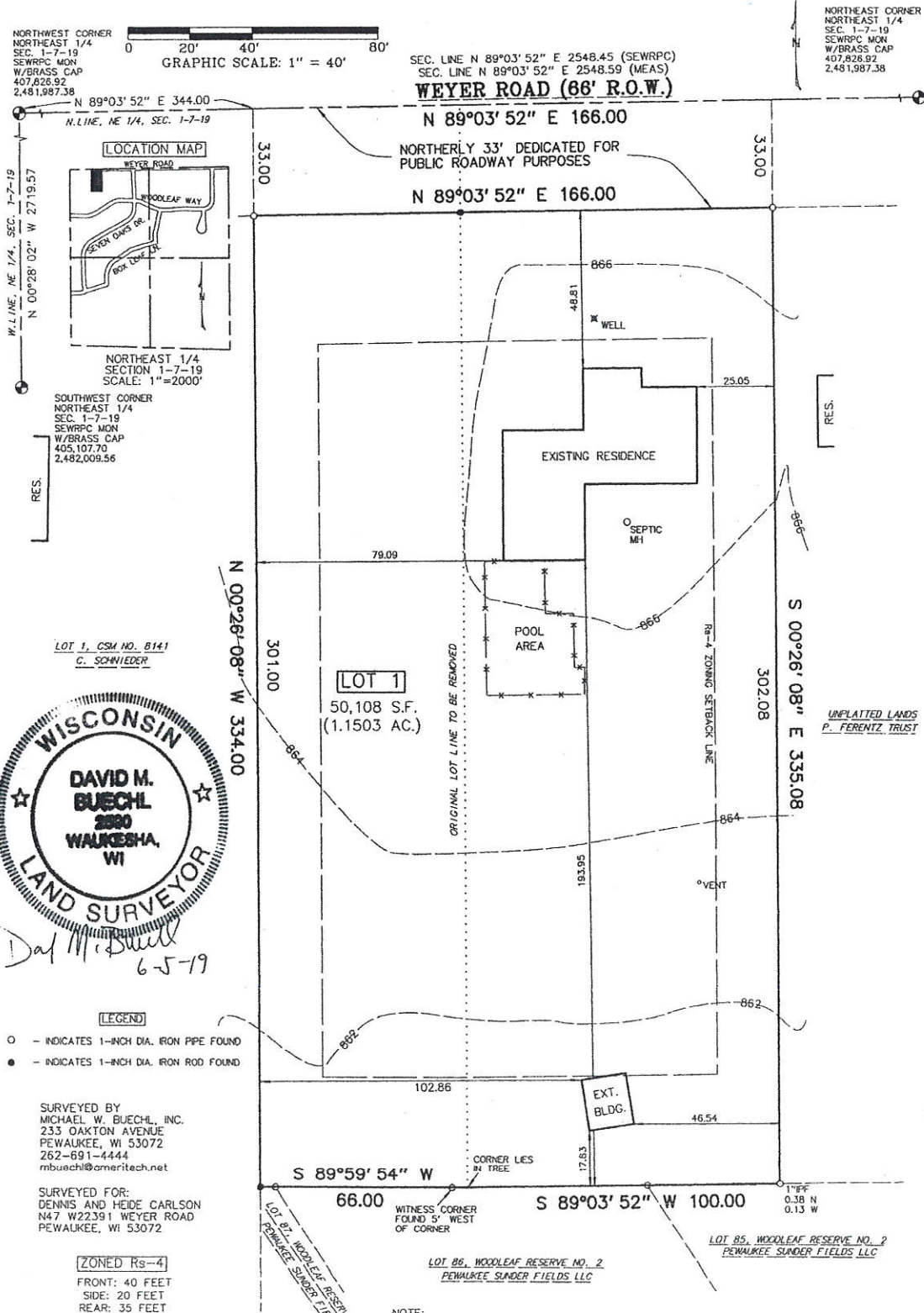
Printed: 7/23/2019

Stock No. 26273

CERTIFIED SURVEY MAP NO.

A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

LOAN NO. 1144041677



Legal Description for lands to be re-zoned from Rs-6 to Rs-4

A part of the Northwest 1/4 of the Northeast 1/4, Section 1, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, described as follows:

Commencing at the Northwest corner of said Northeast 1/4; thence North $89^{\circ}03'52''$ East, along the North line of said Northeast 1/4, 344.00 feet to the place of beginning of the lands to be described; thence continuing North $89^{\circ}03'52''$ East, along said North line, 66.00 feet; thence South $00^{\circ}26'08''$ East, 335.08 feet; thence South $89^{\circ}59'54''$ West, 66.00 feet; thence North $00^{\circ}26'08''$ West, 334.00 feet to the place of beginning.

Excepting the Northerly 33 feet for public roadway purposes.

Containing 19,901 square feet (0.4569 acres) more or less.



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

REPORT TO THE PLAN COMMISSION

Meeting of August 15, 2019

Date: August 7, 2019

Project Name: Carlson Rezoning and Certified Survey Map

Project Address/Tax Key No.: Approximately N47W22391 Weyer Road/PWC 0865994 & 0865997004

Applicant: Dennis Carlson

Property Owner: Dennis and Heide Carlson

Current Zoning: Rs-4 Single-Family Residential District (0865994) & Rs-6 Single-Family Residential District (0865997004)

Proposed Zoning: Rs-4 Single-Family Residential District (0865997004)

2050 Land Use Map Designation: Medium Density Residential

Use of Surrounding Properties: Town of Lisbon (single-family residential) to the north and single-family residential to the south, east and west

Project Description

The applicant is proposing to combine the property located at N47W22391 Weyer Road (PWC0865994) that contains a single-family home with the vacant 66-foot wide property to the west, previously owned by Pewaukee Sunder Fields LLC.

To accomplish the land combination, a rezoning is required as the properties are not currently zoned the same and a certified survey map is required to combine the properties per Section 18.0602 of the Land Division Ordinance.

The remnant 66-foot wide parcel was reserved as a potential access for the Woodleaf Reserve development; however, it is no longer needed.

Rezoning:

The applicant filed a Rezoning Application requesting to rezone the 66-foot wide property bearing Tax Key No. 0865997004 from Rs-6 Single-Family Residential District to Rs-4 Single-Family Residential District.

Both of the subject properties are designated as Medium Density Residential on the City's Year 2050 Land Use/Transportation Plan; therefore, the rezoning of the Rs-6 District to Rs-4 is consistent with the City's Comprehensive Master Plan.

Certified Survey Map:

A 1 Lot Certified Survey Map was submitted requesting to combine the subject properties. The land combination results in a 50,108 square foot or 1.1503-acre parcel.

Recommendation

A motion recommending approval of the rezoning request to rezone property bearing Tax Key No. 0865997004 from Rs-6 Single-Family Residential District to Rs-4 Single-Family Residential District.

A motion recommending approval of a 1 Lot Certified Survey Map for properties located at approximately N47W22391 Weyer Road bearing Tax Key Nos. 0865994 and 0865997004.

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

DATE: August 15, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for the Dennis Carlson Property Located at N47 W22391 Weyer Road for the Purpose of Combining Two Parcels (PWC 0865995004, Formerly 0865997004 & 0865994)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

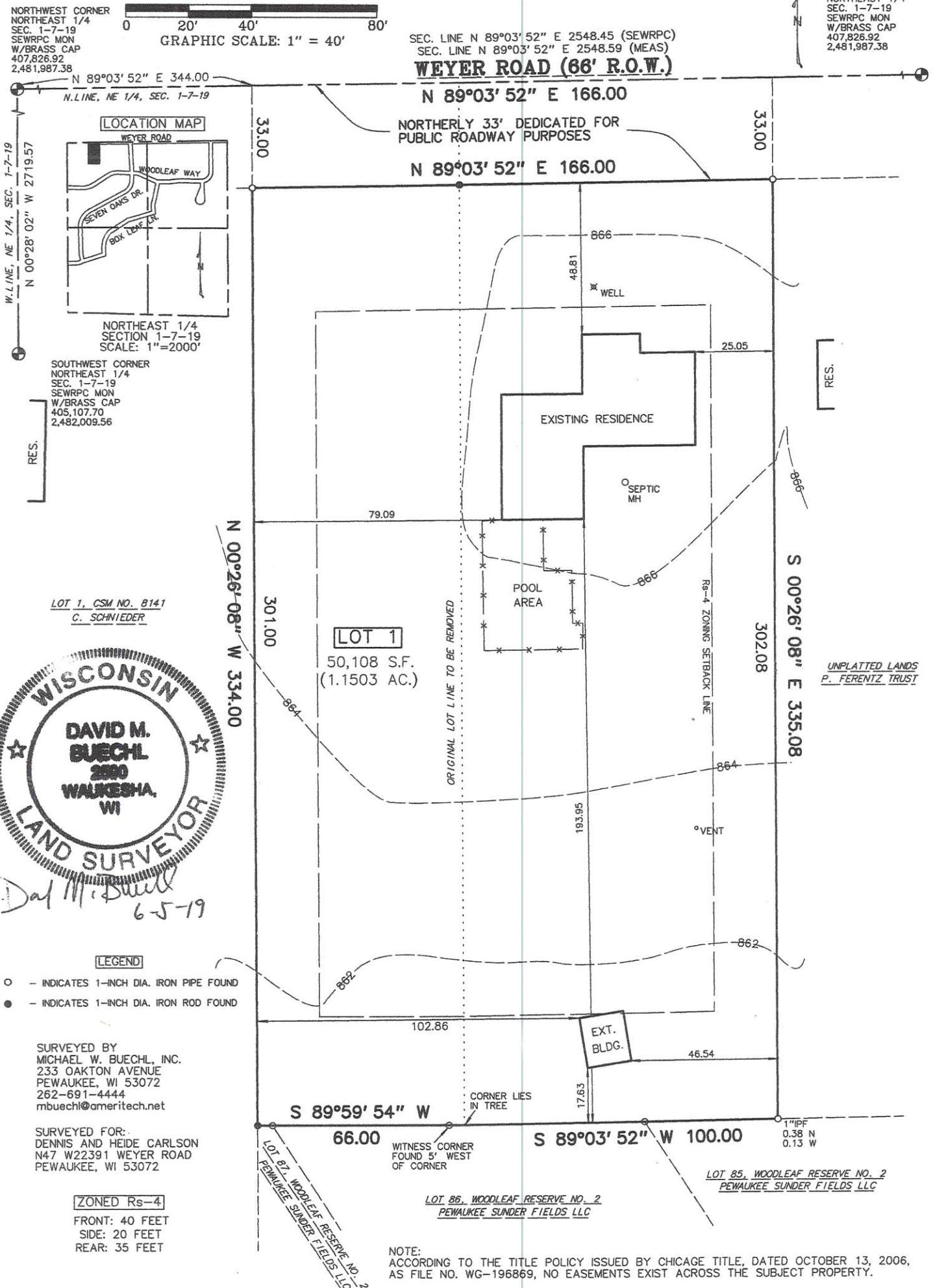
ATTACHMENTS:

Description

Carlson CSM

CERTIFIED SURVEY MAP NO.

LOAN NO. 1144041677



BEARING HAVE BEEN REFERENCED TO THE WEST LINE OF THE NORTHEAST 1/4
OF SECTION 1-7-19 HAVING AN ASSUMED BEARING OF N 00°28' 02" W PER WISC.
STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)

THIS INSTRUMENT WAS DRAFTED BY KEITH D. MALKOWSKI

SHEET 1 OF 4



Stock No. 26273

CERTIFIED SURVEY MAP NO. _____

**A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 7
NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN**

SURVEYOR'S CERTIFICATE

State of Wisconsin)
:ss
Waukesha County)

I, David M. Buechl, a professional land surveyor, do hereby certify:

That I have surveyed, mapped, and dedicated a part of the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Northeast 1/4; thence North 89°03'52" East, along the North line of said Northeast 1/4, 344.00 feet to the place of beginning of the lands to be described; thence continuing North 89°03'52" East, along said North line, 166.00 feet; thence South 00°26'08" East, 335.08 feet to a point on the Northerly line of Woodleaf Reserve No. 2; thence South 89°03'52" West, along said Northerly line, 100.00 feet to an angle point; thence South 89°59'54" West, along said Northerly line, 66.00 feet; thence North 00°26'08" West, 334.00 feet to the place of beginning.

Excepting the Northerly 33 feet for public roadway purposes.

Containing 50,108 square feet (1.1503 acres) more or less

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

That such map is a correct representation of all exterior boundaries of the land surveyed.

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

6-5-19

Date

David M. Buechl

David M. Buechl

Professional Land Surveyor (S-2590)



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

DATE: August 15, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for the Still River Subdivision Outlot 10 Located on Still River Drive Owned by Outlot 10 LLC for the Purpose of Converting the Lot Into Two Single-Family Lots (PWC 0950102)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Still River Outlot 10 CSM

Still River Outlot 10 DNR Letter

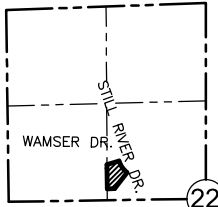
Still River Outlot 10 Narrative

Still River Outlot 10 Staff Report

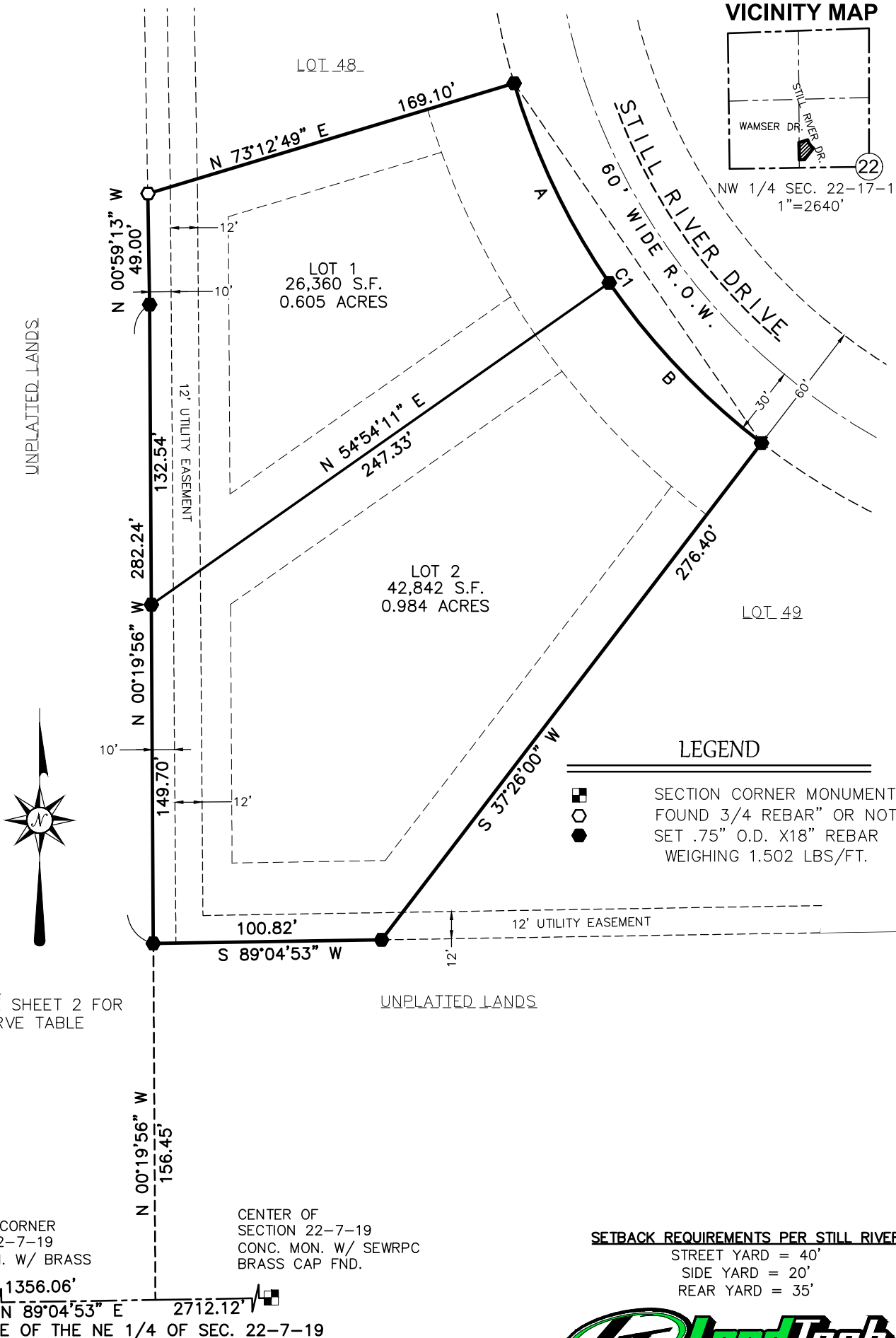
WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

OUTLOT 10 IN STILL RIVER A SUBDIVISION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 21 AND PART OF THE NE, SE & NW 1/4'S OF THE NW 1/4 OF SECTION 22, T7N, R19E, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

VICINITY MAP



NW 1/4 SEC. 22-17-19
1"=2640'



NOTES:
• SEE SHEET 2 FOR CURVE TABLE

WEST 1/4 CORNER
SECTION 22-7-19
CONC. MON. W/ BRASS
CAP FND.

CENTER OF
SECTION 22-7-19
CONC. MON. W/ SEWRPC
BRASS CAP FND.

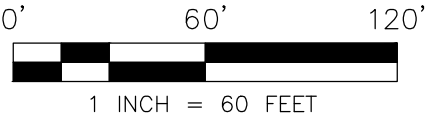
SETBACK REQUIREMENTS PER STILL RIVER

STREET YARD = 40'
SIDE YARD = 20'
REAR YARD = 35'



LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

PREPARED FOR:
OUTLOT 10, LLC.
700 PILGRIM PARKWAY
ELM GROVE, WI 53122

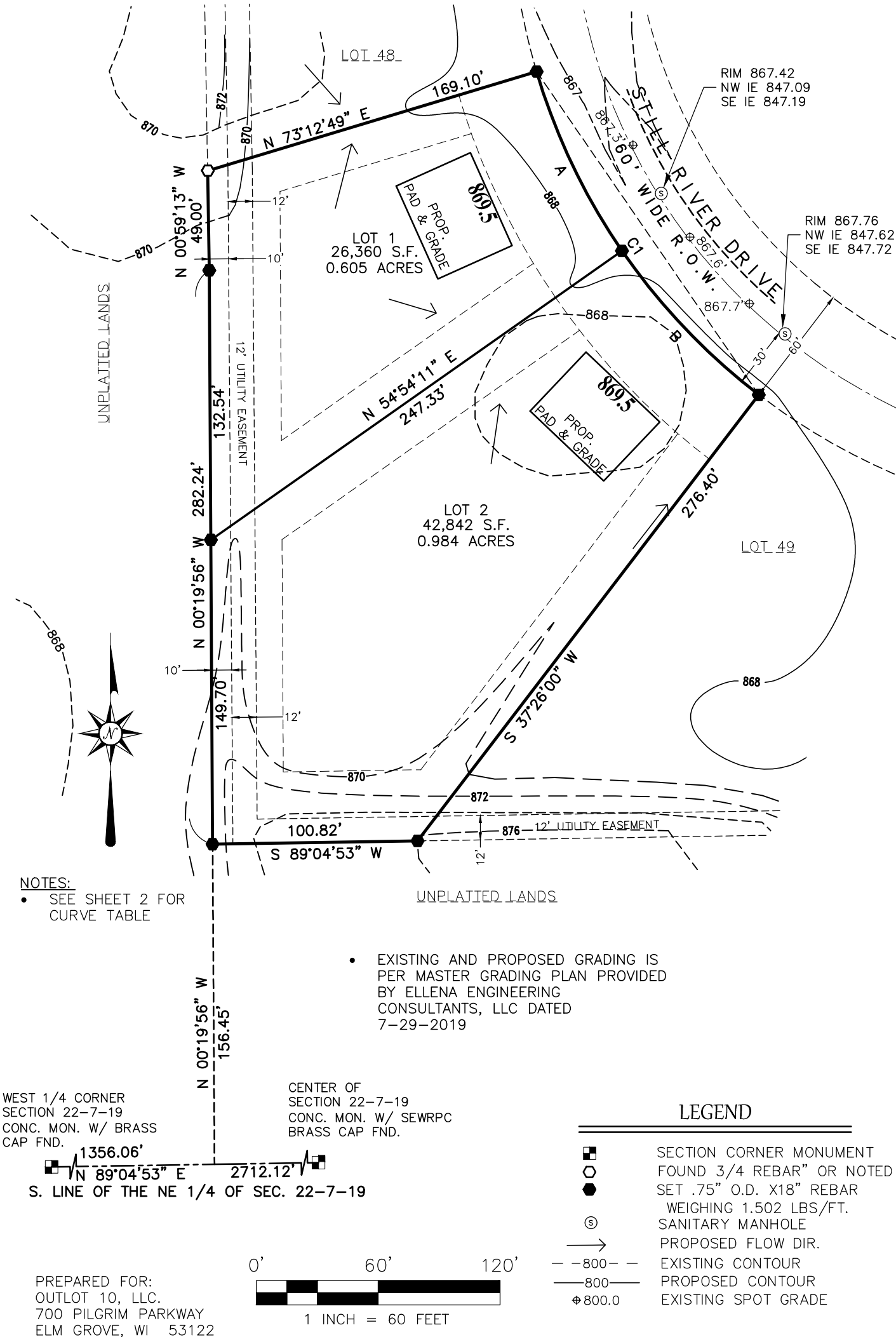


DATED 08/02/19
DATED 06/12/19
JOB # 18154
SHEET 1 OF 5

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

OUTLOT 10 IN STILL RIVER A SUBDIVISION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 21 AND PART OF THE NE, SE & NW 1/4'S OF THE NW 1/4 OF SECTION 22, T7N, R19E, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

OUTLOT 10 IN STILL RIVER A SUBDIVISION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 21 AND PART OF THE NE, SE & NW 1/4'S OF THE NW 1/4 OF SECTION 22, T7N, R19E, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING A REDIVISION OF ALL OF OUTLOT 10 IN STILL RIVER A SUBDIVISION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 21 AND PART OF THE NE, SE & NW 1/4'S OF THE NW 1/4 OF SECTION 22, T7N, R19E, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER SECTION 22-7-19; THENCE N 89°04'53" E, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22-7-19, 1356.07 FEET; THENCE N 00°19'56" W, 156.45 FEET TO THE SOUTHWEST CORNER OF OUTLOT 10 AND THE POINT OF BEGINNING; THENCE N 00°19'56" W, ALONG THE WEST LINE OF OUTLOT 10, 282.24 FEET; THENCE N 00°59'13" W, ALONG SAID WEST LINE, 49.00 FEET TO THE NORTHWEST CORNER OF OUTLOT 10; THENCE N 73°12'49" E, ALONG THE NORTH LINE OF SAID OUTLOT 10, 169.10 FEET TO THE WESTERLY RIGHT OF WAY OF STILL RIVER DRIVE; THENCE ALONG A CURVE TO THE LEFT ALONG SAID RIGHT OF WAY, HAVING AN ARC LENGTH OF 196.21 FEET, A RADIUS OF 311.68 FEET, A DELTA ANGLE OF 36°04'11", AND A CHORD BEARING S 34°31'59" E, 192.99 FEET TO THE EASTERLY LINE OF LOT OUTLOT 10; THENCE S 37°26'00" W, ALONG SAID EASTERLY LINE, 276.40 FEET TO THE SOUTH LINE OF OUTLOT 10; THENCE S 89°04'53" W, ALONG SAID SOUTH LINE, 100.82 FEET TO THE POINT OF BEGINNING.

LANDS AS DESCRIBED HAVING AN AREA OF 69,203 SQUARE FEET OR 1.59 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF OUTLOT 10, LLC. OWNER OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF PEWAUKEE IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O'ROURKE, S-2771

NOTES:

- BEARINGS BASED ARE REFERENCED TO THE SOUTH LINE OF THE NW 1/4 OF SECTION 22-7-19 AS PUBLISHED BY SEWRPC AND RECORDED ON STILL RIVER AS N89°04'53"E.
- UTILITY EASEMENT IS GRANTED AS SHOWN ON THE STILL RIVER SUBDIVISION PLAT.
- "ALL NOTES PERTAINING TO THE 'BASEMENT RESTRICTION -GROUNDWATER,' 'UTILITY EASEMENT PROVISIONS' AND 'STORMWATER MAINTENANCE AGREEMENT' SET FORTH ON THE PLAT FOR STILL RIVER SUDIVISION ARE HEREBY INCORPORATED INTO THIS CSM BY THIS REFERENCE AND ARE APPLICABLE TO THE LOTS ESTABLISHED BY THIS CSM."

CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	311.68'	36°04'17"	196.23'	193.00'	S 34°31'51" E	S 16°29'43" E	S 52°34'00" E
A	311.68'	18°02'05"	98.11'	97.70'	S 25°30'52" E	S 16°29'50" E	S 34°31'55" E
B	311.68'	18°02'07"	98.11'	97.71'	S 43°32'58" E	S 34°31'55" E	S 52°34'02" E

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

OUTLOT 10 IN STILL RIVER A SUBDIVISION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 21 AND PART OF THE NE, SE & NW 1/4'S OF THE NW 1/4 OF SECTION 22, T7N, R19E, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

_____OUTLOT 10, LLC._____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT.

OUTLOT 10, LLC._____, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF PEWAUKEE

IN WITNESS WHEREOF, THE SAID _____OUTLOT 10, LLC._____ HAS CAUSED THESE PRESENTS TO BE

SIGNED BY: _____, ITS MEMBER,

AND COUNTERSIGNED BY _____, ITS _____,

AT _____WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS _____,

DAY OF _____, 20_____.

IN THE PRESENCE OF:

CORPORATE TITLE: _____

PRINT NAME: _____

SIGNED: _____

COUNTERSIGNED BY TITLE: _____

PRINT NAME: _____

SIGNED: _____

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

OUTLOT 10 IN STILL RIVER A SUBDIVISION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 21 AND PART OF THE NE, SE & NW 1/4'S OF THE NW 1/4 OF SECTION 22, T7N, R19E, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

PLAN COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION, CITY OF PEWAUKEE, THIS ____ DAY OF _____, 20____.

STEVE BIERGE – CHAIRPERSON

BRANDON BERGMAN – SECRETARY

COMMON COUNCIL APPROVAL

APPROVED BY THE COMMON COUNCIL, CITY OF PEWAUKEE, THIS ____ DAY OF _____, 20____.

STEVE BIERCE – MAYOR

KELLY TARCZEWSKI – CLIRK/TREASURER



June 24, 2019

EXE-SE-2019-68-00337

Outlot 10, LLC
C/O Craig Caliendo
700 Pilgrim Parkway
Elm Grove, WI 53122

RE: Nonfederal Wetland Exemption Determination for an area described as Wetland A, located in the SE1/4 of the NW1/4 of Section 22, Township 07 North, Range 19 East, City of Pewaukee, Waukesha County

Dear Mr. Caliendo:

This letter is in response to your request for a nonfederal wetland exemption determination for the above mentioned wetlands.

According to s. 281.36(4n), Wis. Stats., a nonfederal wetland is a wetland that is not federally jurisdictional. Projects impacting nonfederal wetlands in urban areas must be less than 1 acre of total impact, and must be done in compliance with applicable stormwater management zoning ordinances or stormwater Wisconsin Pollution Discharge Elimination System (WPDES) permits to qualify for this exemption (s. 281.36(4n)(b)3, Wis. Stats.). In addition, DNR must also consider whether the nonfederal wetland is a rare and high quality wetland as defined in s. 281.36(4n)(a)3, Wis. Stats.

The Department reviewed the following materials to aid in our exemption determination:

- The request narrative
- Site location map and photographs that show different angles and views of the wetland
- Botanical survey results
- Wetland delineation information
- Stormwater compliance information

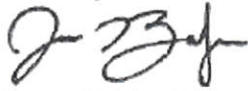
Below is a summary of our findings:

According to the request narrative the total wetland impacts will be 0.17 acres. The purpose of this project is to create two buildable lots within a residential subdivision. Outlot 10 of the Still River Subdivision is included in a storm water management plan on record at the City of Pewaukee and the Waukesha County Register of Deeds.

Conclusion:

Based upon the documentation provided above, the project meets the eligibility criteria pursuant to s. 281.36 (4n), Wis. Stats. You are able to proceed with this project. If you have any questions or would like to schedule a meeting to discuss this approval, please call me at (608) 574-0573 or email James.Brodzeller@wisconsin.gov.

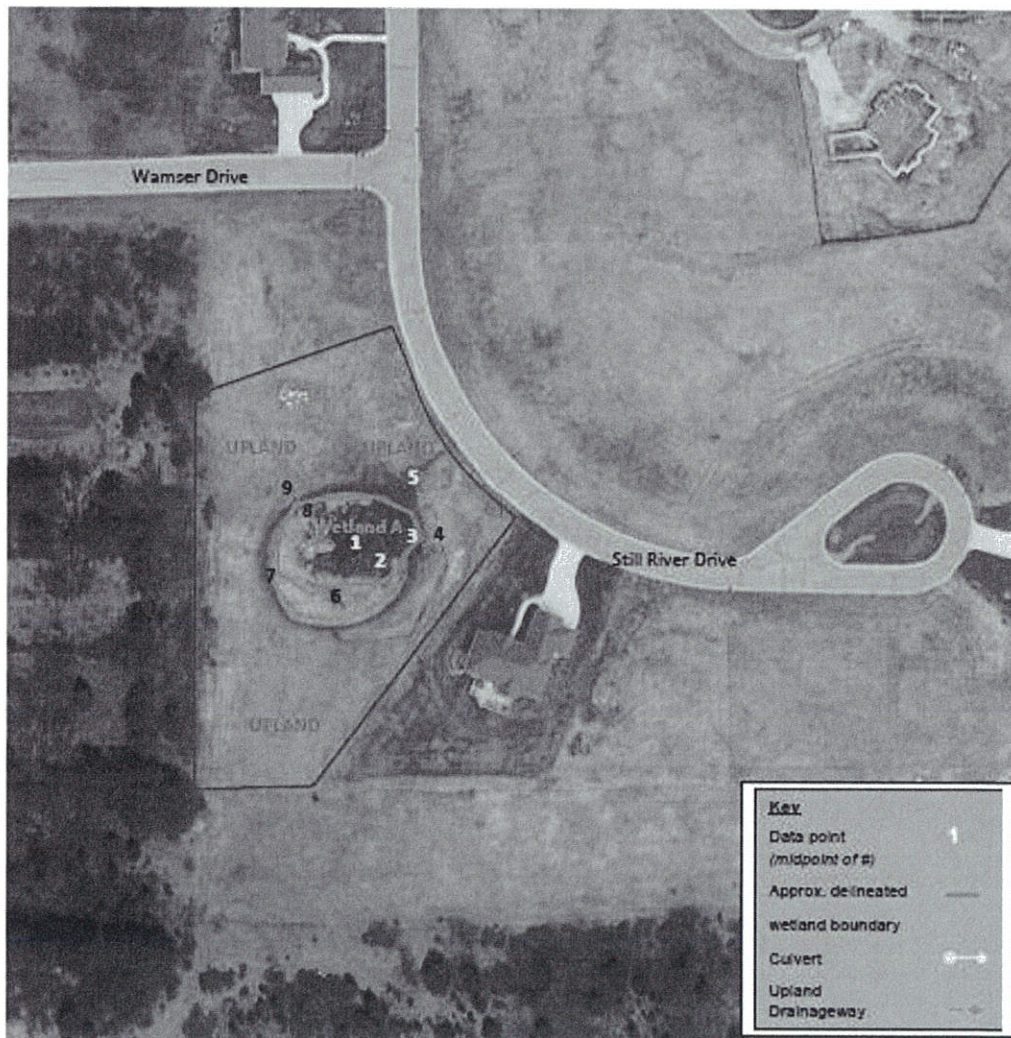
Sincerely,



James Brodzeller
Wetland Exemption Specialist

Enc. 2018 Wetland Delineation Map

cc: Marie Kopka, U.S. Army Corps of Engineers
Alice Thompson, Thompson & Associates Wetland Services
File



Project Area outlined in red
Source: Waukesha County GIS 2015 aerial



Still River Outlot 10
Data Point Locations and Site Overview

Figure 7

Narrative Description: Approval of CSM Converting Outlot 10 in Still River into 2 Single-Family Lots

The original subdivision plat (the "Plat") for the Still River Subdivision (the "Subdivision") in the City of Pewaukee created a 69,201 square foot outlot known as "Outlot 10" (the "Outlot") in the southwest section of the Subdivision. Outlot 10 was created due to the existence of an isolated wetland area that prohibited the ability to divide this area into single-family lots.

Because of the size, quality, and nature of the wetland area on Outlot 10, ownership of said outlot remained with the developer and the following notation was included on Page 3 of the Plat under the "Outlot Ownership" section:

4. OUTLOT 10 WILL BE RETAINED BY THE DEVELOPER TO POSSIBLY CONVERT TO ONE (1) OR TWO (2) FUTURE SINGLE-FAMILY LOTS. WETLAND FILLING ACTIVITIES ON SAID OUTLOT WILL REQUIRE APPROVAL FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION AND THE CITY OF PEWAUKEE.

Water and sewer laterals sufficient to service two (2) single-family lots were installed within Outlot 10 and connecting to the sewer and water mains as part of the original infrastructure work performed by the developer.

The developer has received a Nonfederal Wetland Exemption Determination from the WDNR for Outlot 10 (a copy of which is attached hereto) and desires to fill the wetland existing on Outlot 10 and record a Certified Survey Map ("CSM") in order to convert Outlot 10 into two (2) buildable, single-family lots. The preliminary CSM submitted herewith for approval meets all of the lot requirements for single-family lots in the Subdivision (i.e. minimum square footage requirements etc.) and the owner/petition seeks approval of the CSM to complete the conversion of Outlot 10 into two (2) single-family lots in order to construct single-family homes on each of the newly created lots.



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

REPORT TO THE PLAN COMMISSION

Meeting of August 15, 2019

Date: August 7, 2019

Project Name: Outlot 10 Still River Subdivision Certified Survey Map

Project Address/Tax Key No.: Not Assigned/PWC 0950102

Applicant: Craig Caliendo, Kings Way Homes

Property Owner: Outlot 10, LLC

Current Zoning: Rs-4 Single-Family Residential District

Proposed Zoning: Same

2050 Land Use Map Designation: Low - Medium Density Residential

Use of Surrounding Properties: Single-family residential to the north, east and west and vacant agricultural zoned land to the south

Project Description

The applicant filed a Certified Survey Map Application requesting to remove the outlot designation for Outlot 10 of the Still River Subdivision and divide the land into two separate single-family residential lots.

The Outlot is about 69,203 square feet (1.59-acres) and the applicant is proposing a lot size of 26,360 square feet (0.605 acres) for Lot 1 and 42,842 square feet (0.984 acres) for Lot 2.

The subject property is zoned Rs-4, which requires a minimum area of 20,000 square feet and a lot width of not less than 110 feet at the building setback line. Both proposed lots are in compliance with these requirements.

Outlot 10 was platted as an outlot on the Still River Subdivision Plat as it contains a wetland. However, the applicant recently received a letter from the Wisconsin Department of Natural Resources, dated June 24, 2019, stating that the 0.17-acre wetland is a nonfederal wetland and the applicant is able to proceed with the development of the two single-family lots. The letter also indicates that these proposed lots were included as part of the storm water management plan for the Still River Subdivision.

It should also be noted that the Still River Plat states, "Outlot 10 will be retained by the developer to possibly convert to one (1) or two (2) future single-family lots. Wetland filling activities on said outlot will require approval from the Wisconsin Department of Natural Resources, Waukesha County Department of Parks and Land Use-Planning and Zoning Division of the City of Pewaukee. The Developer, at its sole and exclusive option, hereby reserves the right, at any time, to contribute Outlot

10 to either: (1) One or both of the contiguous lot owners; (2) to all of the lot owners of the subdivision as an equal undividable fractional ownership.”

Recommendation

A motion recommending approval to remove the outlot designation of Outlot 10 of the Still River Subdivision Plat and approval of the 2 Lot Certified Survey Map for property located along Still River Drive bearing Tax Key No. 0950102.