



Planning Department

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

**PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, September 19, 2019
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 August 15, 2019
 3. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for the Fyzical Therapy and Balance Center Located at W229 N1416 Westwood Drive for the Purpose of Operating an Outpatient Physical Therapy Clinic (PWC 0959988008)
 4. Discussion and Action Regarding a Site Plan Amendment for R & R Insurance for a Detached Accessory Building Located in the Northeast Corner of Their Property at N14 W23900 Stone Ridge Drive (PWC 0954998027)
 5. Discussion and Possible Action Regarding Potential Land Uses Along Silvernail Road, Generally Including Properties From the New Vision Brethren in Christ Church Located at N14 W27995 Silvernail Road East to Meadowbrook Road
 6. Adjournment

Ami Hurd
Deputy Clerk

9/12/2019

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, 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: September 19, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of Meeting Minutes Dated August 15, 2019

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

8.15.19 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 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 June 20, 2019 and July 18, 2019

A motion was made and seconded (C. Wunder, T. Janka) to approve the June 20th, 2019 and July 18th, 2019 Plan Commission minutes. Motion Passed: 6-For, 0-Against, 1-Abstain (Linsmeier).

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

Mr. Fuchs stated this was a reconfiguration of three existing lots and three existing outlots. Lots one and two abut Glacier Road and are proposed to be rezoned to Rs-3 to accommodate for the lot size. The applicant is requesting that lot three be considered a double frontage lot and considering the south property line the front yard due to the lake. The Hillside Grove property line would be a side yard. If the Plan Commission does not agree with the owner's interpretation, then it would be a front yard as well, since it is abutting the public right-of-way. The applicant is requesting the side yard on the west property line be 25 feet to allow for a proposed home. If it is considered just front yard off Hillside Grove, that would make the west side a rear yard with a 35 foot setback.

Chairman Bierce opened the public hearing at 7:05pm.

The applicant, Mr. Bill Russo, stated the western side of the lot is the only buildable space.

Cory Prah (N40 W27575 Glacier Road) stated she owns the property from Glacier Road down to the lake to the west side of the Klatt and Russo properties. She stated lot three is in the upland conservancy and is within 1,000 feet of the lake, and is heavily wooded with priority trees. She stated she was objecting to a variance to get closer to her lot and questioned who the authority would be for cutting the trees on the lot.

Discussion took place regarding the removal of trees as relates to the various governing bodies.

The applicant, Ms. Tusca Russo, stated they have no interest in displacing any trees, and the area that they are going to build in is treeless. The driveway would not even be near Ms. Prah's site.

Chairman Bierce closed the public hearing at 7:20pm.

Mr. Fuchs mentioned that there may be a requirement to build turnaround at Hillside Grove Road, and the applicant will have to work with the Engineering Department to look at the grading.

Discussion then took place regarding the placement of the driveway.

Paul Galganski, representing Gary Klatt, questioned when the decision is made for what the setback is. He questioned if it was at the time the CSM was approved, or if it was when the rezoning was approved.

Mr. Fuchs felt it was a question of interpretation. He stated setbacks should be shown on the CSM the way the applicant wanted and the Plan Commission and Common Council could make the interpretation as to whether they see it as a double frontage lot because of the linkage with the outlot or not.

Mr. Klein stated he had discussed this lot in the past and this is the only spot on this lot that a home could be constructed on. The way this was subdivided, the only access is off of Hillside Grove Road, and it is oriented the way the property owner is saying it is, so this is the only way it would work.

Commissioner Bergman mentioned that he did not see some of the setbacks listed on the CSM and would like any motion for approval to require the surveyor to clearly mark all setbacks.

Mr. Fuchs clarified that because they were pushing the north property line of the proposed lot three 40 feet north, lots one and two are dropping under two acres.

A motion was made and seconded (K. Salituro, B. Bergman) to approve the rezoning from Rs-2 to Rs-3. Motion Passed: 7-For, 0-Against.

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)

A motion was made and seconded (B. Bergman, T. Janka) to approve the certified survey map conditioned on the surveyor defining all four setbacks for each lot. Motion Passed: 7-For, 0-Against.

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)

A motion was made and seconded (K. Salituro, D. Linsmeier) to approve the certified survey map with a 45 foot front yard setback from the east and south property lines, and a 25 foot side yard setback from the north and west property lines, with the appropriate notes made on the map. Motion Passed: 7-For, 0-Against.

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)

Mr. Fuchs stated this was a land combination and rezoning. There was a 66 foot remnant parcel that was reserved for potential access for subdivision development but it was not used so the developer is selling it. It will be combined with the adjacent homeowner's existing lot.

Chairman Bierce opened the public hearing at 7:48pm. There were no requests to speak and Chairman Bierce closed the public hearing at 7:48pm.

A motion was made and seconded (T. Janka, S. Sullivan) to approve the rezoning from Rs-6 to Rs-4. Motion Passed: 7-For, 0-Against.

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)

A motion was made and seconded (T. Janka, C. Wunder) to approve the certified survey map. Motion Passed: 7-For, 0-Against.

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)

Mr. Fuchs stated this was an existing outlot in the Still River subdivision and was always planned to be either subdivided, built as one lot or subdivided as two lots as the applicant is proposing. There is a wetland on the land, and they recently received DNR approval to fill it. The CSM will remove the outlot designation and subdivide the property into two buildable lots.

Craig Caliendo, owner of the outlot and developer of the subdivision, noted that when this was developed, they did run the water and sewer laterals there.

A motion was made and seconded (B. Bergman, T. Janka) to approve the certified survey map. Motion Passed: 7-For, 0-Against.

9. Adjournment

A motion was made and seconded (K. Salituro, C. Wunder) to adjourn the meeting at 7:54pm. Motion Passed: 7-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

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

DATE: September 19, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for the Fyzical Therapy and Balance Center Located at W229 N1416 Westwood Drive for the Purpose of Operating an Outpatient Physical Therapy Clinic (PWC 0959988008)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

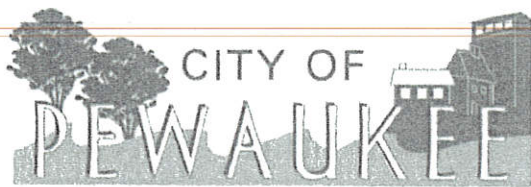
Description

Fyzical Therapy Conditional Use Permit

Fyzical Therapy Narrative

Fyzical Therapy B-5 District

Fyzical Therapy Staff Report



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
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fuchs@pewaukee.wi.us

PETITION FOR CONDITIONAL USE

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 for a Conditional Use Permit for the purpose of: Operating an outpatient physical therapy clinic in Suite 4 of the below listed property which is zoned B-5, highway district.

Legal description of property to be rezoned – Please attach.

Common property description or name: NA

Property Address: W229 N/416 Westwood Dr Tax Key Number(s): PWC 0959 988 008

Property owner(s) (Full Legal Name): Capitol Waukesha, LLC

Owner's Address: P.O. BOX 44507 City/State/Zip: Madison, WI 53744

Phone: 608-836-9777 Email: josh@capitolre.net

Applicant (Full Legal Name):

Name: Matthew Gibbons

Company: Physical Therapy and Balance Waukesha

Address: 360 S. Genesee St

City/State/Zip: Delafield, WI 53018

Phone: 608-219-6688

Email: mgibbons@physical.com

Contact Person (Full Legal Name):

Name: Same as Applicant

Company: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Conditional Use 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, business/use operational information, future development plans, site and building improvements, tentative development schedule, and estimated project value.
 - o Scaled drawings, as may be applicable, including, but not limited to; a site plan, grading/erosion control plan, preliminary storm water management plan, landscape plan, lighting plan, building elevations, colored renderings, sign details and natural resource delineations.
- ☐ 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.

Project Narrative for FYZICAL Therapy and Balance Waukesha at W229N1416 Westwood Dr.

This project is limited in scope to operating an outpatient orthopedic physical therapy clinic and balance center, FYZICAL Therapy and Balance Waukesha, at W229 N1416 Westwood Drive, Suite 4. This location is currently zoned B-5, highway district, which does not provide for a physical therapy clinic. However, we feel that the business is a good fit with the location as there are several family friendly businesses connected to and adjacent to this location and our business is family oriented as well. We have a strong history of treating Waukesha county families since 2012 specializing in sports injury and rehabilitation formerly as NX Level Physical Therapy and are now adding a balance center to meet the needs of an underserved population.

No external development, improvements or other changes will be undertaken with the exception of adding signage to the building that meets City of Pewaukee sign ordinances. Interior to the building, remodeling will be accomplished with plans to be submitted and approved by the city building inspector in compliance with all applicable ordinances and permits. Basic components will be adding a reception desk and waiting area, office and treatment rooms and any required electrical outlets and lighting. It is possible an additional restroom may be added to the existing facility based on expected personnel and client volume. All remodeling/renovations would take place prior to business opening which is scheduled for December 1st, 2019. Expected renovation costs are estimated to be \$60,000.

Employee count at time of occupation is expected to be 2 FTE's and 1 PTE. Expected growth over the next 2 years may increase this to a maximum of 4 FTE's and 2 PTE's. Client volume is estimated to be initially 15 clients per day increasing to a maximum volume of 36 clients per day. This volume however would be spread out over the course of the day generally seeing clients for 40 minute sessions and no more than 3 to 4 clients at any given time. There is abundant parking, with 78 spots onsite so this volume should not be an issue.

We view this as a long term relationship as we are executing a 7 yr lease with extensions and plan to be good community partners for many years. We are excited that the other businesses in this building have both been in place for 20 plus years and we want to add to that stable business environment.

In the unforeseen situation that we leave the location for any reason, no modifications will have been done to change the overall business environment or preclude resuming the original zoning.

17 .0421 B-5, HIGHWAY BUSINESS DISTRICT

The B-5, Highway Business District is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer service establishments which are logically related to and dependent upon highway traffic or which are specifically designed to serve the needs of such traffic.

a. Permitted Principal Uses

- (1) Auto sales/service (indoor).
- (2) Auto and truck accessory sales.
- (3) Building supply stores (enclosed storage).
- (4) Motels and hotels.
- (5) Restaurants. (no drive-thru)
- (6) Transit station.
- (7) Commercial Kennels. (Cr. 13-09)

b. Permitted Accessory Uses

- (1) Accessory garages for storage of licensed vehicles used in conjunction with the operation of the business or for occupants of the premises.
- (2) Off-street parking and loading areas.
- (3) (see Section 17.0700).

c. Conditional Uses

Uses similar in character to the above permitted uses and conducted as a business on the premises and catering to the general public. Also the following uses:

- (1) “Drive-in” and “fast food” establishments.
- (2) Fuel service stations with or without convenience stores and with no alcoholic beverage sales.
- (3) Motor vehicle sales and/or service.
- (4) Temporary or seasonal uses on vacant or principal use parcels.
- (5) Truck stop not for the purpose of transferring goods between trucks.
- (6) Trailer and tractor sales, rental and service.

d. Lot Area and Width

- (1) Lots shall have a minimum area of two (2) acres.
- (2) Lots shall be not less than 160 feet in width at the building setback line.

e. Building Height and Size (See Section 17.0210)

- (1) No principal building or parts of a principal building shall exceed one (1) story or 18 feet in height.
- (2) No accessory building shall exceed 18 feet in height.

f. Setback and Yards

- (1) There shall be a minimum building (or street) setback of 40 feet from the right-of-way of all streets.
- (2) There shall be a minimum side yard equal to the required side yard in the adjacent district, but not less than 15 feet.
- (3) There shall be a rear yard of not less than 25 feet.
- (4) All structures shall be set back a minimum of 75 feet from the designated 100 year recurrence interval (base flood) floodplain of all navigable streams and bodies of water and 25 feet from a designated wetland. (Also see subsection 17.0435)

g. Parking and Loading Space

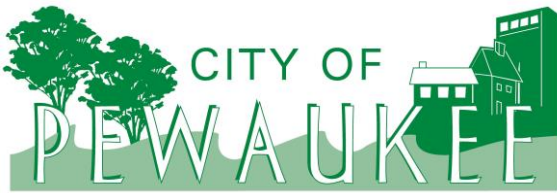
- (1) There shall be adequate paved off-street parking and loading space provided for every building/use approved by the City Plan Commission after August 1982 and such parking and loading areas shall be adequately screened as determined by the Plan Commission.
- (2) There shall be no parking or loading area within 30 feet of a street right-of-way.
- (3) (See Section 17.0600).

h. Minimum Utility Service

Electricity and public sanitary sewerage and water supply facilities.

i. Special Regulations

To encourage a business use environment that is compatible with the residential character of the City, Building and/or Zoning permits for permitted uses in the B-5 Highway Business District shall not be issued without prior review by and approval of the City Plan Commission. Said review and approval shall be concerned with adjacent existing and planned uses, need for public or private water supply and sanitary sewage disposal facilities, general site layout, building site and operation plans, ingress, egress, parking, loading and unloading, drainage, lighting, signage, screening and landscape plans.



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fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of September 19, 2019

Date: September 9, 2019

Project Name: Fyzical Therapy and Balance Waukesha Conditional Use

Project Address/Tax Key No.: W229N1416 Westwood Drive/PWC 0959988008

Applicant: Matthew Gibbons, Fyzical Therapy and Balance Waukesha

Property Owner: Capitol Waukesha, LLC

Current Zoning: B-5 Highway Business District

2050 Land Use Map Designation: Retail/Service Commercial

Use of Surrounding Properties: Commercial to the north, east and west and I-94 to the south

Project Description/Analysis:

The applicant, Matthew Gibbons of Fyzical Therapy and Balance Waukesha, filed a Conditional Use Permit requesting approval to locate within an existing tenant space at W229N1416 Westwood Drive.

The property is zoned B-5 Highway Business District and designated as Retail/Service Commercial on the City's Year 2050 Land Use/Transportation Map. The proposed use is not specifically listed within the B-5 District; however, Section 17.0421c. states that uses found similar in character to the permitted uses of the B-5 District may be allowed as a Conditional Use. The B-5 District is attached for review.

Furthermore, Section 17.0504 allows unspecified uses to proceed through the Conditional Use process.

17.0504 SPECIAL CONDITIONAL USES NOT SET FORTH IN DISTRICT REGULATIONS MAY BE ALLOWED, INCLUDING:

- a. All uses similar in character to the permitted uses on the premises, as determined by the Plan Commission, which meet the intent of the district but which are not specifically listed as permitted principal, accessory or conditional uses within the text of the zoning district classification or other section of this ordinance.

Section 17.0209d. also allows 'unclassified uses' to be permitted by the Plan Commission provided "that such uses are similar in character to the principal uses permitted in the zoning district and create no circumstances that would detrimentally affect adjacent properties."

Fyzical Therapy and Balance Waukesha is an outpatient orthopedic physical therapy clinic providing physical therapy, training and exercises to its clients.

The applicant is not proposing any exterior site or building modifications other than signage.

Note that 2017 Act 67 made changes regarding Conditional Use Permits (see requirements below). The applicant has provided detailed information related to the proposed business use and staff does not find that the proposed use would have any adverse impacts to the site, other existing uses or adjacent properties.

The applicant has indicated that signage will comply with all City sign standards and has provided a project narrative detailing the business operations relative to this location.

(de) Conditional use permits.

1. In this paragraph:

- a.** “Conditional use” means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
- b.** “Substantial evidence” means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2.

- a.** If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
 - b.** The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.
- 3.** Upon receipt of a conditional use permit application, and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.
 - 4.** Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.
 - 5.** If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

Recommendation

As it is anticipated that the use does not have any adverse impacts on the surrounding properties and is generally similar to commercial/service type uses, which are allowed in the B-5 District, a motion to recommend approval of the Conditional Use Application is recommended.

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

DATE: September 19, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Site Plan Amendment for R & R Insurance for a Detached Accessory Building Located in the Northeast Corner of Their Property at N14 W23900 Stone Ridge Drive (PWC 0954998027)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

R & R Insurance Site Plan Amendment

R & R Insurance Site Plan

R & R Insurance Building Plans

R & R Insurance Narrative

R & R Insurance Staff Report



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Pewaukee, Wisconsin 53072
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APPLICATION FOR SITE AND BUILDING PLAN REVIEW

TO THE HONORABLE MAYOR AND PLAN COMMISSION OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

The undersigned hereby petitions the Plan Commission of the City of Pewaukee, Waukesha County, Wisconsin for site and building plan review and approval to allow for: Storage shed at R&R Insurance.

Legal description of property to be rezoned – Please attach.

Common property description or name: B6-Mixed Use Business

Property Address: N14 W23900 Stoneridge Dr Tax Key Number(s): 0954998

Property owner(s) (Full Legal Name): Mikey Likes It, LLC

Owner's Address: N14 W23900 Stoneridge Dr City/State/Zip: Pewaukee, WI 53072

Phone: 262-574-7000 Email: michaelfranz@rrins.com

Applicant (Full Legal Name):

Name: Michael Franz

Company: R&R Insurance

Address: N14 W23900 Stoneridge Dr.

City/State/Zip: Pewaukee, WI 53072

Phone: 262-574-7000

Email: michaelfranz@rrins.com

Contact Person (Full Legal Name):

Name: Michael Seaman

Company: David J. Frank Landscape Contracting, Inc.

Address: N120 W21350 Freistadt Road

City/State/Zip: Germantown, WI 53022

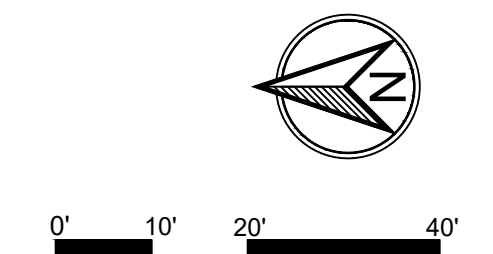
Phone: 262-255-4888

Email: mikes@davidjfrank.com

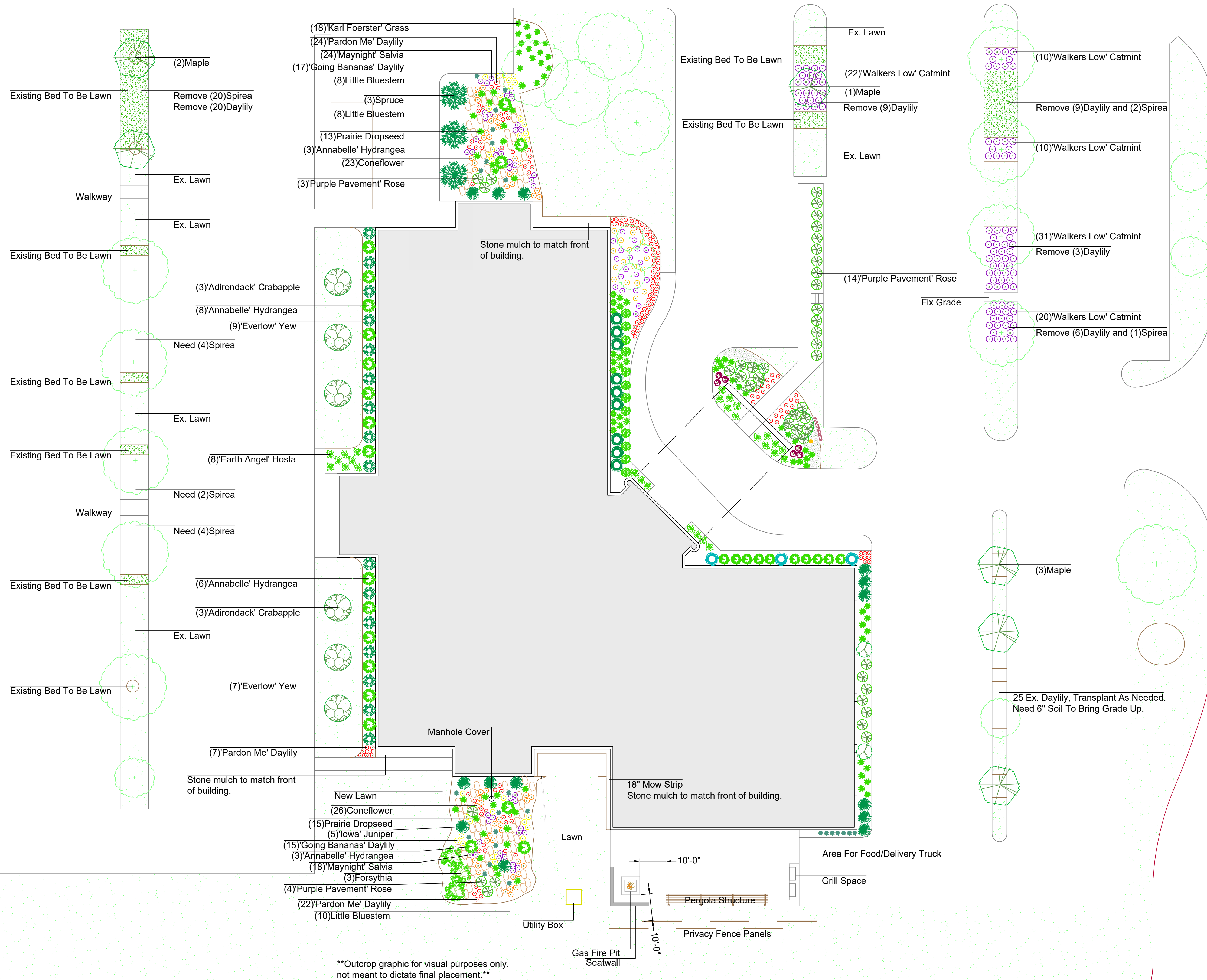
Site and Building Plan submittals must include and be accompanied by the following:

- ☐ This Application form accurately completed with original signatures.
- ☐ Application Filing Fee, payable to the City of Pewaukee:
 - o \$500.00 for new construction
 - o \$250.00 for amendments
 - o \$75.00 for minor amendments (staff review only)
- ☐ Five (5) complete collated sets of Application materials to include:
 - o A written project narrative detailing the request, business/use operational information, future development plans, site and building improvements, tentative development schedule, and estimated project value.
 - o Scaled drawings, as may be applicable, including, but not limited to; a site plan, grading/erosion control plan, preliminary storm water management plan, landscape plan, lighting plan, building elevations, colored renderings, sign details and natural resource delineations.
- ☐ 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.

Δ	DATE	DESCRIPTION
1	8/27/19	Shed



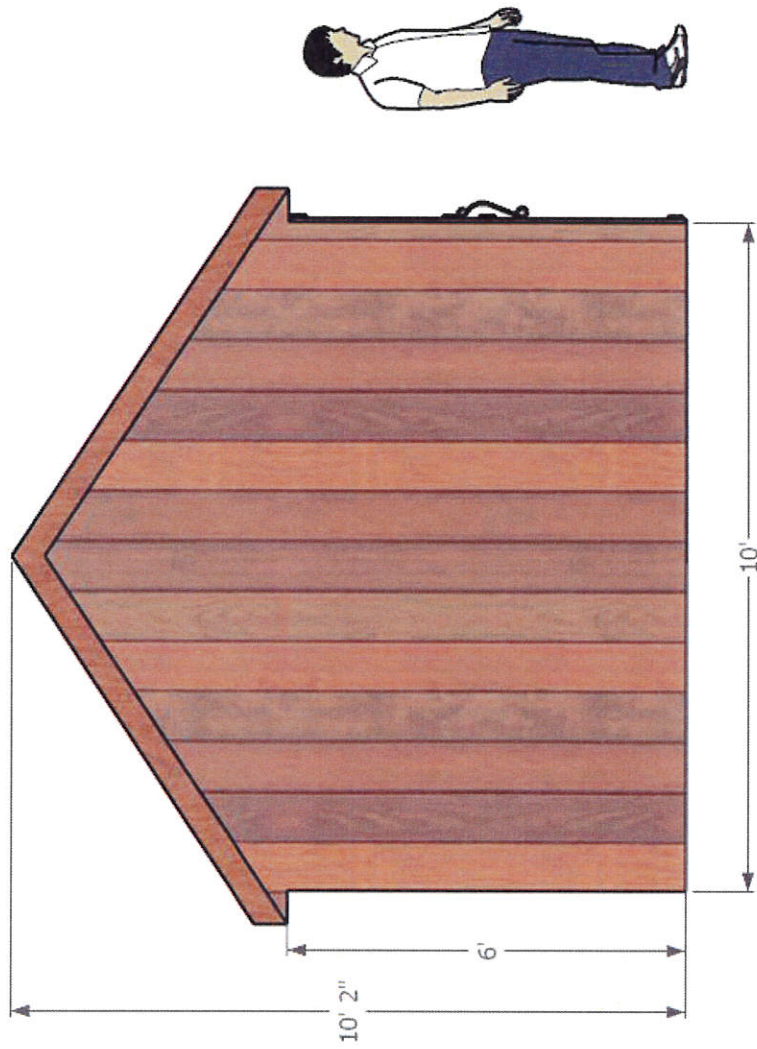
Storage
Shed



**Outcrop graphic for visual purposes only,
not meant to dictate final placement.**







R&R Insurance Shed Project Narrative

R&R Insurance would like to construct a storage shed in the back NE corner of their property to store outdoor items, such as tables, chairs, and grills, when they are not in use and over the winter months. The shed will be 10'x20' and sit on a poured concrete foundation. The frame will be constructed of 2"x4" lumber, the siding will be cedar boards with vertical joints, and the roof will be black shingles. The cedar siding will be painted a color called Cedar Bark by Sherwin Williams which is the same color as their dumpster corral. There will be a set of double doors that open towards the parking lot for access off the existing pavement.

Thank you,

Michael Seaman, PLA

David J. Frank Landscape Contracting, Inc.



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Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of September 19, 2019

Date: September 9, 2019

Project Name: R&R Insurance Site Plan Amendment

Project Address/Tax Key No.: N14W23900 Stone Ridge Drive/PWC 0954998027

Applicant: Michael Seaman, David J. Frank Landscape Contracting

Property Owner: Mikey Likes It, LLC

Current Zoning: B-6 Mixed Use Business District

2050 Land Use Map Designation: Office Commercial

Use of Surrounding Properties: Pilgrim's Rest Cemetery to the north, Office/Commercial to the south, east and west

Project Description/Analysis:

The applicant has filed a Site Plan Amendment Application requesting approval of a detached accessory building located in the northeast corner of the property at N14W23900 Stone Ridge Drive. The principal building is occupied by R&R Insurance, which recently received staff approval of other minor site modifications including landscaping changes and an exterior patio area to the west of the building.

Staff finds that the addition of a separate, detached storage building on the property is a more substantial change and requires Plan Commission review, particularly as a nonresidential office development.

The proposed accessory building is 10' x 20' (200 square feet) and will be used to store outdoor seasonal items, such as tables, chairs and grills during winter months. The shed will consist of cedar siding and black asphalt shingles.

The building conforms to the B-6 District minimum setbacks and development standards. Additionally, according to the applicant, the site continues to meet the City's minimum 40% greenspace requirement.

It should also be noted that per Section 17.0902b. (below) the Plan Commission may, at its discretion, require additional screening of the accessory building. In this case, the shed is situated on the back corner of the site away from Highway 164 and Stone Ridge Drive. Busse Road is located to the north and east of the site as well and is the nearest public right-of-way; however, it is anticipated that existing vegetation will screen the shed from view.

b. Accessory Uses and detached accessory structures shall not be allowed in a yard setback area as prescribed in the appropriate zoning district classification text or as otherwise set forth herein. All detached accessory structures or uses shall not be closer than ten (10) feet from any other structure on the property and, shall not exceed 18 feet in height. When in the judgment of the Zoning Administrator or Plan Commission, it is determined that due to the configuration of the lot or principal or accessory structures on the lot, such accessory uses or structures are or may become a visual or audible nuisance, they shall require the owner of such accessory uses or structures to screen them by use of dense vegetation, aesthetic fencing, structural barriers, or a combination thereof based on a specific plan drawn to scale. Garden equipment buildings less than 121 square feet in area may be allowed in a rear yard, and ground or wall mounted HVAC equipment or satellite communication equipment may be allowed in the side or rear yard areas of a property by the Zoning Administrator, but no closer than five (5) feet from the adjacent property boundary or an easement and they must be fully screened from view or as prescribed by the Plan Commission.

In review of the City's Principles and Standards for the Aesthetic Evaluation of Site and Building Projects, the only standard which specifically references 'accessory buildings' is below for Plan Commission consideration.

17.0210e.(1) STANDARD NO. BD-1

Principle and accessory buildings presented for review shall be carefully designed so as to compatibly integrate architectural style, size, shape, building material, color and texture, landscaping, lighting and signage.

Recommendation:

A motion to recommend approval of the proposed Site Plan Amendment to allow for the construction of an accessory building for the property located at N14W23900 Stone Ridge Drive.

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

DATE: September 19, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding Potential Land Uses Along Silvernail Road, Generally Including Properties From the New Vision Brethren in Christ Church Located at N14 W27995 Silvernail Road East to Meadowbrook Road

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Silvernail Road Staff Report

Silvernail Aerial Map

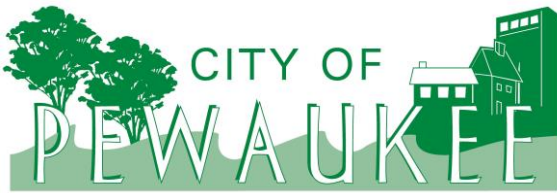
Silvernail 2050 CMP Land Use Map

SEWRPC Isolated Natural Resource Area

Silvernail CMP A Boundary Map

Silvernail WDNR Map

Silvernail Zoning Map



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

REPORT TO THE PLAN COMMISSION

Meeting of September 19, 2019

Date: September 10, 2019

Project Name: Consideration of potential future land uses along Silvernail Road, generally including properties from the New Vision Brethren-Christ Church located at N14W27995 Silvernail Road east to Meadowbrook Road

Project Address/Tax Key No.: Multiple Properties (see attached maps)

Current Zoning: See attached zoning map

2050 Land Use Map Designation: See attached future land use map

Introduction/Analysis:

City staff was recently approached by two property owners regarding potential commercial uses for their properties located along Silvernail Road. As such, staff has discussed this area internally, considering the appropriateness for nonresidential development. Currently this area is primarily zoned for single-family residential use and designated as Low-Medium Density Residential on the City's Year 2050 Land Use/Transportation Map.

Considering the recent discussions with the property owners, staff is requesting Plan Commission consideration and input of potential future land uses for this area. Staff finds that this area should be looked at in its entirety, opposed to parcel by parcel or upon request by an individual property owner.

Currently there are only two nonresidential uses along this stretch of Silvernail Road, including the New Vision Brethren-Christ Church (N14W27995 Silvernail Road) and Interstate Printing (N14W27545 Silvernail Road). However, commercial land uses may be appropriate given this area's location, proximity to I-94, and the noise from the highway traffic.

Attached are maps including an aerial, existing 2050 land use, existing zoning, a WDNR Map, and SEWRPC map for review and consideration. Also attached is a potential boundary separating the conceptual commercial area from the existing single-family residential zoned properties.

The total area identified by staff is approximately 67 acres; however, there are steep slopes, a SEWRPC Isolated Natural Resource Area, and other factors that may cause certain areas to not be buildable.

If this area were to develop commercially, staff would anticipate small office type developments to occur. Most likely the City may see existing single-family homes converted to offices, opposed to homes being razed and new buildings constructed.

Staff would also note that few conflicts would be anticipated between office uses and the existing single-family residential. Office uses would not have an adverse impact on existing single-family uses

and would lend itself to allowing for a long-term transition or a mix of office and single-family uses existed together in the foreseeable future. Further, the single-family residential uses to the south of the commercial area shown on the attached map are primarily uphill and behind a tree line that would provide a natural buffer between uses.

The most significant issue is the lack of public infrastructure within this area. Staff would not recommend serving any proposed commercial development with private systems. Further, the existing single-family residential subdivisions are in need of public sewer and water facilities.

It should be noted that all business/commercial zoning districts (B-1 through B-6) require public sewer and water facilities, except for the B-3 District (see below). Contemplating office uses for this area, it is likely that the area be rezoned to the B-4 District. Therefore, any development that occurs would require the extension of and connection to these facilities, unless otherwise allowed by the Common Council.

B-1 & B-2 & B-4 & B-5 & B-6

Electricity and public sanitary sewerage and water supply facilities.

B-3

Electricity, public water supply and an approved sanitary waste water collection, treatment and/or disposal system. All uses shall be connected to public utility facilities when made available to the site.

Engineering Department staff, at the July 15, 2019 Common Council meeting, requested permission to contact Lake Pewaukee Sanitary District (LPSD) regarding the possibility to serve this area. This discussion considers the entire unserved area, not just the properties along Silvernail Road. An excerpt from these meeting minutes is below. Additional information can be found online within the July 15th meeting packet. Staff is continuing to prepare and have that discussion with LPSD.

Common Council meeting minutes – July 15, 2019

9. Discussion and Possible Action Related to the Planning of Municipal Sewer and Water to the City of Pewaukee Properties South of I-94 and West of Meadowbrook Road Mr. Weigel stated this is the area south of I-94 and west of Meadowbrook Road. He said there has been a development proposal along Silvernail Road which has caused the City to look at sewer availability in that area. He stated it is in the Pewaukee planned sanitary sewer service area as defined by SEWRPC but does not specifically state who would be responsible. Given the topography of the area it was thought the City of Waukesha would be a more viable option, but now that they are in the Great Lakes compact service area it doesn't appear to be an option any longer. Mr. Weigel asked to be allowed to talk to Lake Pewaukee Sanitary District (LPSD) to see if they had enough sewer capacity for this area.

Ms. Brown stated there are major issues in this area; people are pumping raw sewage into the ditch and the roads are horrible. She said something needs to be determined in order to move forward in this area.

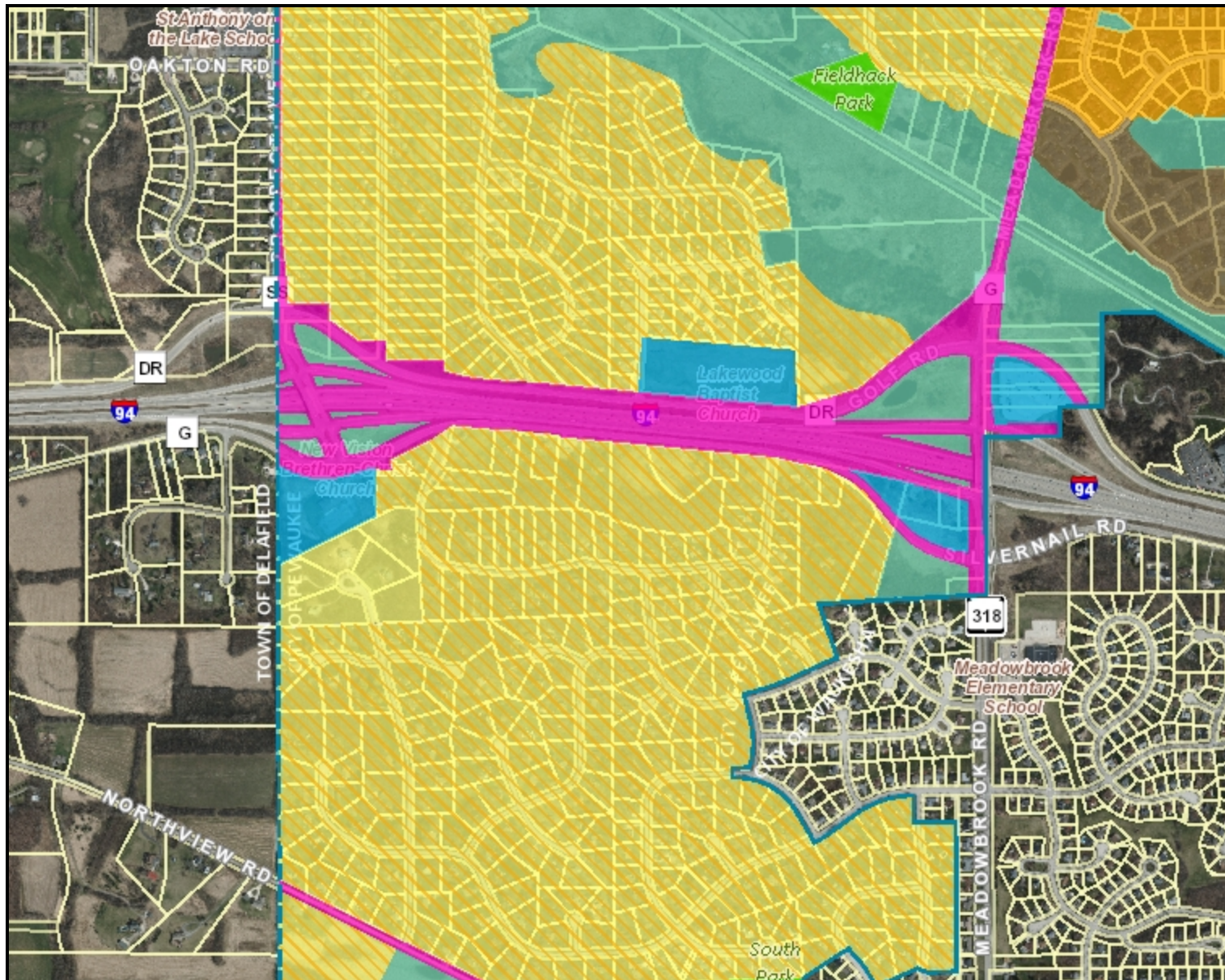
A motion was made and seconded, (J. Kara, R. Grosch) to authorize City professional staff to contact the LPSD to inquire whether or not there is sewer capacity in the southwest area of the City of Pewaukee. Motion Passed: 5-For, 1-Against (B. Bergman)

Recommendation:

Discussion and direction related to the potential land uses for properties located along Silvernail Road, generally including properties from the New Vision Brethren-Christ Church located at N14W27995 Silvernail Road east to Meadowbrook Road.



Waukesha County GIS Map



Legend

- Civil Division Boundary
- 2050 Land Use
 - Water
 - Agriculture
 - Public or Private Park and R
 - Floodplains, Lowland & Upla Natural Areas
 - Low Density Residential (> ;
 - Low-Medium Density Reside
 - Medium Density Residential
 - High Density Residential (< (
 - Office Commercial
 - Mixed Office/Retail Commer
 - Retail/Service Commercial
 - Transportation/Utilities
 - Governmental/Institutional
 - Manufacturing/Fabrication/W
 - Mining
 - Transition
- 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

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Notes:

Printed: 8/15/2019





- Legend**

 -  Civil Division Boundary
 -  Parks
 - Assessment Data
 - Environmental Corridors_2K
 -  Water
 -  Isolated Natural Resource Area
 -  Isolated Natural Resource Area Water
 -  Primary Env. Corridor
 -  Primary Env. Corridor Water
 -  Secondary Env. Corridor
 -  Secondary Env. Corridor Water
 - 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

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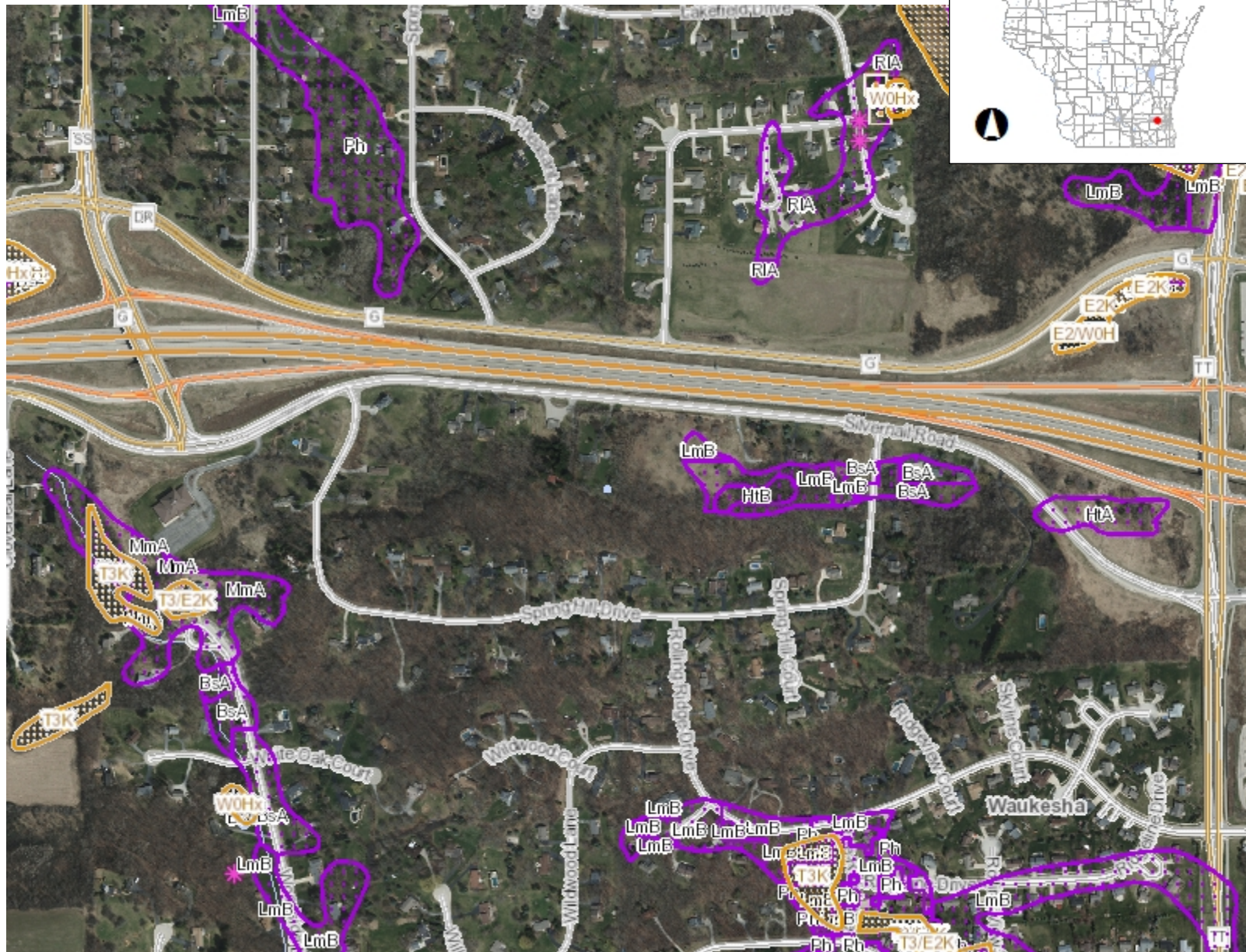
Notes:

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Surface Water Data Viewer Map



Legend

- Wetland Identifications and Confirmations
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
- Filled Points
- Wetland Class Areas
 - Wetland
 - Upland
- Filled Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
- Filled Points
- Wetland Class Areas
 - Wetland
 - Upland
- Filled Areas
- NRCS Wetspots
- Maximum Extent Wetland Indicators
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads

Notes

0.3 0 0.13 0.3 Miles

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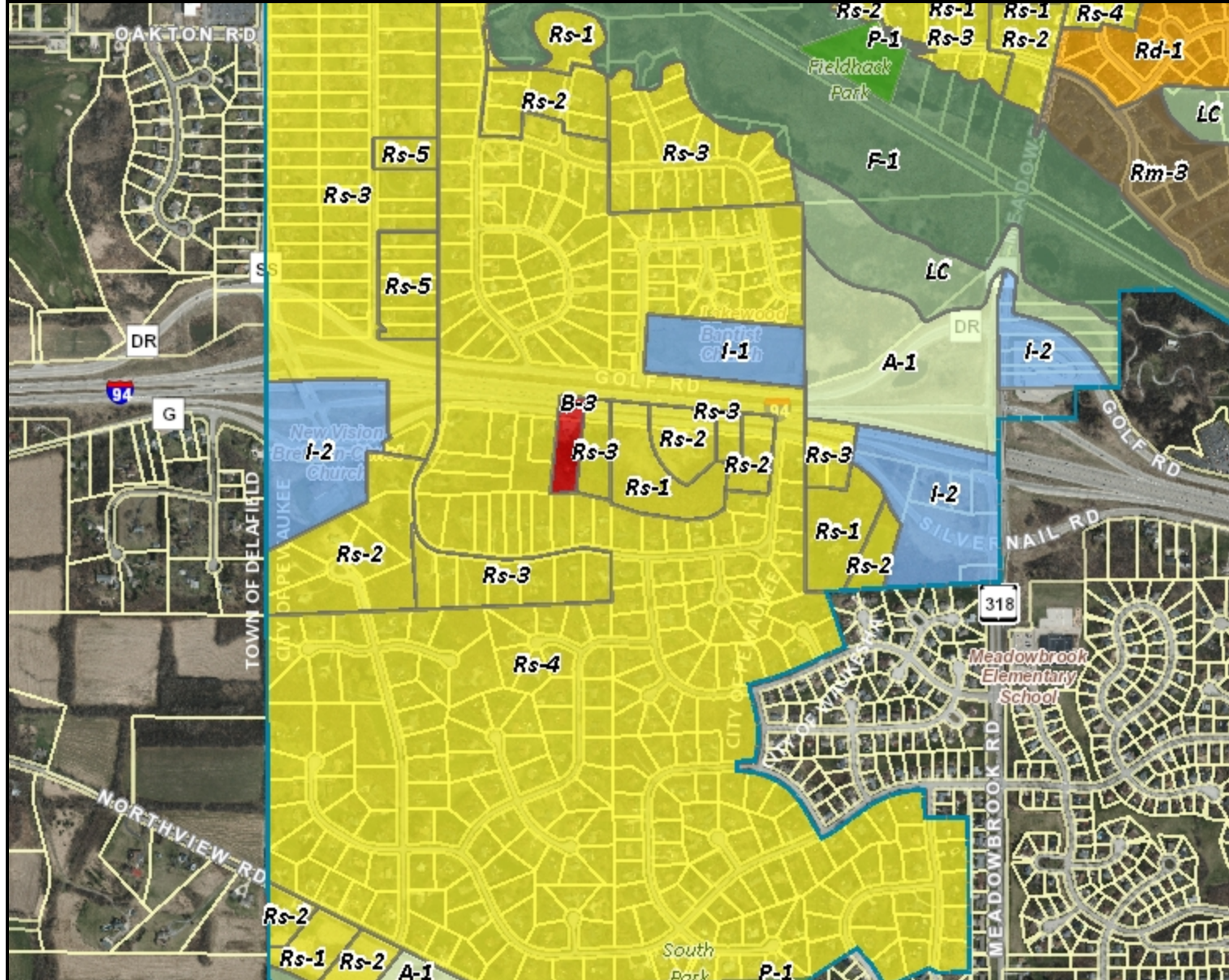
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Page 7 of 8

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Waukesha County GIS Map



Legend

- Civil Division Boundary
- Parks
- Assessment Data**
- Zoning**
 - A-1 Agricultural
 - A-2 Agricultural
 - Rs-1 Single Family
 - Rs-2 Single Family
 - Rs-3 Single Family
 - Rs-4 Single Family
 - Rs-5 Single Family
 - Rs-6 Single Family
 - Rs-7 Single Family
 - Rd-1 Two Family
 - Rd-2 Two Family
 - Rm-1 Multi-Family
 - Rm-2 Multi-Family
 - Rm-3 Multi-Family
 - B-1 Neighborhood
 - B-2 Community
 - B-3 General
 - B-4 Office
 - B-5 Highway
 - B-6 (Mixed Use)
 - M-1 Gen. Wholesale/Wareh
 - M-2 Limited Industrial
 - M-3 General Industrial
 - M-4 Industrial Park
 - M-5A Long-term Mineral Ext
 - M-5B Short-term Mineral Ext
 - M-6 Mixed Industrial
 - I-1 Urban
 - I-2 Rural
 - P-1 Park and Open Space
 - UC Upland Conservancy
 - LC Lowland Conservancy
 - F-1 Floodplain
- Parcels**
- Plats**
- Retired Parcels**
- Retired Plats**
- Municipal Boundary_2K

0 1,064.62Feet

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Notes:

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