



Office of the Clerk/Treasurer

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

**COMMON COUNCIL
MEETING NOTICE AND AGENDA**

Monday, July 20, 2020

6:00 PM

INGLESIDE HOTEL - Lake Country Ballroom
2810 Golf Road ~ Pewaukee, Wisconsin

-
1. Call to Order and Pledge of Allegiance
 2. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your District Alderperson prior to the meeting.
 3. Consent Agenda
 - 3.1. Approval of the Common Council Listing Dated July 20, 2020
 - 3.2. Approval of **Resolution 20-07-12** Pertaining to the City's Compliance Regarding NR 208 Maintenance
 - 3.3. Concur with the Employee Services Committee on their Recommendation to Approve Changing the Appraiser Position to Deputy Assessor in the Assessor's Department and Approving the Deputy Assessor Job Description.
 - 3.4. Concur with the Mayor's Recommendation to Reappoint Del Kaatz to the Joint Park & Recreation Board for Another 3-Year Term
 - 3.5. Concur with the Plan Commission Recommendations Dated July 16, 2020 Regarding Applications for Outdoor Activity on Premises Where Alcoholic Beverages are Consumed
 - 3.5.1 Michael's House of Prime
 - 3.5.2 Smokey's Musky & Bait Shop
 - 3.5.3 Boomers Sports Pub & Grill
 - 3.5.4 Waukesha Gun Club
 - 3.6. Concur with the Plan Commission Recommendation Dated June 18, 2020 Regarding Applications for Outdoor Activity on Premises Where Alcoholic Beverages are Consumed
 - 3.6.1 5 O'clock Club
 - 3.6.2 Curly's Waterfront
 - 3.6.3 Doc's Dry Dock
 - 3.6.4 Edgewater of Pewaukee
 - 3.6.5 Gina's Sports Dock
 - 3.6.6 The Station
 - 3.6.7 Wonderland Tap
 4. Discussion and Possible Action Regarding the Chicago, Lincoln, Oak, & Peninsula Project, Specifically Related to the Connection to the Public Main and Abandonment of the Existing Private

Wells Policies [Wagner]

5. Discussion and Possible Action to Award the Contract for the Wispark Reservoir Roof Repair to Lowest Qualified Bidder, J.H. Hassinger, Inc., in the Amount of \$254,637.00 and Reallocate \$332,000 to the Project [Wagner]
6. Discussion and Possible Action to Award the Contract for the Northview Road Rehabilitation to the Lowest Qualified Bidder, Fahrmer Asphalt Sealers, LLC in the amount of \$85,939.20 and Reallocate Funds [Wagner]
7. Discussion and Possible Action Regarding the Village of Pewaukee Northwest Area Sanitary Sewer Study to Service the Northwest Quadrant of the City of Pewaukee Including Reallocation of Funds [Wagner]
8. **PUBLIC HEARING**, Discussion and Possible Action Regarding the Plan Commission Recommendations to Approve the Conditional Use Permit for Michael's House of Prime Located at W278 N2316 Prospect Avenue (PWC 0935-039) to Add Outdoor Seating and Outdoor Music to Their Existing Restaurant Operations [Fuchs]
9. Discussion and Possible Action Regarding **Ordinance 20-06** (*Second Reading*) Rezoning the property on Bluemound Road (PWC 0951-995-001) From Rs-1 Single-Family Residential to M-1 General Wholesale Business/Warehouse District (Lot 1 of the Concurrently Filed Certified Survey Map) and Rs-3 Single-Family Residential (Lot 2 of the Concurrently Filed Certified Survey Map) for the Purpose of Constructing a Landscape and Handyman Building on Proposed Lot 1 and a Future Single-Family Residential Building on Proposed Lot 2 as requested by Arce Handyman LLC [Fuchs]
10. **PUBLIC HEARING**, Discussion and Possible Action Regarding the Plan Commission Recommendations Related to a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for Arce Handyman LLC for Property Located on Bluemound Road (PWC 0951-995-001) From Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 1); and From Manufacturing/Fabrication/Warehousing to Medium Density Residential (6,500 SQ. Ft. - 1/2 AC./Dwelling Unit) and Floodplains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 2) [Fuchs]
11. Discussion and Possible Action Regarding a Certified Survey Map for Arce Handyman LLC for Property on Bluemound Road (PWC 0951-995-001) for the Purpose of Subdividing an Existing Lot [Fuchs]
12. **PUBLIC HEARING**, Discussion and Possible Action Regarding the Plan Commission Recommendations for a Conditional Use Permit and Site and Building Plans for Arce Handyman LLC for Property Located on Bluemound Road (PWC 0951-995-001) for the Purpose of Constructing a Combined Warehouse/Office Building for a Landscape and Handyman Service Company [Fuchs]
13. Discussion and Possible Action Regarding a Certified Survey Map for the Purpose of Combining Two Lots Into One for the Proposed Building Addition and Site Modifications to Lindner Logistics Located at W229 N1492 Westwood Drive (PWC 0958-979-007 & PWC 0959-988-009) [Fuchs]
14. **PUBLIC HEARING**, Discussion and Possible Action Regarding the Recommendations of the Plan Commission to Approve the Conditional Use Permit for Valor Aquaponics Located at N15 W22180 Watertown Road (PWC 0960-999-015) for the Purpose of Operating an Indoor Aquaponics Farm for the Production of Organic Vegetables and Fish [Fuchs]
15. Discussion and Possible Action Regarding **Ordinance 20-02** Rezoning the Property Located at N28 W25206 Bluemound Road (PWC 0925-994-004 & PWC 0925-990-002) from Rs-3 Single-

Family Residential to B-4 Office District and LC Lowland Conservancy for the Purpose of Constructing a 24,000 Square Foot Two-Story Office Building as Requested by Green Acres, LLC [Fuchs]

16. **PUBLIC HEARING**, Discussion and Possible Action Regarding the Plan Commission Recommendations for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for Green Acres, LLC for Property Located at N28 W25206 Bluemound Road (PWC 0925-994-004 & PWC 0925-990-002) from Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D. U.) to Office Commercial and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas [Fuchs]
17. Discussion and Possible Action Regarding a Certified Survey Map for Green Acres, LLC for Property Located at N28 W25206 Bluemound Road (PWC 0925-994-004 & PWC 0925-990-002) for the Purpose of Constructing a 24,000 Square Foot Two-Story Office Building [Fuchs]
18. Discussion and Possible Action to Approve **Ordinance 20-04** Regarding Proposed Amendments to Chapter 17 of the City of Pewaukee Zoning Ordinance Including Striking a Portion of Sub-section 17.0706c Related to Digital Signs; Adding New Sub-section 17.0706d and Re-lettering the Subsequent Sections Accordingly Related to Adding Electronic Message Boards Signs as Permitted Under Certain Conditions; and Striking a Portion of Sub-section 17.0711 Related to Lighting, Design and Color [Fuchs]
19. Discussion and Possible Action Regarding **Ordinance 20-05** Amending Chapter 17 of the City of Pewaukee Zoning Ordinance Including Sub-Sections 17.0207b, 17.0301e, 17.0435d, 17.0435e(7) (f)iii, 17.0435l(5), 17.0436 and 17.0717 Related to the Deletion of Appendices A-1, A-2, A-3 and A-4 [Fuchs]
20. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your district Alderperson prior to the meeting.
21. Adjournment

Kelly Tarczewski
Clerk/Treasurer

July 17, 2020

NOTICE

This in-person meeting will have the option to attend virtually or by phone due to the Governor's Emergency Safer At Home order due to the COVID-19 virus.

To attend this meeting virtually or by phone please stop by Pewaukee City Hall or contact Kelly Tarczewski, City Clerk, 262-691-0770, tarczewski@pewaukee.wi.us **before 3 P.M. on the date of the meeting** for directions. Meeting materials are available at <https://pewaukee.novusagenda.com/AgendaPublic/>.

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 Clerk/Treasurer, Kelly Tarczewski, at (262) 691-0770 three business days prior to the meeting so that arrangements may be made to accommodate your request.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.1.**

DATE: July 20, 2020

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of the Common Council Listing Dated July 20, 2020

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.2.**

DATE: July 20, 2020

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of **Resolution 20-07-12** Pertaining to the City's Compliance Regarding NR 208 Maintenance

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.3.**

DATE: July 20, 2020

DEPARTMENT: Employee Services

PROVIDED BY:

SUBJECT:

Concur with the Employee Services Committee on their Recommendation to Approve Changing the Appraiser Position to Deputy Assessor in the Assessor's Department and Approving the Deputy Assessor Job Description.

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Deputy Assessor Job Description

City of Pewaukee Job Description

Job Title: Deputy Assessor
Department: Assessor
FLSA Status: Non-Exempt
Prepared Date: July 2020

GENERAL DEFINITION:

Performs technical and professional work appraising personal property, improved and unimproved real property to determine the assessed value to be entered upon the City Assessment Roll in compliance with Wisconsin State Statutes, and related work as apparent or assigned. Work is performed under the general direction of the City Assessor.

QUALIFICATION REQUIREMENTS

To perform this job successfully, an individual must be able to perform each essential function satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

ESSENTIAL DUTIES AND RESPONSIBILITIES includes but not limited to the following:

- Measure, List and Value, Commercial, Residential, Vacant Land and Personal Property.
- Interviews persons familiar with real and personal property and immediate surroundings, such as contractors, home owners, and other realtors to obtain pertinent information.
- Inspect and assess personal property for occupancy and assessable equipment, leasehold improvements and other such items
- Discovers new, changes and deleted personal property accounts and prepares personal property forms for mailing to all appropriate businesses.
- Digitally sketch all new and existing construction using digital software and obtain all property attributes from property blueprints and building inspection records
- Inspect and value vacant lands to determine eligibility for real estate and use-value assessment
- Inspect real estate and determine construction quality, condition, and functional design and obtain property building measurements when necessary.
- Considers factors such as depreciation, reproduction costs, value comparison of similar property, and income potential when computing final estimation of property value.
- Considers location and trends or impending changes that could influence future value of property.
- Searches public records for transactions, such as sales, leases, and assessments.
- Obtain photographs in person and via various websites of interior and exteriors of property to assist in estimating property value, to substantiate findings, and to complete appraisal report.
- Inputs data into system and prepares written report(s) and submits report(s) to corroborate value established.
- Provides assistance to the City Assessor as requested, including researching and assistance in Board of Review case preparation; conducting open book reviews; providing information to taxpayers, brokers, attorneys, etc.
- Assists in the preparation of statutory reports and supporting documentation for the Wisconsin Department of Revenue.
- Other duties as assigned.

EDUCATION and/or EXPERIENCE

Associate Degree in Property Assessment, real estate related field, or appraisal coursework (Bachelor's preferred) and three years' experience in the assessment, appraisal, or real estate field or any combination of education and experience that provides equivalent knowledge, skills and abilities.

City of Pewaukee Job Description

LANGUAGE ABILITY AND INTERPERSONAL COMMUNICATION SKILLS

- Ability to effectively communicate in English in oral and written form.
- Ability to comprehend and interpret a variety of documents such as blueprints, architectural drawings, statements of personal property, income statements, property record cards, Real Estate Transfers and Deeds.
- Ability to prepare a variety of documents such as personal property summaries, appraisals, sale ratio analysis, and using prescribed format and conforming to all rules of punctuation, grammar, diction and style.
- Ability to use and interpret a variety of publications such as the Wisconsin Property Assessment Manual, Chapter 70 of Wisconsin State Statutes, zoning, aerial, tax key wetland and flood plain maps.
- Ability to communicate effectively with taxpayers, attorneys, realtors, appraisers and the Board of Review and to convey or exchange information and receiving instructions from the City Assessor.

TECHNICAL SKILLS

- Working knowledge of Market Drive CAMA (computer assisted mass appraisal) software and standard Windows applications: Word, Excel and Access.
- Ability to operate a variety of equipment such as an automobile, computer, printer, drafting instruments, tape measures, calculators, photocopying machines, digital camera and telephones.

MATHEMATICAL SKILLS

Ability to add, subtract, multiply and divide: perform calculations using decimals, percentages, and algebraic equations; utilize principles of geometry.

CERTIFICATES, LICENSES, REGISTRATIONS

Must be certified by the State of Wisconsin Department of Revenue as an Assessor II.

Must possess a valid /Wisconsin driver's license and an acceptable driving record. May be required to provide a personal vehicle for use on the job.

PHYSICAL DEMANDS AND WORKING CONDITIONS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job.

While performing the duties of this job, the employee is regularly required to sit; use hands to finger, handle, or feel objects, tools, or controls; and talk or hear. The employee is regularly required to stand, walk, and reach with hands and arms. The employee must occasionally lift and/or move up to 25 pounds. Specific vision abilities required by this job include close, distance, and peripheral vision, depth perception and the ability to adjust focus.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job.

Work is performed in an office environment and outdoors in varying weather conditions with hazards associated with construction sites. Requires working under stressful conditions and irregular hours. Constant contact with all facets of the public, including complaining parties, and others who may display a full range of emotional behavior.

City of Pewaukee Job Description

SELECTION GUIDELINES

Formal application, rating of education and experience; oral interview and reference check; job related tests may be required.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change. The City of Pewaukee retains and reserves any and all rights to change, modify, amend, add to or delete from any section of this position description.

The City of Pewaukee is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the City will provide reasonable accommodations to qualified individuals with disabilities.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.4.**

DATE: July 20, 2020

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Concur with the Mayor's Recommendation to Reappoint Del Kaatz to the Joint Park & Recreation Board for Another 3-Year Term

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.5.**

DATE: July 20, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Concur with the Plan Commission Recommendations Dated July 16, 2020 Regarding Applications for Outdoor Activity on Premises Where Alcoholic Beverages are Consumed

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Michael's House of Prime Application

Michael's House of Prime Map

Smokey's Application

Boomer's Application

Boomer's Changes

Waukesha Gun Club Application

2020 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS MAY 8th, 2020

ANNUAL FEE: \$30

Buckley Brothers Family LLC,
Name of Business
DBA Michael's House of Prime
W278 N 2316 Prospect Ave
Address of Business PWL 0935039

Rick Buckley
Contact Person / Agent for the Business

EDGEWOOD Adventure, LLC
Owner of the Property

Commercial
Property Zoned
Pewaukee, WI 53072
City Zip

(414) 303-7599
Phone Number

(414) 795-4443
Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<u>11:30 AM / 1:00 AM</u>	<u>Closed</u>	<u>11:30 AM / 1:00 AM</u>	<u>11:30 AM / 1:00 AM</u>	<u>11:30 AM / 1:00 AM</u>	<u>11:30 AM / 1:00 AM</u>	<u>11:30 AM / 1:00 AM</u>

List Proposed Start to Finish Times on Each of the Days

(Please mark "N/A" if not applicable)

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:30 / 10:00	Closed	11:30 / 10:00	11:30 / 10:00	11:30 / 10:00	11:30 / 10:30	11:30 / 10:30

TYPE OF AREA				
<input type="checkbox"/> DECK	<input type="checkbox"/> PATIO	<input checked="" type="checkbox"/> GARDEN	<input type="checkbox"/> DESIGNATED SMOKING AREA	<input type="checkbox"/> OTHER
Square Footage of Area	Square Footage of Area	Square Footage of Area 2500sqft	Square Footage of Area	Square Footage of Area
Seating Capacity	Seating Capacity	Seating Capacity 45	Seating Capacity	Seating Capacity

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:30 / 9:00	Closed	11:30 / 9:00	11:30 / 9:00	11:30 / 9:00	11:30 / 10:00	11:30 / 10:00
<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input checked="" type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input checked="" type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input checked="" type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input checked="" type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input checked="" type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input checked="" type="checkbox"/> Unamplified

Sound: Please list how many speakers you will have and on your site plan indicate where they will be located and where the sound is directed.

We would have two speakers to be used as background music. Speakers would be pointed toward the north. On occasion, we may employ one or two musical performers

Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

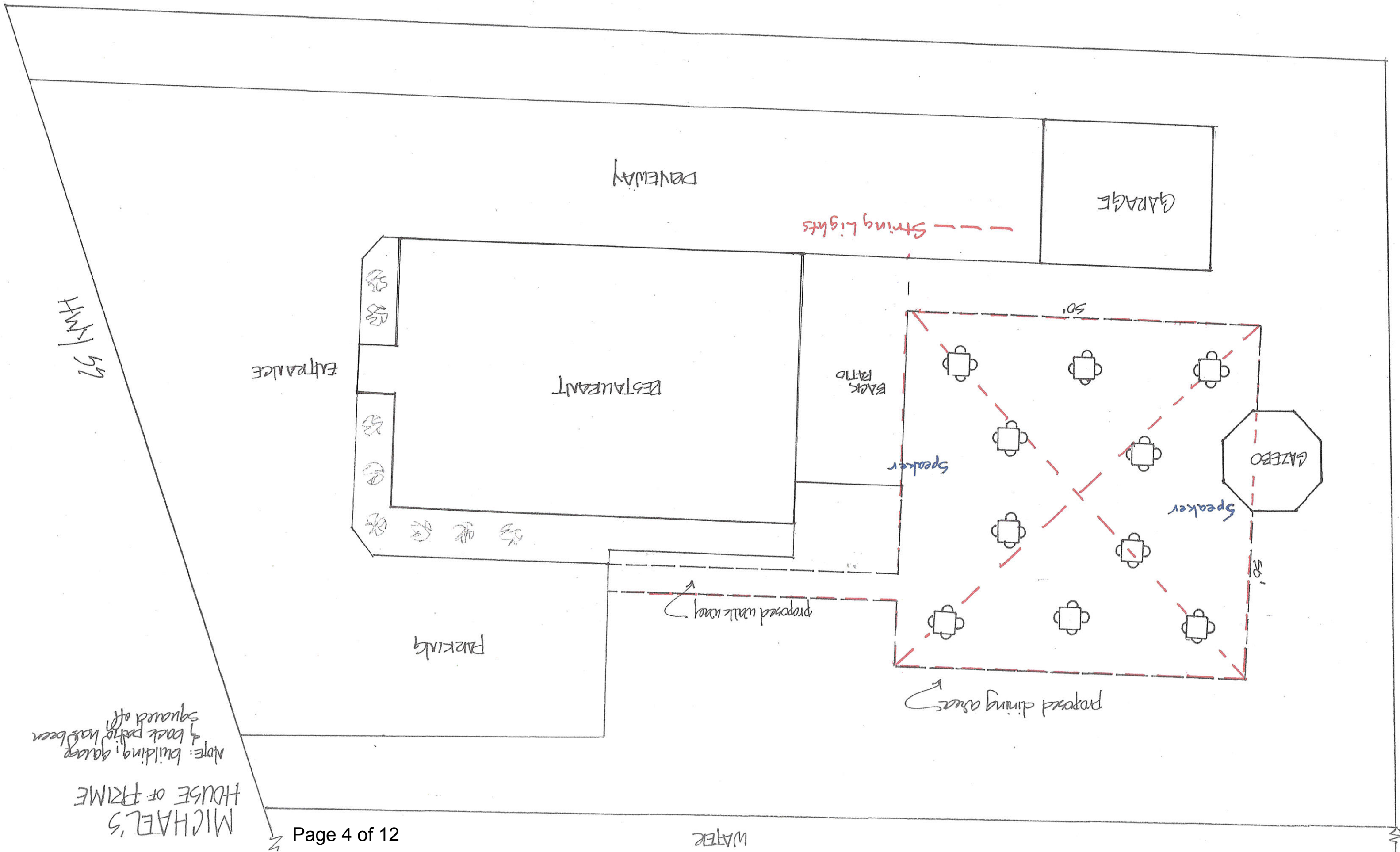
We anticipate using strings of cafe lights around the perimeter and going through the center. 24 watt, 24 lights per string, 8 strings

The following items MUST accompany this application:

- ☐ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☐ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☐ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the Community Development Director Nick Fuchs, during his regular office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. at (262) 691-0770.

SCALE: 1" = 12'



2020 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

RECEIVED
MAY 06 2020
CITY OF PEWEE
CLERK'S OFFICE

FILING DEADLINE IS MAY 8th, 2020

ANNUAL FEE: \$30

Smokey's Musky & Bait Shop
Name of Business

Property Zoned _____

N27W27250 Woodland DR
Address of Business

Pewee KEE WI
City Zip

Lois Laimon
Contact Person / Agent for the Business

(262) 691 9659
Phone Number

Laimon Family Ltd Ptn
Owner of the Property

310 383 5056
Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<u>5:30 - 8:00</u>	<u>7-8</u>	<u>7-8</u>	<u>7-8</u>	<u>7-8</u>	<u>7-8</u>	<u>5:30-8</u>

List Proposed Start to Finish Times on Each of the Days

(Please mark "N/A" if not applicable)

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

OTHER

fishing

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			<u>X</u>			

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

TYPE OF AREA

<input type="checkbox"/> DECK	<input type="checkbox"/> PATIO	<input type="checkbox"/> GARDEN	<input type="checkbox"/> DESIGNATED SMOKING AREA	<input type="checkbox"/> OTHER
Square Footage of Area	Square Footage of Area <i>100 sq'</i>	Square Footage of Area	Square Footage of Area	Square Footage of Area
Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity

TYPE OF MUSIC

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified

Sound: Please list how many speakers you will have and on your site plan indicate where they will be located and where the sound is directed.

Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

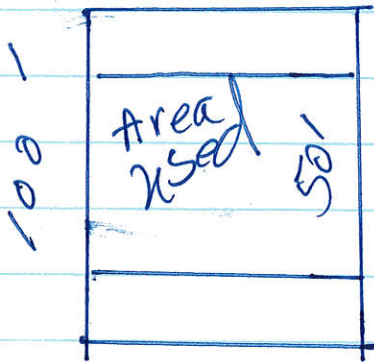
The following items MUST accompany this application:

- ☐ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☐ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☐ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the Community Development Director Nick Fuchs, during his regular office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. at (262) 691-0770.

May 6, 2020
- Every Wednesday May - October
- 6:00 PM - 8:00 PM

October 17, 2020
- John La. non Outing
- 7:00 - 2:00 PM



2020 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS MAY 8th, 2020

ANNUAL FEE: \$30

Boomers Sports Pub + Grill
Name of Business
129 W24483 Hwy in Pewaukee WI
Address of Business
PWC 0922987001
Tyler Paspera
Contact Person / Agent for the Business
Tyler Paspera
Owner of the Property

B-6
Property Zoned
Pewaukee WI
City
53072
Zip
(262) 391-6000
Phone Number
(262) 391-6000
Owner's Phone Number



LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am - 2pm	11am - 2Am	11am - 2am	11am - 2am	11am - 2am	11am 2:30 am	11am - 2:30 am

List Proposed Start to Finish Times on Each of the Days

(Please mark "N/A" if not applicable)

SPORTS RELEATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am - 9pm	11am - 10pm	11am - 10pm	11am - 10pm	11am - 10pm	11am - 10:30 pm	11am - 10:30 pm

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am - 8pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am - 8pm	11am - 10pm	11am - 10pm	11am - 10pm	11am - 10pm	11am - 10:30pm	11am - 10:30pm

TYPE OF AREA				
<input type="checkbox"/> DECK	<input type="checkbox"/> PATIO	<input type="checkbox"/> GARDEN	<input type="checkbox"/> DESIGNATED SMOKING AREA	<input type="checkbox"/> OTHER
Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area
Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am - 8pm	11am - 10pm	11am - 10pm	11am - 10pm	11am - 10pm	11am - 11pm	11am - 11pm
<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input type="checkbox"/> Unamplified

Sound: Please list how many speakers you will have and on your site plan indicate where they will be located and where the sound is directed.

Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

The following items MUST accompany this application:

- ☐ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☐ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☐ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the Community Development Director Nick Fuchs, during his regular office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. at (262) 691-0770.



OUTDOOR ENTERTAINMENT PERMIT
VALID FROM JULY 20, 2020 THROUGH JUNE 30, 2021

BOOMERS SPORTS BAR & GRILL
N29 W24483 WATERTOWN ROAD
PEWAUKEE, WI 53072

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

VOLLEYBALL						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 9 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10:30 p.m.	11 a.m. – 10:30 p.m.

BAGS						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 8 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 8 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10:30 p.m.	11 a.m. – 10:30 p.m.

MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 8 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 11 p.m.	11 a.m. – 11 p.m.

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this 20th day of July, 2020.

Kelly Tarczewski – Clerk/Treasurer

NOTICE OF CHANGES FOR BOOMERS

Addition of Bags.

2020 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS MAY 8th, 2020

ANNUAL FEE: \$30

Waukesha Gun Club
Name of Business PWC 0920998

I-2
Property Zoned

N22W23170 Watertown Rd
Address of Business

Waukesha 53188
City Zip

Patrick A Gerbensky - President
Contact Person / Agent for the Business

()
Phone Number

Owner of the Property

()
Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8am - 10pm	8am - 10pm	8am - 10pm	8am - 10pm	8am - 10pm	8am - 10pm	8am - 10pm

List Proposed Start to Finish Times on Each of the Days

(Please mark "N/A" if not applicable)

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8am - 10pm	8am - 10pm	8am - 10pm	8am - 10pm	8am - 10pm	8am - 10pm	8am - 10pm

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8am - 10pm	8am - 10pm	8am - 10pm	8am - 10pm	8am - 10pm	8am - 10pm	8am - 10pm

TYPE OF AREA				
<input type="checkbox"/> DECK	<input type="checkbox"/> PATIO	<input type="checkbox"/> GARDEN	<input type="checkbox"/> DESIGNATED SMOKING AREA	<input type="checkbox"/> OTHER
Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area
Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified

Sound: Please list how many speakers you will have and on your site plan indicate where they will be located and where the sound is directed.

Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

The following items MUST accompany this application:

- ☐ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☐ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☐ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the Community Development Director Nick Fuchs, during his regular office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. at (262) 691-0770.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.6.**

DATE: July 20, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Concur with the Plan Commission Recommendation Dated June 18, 2020 Regarding Applications for Outdoor Activity on Premises Where Alcoholic Beverages are Consumed

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

2019 Outdoor Activity Permits

5 O'clock Club Application

5 O'clock Club Changes

Curly's Waterfront Application

Doc's Dry Dock Application

Doc's Dry Dock Correspondence

Edgewater Application

Gina's Sports Dock Application

Gina's Sports Dock Changes

The Station Application

Wonderland Tap Application

Wonderland Tap Changes

OUTDOOR ENTERTAINMENT PERMIT
VALID FROM JULY 1, 2019 THROUGH JUNE 30, 2020

THE 5 O'CLOCK CLUB
N28 W26658 PETERSON DRIVE
PEWAUKEE, WI 53072

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	11:30 a.m. – 9:00 p.m.	11:30 a.m. – 9:00 p.m.	11:30 a.m. – 9:00 p.m.	11:30 a.m. – 9:00 p.m.	11:30 a.m. – 9:00 p.m.

MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	11:30 a.m. – 9:00 p.m.	11:30 a.m. – 9:00 p.m.	11:30 a.m. – 9:00 p.m.	11:30 a.m. – 9:00 p.m.	11:30 a.m. – 9:00 p.m.

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this 4th day of June, 2019.

Kelly Tarczewski – Clerk/Treasurer

OUTDOOR ENTERTAINMENT PERMIT
VALID FROM JULY 1, 2019 THROUGH JUNE 30, 2020

GINA'S SPORTS DOCK
W278 N2345 PROSPECT AVENUE
PEWAUKEE, WI 53072

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

DINING / DRINKING / BEACH BAR						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 11 p.m.	11 a.m. – 11 p.m.

MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Live Music 2 p.m. – 6 p.m. Recorded Music 11 a.m. – 9 p.m.	Live Music Only on Holidays 2 p.m. – 6 p.m. Recorded Amplified Music 11 a.m. – 9 p.m.	Recorded Amplified Music 11 a.m. – 9 p.m.	Recorded Amplified Music 11 a.m. – 9 p.m.	Recorded Amplified Music 11 a.m. – 9 p.m.	Recorded Amplified Music 11 a.m. – 9 p.m.	Live Music 2 p.m. – 6 p.m. Recorded Amplified Music 11 a.m. – 9 p.m.

- Speakers to be directed away from the lake.
- Live music permitted on Memorial Day & Labor Day **ONLY**.

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this 4th day of June, 2019.

Kelly Tarczewski – Clerk/Treasurer

OUTDOOR ENTERTAINMENT PERMIT
VALID FROM JULY 1, 2019 THROUGH JUNE 30, 2020

CURLY'S WATERFRONT
W272 N2696 LAKEVIEW BLVD
PEWAUKEE, WI 53072

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this 4th day of June, 2019.

Kelly Tarczewski – Clerk/Treasurer

OUTDOOR ENTERTAINMENT PERMIT
VALID FROM JULY 1, 2019 THROUGH JUNE 30, 2020

EDGEWATER OF PEWAUKEE
W278 N2315 PROSPECT AVENUE
PEWAUKEE, WI 53072

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

BAGS						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – Sunset	11 a.m. – Sunset	11 a.m. – Sunset	11 a.m. – Sunset	11 a.m. – Sunset	11 a.m. – Sunset	11 a.m. – Sunset

BOCCE BALL						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – Sunset	11 a.m. – Sunset	11 a.m. – Sunset	11 a.m. – Sunset	11 a.m. – Sunset	11 a.m. – Sunset	11 a.m. – Sunset

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 2 a.m.	11 a.m. – 2 a.m.	11 a.m. – 2 a.m.	11 a.m. – 2 a.m.	11 a.m. – 2 a.m.	11 a.m. – 2:30 a.m.	11 a.m. – 2:30 a.m.

MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 11 p.m.	11 a.m. – 11 p.m.

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this 4th day of June, 2019.

Kelly Tarczewski – Clerk/Treasurer

OUTDOOR ENTERTAINMENT PERMIT
VALID FROM JULY 1, 2019 THROUGH JUNE 30, 2020

SMOKEY'S BAIT SHOP
N27 W27250 WOODLAND DRIVE
PEWAUKEE, WI 53072

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
5:30 a.m. – 8 p.m.	7 a.m. – 8 p.m.	7 a.m. – 8 p.m.	7 a.m. – 8 p.m.	7 a.m. – 8 p.m.	7 a.m. – 8 p.m.	5:30 a.m. – 8 p.m.

MUSKY FISHING TOURNAMENT LEAGUE						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			May 8 th through October 30			

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this 4th day of June, 2019.

Kelly Tarczewski – Clerk/Treasurer

OUTDOOR ENTERTAINMENT PERMIT
VALID FROM JULY 1, 2019 THROUGH JUNE 30, 2020

THE STATION PUB & GRILL
W226 N3013 DUPLAINVILLE ROAD
WAUKESHA, WI 53186

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

SOCCER GOLF & SOCCER POOL						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 8 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.

HORSESHOES						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 8 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 8 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this 4th day of June, 2019.

Kelly Tarczewski – Clerk/Treasurer

OUTDOOR ENTERTAINMENT PERMIT
VALID FROM JULY 1, 2019 THROUGH JUNE 30, 2020

WONDERLAND TAP
W233 N536 HWY F
WAUKESHA, WI 53186

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

HORSESHOES						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
12 p.m. – 10 p.m.	12 p.m. – 10 p.m.	12 p.m. – 10 p.m.	12 p.m. – 10 p.m.	12 p.m. – 10 p.m.	12 p.m. – 10 p.m.	12 p.m. – 10 p.m.

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this 4th day of June, 2019.

Kelly Tarczewski – Clerk/Treasurer

2020 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS MAY 8th, 2020

ANNUAL FEE: \$30

The 50'Clock Club
Name of Business

N28 W26658 Peterson Dr
Address of Business

Richard D. Knutson
Contact Person / Agent for the Business

Richard Knutson Michael Knutson
Owner of the Property
Thomas Knutson Jeffery Knutson

Residential ?
Property Zoned

Pewaukee Wi 53072
City Zip

(262) 691-9960
Phone Number

() Above
Owner's Phone Number

RECEIVED
MAY 20 2020
CITY OF PEWAUKEE
CLERK'S OFFICE

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		11:30 AM TO 10:00 PM	11:30 AM TO 10:00 PM	11:30 AM TO 10:00 PM	11:30 AM TO 10:00 PM	11:30 AM TO 12:00 PM

List Proposed Start to Finish Times on Each of the Days

(Please mark "N/A" if not applicable)

SPORTS RELEATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

DINING / DRINKING					
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday
		11:30 AM to 10:00 PM	11:30 AM to 10:00 PM	11:30 AM to 10:00 PM	11:30 AM to 10:00 PM

TYPE OF AREA					
<input checked="" type="checkbox"/> DECK	<input checked="" type="checkbox"/> PATIO	<input checked="" type="checkbox"/> GARDEN	<input checked="" type="checkbox"/> DESIGNATED SMOKING AREA	<input type="checkbox"/> OTHER	
Square Footage 33x16 32x12	Square Footage 32x30	Square Footage NA walk thru	Square Footage LOWER OUTDOOR PATIO	Square Footage /	Square Footage /
Seating Capacity 42 people	Seating Capacity 24 people	Seating Capacity NA walk thru	Seating Capacity 24 people	Seating Capacity /	Seating Capacity /

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
/	/	same as dining	dining /	Drinking	hours above	/
<input type="checkbox"/> Unamplified <input type="checkbox"/> Amplified <input type="checkbox"/> Live <input checked="" type="checkbox"/> Recorded	<input type="checkbox"/> Unamplified <input type="checkbox"/> Amplified <input type="checkbox"/> Live <input checked="" type="checkbox"/> Recorded	<input checked="" type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified

Sound: Please list how many speakers you will have and on your site plan indicate where they will be located and where the sound is directed.

see attached

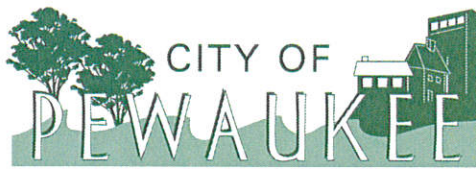
Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

see attached

The following items **MUST** accompany this application:

- ☒ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☒ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☐ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the Community Development Director Nick Fuchs, during his regular office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. at (262) 691-0770.



OUTDOOR ENTERTAINMENT PERMIT

VALID FROM JULY 1, 2020 THROUGH JUNE 30, 2021

THE 5 O'CLOCK CLUB N28 W26658 PETERSON DRIVE PEWAUKEE, WI 53072

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	11:30 a.m. – 10:00 p.m.	11:30 a.m. – 10:00 p.m.	11:30 a.m. – 10:00 p.m.	11:30 a.m. – 10:00 p.m.	11:30 a.m. – 10:00 p.m.

MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	11:30 a.m. – 10:00 p.m.	11:30 a.m. – 10:00 p.m.	11:30 a.m. – 10:00 p.m.	11:30 a.m. – 10:00 p.m.	11:30 a.m. – 10:00 p.m.

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this ____ day of June, 2020.

Kelly Tarczewski – Clerk/Treasurer

NOTICE OF CHANGE FOR 5 O'CLOCK CLUB

DINING / DRINKING:

Increased Tuesday – Saturday by one (1) hour. Last year's permit listed "Dining / Drinking" Tuesday – Saturday hours 11:30 a.m. – 9:00 p.m.

MUSIC:

Listed "Same as Dining/Drinking Hours", therefore increased Tuesday – Saturday by one (1) hour.

2020 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS MAY 8th, 2020

ANNUAL FEE: \$30

Curlys Waterfront
Name of Business

W272 N2696 Lakeview Blvd.
Address of Business PWC 0936022001

Ryan Gardner
Contact Person / Agent for the Business

Kevin Kleczka
Owner of the Property

Property Zoned _____

Pewaukee 53072
City Zip

(262) 691-4243
Phone Number

(650) 799-8311
Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2:30am	11am-2:30am

List Proposed Start to Finish Times on Each of the Days

(Please mark "N/A" if not applicable)

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	N/A	N/A	N/A	N/A	N/A

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	N/A	N/A	N/A	N/A	N/A

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	N/A	N/A	N/A	N/A	N/A

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	N/A	N/A	N/A	N/A	N/A

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am-10pm	11am-10pm	11am-10pm	11am-10pm	11am-10pm	11am-10pm	11am-10pm

TYPE OF AREA				
<input type="checkbox"/> DECK	<input checked="" type="checkbox"/> PATIO	<input type="checkbox"/> GARDEN	<input type="checkbox"/> DESIGNATED SMOKING AREA	<input type="checkbox"/> OTHER
Square Footage of Area	Square Footage of Area 350	Square Footage of Area	Square Footage of Area	Square Footage of Area
Seating Capacity	Seating Capacity 14	Seating Capacity	Seating Capacity	Seating Capacity

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					Indoors only 9pm - midnight	Indoors only 9pm - midnight
<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified

Sound: Please list how many speakers you will have and on your site plan indicate where they will be located and where the sound is directed.

Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

The following items MUST accompany this application:

- ☐ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☐ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☐ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the Community Development Director Nick Fuchs, during his regular office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. at (262) 691-0770.

2020 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS MAY 8th, 2020

ANNUAL FEE: \$30

Doc's Dry Dock, Inc.
Name of Business

N38 W27091 Parkside Rd.
Address of Business

Josh Goodman
Contact Person / Agent for the Business

Josh Goodman
Owner of the Property

R-2 w/CUP as bar/restaurant
Property Zoned

Pewaukee 53072
City Zip

(262) 370-4145
Phone Number

(262) 370-4145
Owner's Phone Number

RECEIVED
MAY 20 2020
CITY OF PEWAUKEE
CLERK'S OFFICE

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2:30AM	11AM-2:30AM

List Proposed Start to Finish Times on Each of the Days

(Please mark "N/A" if not applicable)

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			N/A			

HORSESHOES						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			N/A			

BAGS						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
X	X	X	X	X	X	X

CLAY TARGET SHOOTING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			N/A			

OTHER <i>(please list in space below)</i>						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			N/A			

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM

TYPE OF AREA

<input type="checkbox"/> DECK	<input type="checkbox"/> PATIO	<input type="checkbox"/> GARDEN	<input type="checkbox"/> DESIGNATED SMOKING AREA	<input checked="" type="checkbox"/> OTHER
Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area
Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity
				Black top w/ chairs 25

TYPE OF MUSIC

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM
<input checked="" type="checkbox"/> Recorded <input type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input type="checkbox"/> Unamplified

Sound: Please list how many speakers you will have and on your site plan indicate where they will be located and where the sound is directed.

1-2 speakers pointing North/northeast for music & possible other movies

Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

We only have lights back there. There won't change from standard operation.

The following items MUST accompany this application:

- ☐ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☐ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☐ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the Community Development Director Nick Fuchs, during his regular office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. at (262) 691-0770.

Wendy S. Paul
N38W27107 Parkside Rd.
Pewaukee, WI 53403

To whom it may concern:

My husband, Philip Paul, and I own the residential home two doors west of Doc's Dry Doc. Prior to purchasing the property, we conducted research as we were unsure that we wanted to live near a bar/restaurant. We learned that Doc's was zoned residential, not commercial, which eased our concerns. We also learned that due to limited parking, the owner was unable to expand Doc's. We purchased the property in 2000. It is our understanding that the new owner, Josh, has petitioned the City of Pewaukee to permit him to have outside seating at his establishment. I am writing to express our objections to his request.

Prior to Josh purchasing Doc's, Dennis and Mary Steckmann owned it. They purchased it a few years after we built our house. At that time there was no parking year-round on Parkside Rd. The limited available parking meant that the establishment peacefully co-existed within our residential neighborhood. However, a few years later, the no parking signs were removed during the summer months and now there is no parking only during the winter months. The availability of parking on the street meant Doc's could flourish as a popular establishment. While our street is parked full from 4:00 p.m. to 9:00 p.m. Tuesday through Sunday, we did not object. We understood why Doc's is so popular and we were thrilled that the business was thriving.

Approximately 7 years ago, Dennis and Mary Steckmann decided to sell their business. They had someone interested in purchasing the business but the purchaser wanted assurances that the City of Pewaukee would permit Doc's to have outside seating. We attended the meeting at Pewaukee City Hall. We expressed our objections at that meeting. We were again assured that Doc's is in a residential neighborhood and would not be permitted to have outside seating. We were also assured that Doc's could not expand due to the limited parking. The request was denied and the sale of Doc's fell through.

Shortly thereafter, Josh purchased Doc's. His business certainly appears to be doing well and we hope it continues to do so. That being said, we have concerns about permitting outside seating. Even now during the summer when Doc's is open, it is much louder than otherwise. Indeed, often we see multiple boats with large crowds of people appearing to be intoxicated walk to and from their boats, through the parking lot, and into or out of Doc's. Some linger outside others remain in their boats. Often times it is entertaining to watch them, but other times it is extremely loud, vulgar, and often shocking.

Further, if the City were to permit outside seating, it would consume parking spots and contribute to the already congested parking problem on the street. Not only is Josh running Doc's Dry Doc, but he has also established a mini-marina in our neighborhood. Josh rents out boat slips at Doc's and at his neighboring property on the east side of Doc's. It appears that he has at least 7 boat slips. Those people who rent the slips do not park in Doc's parking lot. Instead they park on the street. This means that cars are now parked in front of our house, with strangers walking up and down our street, at all hours of the day. We do object to him renting out the slips as we live in a residential neighborhood and he has no parking for those renting the slip.

For those reasons, we strongly object to the City of Pewaukee granting outside seating at Doc's Dry Doc and ask that you deny the petition.

Sincerely,

Wendy S. Paul

2020 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS MAY 8th, 2020

ANNUAL FEE: \$30

Name of Business Weekends Sandbar LLC (DBA Sunset Grill) B-3
Address of Business 6278 N 2315 Prospect Ave Powder Mill 53072
Contact Person / Agent for the Business Bennie Kook (414) 350-1133
Owner of the Property Anne Ben LLC (Bennie Kook) (414) 350-1133

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:00 AM - 2:00 AM	11:00 AM - 2:00 AM	11:00 AM - 2:00 AM	11:00 AM - 2:00 AM	11:00 AM - 2:00 AM	11:00 AM - 2:30 AM	11:00 AM - 2:30 AM

List Proposed Start to Finish Times on Each of the Days

(Please mark "N/A" if not applicable)

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	N/A	N/A	N/A	N/A	N/A

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	N/A	N/A	N/A	N/A	N/A

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:00 AM - Sunset	11:00 AM - Sunset	11:00 AM - Sunset	11:00 AM - Sunset	11:00 AM - Sunset	11:00 AM - Sunset	11:00 AM - Sunset

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	N/A	N/A	N/A	N/A	N/A

OTHER

(please list in space below) Bocce Ball

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:00 AM - Sunset	11:00 AM - Sunset	11:00 AM - Sunset	11:00 AM - Sunset	11:00 AM - Sunset	11:00 AM - Sunset	11:00 AM - Sunset

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:00 AM 2:00 AM	11:00 AM 2:00 AM	11:00 AM 2:00 AM	11:00 AM 2:00 AM	11:00 AM 2:00 AM	11:00 AM 2:30 AM	11:00 AM 2:30 AM

TYPE OF AREA

<input checked="" type="checkbox"/> DECK	<input checked="" type="checkbox"/> PATIO	<input checked="" type="checkbox"/> GARDEN	<input checked="" type="checkbox"/> DESIGNATED SMOKING AREA	<input type="checkbox"/> OTHER
Square Footage of Area 563	Square Footage of Area 2880	Square Footage of Area 1982	Square Footage of Area 252	Square Footage of Area N/A
Seating Capacity 47	Seating Capacity 170	Seating Capacity 72	Seating Capacity - 0 -	Seating Capacity - 0 -

TYPE OF MUSIC

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:00 AM 9:00 PM	11:00 AM 9:00 PM	11:00 AM 9:00 PM	11:00 AM 9:00 PM	11:00 AM 9:00 PM	11:00 AM 11:00 PM	11:00 AM 11:00 PM
<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input checked="" type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input checked="" type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input checked="" type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input checked="" type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input checked="" type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input checked="" type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input checked="" type="checkbox"/> Unamplified

Sound: Please list how many speakers you will have and on your site plan indicate where they will be located and where the sound is directed.

8 speakers, directed into the buildings and surrounding the outdoor sections / dining patio and deck

Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

3-1 sided & 1-2 sided Sunset Grill Signs
2 3000 lumen LED floodlights shining on parking lot
40 11 watt LED recessed lights in soffits around the building
1 string of LED decorative lights over the patio
5 300 lumen LED lights on porch

The following items **MUST** accompany this application:

- ☒ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☒ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☒ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the Community Development Director Nick Fuchs, during his regular office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. at (262) 691-0770.



Map
Traffic

- 1 = Horseshoe Pkwy Bocca Ball Area
- 2 = Smoking Areas
- 3 = Speakers (Speakers on Patio) 4 = Speakers Patio
- Live entertainment on Patio 2 Speakers deck
- 4 = Bar
- 5 = Dining (Full Patio)
- Lighting wraps around building with 40-50
- short center lights and 6-8 foot lights on left

6. Additional Speakers

TV Hook ups

Bocca Ball Area

TREES

2020 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS MAY 8th, 2020

ANNUAL FEE: \$30

Gina's Sports Deck
Name of Business

6278 N2345 Prospect Ave
Address of Business PWC 0935987

Gina M. Schwoister
Contact Person / Agent for the Business

Coleman Norris / Gina Schwoister
Owner of the Property Business owner

Business/Commercial
Property Zoned

Pewaukee 53072
City Zip

(262) 695-9600
Phone Number

(262) 490-6072
Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:00AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2:30AM	11AM-2:30AM

List Proposed Start to Finish Times on Each of the Days

(Please mark "N/A" if not applicable)

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
SAME AS BUSINESS HOURS						

TYPE OF AREA

<input type="checkbox"/> DECK	<input type="checkbox"/> PATIO	<input type="checkbox"/> GARDEN	<input type="checkbox"/> DESIGNATED SMOKING AREA	BEACH BAR <input checked="" type="checkbox"/> OTHER
Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area Approx. 2890 Sq. feet.
Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity 120

TYPE OF MUSIC

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
2-6 Live Music	Live Music Holidays only 2pm-6pm	11am-9pm	11am-9pm	11am-9pm	11am-9pm	2-6 Live Music
<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live 11a-9pm <input checked="" type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live 11a-9p <input checked="" type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input type="checkbox"/> Live <input checked="" type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input checked="" type="checkbox"/> Recorded <input checked="" type="checkbox"/> Live 11a-9p <input checked="" type="checkbox"/> Amplified <input type="checkbox"/> Unamplified

Sound: Please list how many speakers you will have and on your site plan indicate where they will be located and where the sound is directed.

2 Speakers - located on the front of building facing the lake. Canted downward toward the ground. Bands will be amplified with minimal speakers from 2-6pm on weekends and holiday Mondays.

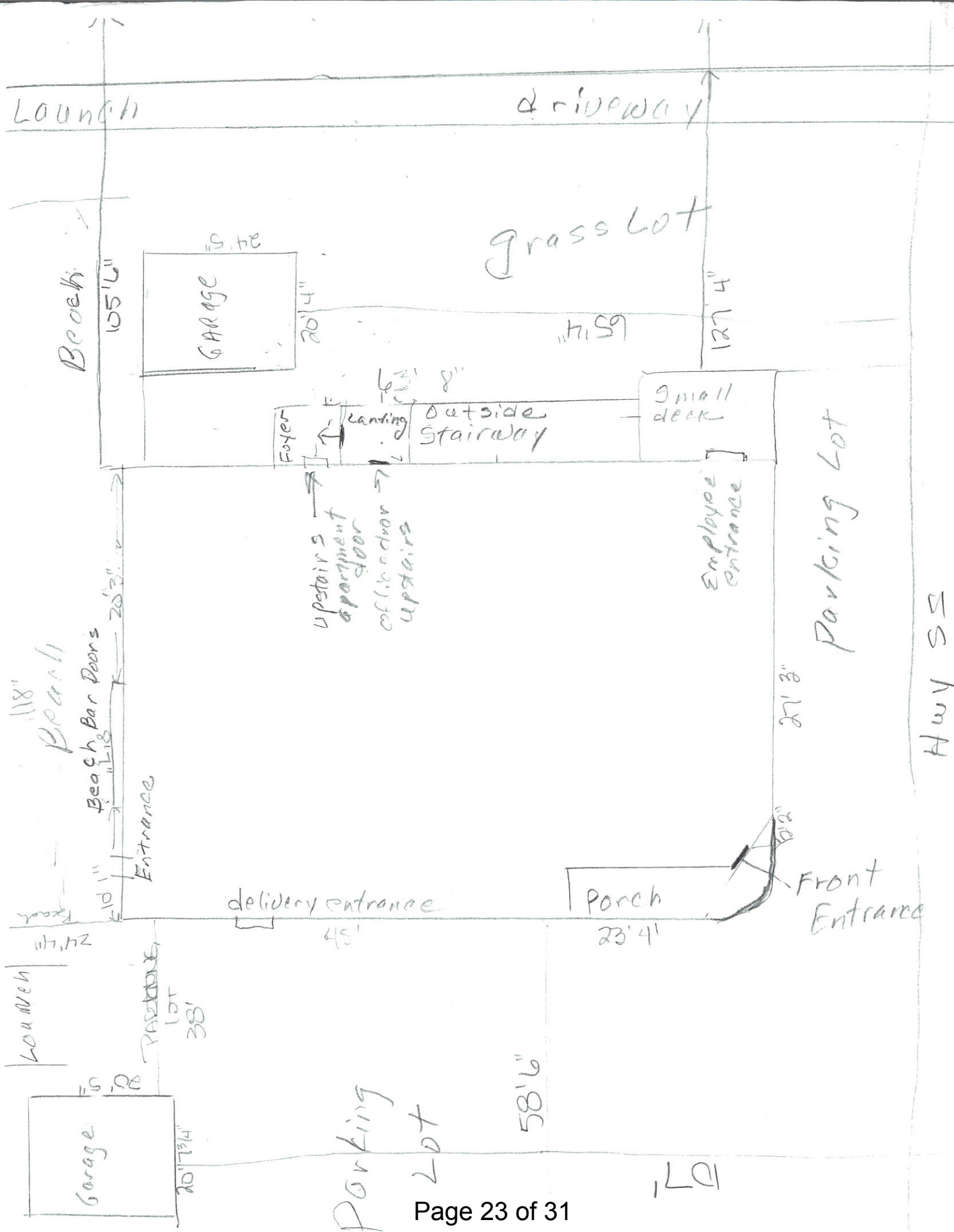
Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

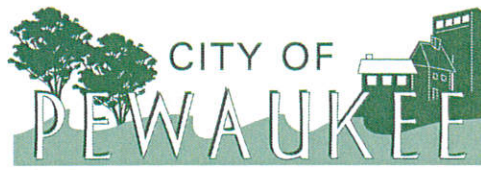
Type: Spot Lights 6 total 70 watt Flood Lights
Location: Top Corners of Building facing down at beach bar + sand.

The following items MUST accompany this application:

- ☐ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☐ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☐ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the Community Development Director Nick Fuchs, during his regular office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. at (262) 691-0770.





OUTDOOR ENTERTAINMENT PERMIT

VALID FROM JULY 1, 2020 THROUGH JUNE 30, 2021

**GINA'S SPORTS DOCK
W278 N2345 PROSPECT AVENUE
PEWAUKEE, WI 53072**

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

DINING / DRINKING / BEACH BAR						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 2 a.m.	11 a.m. – 2 a.m.	11 a.m. – 2 a.m.	11 a.m. – 2 a.m.	11 a.m. – 2 a.m.	11 a.m. – 2:30 a.m.	11 a.m. – 2:30 a.m.

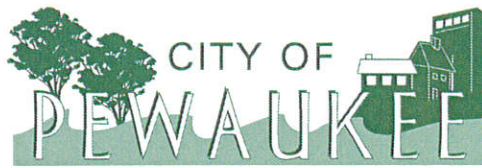
MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Live Music 2 p.m. – 6 p.m. Recorded Amplified Music 11 a.m. – 9 p.m.	Live Music Only on Holidays 2 p.m. – 6 p.m. Recorded Amplified Music 11 a.m. – 9 p.m.	Recorded Amplified Music 11 a.m. – 9 p.m.	Recorded Amplified Music 11 a.m. – 9 p.m.	Recorded Amplified Music 11 a.m. – 9 p.m.	Recorded Amplified Music 11 a.m. – 9 p.m.	Live Music 2 p.m. – 6 p.m. Recorded Amplified Music 11 a.m. – 9 p.m.

- Speakers to be directed away from the lake.
- Live music permitted on Memorial Day & Labor Day **ONLY**.

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this ____ day of June, 2020.

Kelly Tarczewski – Clerk/Treasurer

NOTICE OF CHANGE FOR GINA'S SPORTS DOCK



DINING / DRINKING:

Hours Increased: Sunday – Thursday was approved last year as 11:00 a.m. – 10:00 p.m. and this year the request listed “Same As Business Hours”, which is 11am – 2am/2:30am.

DRAFT

2020 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS MAY 8th, 2020

ANNUAL FEE: \$30

The Station Pub & Grill
Name of Business

W226 N3013 Duplainville Rd.
Address of Business PWC 0914981001

Danielle Zinda
Contact Person / Agent for the Business

Gregory Zinda
Owner of the Property

Commercial
Property Zoned

Pewaukee 53072
City Zip

(262) 695-5300
Phone Number

(262) 542-9710
Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am - 8pm	11am - 12am	11am - 12am	11am - 12am	11am - 12am	11am - 2:30am	11am - 12 2:30am

List Proposed Start to Finish Times on Each of the Days

(Please mark "N/A" if not applicable)

SPORTS RELEATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am - 8pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm

League on Tuesday pm, but available @ any time

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

OTHER

(please list in space below)

Soccer Golf

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am - 8pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am - 8pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm

TYPE OF AREA				
<input type="checkbox"/> DECK	<input checked="" type="checkbox"/> PATIO	<input type="checkbox"/> GARDEN	<input type="checkbox"/> DESIGNATED SMOKING AREA	<input type="checkbox"/> OTHER
Square Footage of Area	Square Footage of Area approx 900 sq. ft.	Square Footage of Area	Square Footage of Area	Square Footage of Area
Seating Capacity	Seating Capacity 24	Seating Capacity	Seating Capacity	Seating Capacity

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
NONE						
<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified

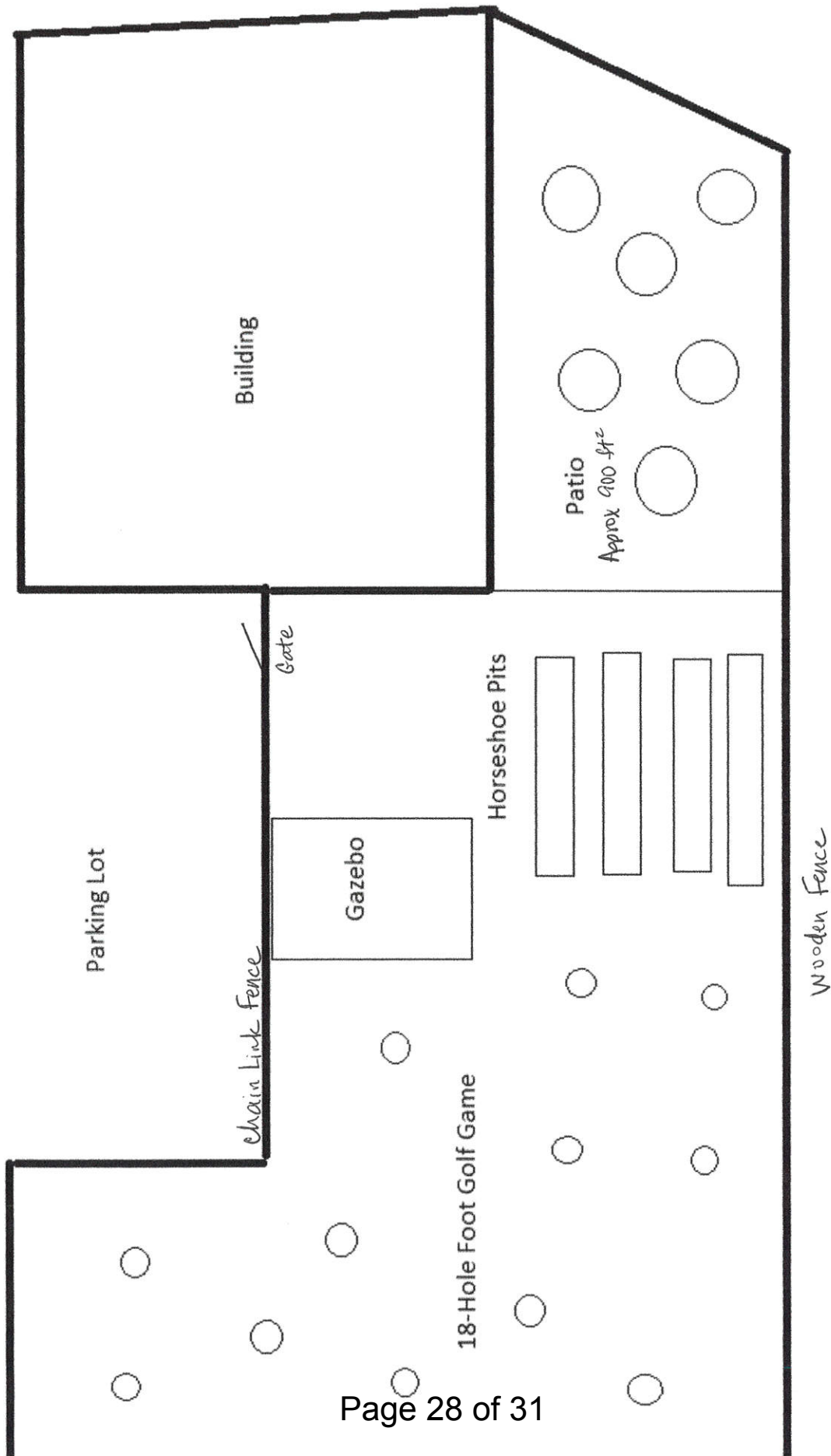
Sound: Please list how many speakers you will have and on your site plan indicate where they will be located and where the sound is directed.

Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

The following items MUST accompany this application:

- ☐ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☐ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☐ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the Community Development Director Nick Fuchs, during his regular office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. at (262) 691-0770.



Duglaineville Rd.

2020 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

RECEIVED
JUN 6 2020

FILING DEADLINE IS MAY 8th, 2020

CITY OF PEWEE
CLERK'S OFFICE
ANNUAL FEE: \$30

WONDERLAND TAP
Name of Business

BUSINESS
Property Zoned

W233 N 536 Hwy F.
Address of Business PWC 0968996

WAUKESHA 53188
City Zip

ROBERT J. BOEHNEN
Contact Person / Agent for the Business

(262) 227-6782
Phone Number

ROBERT J. BOEHNEN
Owner of the Property

(262) 227-6782
Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
10:AM - 2AM	10 AM TO 2AM	10AM - 2:00AM	10AM - 200AM	6AM - 2:00AM	6AM - 2AM	10AM - 2AM

List Proposed Start to Finish Times on Each of the Days

(Please mark "N/A" if not applicable)

SPORTS RELEATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
3:00PM - 9 PM	3:00PM - 9 PM	3:00PM - 9:00PM	3:00PM - 9 PM	3 PM - 9 PM	3 PM - 9 PM	3 PM - 9 PM

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 PM - 9 PM	1 PM - 9 PM	1 PM - 9 PM	1 PM - 9 PM	1 PM - 9 PM	1 PM - 9 PM	1 PM - 9 PM

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

TYPE OF AREA				
<input type="checkbox"/> DECK	<input type="checkbox"/> PATIO	<input type="checkbox"/> GARDEN	<input type="checkbox"/> DESIGNATED SMOKING AREA	<input type="checkbox"/> OTHER
Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area
Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified	<input type="checkbox"/> Recorded <input type="checkbox"/> Live <input type="checkbox"/> Amplified <input type="checkbox"/> Unamplified

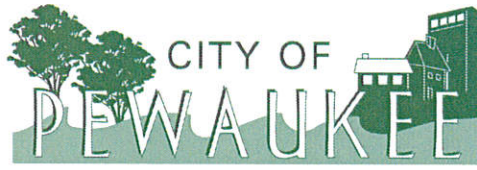
Sound: Please list how many speakers you will have and on your site plan indicate where they will be located and where the sound is directed.

Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

The following items MUST accompany this application:

- ☐ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☐ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☐ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the Community Development Director Nick Fuchs, during his regular office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. at (262) 691-0770.



OUTDOOR ENTERTAINMENT PERMIT
VALID FROM JULY 1, 2020 THROUGH JUNE 30, 2021

WONDERLAND TAP
W233 N536 HWY F
WAUKESHA, WI 53186

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

HORSESHOES						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 p.m. – 9 p.m.	1 p.m. – 9 p.m.	1 p.m. – 9 p.m.	1 p.m. – 9 p.m.	1 p.m. – 9 p.m.	1 p.m. – 9 p.m.	1 p.m. – 9 p.m.

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this ____ day of June, 2020.

Kelly Tarczewski – Clerk/Treasurer

NOTICE OF CHANGE FOR WONDERLAND TAP

Horseshoe hours were reduced from 12 p.m. – 10 p.m. down to 1 p.m. – 9 p.m.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 4.**

DATE: July 20, 2020

DEPARTMENT: PW - Engineering

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action Regarding the Chicago, Lincoln, Oak, & Peninsula Project, Specifically Related to the Connection to the Public Main and Abandonment of the Existing Private Wells Policies [Wagner]

BACKGROUND:

At the public hearing for the Chicago, Lincoln, Oak, & Peninsula project previously held on June 25, 2020, the Common Council awarded the contract to the lowest qualified bidder, Soper Grading & Excavating. The Council also implemented our new policy which requires the payment of the assessments at connection or after a 5-year deferral (optional 10-year payment plan for both), requires connection 15 years after the date of the final resolution, and requires the existing private wells be abandoned at the time of connection.

An alternate policy was proposed to at least one Alderperson. The alternative proposal is the assessments are paid at connection or after a 5-year deferral, no mandatory connection to the system, and no requirement to abandon the existing private wells.

If the alternate policy is adopted for this project, Staff requests that the connection to the system and the well abandonment be required at the time of sale. This allows for the current property owners to enjoy their private well for the duration of their home ownership, but ultimately achieves the new policy of the City.

It should be noted that this only affects policy and does not affect the award of the contract for the project. This policy will be officially adopted for this project when the final resolution is adopted which is anticipated to be in late 2021.

FINANCIAL IMPACT:

With the assessments being required to be paid, the project costs will be paid back to the Utility so there is no fiscal impact for the construction.

The Utility will lose some operating revenues to pay for the expenses to maintain and operate a main without connections for a period of time. We have not calculated this loss at this time.

Staff will also need to continue with the Private Well Permit program for those who connect to the system, but maintain their private wells for outdoor watering needs. We have not estimated the cost to continue to administer this permit at

this time, but as I have stated previously, it is continuing to consume more time to get residents to respond to our requests to comply with the permit requirements.

RECOMMENDED MOTION:

Common Council directs the Staff to include in the final resolution for the Chicago, Lincoln, Oak, & Peninsula project that assessments must be paid at the time of connection or after a 5-year deferral period. Furthermore, mandatory connection to the system and/or private well abandonment is not required until the time of the sale of the property.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 5.**

DATE: July 20, 2020

DEPARTMENT: Public Works

PROVIDED BY: Magdelene Wagner/Jane Mueller

SUBJECT:

Discussion and Possible Action to Award the Contract for the Wispark Reservoir Roof Repair to Lowest Qualified Bidder, J.H. Hassinger, Inc., in the Amount of \$254,637.00 and Reallocate \$332,000 to the Project [Wagner]

BACKGROUND:

In November 2019 while the WisPark deep well was out of service, Staff decided to complete the required reservoir inspection. This entails draining the reservoir and saturating the grass above the reservoir per Code. While the grass is saturated, all the spancrete joints of the roof are inspected. Unfortunately, we found several joints that leaked. We then had a contractor come in to inspect the roofing membrane and determined the membrane needed to be replaced. The WisPark Reservoir has remained out of service since this discovery.

Without the reservoir in service, we have not been able to use our deep well. The deep well is blended with the shallow well to ensure compliance with radium. With the hot, dry summer season and our well constraints, we need this reservoir and thereby our well back in service as soon as possible.

Construction cost estimates indicated that we needed to bid out this project in accordance with public bidding laws. Working with our Consultant, we created plans and specifications for the replacement of the membrane. On July 7, 2020, we opened bids for the membrane replacement. Please see the attached Recommendation of Award. We had one bidder for the project which is not uncommon for these specialty type projects. Further investigation indicates the contractor is qualified to complete this work and we recommend awarding this contract.

FINANCIAL IMPACT:

The low bid is a value of \$254,637 and with the Engineering, Administration, and Construction contingencies, the total cost of the project is estimated at \$331,028.10.

This project was not anticipated as a repair for 2020 and therefore is not in the budget. The Northmound Well HMO Treatment Facility has been delayed due to the Safe Drinking Water Loan we applied for which has a 2020 budget of \$1,500,000. I recommend re-allocating funds from the Northmound Well HMO Treatment facility in the amount of \$350,000 to the WisPark Reservoir Membrane replacement project.

RECOMMENDED MOTION:

1. Council award the WisPark Reservoir Membrane Replacement to the lowest qualified bidder, J.H. Hassinger, Inc., in the amount of \$254,637.00.

2. Council authorizes the re-allocation of \$350,000 from the Northmound Well HMO Treatment Facility to the WisPark Reservoir Membrane Replacement project.

ATTACHMENTS:

Description

Recommendation of Award

July 8, 2020

Ms. Magdelene J. Wagner, P.E.
Director of Public Works
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

RE: WisPark Reservoir Roof Repair

Dear Ms. Wagner:

Bids for the above project were opened on July 7, 2020 at 10:00 a.m. at City Hall and were as follows:

	BIDDER	BASE BID
1.	<u>J. H. Hassinger, Inc.</u>	<u>\$254,637.00</u>

We reviewed the documentation submitted by the apparent low bidder and found that:

1. The Bid Form has been appropriately completed.
2. We have no objections to the low bidder.
3. Low bidder has successfully completed similar projects over the last five years.

On these bases, we recommend that J. H. Hassinger, Inc. be awarded the WisPark Reservoir Roof Repair contract in the amount of \$254,637.00. On all construction projects, and especially complex ones like this, unpredictable factors may increase the final contract amount. For this reason we recommend that the City of Pewaukee include a 10 percent contingency when preparing the financial plan for this work.

Our review did not include an evaluation of bidder's current financial condition nor of their permanent safety program.

Should you decide to accept our recommendation, we have prepared the enclosed Notice of Award for your use. Please have the appropriate official sign where indicated and forward all three signed copies of the Notice of Award to our office. We will then fill in the date at the top of page one and forward it, with contracts for execution, to the Contractor. One fully completed Notice of Award will be returned to you for your records.

Bids remain subject to acceptance until September 7, 2020 unless Bidder agrees to an extension. Please advise us of your award decision, or call if there are any questions.

Respectfully,

RUEKERT & MIELKE, INC.



Donald J. Heikkila, P.E. (WI, PA)
Project Manager
dheikkila@ruekert-mielke.com

DJH:sjs

Encl: Notice of Award

cc: Kenneth R. Ward, P.E., Ruekert & Mielke, Inc.

NOTICE OF AWARD

Contract: WisPark Reservoir Roof Repair	Date of Issuance: _____
Bidder: J. H. Hassinger, Inc.	Owner: City of Pewaukee
Address: N60 W16289 Kohler Lane	Owner's Contract No.: WU-20-52400
Menomonee Falls, WI 53051	Engineer: Ruekert & Mielke, Inc.
	Engineer's Project No.: 26-10113.200

TO BIDDER:

You are notified that your Bid dated July 7, 2020 for the above Contract has been accepted by Owner and you are the Successful Bidder and are awarded a Contract for:

WisPark Reservoir Roof Repair

The Contract Price of your Contract is: \$254,637.00

Two (2) copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award, or have been transmitted or made available to Bidder electronically.

Two (2) sets of the Drawings will be delivered separately, or otherwise made available to Bidder electronically.

Bidder must comply with the following conditions precedent within 15 days of the date of issuance of this Notice of Award:

1. Deliver to Engineer one (1) fully executed counterparts of the Contract Documents.
2. Deliver with the executed Agreement the Bid security as specified in the Instructions to Bidders (Article 21), General Conditions (Paragraph 6.01), and Supplementary Conditions (Paragraph SC-6.01).
3. Deliver with the executed Agreement certificates and other evidence of insurance as specified in the General Conditions (Article 6) and the Supplementary Conditions modifying Article 6 of the General Conditions.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Engineer will return to you one fully executed counterpart of the Agreement.

Owner: CITY OF PEWAUKEE

By: _____

Authorized Signature

Title: _____

Date: _____

Copy: Engineer

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 6.**

DATE: July 20, 2020

DEPARTMENT: Public Works

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action to Award the Contract for the Northview Road Rehabilitation to the Lowest Qualified Bidder, Fahrmer Asphalt Sealers, LLC in the amount of \$85,939.20 and Reallocate Funds [Wagner]

BACKGROUND:

Northview Road was paved in 2011 and is currently rated an 8. After the road was reconstructed, Cloverland Farms was approved which meant water needed to be extended to the subdivision from Meadowbrook Road. While the water was installed on the south side of the roadway, the construction equipment utilized the roadway for access. This yielded some additional wear on the surface course of the pavement. In addition, Meadowbrook Road was reconstructed last year which yielded additional construction traffic on Northview Road. This also meant additional wear on the surface course of the pavement. Finally, the west end of Northview Road has experienced some raveling which Staff did a patch seal to preserve the pavement. Given all that this roadway has experienced in its relatively short life, we are recommending sealing the surface. In doing so, we believe we will restore the life of the pavement section to its original life expectancy.

To further promote the use of sealants in pavement preservation, it is a standard practice to seal roadway surfaces. Depending on the type of pavement sealing and the frequency, the life of a roadway can be extended 10 years and sometimes, 20 years. The sealing of the pavement slows down the deterioration of the pavement and seals out the water from the pavement section. Water infiltration into the pavement section and the Wisconsin Freeze/Thaw cycles are the typical reason pavement begins to fail. To date, we have not proposed sealing of the roadways as part of our pavement preservation program. Our approach to start was to keep our good roads good and overlay them before they get to the point of reconstruction. To continue with this program and effectively manage our roadways, we believe we need to add the sealing of the roads into our program. There are many types of sealants available to us and depending on road conditions, traffic, current pavement condition, and weather will determine which sealant is used. In addition, each sealant has a different life expectancy so we may need to repeat sealants on the roadways to keep them protected. This will vary depending on the sealant and the traffic volumes. Even with the repeated sealant applications, we recommend this as a cost-effective and efficient manner to extend the life of our roadways. We will also be evaluating these sealant projects to determine the extent in which to add the sealant program to our road preservation plan.

We had one bidder for this project. With the limited number of contractors doing this type of work, this is not unusual. The bid prices are in line with what was anticipated for costs of the product proposed.

FINANCIAL IMPACT:

The Common Council took action on January 20th to reallocate funds (\$75,000) for this project.

The lowest qualified bid is \$71,616.00 and with the Engineering, Administration, and Construction Contingencies yields

a total project cost of \$85,939.20.

From our previous reallocation, we are short approximately \$11,000.00 which I recommend reallocating from the Roundy's Industrial Park Paving that was delayed (same project from the previous reallocation).

RECOMMENDED MOTION:

Common Council approve the contract for the lowest qualified bidder, Fahrner Asphalt Sealers, LLC, in the amount of \$71,616.00 for the Northview Road Rehabilitation Project.

Common Council reallocate an additional \$11,000 if necessary for the project.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 7.**

DATE: July 20, 2020

DEPARTMENT: PW - Water/Sewer

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action Regarding the Village of Pewaukee Northwest Area Sanitary Sewer Study to Service the Northwest Quadrant of the City of Pewaukee Including Reallocation of Funds [Wagner]

BACKGROUND:

Per previous agreements with the Village of Pewaukee, their Kopmeier Lift Station will serve as the conveyance of the northwest quadrant of the City municipal sewer. The City's Kopmeier Lift Station currently discharges to the Village's Kopmeier Lift Station. Per the agreement (see attached Town Village Service Agreement), all sewer flows must go through the City's Kopmeier Lift Station.

In 2014, the City completed a study to serve the area near Ryan Road for the CELA Development. This study revealed that another connection point near High Road may be feasible. Ultimately, the City did not approach the Village on this alternate connection point as the development was allowed to use a private sewerage system.

In 2019, the Village approached Jeff Weigel regarding the reconstruction of the Village of Pewaukee's Kopmeier lift station. They were specifically asking for the future projected flows from the City to size their lift station rehabilitation project correctly. Around this time, Jeff obtained permission and funds from the Common Council to have Strand complete an evaluation of sewer service for the Northwest Quadrant and a capacity analysis of the City's lift station. See attached study (Kopmeier Capacity Analysis). The study revealed that a large portion of the Northwest Quadrant of the City would be best serviced by an alternative route through the Village following the natural topography of the land. If the land develops as the Land Use Plan projects, the Ryan Road Area will generate a large amount of flow to the system. Both existing lift stations (City & Village) would need substantial upgrades to accommodate this flow.

Staff met with the Village Staff and discussed the possible alternate connection to their system which would be more in line with the existing topography. This change would ultimately result in an amendment to the existing agreements for servicing this quadrant of the City.

In order to determine the feasibility of this alternate connection point, the Village needs to verify capacity of its downstream system. Hence, the attached Village Study Proposal. The Village is completing this study largely for the benefit of the City and is therefore asking the Utility to fund a large portion of the study. The Village is asking the Utility to pay approximately \$19,136.50 for the Study.

FINANCIAL IMPACT:

The Utility did not specifically budget for this project in 2020. We do have \$22,000 in OPS - Sewer Studies in the budget which I would recommend reallocating these funds to this project.

RECOMMENDED MOTION:

Common Council authorizes the City's portion of the study at a cost not to exceed \$19,136.50 and reallocate the OPS - Sewer Studies funds to this study.

ATTACHMENTS:

Description

Town Village Agreement for Service

Kopmeier Capacity Analysis

Village Study Proposal

RESOLUTION OF THE VILLAGE BOARD
OF THE VILLAGE OF PEWAUKEE

WHEREAS, on July 10, 1990, the Village Board of the Village of Pewaukee authorized and directed the Village Attorney to seek a Court Order allowing the Village to intervene in and become a party to Waukesha County Circuit Court Case No. 90-CV-1588; and

WHEREAS, on July 12, 1990, the Court issued an Order granting the Motion for Intervenor and making the Village a party to said action by Summons and Complaint in Intervention; and

WHEREAS, the grounds for said intervenor and the substance of the claims supporting the Summons and Complaint in Intervention filed by the Village were as follows:

a) The Village and the Town are parties to a Border Agreement which was reduced to and incorporated into a Judgment of the Court (Waukesha County Circuit Court Case No. 88-CV-0799), which agreement and judgment affected and determined the status of certain lands which lie along the Village of Pewaukee/Town of Pewaukee borders. The pending incorporation action would be unlawful if and/or to the extent that it conflicted with or was contrary to said Border Agreement and Judgment.

b) In addition to the lands encompassed by the Border Agreement and subsequent to the Border Agreement, the Village annexed certain additional lands from the Town of Pewaukee and the pending incorporation action would be unlawful if and/or to the extent that it affected or purported to affect the status of those annexed lands.

c) In addition, the Village of Pewaukee is contiguous to the Town of Pewaukee, and a part of its border with the Town is not affected by the Border Agreement. The Village has interests which it must protect in the lands which were not affected by the Border Agreement. Further, the Village has interests in utilities and facilities and is a party to various intermunicipal agreements and shared service agreements which could be affected by said incorporation; and

WHEREAS, thereafter and during the pendency of the present action for incorporation (Case No. 90-CV-1588), the Village and the Town of Pewaukee have addressed, resolved, and/or removed the above stated basis for the suit in intervention filed by the Village;

NOW, THEREFORE, BE IT RESOLVED that the Village Attorney is authorized and directed to petition the Court for dismissal of its suit in intervention in Circuit Court Case No. 90-CV-1588 and for removal of the Village as a party to said action.

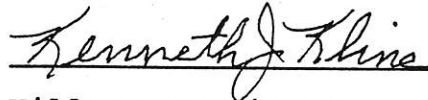
BE IT FURTHER RESOLVED

1) That the Village Attorney is authorized and directed to advise the Wisconsin Department of Development via written correspondence that the basis for the suit in intervention filed by the Village has been removed, resolved, and/or eliminated by the parties. And it is, therefore, the position of the Village that the proposed incorporation of the Town of Pewaukee as a fourth class city is, as far as said incorporation affects the Village, in compliance with the requirements of Wisconsin Statutes, Section 66.016, and that the Village has no objection to the incorporation of the Town as a fourth class city in Case No. 90-CV-1588.

2) That the Village President or acting Village President is authorized to execute the sanitary sewer service Agreement between the Village and the Town of Pewaukee regarding certain Town lands North and West of the Village of Pewaukee, which lands are more specifically described in said contract.


3) That this resolution and the contract referred to in Paragraph numbered 2 above shall take effect upon and be contingent upon the dismissal of Waukesha County Circuit Court Cases No. 90-CV-0156 and 90-CV-0137 on the merits and with prejudice.

Passed and adopted this 28th day of January, 1991.



Acting Village President

ATTEST:


ELIZABETH E. WILLIAMS
Village Clerk

AGREEMENT

WHEREAS, the Town of Pewaukee and Town Sanitary District No. 3, hereinafter collectively referred to as "the Town", are desirous of utilizing the Village of Pewaukee's wastewater collection and transport system in the provision of sanitary sewer service to certain Town lands hereinafter referred to as "the contract service area" and described as follows: Certain Town lands located North of Pewaukee Lake (and outside the Lake Pewaukee Sanitary District boundaries), South of the Lisbon Town Line, East of the Delafield Town Line, and North and West of the Village of Pewaukee Corporate Limits [and specifically excluding all lands designated or identified as "C Areas" in the Border Agreement previously signed by the Village and the Town of Pewaukee and incorporated into the Judgment of May 2, 1989]. Said lands are also designated on the map attached hereto and incorporated herein by reference and marked Exhibit 1 for identification.

IT IS NOW THEREFORE AGREED, by and between the Village of Pewaukee and the Town of Pewaukee, that the Town may provide sanitary sewer service to "the contract service area", as follows:

1. The Town shall be permitted to attach to the existing sewer mains in the Village of Pewaukee, at reasonable locations to be designated by the Village of Pewaukee.

2. The Town shall install, at points designated by the Village and prior to the point or points where sewage from "the contract service area" enters into Village facilities, flow measuring devices approved by the Village of Pewaukee which devices will measure the flow from the Town system into the Village of Pewaukee collection system. The flow measured at said point or points shall be used as a basis for the quarterly charges billed to the Town from the Village of Pewaukee.

3. The Village of Pewaukee shall transport, in its transport facility, sewage from "the contract service area" to the Fox River Water Pollution Control Center "Brookfield Wastewater Treatment

Plant". The Town shall pay for the transmission of the sewage received at the point or points of connection to Village facilities on the same basis as the residents of the Village of Pewaukee. The cost of said transmission shall be based on the flow charge in effect for residents of the Village. The Town shall also pay to the Village a proportionate share of operation and maintenance costs for associated Village transmission facilities.

4. The Town shall also pay to the Village in advance of connection the Village of Pewaukee connection fee, as per Section 13.40(2)(f) of the Village of Pewaukee Code of Ordinances entitled Connection Charge, for each residential equivalent unit of connection made in "the contract service area".

5. The Town further agrees to pay all costs of providing sewer service to "the contract service area" as set forth above and said costs shall include but not be limited to all costs and expenses incurred within the Town and all necessary costs and expenses for oversizing, relaying, upgrading, and metering, and any other costs for improvements within the Village directly related to the provision of service to "the contract service area". It is agreed and understood that the Town shall incur the costs aforementioned at such time as service is provided to "the contract service area".

6. The Town agrees to pay quarterly sewer and transmission charges not later than thirty (30) days after invoice; the quarterly bills shall be due and payable on the first day of February, May, August and November.

7. This Agreement shall allow the Town to provide sanitary sewer service only to that "contract service area" as described above and which area is also designated on the map, attached hereto and made a part hereof by reference and marked Exhibit 1 for identification.

8. All terms of the Border Agreement between the Village of Pewaukee and the Town of Pewaukee, which was reduced to Judgment on May 2, 1989, shall remain in full force and effect and this service

Agreement shall not change, alter, or modify same or be construed to have changed, altered or modified same. In the event this Agreement shall in any way conflict with any term or condition of said Border Agreement, the Border Agreement shall take precedence.

DATED this 28th day of January, 1991.

TOWN OF PEWAUKEE

[Signature]
[Signature]

TOWN OF PEWAUKEE
SANITARY DISTRICT NO. 3

[Signature]
[Signature]

VILLAGE OF PEWAUKEE

[Signature]
Acting Village President
[Signature]
Village Clerk

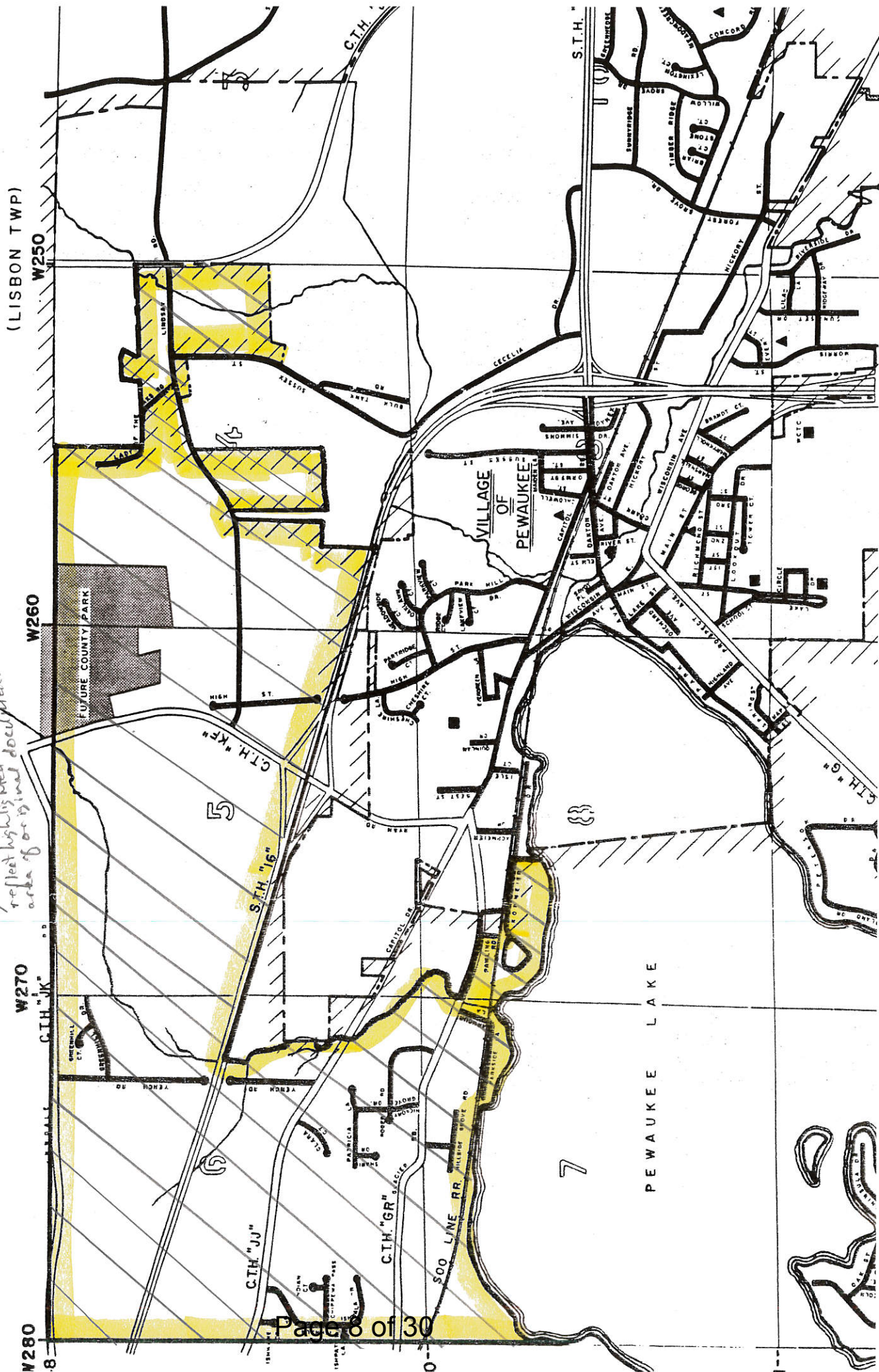
EXHIBIT 1

CONTRACT SERVICE AREA III

T7N

PEWAUKEE TOWNSHIP
WAUKESHA COUNTY, WIS.

3/21/08
change for
copying to
purposes to
reflect highlighted
area of original document





February 4, 2020

Ms. Magdelene Wagner, P.E.
City of Pewaukee
W230 N3065 Pewaukee Road
Pewaukee, WI 53072

Re: Kopmeier Sanitary Sewer and Lift Station Capacity Review

Dear Ms. Wagner:

A review of the capacity and condition of the Kopmeier Sanitary Sewer was completed to determine whether sufficient sanitary sewer capacity exists for the development of the Kopmeier service area. This analysis was also completed to determine the most cost-effective alternative for rehabilitation or replacement of this sewer.

1. Project Background and Scope

The sanitary sewer upstream of the Kopmeier Lift Station (from Manhole 07.1-004 to Manhole 08.2-14) is the subject of this condition and capacity analysis. The capacity of the Kopmeier Lift Station is also reviewed in this analysis. The specific scope of this analysis includes:

- a. Review of record drawings for the Kopmeier Lift Station and upstream sewer.
- b. Surveying rim in invert elevations of the subject sewer.
- c. Completing a drawdown test to determine an operating capacity of the Kopmeier Lift Station.
- d. Review of the capacity of the subject sewer and Kopmeier Lift Station.
- e. Review of existing flows tributary to the Kopmeier Lift Station, based on City of Pewaukee (City)-provided data.
- f. Development of future flow projections for the Kopmeier Lift Station and subject sanitary sewer.
- g. Comparison of capacity to projected flows.
- h. A review of the City-provided closed-circuit television (CCTV) tapes to assess the condition of the subject sewer.
- i. Evaluation of alternatives for improvements to the subject sewer, including development of opinions of probable cost for each alternative.
- j. Identification of easements and permits necessary for construction.
- k. Development of a report summarizing the findings.

Ms. Magdelene Wagner, P.E.
 City of Pewaukee
 Page 2
 February 4, 2020

Development within the tributary area is anticipated. Figure 1 (enclosed) shows the location of the subject sewer, the Kopmeier Lift Station, and the tributary area with planned future land usage.

2. Existing Sanitary Sewer Condition

CCTV of the subject sanitary sewer was completed in July 2018. This inspection noted deposits throughout the pipe, signs of corrosion, and numerous sags in the pipe between Manholes 07.1-005 and 08.2-013. Minor corrosion of the pipe walls was also noted throughout these segments. A more detailed summary of the inspection can be found within the televising reports located in the Enclosure.

3. Existing Flows

Flow data from the past six years at the Kopmeier Lift Station was reviewed. Average annual flows, and peak-hourly flows were identified using data from January 1, 2014 through June 17, 2019. To estimate the flows along the Pewaukee Lake Sewer, a ratio of houses west of the Coco Creek (tributary to downstream sewers) versus the number of houses upstream of the Pewaukee Lake Sewer was used. Because the majority of the existing service area is residential land use, this housing ratio was assumed to be equivalent to the flow ratio between both sections. Average and peak-hourly flows for the Kopmeier Pumping Station and the Pewaukee Lake Sewer are shown in Table 1.

	Pewaukee Lake Sewer		Kopmeier Lift Station	
	Average Annual Flow (gpm)	Peak Hourly flow (gpm)	Average Annual Flow (gpm)	Peak Hourly Flow (gpm)
2014	10.7	44	16.4	67
2015	11.9	54	18.2	83
2016	11.9	87	18.2	133
2017	12.9	185	19.7	283
2018	13.3	44	20.4	67
2019 (January to June)	15.8	54	24.2	83
Maximum	15.8	185	24.2	283
Peaking Factor	-	11.7		11.7

Note: gpm=gallons per minute

Table 1–Summary of Existing Flows

The maximum peak hourly flow through the Pewaukee Lake Sewer was 185 gpm. This flow occurred on July 12, 2017 during a large storm event of approximately 4.3 inches. The maximum flow at the Kopmeier Lift Station during this time was 283 gpm.

4. Planned Future Development and Flow Projections

The City has identified several areas tributary to the Pewaukee Lake Sewer and Kopmeier Lift Station that have the potential to be developed or connected to the Pewaukee Lake Sewer within the next 30 years. These planned areas include several residential subdivisions, an office park, a school, and an industrial park. Figure 2 (enclosed) shows the current service area and planned future service area, including planned land use types.

Ms. Magdelene Wagner, P.E.
 City of Pewaukee
 Page 3
 February 4, 2020

Flows for planned development were projected for purposes of comparing to the existing capacity of the Pewaukee Lake Sewer and the Kopmeier Pumping Station. A per acre flow rate from residential sources was estimated by multiplying the dwelling units per acre for each land use type (0.5 dwelling units per acre for low density residential, 2.2 dwelling units per acre for low-medium density residential, and 6.7 dwelling units per acre for medium density residential) by an average of 2.63 people per dwelling unit (based on United States Census data), providing a population per acre. Based on guidance in Wisconsin code NR110, a per capita flow rate of 80 gallons per capita per day (gpcd) was multiplied by the population, resulting in a per acre flow rate from residential sources. These are presented in Table 2.

Flows from commercial, industrial, and institutional sources were estimated by multiplying a per acre flow factor for each land use type by the respective acreage. Because of the significant variability associated with flows from manufacturing, fabrication, and warehousing zone, a conservative value of 2,000 gallons per day (gpd) per acre was assumed. Table 2 summarizes the projected average annual flows associated with the expected future developments and connections within the Kopmeier Lift Station tributary area.

Source	Units (acres)	Unit Flow Rate (gpd/acre)	Projected Flow (gpd)	Projected Flow (gpm)
Low Density Residential	203	105	21,315	15
Low-Medium Density Residential	194	463	89,822	62
Medium Density Residential	79	1,410	111,390	77
Mixed Office and Retail Commercial	20	1,200	24,000	17
Retail and Service Commercial	24	800	19,200	13
Governmental and Institutional	24	1,200	28,800	20
Manufacturing, Fabrication, and Warehousing	66	2,000	132,000	92
<i>Existing Flows</i>	98		22,790	16
Total:	708		449,317	312

Table 2—Summary of Projected Day Average Flows

Peaking factors were applied to the projected future average annual flows in Table 2 to estimate the respective peak-hourly flows. A peaking factor of 3.5 was assumed for flows from residential areas. A peaking factor of 2.5 was assumed for flows from nonresidential land use types. A summary of the projected peak flows through the Pewaukee Lake Sewer are shown in Table 3.

Ms. Magdelene Wagner, P.E.
City of Pewaukee
Page 4
February 4, 2020

Source	Projected Average Day Flow (gpm)	Peak Hour Peaking Factor	Projected Peak Hour Flow (gpm)
Residential Development	154	3.50	539
Nonresidential Development	142	2.50	355
<i>Existing Flows</i>	<i>16</i>	<i>11.7</i>	<i>187</i>
Total:	312		1,081

Table 3—Summary of Average and Peak Flow Projections

5. Ryan Road Alternative Flow

The existing Kopmeier Lift Station tributary area includes significant area east of Ryan Road (CTH KF). With a connection to the Village of Pewaukee's existing sewer system along High Street under State Trunk Highway (STH) 16, a significant amount of projected future flow would enter the system downstream of the Kopmeier Lift Station, significantly reducing the projected future flows upstream of the Kopmeier Lift Station. Figure 3 shows the region assumed to be served by the High Street connection. Table 4 shows the assumed acreages for each land use type, unit flow rates, and projected flows for this alternative for those areas that would remain tributary to the Pewaukee Lake Sewer and Kopmeier Lift Station. Table 5 shows the projected average and peak flows (including existing flows) through the Pewaukee Lake Sewer for this alternative. Peaking factors remained the same as the previous flow projection.

Source	Units (acres)	Unit Flow Rate (gpd/acre)	Projected Flow (gpd)	Projected Flow (gpm)
Low Density Residential	188	105	19,740	14
Low-Medium Density Residential	123	463	56,949	39
Medium Density Residential	0	1,410	-	0
Mixed Office and Retail Commercial	0	1,200	-	0
Retail and Service Commercial	0	800	-	0
Governmental and Institutional	0	1,200	-	0
Manufacturing, Fabrication, and Warehousing	0	2,000	-	0
<i>Existing Flows</i>	<i>98</i>		<i>22,790</i>	<i>16</i>
Total:	409		99,479	69

Table 4—Flow Projections—Ryan Road Alternate Flow

Ms. Magdelene Wagner, P.E.
 City of Pewaukee
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 February 4, 2020

Source	Projected Average Day Flow (gpm)	Peak Hour Peaking Factor	Projected Peak Hour Flow (gpm)
New Development and Connections	53	3.5	185
Existing Connections	16	11.7	187
Total:	69		372

Table 5—Summary of Average and Peak Flow Projections—Ryan Road Alternative

6. Capacity Analysis

CCTV of the Pewaukee Lake Sewer (from Manholes 07.1-004 to 08.2-014) identified deficiencies needing repair. Before selecting a method of repair or replacement, the capacity of this sewer was reviewed to determine whether the pipe diameter could remain the same, or whether this segment of sewer would need to be upsized. The capacity of the Kopmeier Lift Station located at Manhole 08.2-014 was also reviewed.

For the purposes of this capacity analysis, both the high flow scenario shown in Table 3 and the low flow scenario involving the Ryan Road alternative (Table 5) were compared to the capacity of the Pewaukee Lake Sewer and the Kopmeier Lift Station.

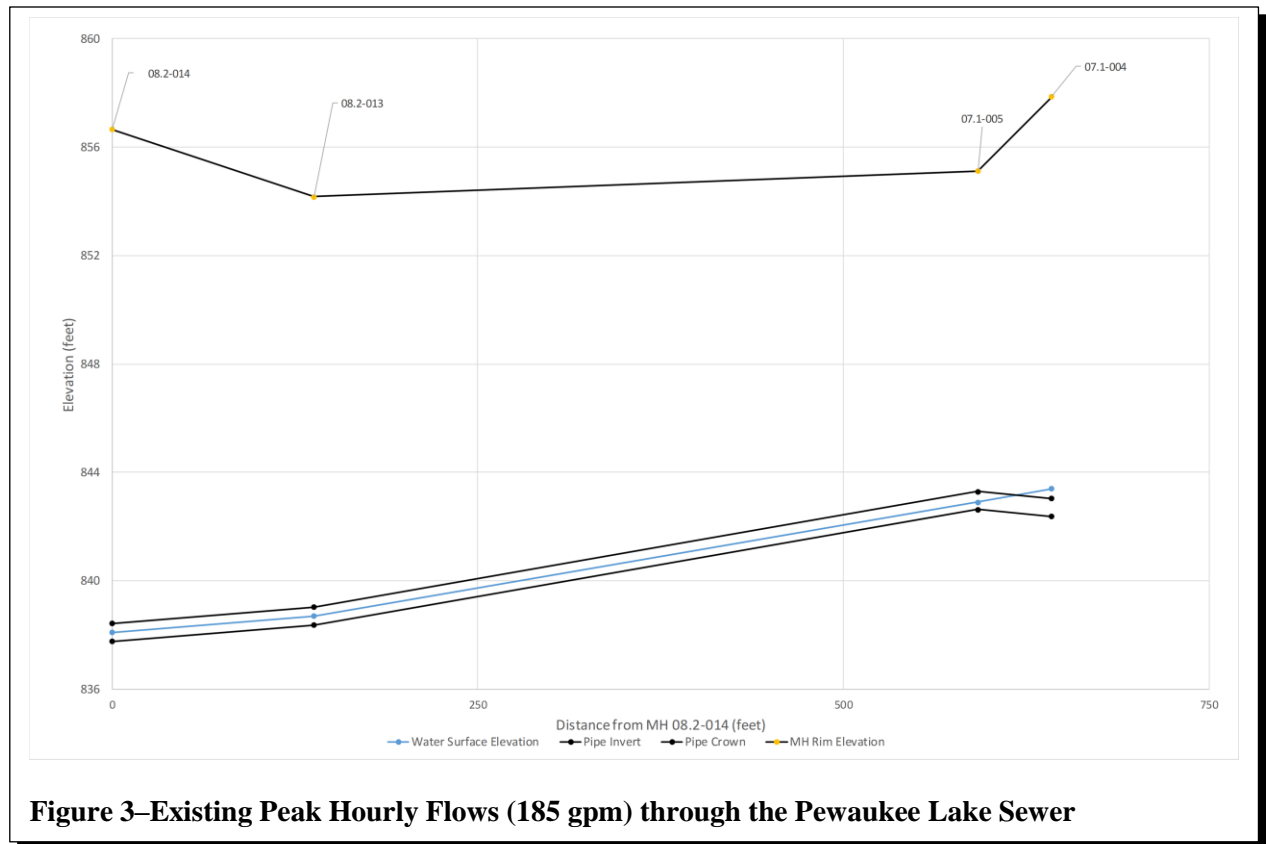
a. Pewaukee Lake Sewer

The Pewaukee Lake Sewer is an 8-inch gravity sewer located west of the Kopmeier Lift Station, discharging into the lift station. The pipe segment from Manhole 07.1-004 to Manhole 07.1-005 is slightly back pitched. The pipe segment from Manhole 07.1-005 to Manhole 08.2-013 contains multiple sags. As an overall average, the Pewaukee Lake Sewer has a slope of .72 percent from Manhole 07.1-004 to Manhole 08.2-014. Although there are no known operational issues as a result of the back-pitched pipe segment or sags, it is important to note that rehabilitation such as cured-in-place pipe (CIPP) lining will not remove back-pitched pipe or sags; they will still be present after the liner is installed.

A capacity model was created using Microsoft Excel to determine whether the gravity sewer has adequate capacity to convey peak hourly flows. The model uses sanitary sewer diameters, invert elevations, and slopes to calculate a theoretical capacity of the sewer using Manning's equation. Flows are then input into the model at manholes where the flow is introduced into the interceptor to calculate a hydraulic grade line. Current peak-hourly flows to the interceptor were input into Manhole 07.1-004 and are shown in Figure 3.

Based on this capacity model, the Pewaukee Lake Sewer has a full pipe capacity of approximately 360 gpm or 518,400 gpd. This capacity is significantly lower than the estimated peak hourly flow of 1081 gpm associated with full development of the Kopmeier Lift Station tributary area. The projected flow from the Ryan Road alternative (372 gpm) is approximately equal to the full pipe capacity.

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b. Kopmeier Lift Station

The Kopmeier Lift Station pumps flow from the tributary area shown on Figure 1 to the Village of Pewaukee's lift station located on Kopmeier Drive.

To determine the total flows pumped by the Kopmeier Lift Station, flows from the houses along Kopmeier Drive must be included. This area is assumed to be fully developed with no additional housing or connection to be added. Table 6 shows the total projected future flow at the lift station for both alternatives.

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Source	Full Tributary Area			Ryan Road Alternate Connection		
	Projected Average Day Flow (gpm)	Peak Hour Peaking Factor	Projected Peak Hour Flow (gpm)	Projected Average Day Flow (gpm)	Peak Hour Peaking Factor	Projected Peak Hour Flow (gpm)
Residential Development	154	3.50	539	53	3.50	185
Nonresidential Development	142	2.50	355	0	2.5	0
Existing Connections Including Kopmeier Drive	24	11.7	281	24	11.7	281
Total:	320		1,175	77		466

Table 6–Projected Flows at the Kopmeier Lift Station

The firm capacity (capacity with the largest pump out of service) of the Kopmeier Lift Station was determined using drawdown tests. These tests show a firm capacity of approximately 370 gpm at the lift station. With an existing peak-hourly flow of 185 gpm, approximately 50 percent of the current capacity is used. Table 7 further compares the existing firm capacity against the total projected peak-hourly flow.

	Full Tributary Area			Ryan Road Alternate Connection		
	Existing and Future Development	Firm Capacity	% of Capacity Used	Existing and Future Development	Firm Capacity	% of Capacity Used
Average Annual Flow (gpm)	320	370	86%	77	370	21%
Peak Hour Flow (gpm)	1,175	370	318%	466	370	126%

Table 7–Comparison of Kopmeier Lift Station Firm Capacity to Projected Flows

7. Sanitary Sewer Improvements

Alternatives for improvement to the Pewaukee Lake Sewer were reviewed including CIPP lining, pipe bursting, and replacement. Opinions of probable construction costs for the three alternatives are listed in Table 9. Unit costs for each alternative were developed based on recently bid projects. A factor of 50 percent was added to this subtotal to account for contingencies (35 percent) and technical services (15 percent). Costs were developed as shown in Table 8.

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Ryan Road Alternate Connection Construction Alternatives:	Length (LF)	Unit cost (\$/LF)	Subtotal:	Contingencies and Technical Services (50%)	Total
CIPP Lining (8 inches)	650	80	52,000	26,000	78,000
Pipe Bursting (10 inches)	650	220	143,000	72,000	215,000
Remove and Replace (10 inches)	650	275	179,000	90,000	269,000
Full Tributary Area Construction Alternatives:	Length (LF)	Unit cost (\$/LF)	Subtotal:	Contingencies and Technical Services (50%)	Total
CIPP Lining (8 inches)	650	N/A	N/A	N/A	N/A
Pipe Bursting (12 inches)	650	N/A	N/A	N/A	N/A
Remove and Replace (12 inches)	650	300	195,000	98,000	293,000

Note: LF=linear feet

Table 8—Opinion of Probable Cost

CIPP lining will reduce infiltration and inflow (I/I) and restore the structural integrity of the pipe. However, as previously noted, CIPP lining will not remove the sags along the pipe or increase the pipe capacity sufficiently for the full build-out alternative. CIPP lining would, however, be the least disruptive pipeline renewal alternative. CIPP lining can be completed with minimal or no excavation. Access to each manhole with large trucks will be required.

Typically, an existing pipe can be upsized by one nominal pipe size using pipe bursting (for example, an 8-inch pipe can be burst with a 10-inch pipe). Depending on soils surrounding the pipe, it may be possible to increase the pipe size by more than one size with pipe bursting. A geotechnical investigation would be needed to retrieve soil borings and analyze the feasibility of installing a 12-inch pipe using pipe bursting. It is likely that a 12-inch-diameter pipe would be necessary for the full build-out scenario.

Pipe bursting will also not remove the sags in the existing pipeline, as the bursting head will follow the alignment and profile of the existing pipe. Excavated pits would be needed on each end of the sewer to be pipe burst to allow for installation of the bursting machine on one end and insertion of the new pipe on the other. It is assumed significant dewatering will be needed within these excavations.

Replacement would provide the best opportunity to correct the profile of the pipe and to install a pipe sufficiently sized for projected future peak flows. However, because of the location of this pipe and inability to significantly change the alignment (because of power lines, railroad right-of-way, and the lake), replacement presents significant construction challenges that will result in increased project costs and environmental disturbance.

8. Conclusions and Recommendations

Based on a comparison of projected future flows to existing capacity of the Pewaukee Lake Sewer, there is not adequate capacity available for the full build-out scenario.

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The Ryan Road alternative would result in the Pewaukee Lake Sewer operating near or above capacity during future peak-flow conditions.

Because the high cost and disruption associated with replacement, it is recommended that pipe bursting be used to replace the Pewaukee Lake Sewer. A minimum of 10-inch pipe should be installed. A 12-inch pipe should be installed if a geotechnical investigation shows that soils will allow.

The City should commence a geotechnical investigation. This investigation should include retrieval of soil boring where the bursting pits would be excavated and at intervals along the pipeline as close. This investigation will help determine groundwater conditions that will need to be considered during construction and confirm the soils are suitable for pipe bursting.

The City should consider further evaluation and planning for serving the undeveloped or unsewered areas previously discussed.

The Kopmeier Lift Station should be further considered and alternatives for improvements evaluated once the City determines which future development scenario is implemented.

Strand Associates, Inc.® appreciates the opportunity to provide these services for the City. It has been a pleasure working with you and others from the City. Please contact me with any questions you have in regard to this evaluation at 608-251-4843.

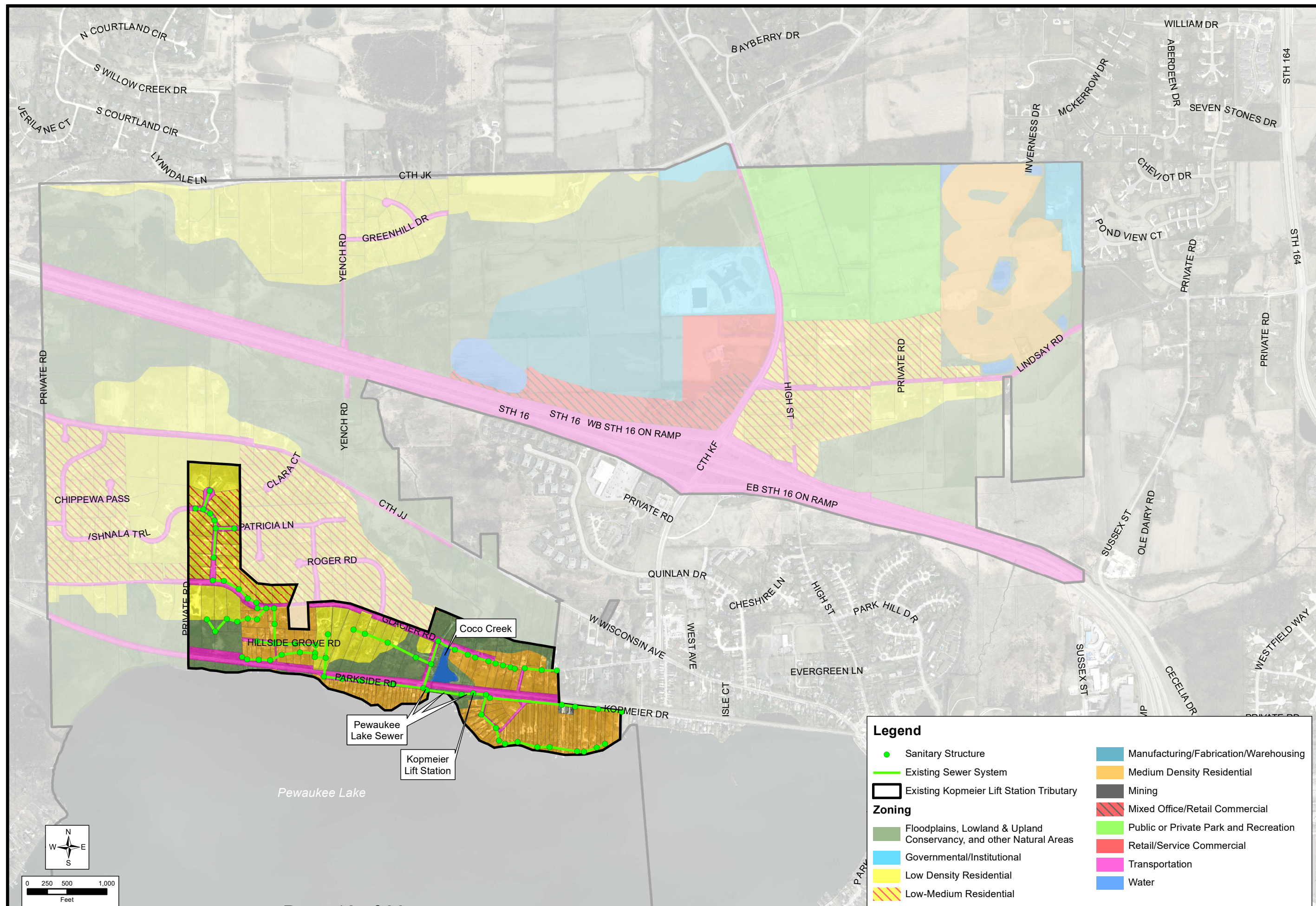
Sincerely,

STRAND ASSOCIATES, INC.®

A handwritten signature in black ink, appearing to read "Randy Langer".

Randy J. Langer, P.E.

Enclosures

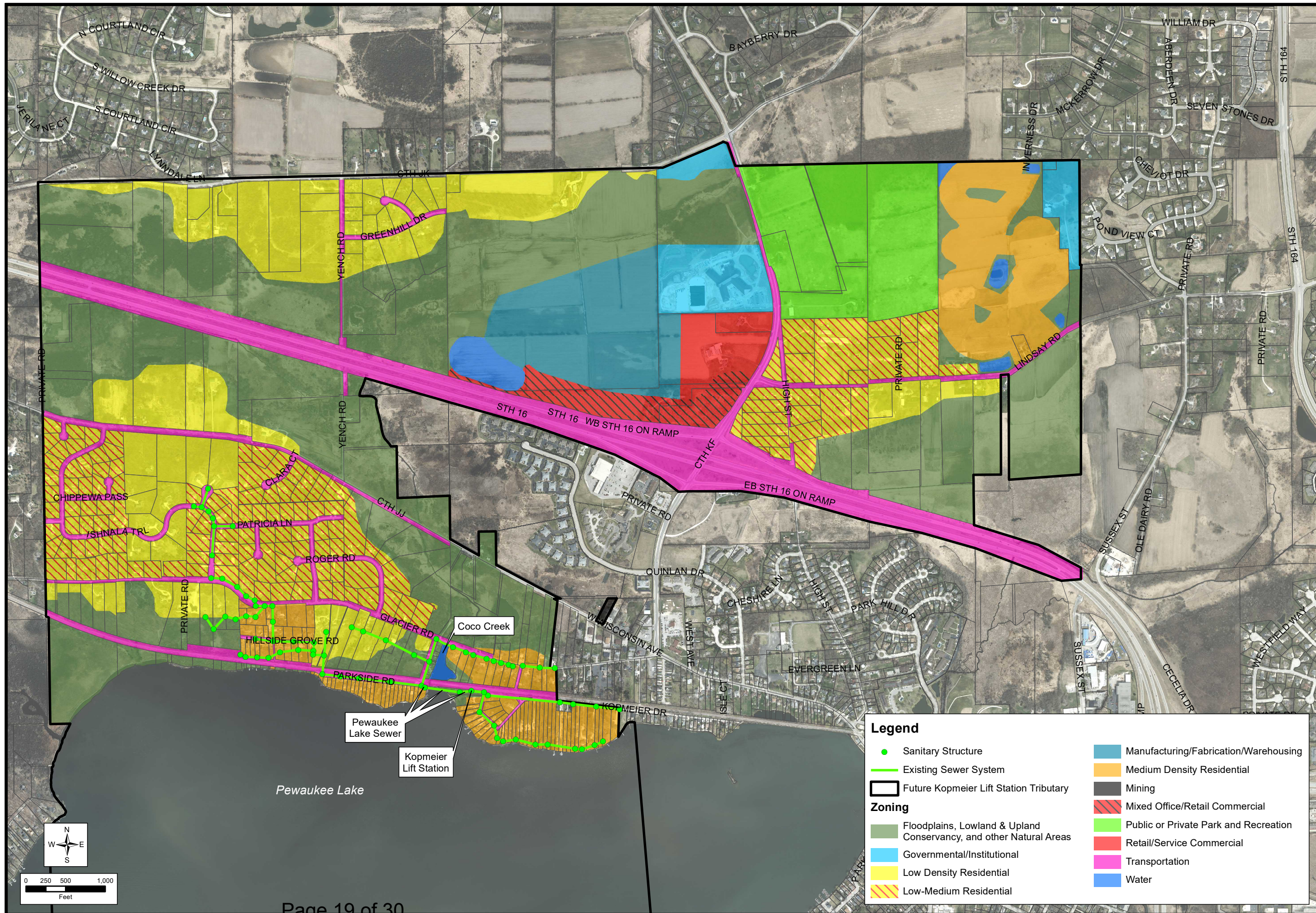


CURRENT SERVICE AREA

**KOPMEIER SANITARY SEWER
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN**



FIGURE 1
4621.004

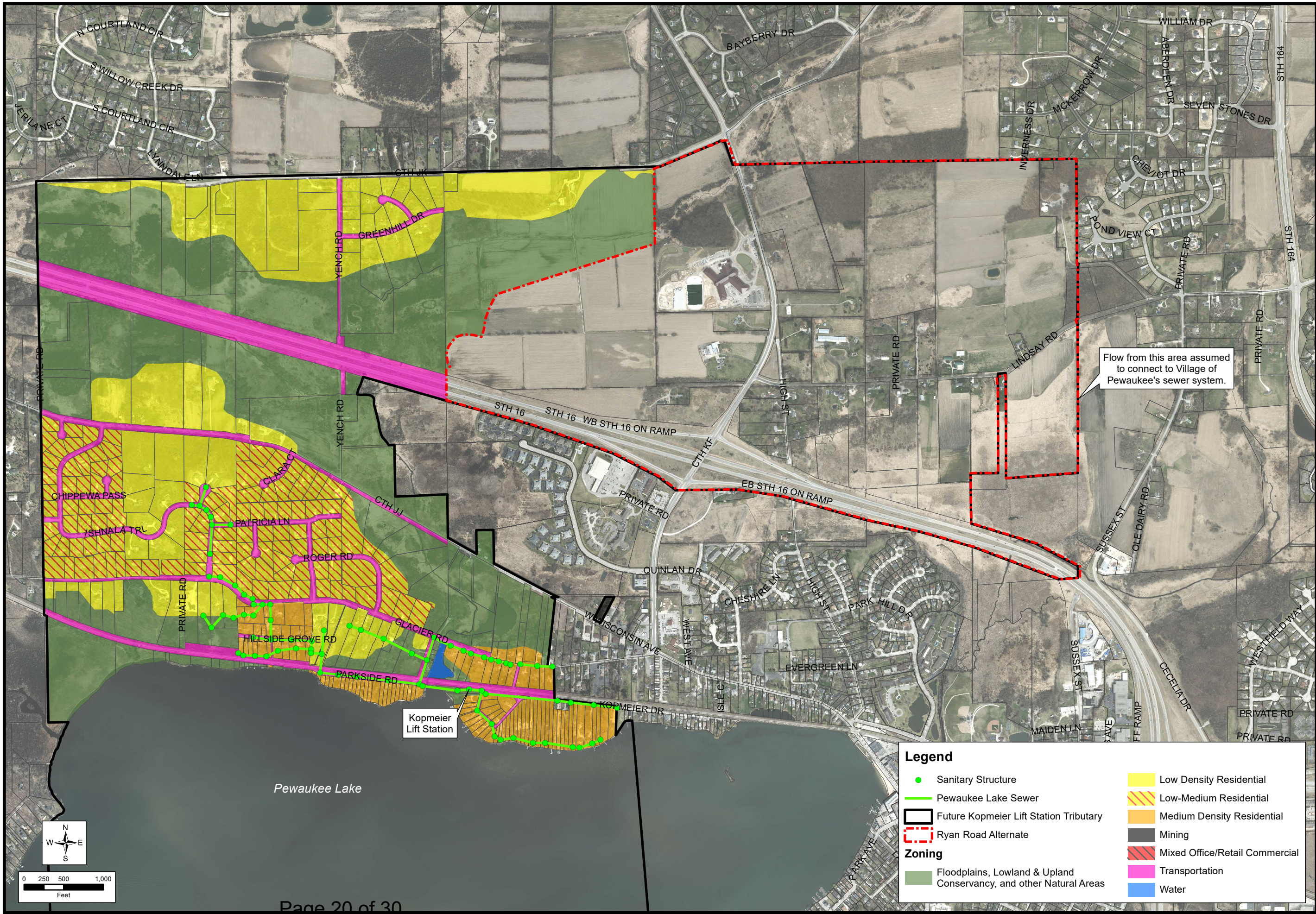


KOPMEIER LIFT STATION TRIBUTARY AREA

KOPMEIER SANITARY SEWER
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



FIGURE 2
4621.004



KOPMEIER LIFT STATION TRIBUTARY AREA - RYAN ROAD ALTERNATE

KOPMEIER SANITARY SEWER
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



FIGURE 3
4621.004

Map 1 - Northwest Quadrant

Page #	Upstream Manhole	Downstream Manhole	Street Location	DVD #
1	07.1-004 07.1-021	07.1-022 07.1-005	PARKSIDE RD	USB
2	07.1-005 07.1-022	08.2-009 08.2-013	PARKSIDE RD	USB
3	08.2-013 08.2-009	08.2-008 08.2-014	LIFT STATION EASEMENT	USB

Inspection Data & Resources | Appendix DVD

Upstream MH **07.1-004**

~~07.1-021~~

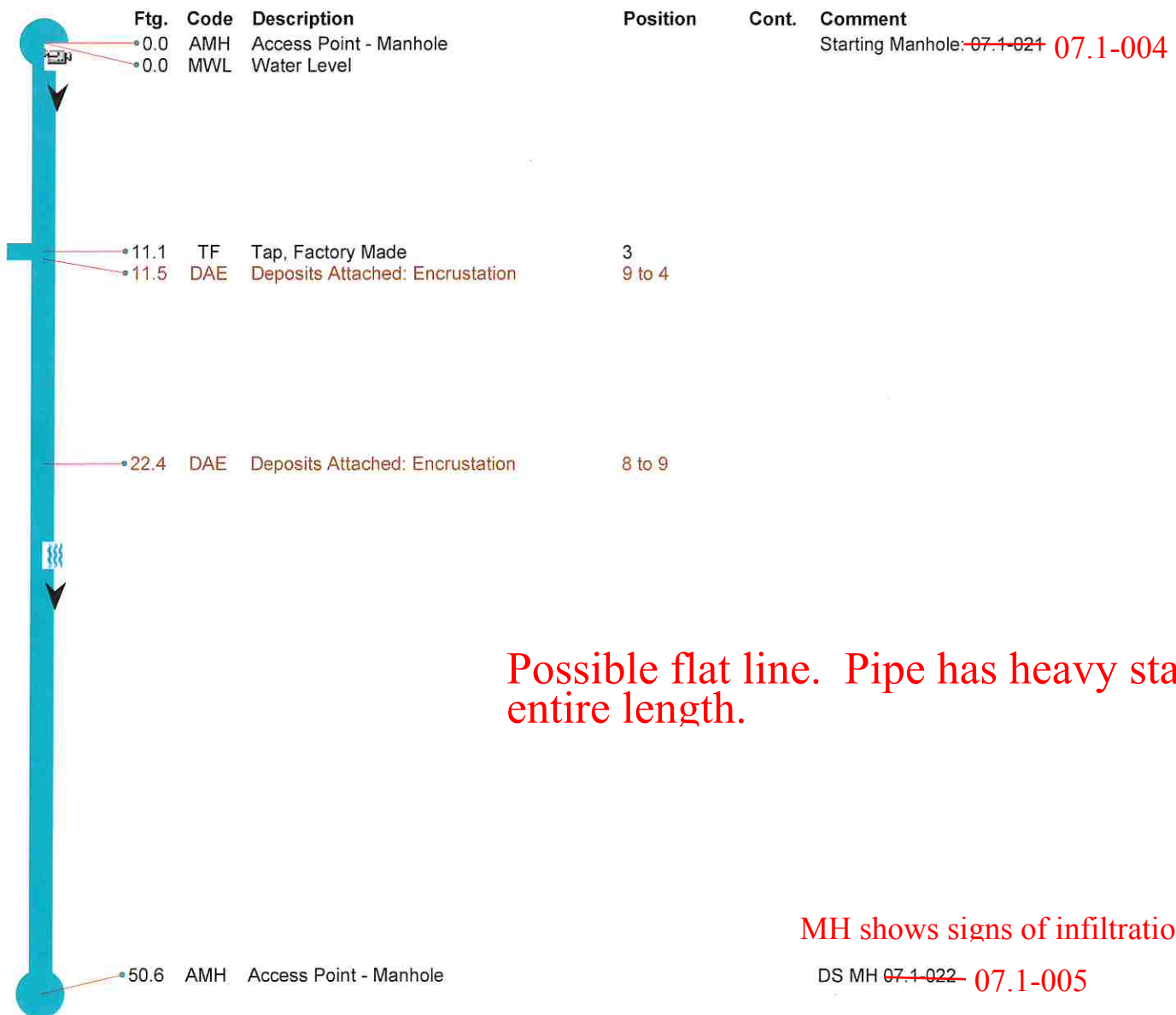
Downstream MH **07.1-005**

~~07.1-022~~

Date	Time	Location (Street)			Job Number
07/9/2018	10:52 AM	PARKSIDE RD			18070W-01
Use of Sewer	Pipe Size	Material	Jt. Spacing	Shape	Survey Direction
Sanitary	8	Polyvinyl Chloride	6	Circular	Downstream
Pre-Cleaning	Weather	Surface	US MH Depth	DS MH Depth	Flow Direction
Jetting	Dry	Asphalt	9.8	10.5	W
Media No.	Surveyed Length	Total Length	Surveyor	Certificate No.	Truck No.
USB	50.6	50.6	CH	U-116-07002819	223

Comments

NORTHWEST QUADRANT - MAP 1



Upstream MH **07.1-005**

~~07.1-022~~

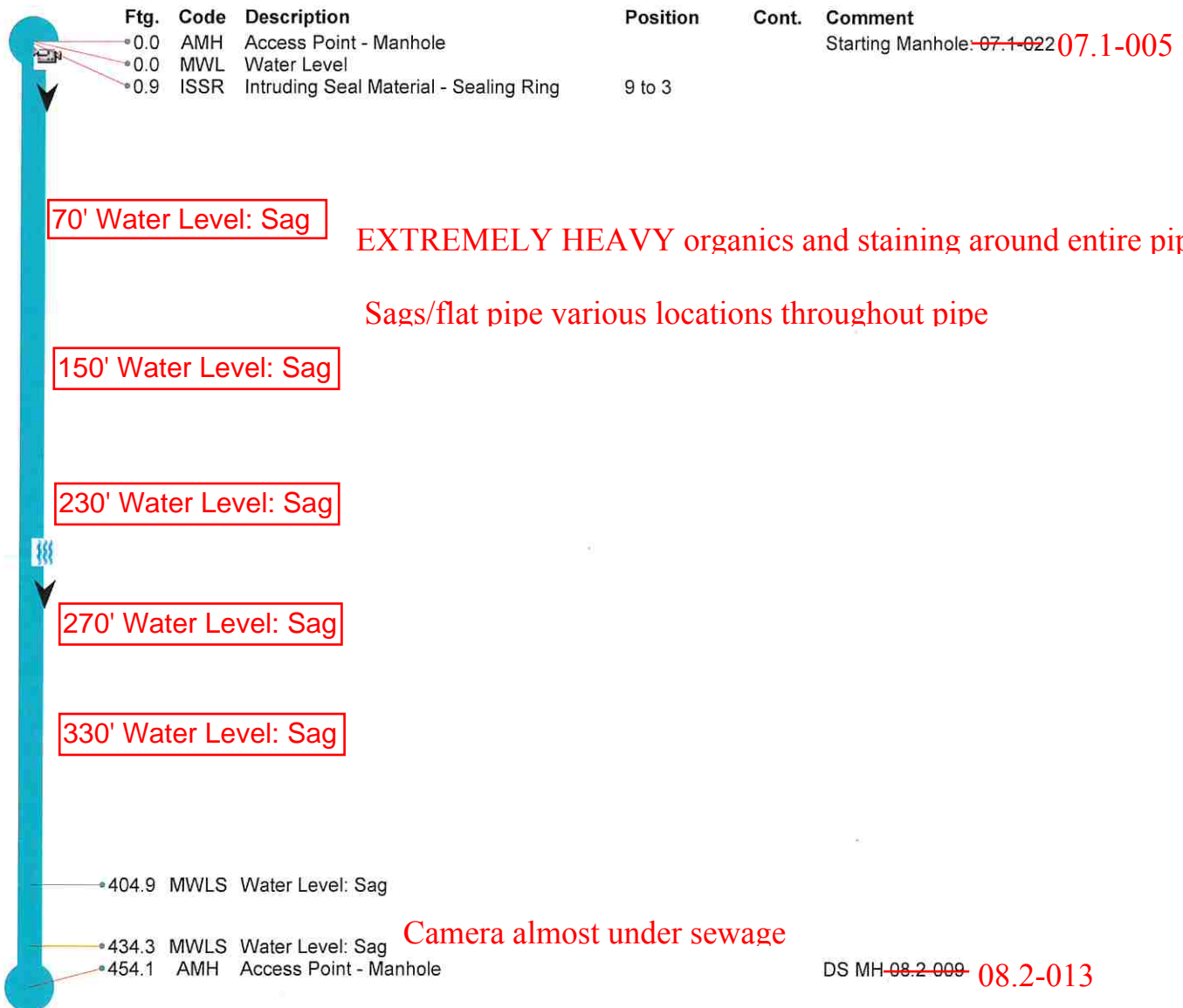
Downstream MH **08.2-013**

~~08.2-009~~

Date	Time	Location (Street)			Job Number
07/9/2018	11:22 AM	PARKSIDE RD			18070W-01
Use of Sewer	Pipe Size	Material	Jt. Spacing	Shape	Survey Direction
Sanitary	8	Reinforced Concrete Pipe	6	Circular	Downstream
Pre-Cleaning	Weather	Surface	US MH Depth	DS MH Depth	Flow Direction
Jetting	Dry	Asphalt	10.5	11	W
Media No.	Surveyed Length	Total Length	Surveyor	Certificate No.	Truck No.
USB	454.1	454.1	CH	U-116-07002819	223

Comments

NORTHWEST QUADRANT - MAP 1



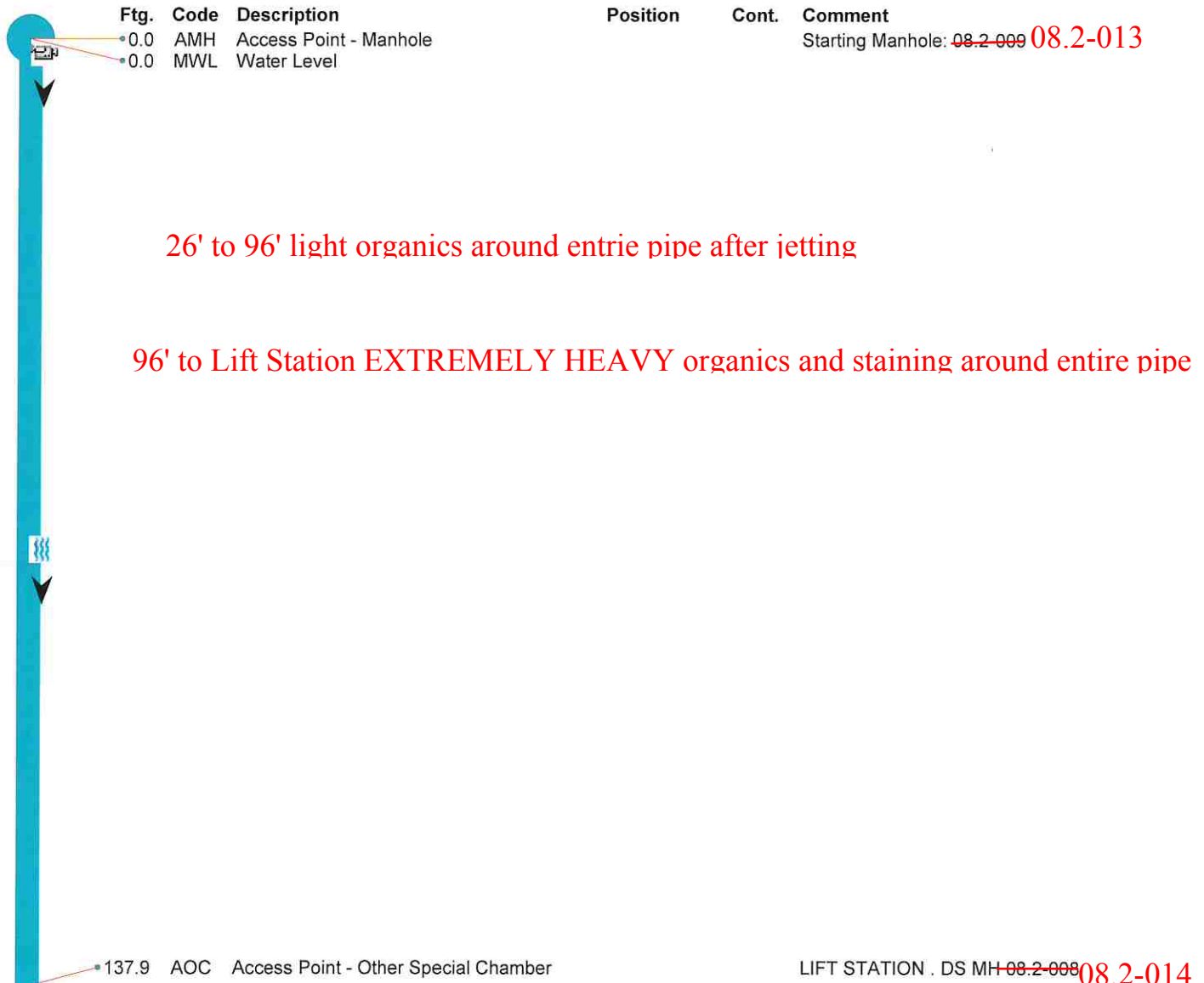
Upstream MH ~~08.2-009~~ 08.2-013

Downstream MH ~~08.2-008~~ 08.2-014

Date	Time	Location (Street)			Job Number
07/9/2018	11:46 AM	LIFT STATION EASEMENT			18070W-01
Use of Sewer	Pipe Size	Material	Jt. Spacing	Shape	Survey Direction
Sanitary	8	Polyvinyl Chloride	6	Circular	Downstream
Pre-Cleaning	Weather	Surface	US MH Depth	DS MH Depth	Flow Direction
Jetting	Dry	Asphalt	11	14	W
Media No.	Surveyed Length	Total Length	Surveyor	Certificate No.	Truck No.
USB	137.9	137.9	CH	U-116-07002819	223

Comments

NORTHWEST QUADRANT - MAP 1



June 19, 2020, 2020

Mr. Dan Naze, P.E.
Director Public Works – Village Engineer
Village of Pewaukee
235 Hickory Street
Pewaukee, WI 53072

RE: City of Pewaukee Northwest Area Sanitary Sewer Study – Proposal

Dear Dan,

The Village is in the initial stages of the design upgrade for the Kopmeier Drive sewage lift station. The station serves 27 homes in the Village on Kopmeier Drive along with the northwestern part of the City of Pewaukee. This area is served with the City's Kopmeier Drive lift station located approximately 3,200 feet west of the Village's lift station. The City's lift station discharges through a force main on Kopmeier Drive up a hill, to a short gravity sewer that discharges easterly to the Village's lift station. The existing agreement between the Village of Pewaukee and the City of Pewaukee stipulates that all sanitary sewerage from the City flowing through the Village flows through the City's Kopmeier Drive lift station.

A large part of the City's northwestern service area tributary to the lift station is undeveloped. As part of the Village's lift station design upgrade project, the Village has coordinated with the City of Pewaukee on the planned peak hour flow rate coming from the City's undeveloped area.

In response to a flow restriction on the immediate upstream gravity sewer tributary to the City's Kopmeier lift station, and for long term planning, the City started a sanitary sewer study in 2019 on the best way to serve the northwestern part of the City. The report was completed in February of 2020 and is titled "Kopmeier Sanitary Sewer and Lift Station Capacity Review". This study, along with a previous study conducted by Ruekert & Mielke, Inc. (R/M) for the City in 2014, included an area in the City planned for sanitary sewer service that is outside of the Southeastern Wisconsin Regional Planning Commission (SEWRPC) existing sanitary sewer service area.

The City's 2020 study conclusions indicated that the City would continue to use the sanitary sewer upstream of the City's Kopmeier station and that this sewer would increase in size with a pipe bursting upgrade. In addition, this study identified a second sanitary sewer Village entry point in the vicinity of Park Hill Drive that would reduce the projected peak hour flow rate from the northwestern portion of the City through the City and Village Kopmeier Drive lift stations. This second entry point is logical based on the topography in the area. The second entry point would be to the High Street sanitary sewer in the Village. The additional flow route that R/M would evaluate will follow the path of the existing sewer north of Partridge Court and Meadowside Court, east of Park Hill Drive, and south to West Wisconsin Avenue.

This proposal is to evaluate two alternatives for serving the northwestern part of the City of Pewaukee. These alternatives are the same as in the City's most recent study:

1. Alternative 1 - Keep one entry point through Village. All flow from the City would be routed through the City's and Village's Kopmeier Drive lift stations.
2. Alternative 2 - Use two entry points through Village as described above.

This study will determine a conceptual design and capital cost of the needed improvements to the Village Kopmeier Drive lift station and gravity sanitary sewer system for each alternative. Relay of sanitary sewer in the Village may be required due to insufficient capacity or poor condition. West Wisconsin Avenue in

the Village is planned for reconstruction in 2024. This study will identify if sewer improvements need to be done at the same time as the road project. R/M will rely on existing Village knowledge of condition concerns for the sewers in the Village. There are known existing capacity concerns for the Village West Wisconsin Avenue gravity sanitary sewer. For accuracy with Alternative 2, R/M will field survey the existing sanitary sewer system inverts from the north end of Partridge Court east and south around the Park Hills subdivision to West Wisconsin Drive and the remaining sewer route to the Village lift station 1. We will update the Village GIS records with the field-measured inverts.

In order to assess the peak flow rate and flow depth of the Village's existing sewers in dry weather and after rainfall, we plan to conduct flow monitoring at three locations for a three-month period using area-velocity meters. We have coordinated with Mulcahy Shaw Water Inc. (MSW) for the equipment rental and labor to set-up, maintain, and take down the equipment. Their proposal is included as an attachment to this proposal. On a preliminary basis, the meters could be located at the following locations:

1. At lift station 1, on the south interceptor sewer
2. On River St. east of Village Hall
3. On West Wisconsin Ave. just downstream of the Park Hills Dr. sewer connection

R/M would help coordinate the program and identify the existing dry weather and peak flow rates after rainfall throughout your sewer system.

Our detailed scope of services is included below:

1. Hold kickoff meeting.
2. Review past sanitary sewer study reports.
3. Review existing sanitary sewer agreement between Village and City.
4. Survey measure-downs (approximately 36 manholes) and coordinate field data.
5. Determine flow from the area outside SEWRPC Sanitary Sewer Service Area.
6. Confirm flow rate projections from City's "Kopmeier Sanitary Sewer and Lift Station Capacity Review" study.
7. Determine Kopmeier lift station and downstream sanitary sewer upgrades for Alternative 1 - Keep one entry point through Village. Use GIS records for gravity sanitary sewer on Capital Drive.
8. Coordinate Village sewer flow rate monitoring program and determine dry weather and peak hour flow rates.
9. Determine cost for Alternative 1.
10. Determine Kopmeier lift station and downstream sanitary sewer upgrades for Alternative 2 - Use two entry points through Village.

11. Determine cost for Alternative 2
12. Identify non-economic factors in each alternative (e.g. environmental factors, wetlands, constructability etc).
13. Create exhibits (one for each alternative).
14. Write draft report.
15. Hold meeting at 90 percent completion. Share draft report with Village.
16. Make updates to report as requested by Village.
17. Coordinate with Village attorney.
18. Hold meeting with Village and City to discuss results of study.

We propose to provide the preceding services on an hourly basis for an estimated amount of \$26,972. This amount includes reimbursables such as mileage and copies. This amount does not include the cost of \$10,355 for MSW for the sewer flow monitoring equipment rental and labor. We anticipate the Village would contract directly with MSW for their services.

The total incremental cost for the Village sewer flow monitoring is \$12,671 (\$10,355 for MSW and \$2,316 for R/M coordination – included in this proposal).

We anticipate completing this work by August 30, 2020 assuming approval of this proposal by mid-May, 2020.

If the Village would like to rely on the GIS system inverts in lieu of field measure measurements, we can deduct \$3,000 from the proposal cost.

As an optional additional service, R/M would evaluate the capacity of lift station 1 to handle the additional increment of flow from the City outside the existing SEWRPC sewer service area. We would perform this evaluation on an hourly basis for an additional estimated cost of \$1,768.

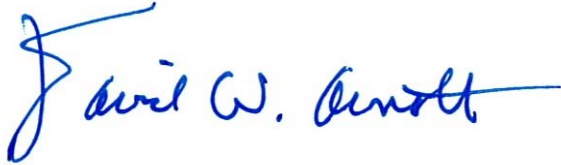
The above described professional services will be provided to you in accordance with the attached two page, **Village of Pewaukee Terms & Conditions** dated June 24, 2015, which are made part of this agreement by reference. Please indicate your acceptance of this agreement by having the appropriate authorized official(s) affix their signature(s) where indicated and returning two fully executed copies to our office.

We look forward to continuing to work with the Village on this project. Please feel free to call me with any questions concerning this proposal.

Mr. Dan Naze, P.E.
Village of Pewaukee
June 19, 2020
Page 4

Respectfully,

RUEKERT & MIELKE, INC.



David W. Arnott, P.E.
Team Leader / Senior Project Manager
darnott@ruekert-mielke.com

DWA:sjs

Mr. Dan Naze, P.E.
Village of Pewaukee
June 19, 2020
Page 5

CLIENT NAME:

Village of Pewaukee

ENGINEER:

Ruekert & Mielke, Inc.

By: _____

Title: _____

Date: _____

By: _____

Stanley R. Sugden, P.E.

Title: President

Date: April 22, 2020

ATTEST:

By: _____

Title: _____

Date: _____

Designated Representative:

Name: _____

Title: _____

Phone Number: _____

Designated Representative:

Name: David W. Arnott, P.E.

Title: Project Engineer

Phone Number: (262) 542-5733

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 8.**

DATE: July 20, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding the Plan Commission Recommendations to Approve the Conditional Use Permit for Michael's House of Prime Located at W278 N2316 Prospect Avenue (PWC 0935-039) to Add Outdoor Seating and Outdoor Music to Their Existing Restaurant Operations [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Michael's House of Prime Staff Report

Michael's House of Prime Narrative

Michael's House of Prime Map

Michael's House of Prime Conditional Use Permit



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 16, 2020

Date: July 7, 2020

Project Name: Michael's House of Prime Conditional Use

Project Address/Tax Key No.: W278N2316 Prospect Avenue/PWC 0935039

Applicant: Rick Buckley

Property Owner: Edgewood Adventure, LLC

Current Zoning: B-3 General Business District and F-1 Floodplain District

2050 Land Use Map Designation: Retail/Service Commercial and Floodplains, Lowland & Upland Conservancy and Other Natural Areas

Use of Surrounding Properties: B-3 zoned property to the north and west, the Lake Country Recreational Trail to the south, and single-family residential to the east

Project Description/Analysis:

The applicant, Michael's House of Prime, filed a Conditional Use Application for the existing restaurant use and proposed outdoor dining area with associated music and lighting for property located at W278N2316 Prospect Avenue.

Michael's House of Prime recently applied for an Outdoor Entertainment Permit, which it had not done in previous years. In review of that application, staff recommended that a Conditional Use Permit be submitted by the applicant to allow for the existing and proposed/new use of outdoor dining.

The restaurant will continue operations as it has been with no changes other than the addition of the outdoor seating area. The seating area is about 2,500 square feet, will contain 45 seats, and also incorporate the existing gazebo. The applicant is proposing two speakers for music. This will primarily be for background music; however, the applicant indicated that occasionally one or two musicians may be hired to entertain customers.

The improvements will also include café lights hung from trees on the property. The applicant is anticipating about eight strings of lights with twenty-four, 24-watt lights on each string. Tiki torches will be utilized as well.

The outdoor area is planned to be open for dining until 10:00 p.m. Sunday through Thursday, except for being closed on Mondays, and until 10:30 p.m. on Fridays and Saturdays. The applicant has indicated music will be shut off by 9:00 p.m. on weekdays, including Sunday and 10:00 p.m. on Fridays and Saturdays.

Recommendation

Staff is recommending a motion to recommend approval of the Conditional Use Permit for Michael's House of Prime to allow the continued operation of the restaurant and the proposed outdoor dining use, subject to the conditions below. Note staff finds that these conditions eliminate any potential adverse impacts on the surrounding properties or adjacent uses.

1. *This Conditional Use Permit is personal to Buckley Brothers Family LLC (d/b/a Michael's House of Prime), does not run with the land, and is not transferrable.*
2. *Alcohol sales may not occur outside of the description within the Michael's House of Prime or future owner's liquor license premise description as approved by the Common Council.*
3. *No outdoor activities shall occur between the hours of 10:00 p.m. and 8:00 a.m. Sunday through Thursday and 10:30 p.m. and 8:00 a.m. Friday and Saturday.*
4. *Maximum Permitted sound levels for dining, music, and other outdoor activities shall not exceed 65 decibels as measured at the property line¹.*
5. *All outdoor dining lights shall be shut off by 10:00 p.m. Sunday through Thursday and 10:30 p.m. Friday and Saturday.*

¹ Per OSHA, 60 decibels is equivalent to a conversation (3 feet away). 70 decibels is described as classroom chatter. Examples of 65 decibels from other sources include, Business Office, Normal Conversation, Dishwashers, and Vacuums.

Dear Mayor, Common Council of the City of Pewaukee, and Plan Commission,

Who knew that this year would be so difficult and challenging? Brother David and I, along with our wonderful staff have worked very hard to keep our restaurant open throughout the pandemic. Michael's House of Prime and this location has a long history in the City of Pewaukee going back to 1926. While only being Michael's for now 44 years it has been known as Duke's House of Prime, Coffee Heads, and Gus Frank's. Doubtful many of you go back that long but David and I have been eating here since we were young kids, being brought here by our parents going back to the early 1960s. We bought this restaurant out our history here after Debbie Griepentrog told us, that after 40 years here she had had enough. She said she could not find a buyer who would maintain the family traditions she had been a part of with her parents, brother, and sister, all who have passed. In fact it may have become a parking lot.

We were not steeped in the restaurant business, except maybe for the eating and drinking side (which as we have found is a lot different from owning one). We have given it our all since we bought it in 2016. The pandemic and being forced to close in restaurant dining was a huge blow. We had two options, close, let all our employees go and hope to live another day or fight and switch to a 100% carryout business. This was quite a change but the community support was tremendous. Our team shifted gears and we did all right selling food for carryout. Our financials have been bleak, while the food sales were good, there were very limited takeout bar sales which is the larger profit center in the restaurant business and buying airline sized bottles of liquor is not the most cost effective.

Anyway we have taken some tables out of our restaurant to spread folks out a bit more but that is lost revenue so we are looking to finding other ways to compensate and that took us to outdoors where we have a flat area of ground with a view of the creek and an existing gazebo that dates back many years. This is the area where we could add tables and give our customers the opportunity to eat outside on the lawn, with a nice view of the creek. To begin with we cannot spend a lot of money, COVID took care of that. So the plan is to set used tables (with linens) and old chairs on the lawn, we will have a food and drink menu, we will serve from an outdoor bar in the freshly painted gazebo and food from the kitchen. We have strung café lights from the trees, and put up tiki torches. It actually looks quite nice.

Our hours of operation, lighting, tables, speakers, are all on the application. We are an establishment that attracts generally a little older guest, favoring Sinatra style music, and quite evenings with family and friends.

We appreciate you granting us permission to do this starting after the June 1, 2020 Council meeting. A number of our neighbors have come by to survey what we've done and are excited, once the weather cooperates, to enjoy our outdoor dining option and watching the creek slowly move into Pewaukee Lake.

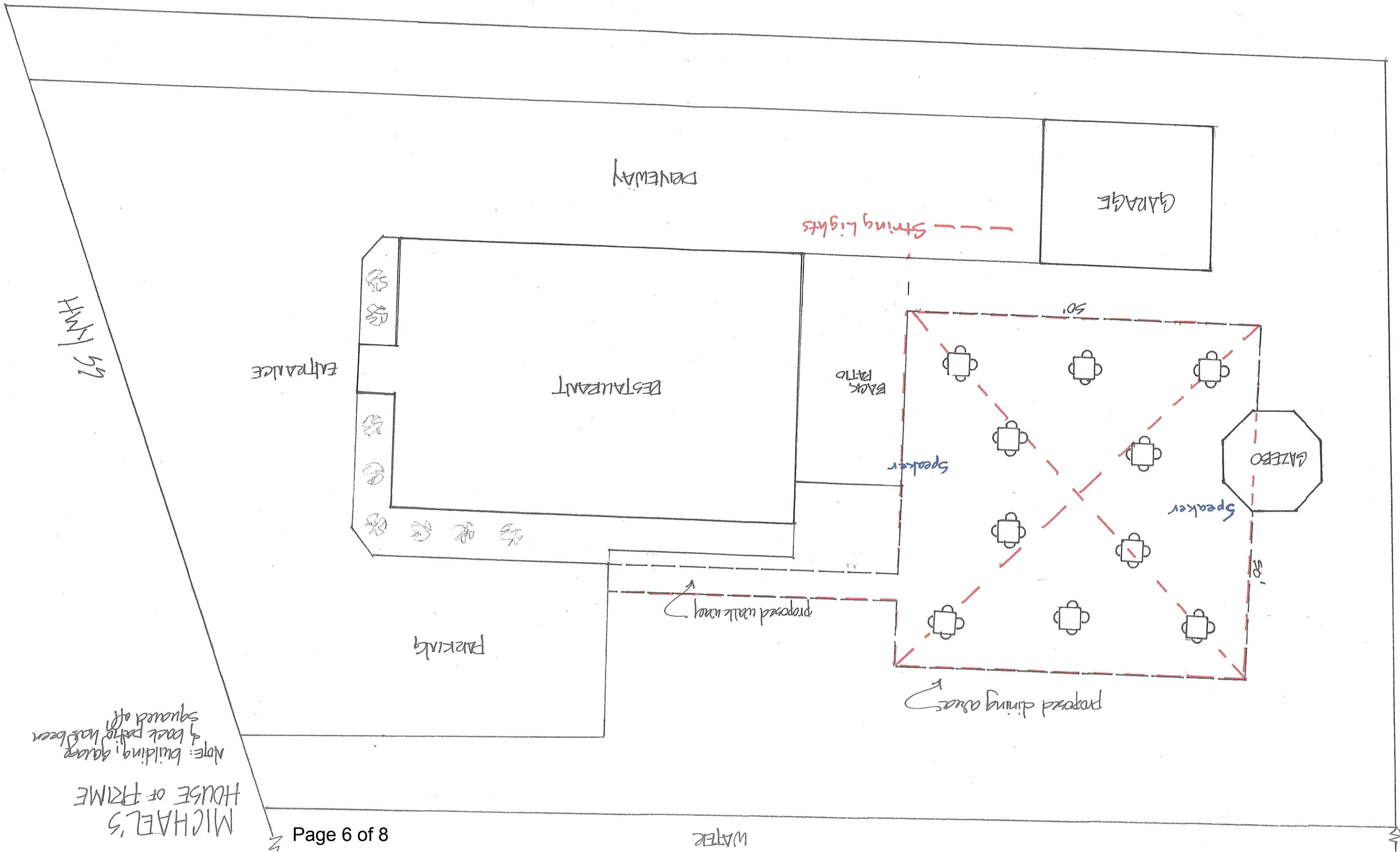
We are ready to talk with you about how we are working to survive in these challenging times.

Thank you for your consideration.

Rick & David Buckley

June 16, 2020

SCALE: 1" = 12'



HNH/52

Note: building, garage
& back patio has been
squared off

MICHAEL'S
HOUSE OF PRIME

**A COVENANT
REGARDING THE ISSUANCE OF A
CONDITIONAL USE PERMIT
BY THE
CITY OF PEWAUKEE**

**TAX KEY NUMBER(S)
OR PARCEL(S) INVOLVED:** **CONDITIONAL USE
PERMIT:
NO. CUP-20-7-1**

PWC 0935039

LEGAL DESCRIPTION:

LOT 51, 52 & 53 EDGEWOOD STATION PT SW ¼ SEC 18 T7N
R19E :: DOC# 4253184

**PERSON(S), AGENT(S) OR CORPORATION(S) PETITIONING
FOR PERMIT:**

Michael's House of Prime

Recording area

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

WHEREAS, It is understood by all parties to this covenant that Section 62.23 of WIS. Statutes prescribes the legal basis for the granting of a conditional use permit by a City and Chapter 17 of the City Codes and Ordinances provides for the issuance of such permits as well as the standards by which all such uses will be measured; and,

WHEREAS, The City Plan Commission has held a meeting on July 16, 2020; has reviewed the various elements of the petitioners proposal; and has recommended that a Conditional Use Permit be granted to the above named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council, held a public hearing meeting held on July 20, 2020.

NOW, THEREFORE, let it be known that the City Common Council by its action on July 20, 2020 has, hereby, granted a Conditional Use Permit for the following use(s):

Restaurant with outdoor dining and music.

FURTHER, such approved use of the above designated parcel(s) are hereby allowed based on the following conditions being continually met:

1. Alcohol sales may not occur outside of the description within the Michael's House of Prime or future owner's liquor license premise description as approved by the Common Council.
2. No outdoor activities shall occur between the hours of 10:00 p.m. and 8:00 a.m. Sunday through Thursday and 10:30 p.m. and 8:00 a.m. Friday and Saturday.
3. Maximum Permitted sound levels for dining, music, and other outdoor activities shall not exceed 65 decibels as measured at the property line¹.
4. All outdoor dining lights shall be shut off by 10:00 p.m. Sunday through Thursday and 10:30 p.m. Friday and Saturday.

The parties hereto, namely the City of Pewaukee and the Equitable Owner of the property for which this conditional use has been sought, set their signatures or the signatures of their representatives below, thereby agreeing to the provisions and conditions set forth in this covenant.

Attest:

Signature of equitable owner

Date

Kelly Tarczewski
City Clerk

Steve Bierce
Mayor, City of Pewaukee

Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2020 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

(Seal)

Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 9.**

DATE: July 20, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding **Ordinance 20-06** (*Second Reading*) Rezoning the property on Bluemound Road (PWC 0951-995-001) From Rs-1 Single-Family Residential to M-1 General Wholesale Business/Warehouse District (Lot 1 of the Concurrently Filed Certified Survey Map) and Rs-3 Single-Family Residential (Lot 2 of the Concurrently Filed Certified Survey Map) for the Purpose of Constructing a Landscape and Handyman Building on Proposed Lot 1 and a Future Single-Family Residential Building on Proposed Lot 2 as requested by Arce Handyman LLC [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Ordinance 20-06 Arce Rezone

Arce Handyman Staff Report

Arce Handyman Narrative

Arce Handyman Grading Aerial

Arce Handyman Zoning

Arce Handyman Wetland

Arce Handyman Wetland Aerial

Arce Handyman Layout

Arce Handyman Layout Aerial

Arce Handyman Grading

STATE OF WISCONSIN

CITY OF PEWAUKEE

WAUKESHA COUNTY

ORDINANCE 20-06

**TO AMEND THE ZONING MAP OF
THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN**

The Common Council of the City of Pewaukee, Waukesha County, Wisconsin do ordain that the Zoning Map of the City of Pewaukee, Wisconsin is hereby amended to change the zoning classification of the property described below as follows:

FROM: **RS-1 Single-Family Residential**

TO: **M-1 General Wholesale Business / Warehouse District and LC Lowland Conservancy (Lot 1 of the concurrently filed certified survey map) & RS-3 Single-Family Residential and LC Lowland Conservancy (outlot 1 & outlot 2 of concurrently filed certified survey map)**

SECTION 1 - DESCRIPTION

Common Description:

Lot 1, Outlot 1 and Outlot 2 of proposed Certified Survey Map, a redivision of Lot 1 of Certified Survey Map #6860, located in the NW ¼ of the SW ¼ of Section 22, T7N, R19E, City of Pewaukee, Waukesha County, Wisconsin.

Tax Key Number: PWC 0951-995-001

Property Address:

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: constructing a landscape and handyman building on proposed Lot 1, and a future single-family residential building on proposed Outlot 1.

SECTION 2 –SEVERABILITY

The several sections of this Ordinance are declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other provisions of the Ordinance.

SECTION 3 - ACTION

This Ordinance shall take effect upon passage and posting.

Dated this 20th day of July, 2020

COMMON COUNCIL OF THE CITY OF PEWAUKEE

WAUKESHA COUNTY, WISCONSIN

Attest:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer



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 June 18, 2020

Date: June 10, 2020

Project Name: Acre Handyman, LLC Rezoning, Comprehensive Master Plan Amendment, Certified Survey Map, Conditional Use, and Site & Building Plans

Project Address/Tax Key No.: Not Assigned/PWC 0951995001

Applicant: Pedro Arce

Property Owner: Arce Handyman, LLC

Current Zoning: Rs-1 Single-Family Residential District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: Single-family residential to the north, south and east, and industrial to the south

Introduction/Background

At its May 21, 2020 meeting, the Plan Commission reviewed the subject applications and requested that the applicant return with revised building and landscaping plans. The concerns were primarily related to the architecture of the building. More specifically, the Commission provided the following feedback to the applicant:

- Consider continuity of the design of the building
- The southern elevation is all siding and requires additional features
- A masonry element should be included
- More design is needed in the shape of the building
- The roof pitch is too flat
- Consider adding gables to the building and entrance
- Make the building more residential looking

The applicant has provided revised elevations which are included in the Plan Commission packets. The applicant added masonry to the building, awnings, a pergola feature near the entrance of the building, and included three windows on the south elevation.

The applicant has not yet provided a Landscape Plan; however, it is anticipated that one will be provided prior to the Plan Commission meeting.

Please see the May 21, 2020 Plan Commission staff report for additional information and recommended conditions of approval.

Recommendation

Staff recommends approval of the Rezoning, Comprehensive Master Plan Amendment, Certified Survey Map, Conditional Use, and Site & Building Plans subject to the conditions contained within the previous staff report.

ARCE HANDYMAN LLC PROPERTY
BLUEMOUND ROAD
CITY OF PEWAUKEE, WISCONSIN

PROJECT NARRATIVE

Pedro Arce, owner of Arce Handyman, LLC, is the owner of the parcel with tax key identification PWC 0951995001. The parcel for this proposed development is henceforth collectively referred to as “the Site”.

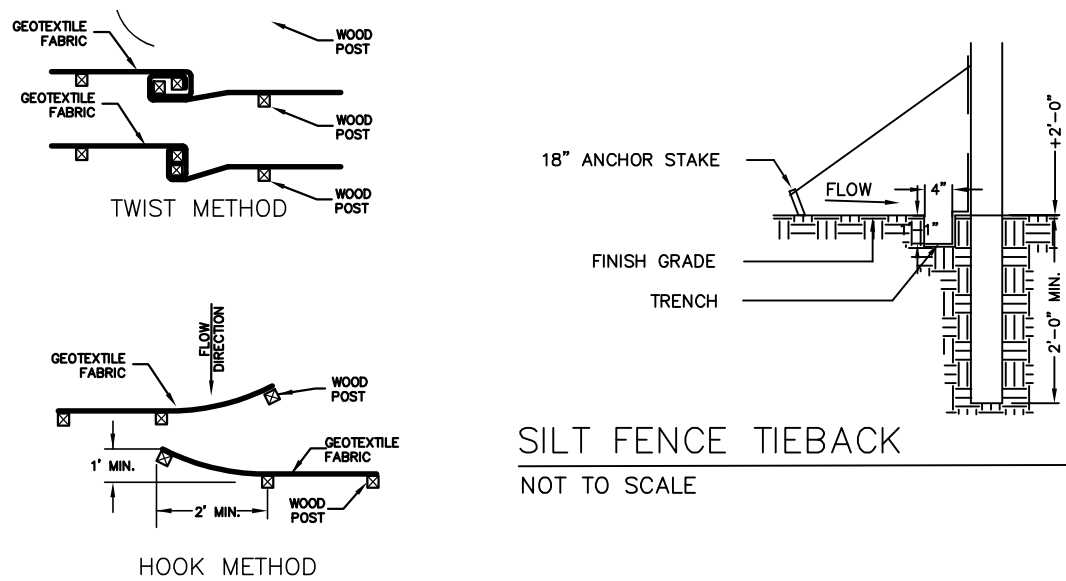
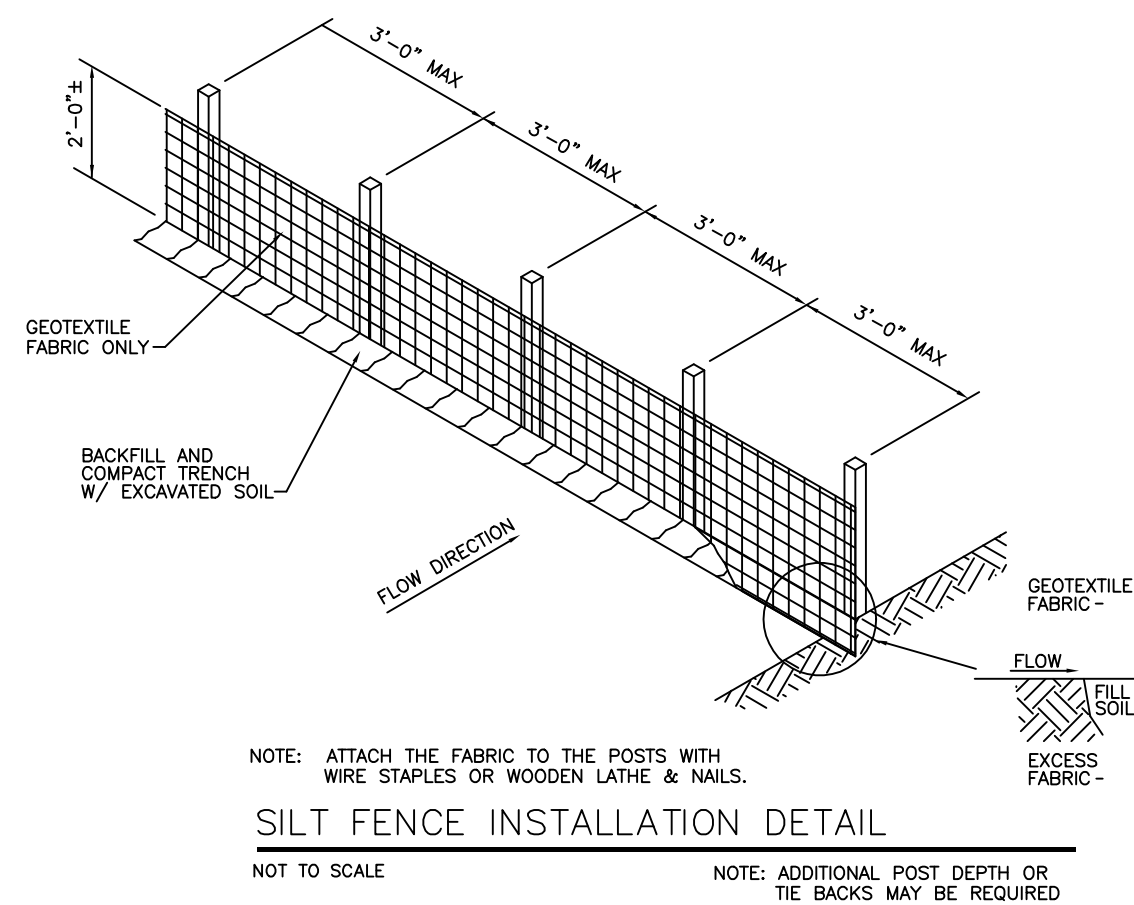
The Site is located on the east-northeast side of Bluemound Road and east of State Highway 16, just north of Interstate Highway 94, in the City of Pewaukee, Waukesha County. The Site contains approximately 326,816 square feet (+/-7.503 acres).

Mr. Arce intends to divide the property into one (1) lot and two (2) outlots for potential sale to adjacent owners. He requests to rezone non-wetland area on the new lot from the current RS-1 to a M-1 zoning to relocate his business from the City of Waukesha to the City of Pewaukee. Non-wetland area on the proposed Outlot 1 will be rezoned to RS-3 zoning, similar to adjacent properties; while the non-wetland area on the proposed Outlot 2 will remain as Rs-1. Wetland areas on all three (3) parcels are being requested to be rezoned as LC – Lowland Conservancy District.

Arce Handyman, LLC is a landscaping and maintenance company catering to both residential and commercial clients. The proposed new business headquarters is not intended to be a retail facility, but rather an office and warehousing facility for equipment and supplies. The majority of the equipment and supplies are proposed to be stored within the proposed warehouse/office building.

For this proposed development, LandMark Engineering Sciences, Inc. created the concept surveying and engineering documents and will perform these services for and during site design, permitting and construction.

- LEGEND**
- SET 1" IRON PIPE
 - FOUND 3/4" REBAR
 - ⊙ FENCE POST
 - FOUND IRON PIPE AS NOTED
 - Ⓢ SEPTIC FACILITY
 - EXISTING SPOT GRADE
 - ↓ GUY WIRE
 - ⊗ UTILITY POLE
 - ▣ UTILITY PEDESTAL
 - TREE
 - EROSION CONTROL BARRIER
 - PROPOSED GRADE CHANGES



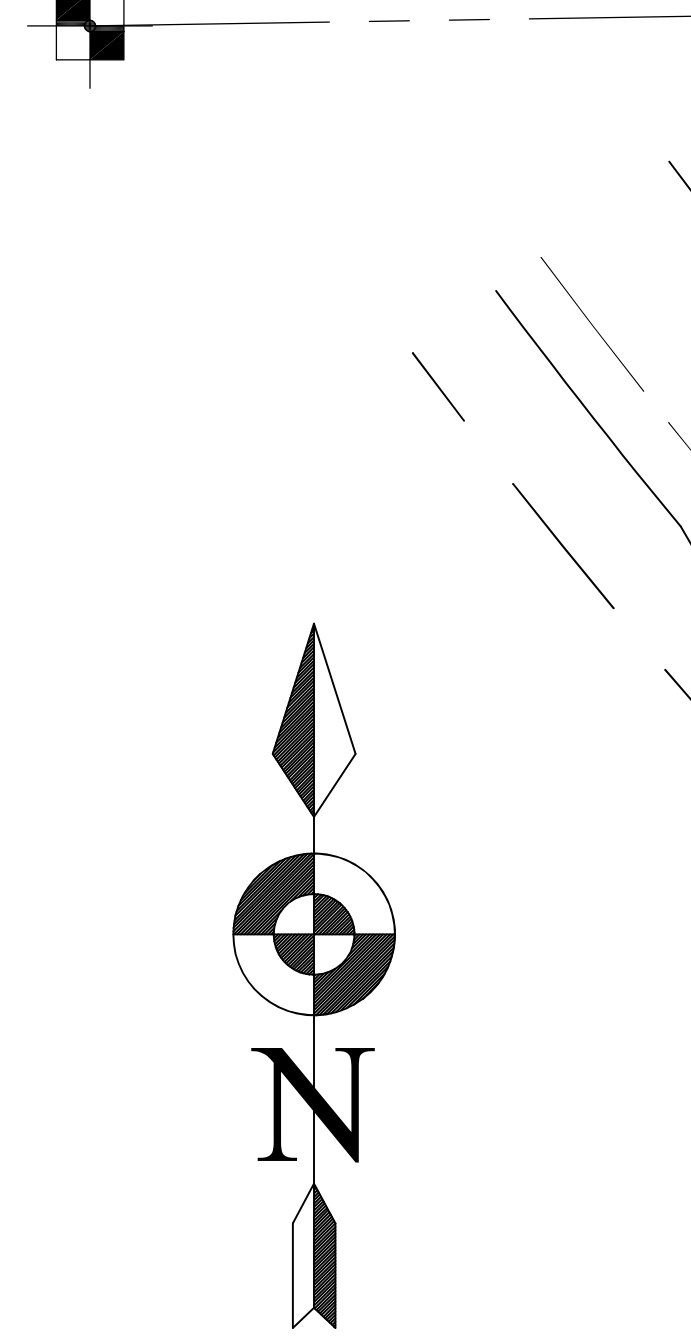
JOINING TWO LENGTHS OF SILT FENCE



CALL DIGGERS HOTLINE
1-800-242-8011
TOLL FREE
WE SERVICE THE STATE OF WISCONSIN
MILWAUKEE AREA 259-1181

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

W 1/4 CORNER
SEC. 22-7-19



SCALE: 1" = 60'

BEARINGS ARE REFERENCED TO
NAD27, WISCONSIN STATE PLANE,
SOUTH ZONE, GRID NORTH ON THE
NORTH LINE OF THE SW 1/4 OF
SECTION 22-7-19 AS N89°04'53"E.

NOTES

- EXISTING LOT IS CURRENTLY ZONED AS RS-1 SINGLE-FAMILY RESIDENTIAL DISTRICT AREA.
- PROPOSED LOT 1 DISTURBED AREA IS +/- 26,182 S.F. (0.601 AC). DEVELOPMENT OF PROPOSED OUTLOTS 1 & 2 ARE NOT BEING REQUESTED AT THIS TIME.
- DEVELOPMENT OF LOT 1 WILL COMPLY WITH APPROPRIATE ZONING AND ENGINEERING REQUIREMENTS, AS PROPOSED.

PERIMETER SILT FENCE NOTES

- INSTALLATION-** INSTALL SILT FENCES PRIOR TO DISTURBING THE UPSLOPE AREA.
- REMOVAL-** SILT FENCES MAY BE REMOVED ONCE THE DISTURBED AREA IS STABILIZED BY PERMANENT BEST MANAGEMENT PRACTICES.
- PLACEMENT-** SILT FENCES SHALL BE PLACED ON THE CONTOUR TO THE EXTENT PRACTICABLE.
THE ENDS OF THE FENCE SHALL BE TURNED UPSLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS OF THE FENCE. FOR FENCES USING 24" SILT FENCE FABRIC, THE ENDS SHALL BE UPTURNED AT LEAST 16" IN ELEVATION.
- HEIGHT-** INSTALLED SILT FENCES SHALL BE A MINIMUM OF 14" HIGH AND SHALL NOT EXCEED 28" HEIGHT. (THE HEIGHT REQUIREMENT IS MEASURED FROM THE GROUND SURFACE TO THE TOP OF THE FENCE; THIS DOES NOT INCLUDE ANCHOR MATERIAL.) THESE HEIGHT REQUIREMENTS ARE DESIGNED TO ACCOMMODATE 24" AND 36" SILT FENCE FABRIC.
- SUPPORT-** THE FULL HEIGHT OF THE SILT FENCE SHALL BE SUPPORTED BY 1-1/8" x 1-1/8" AIR OR KILN DRIED POSTS OF HICKORY, OAK, OR EQUIVALENT. THE POSTS SHALL BE 3 FT. LONG FOR 24" SILT FENCE AND 4 FT FOR 36" SILT FENCE FABRIC. (AT LEAST 20" OF THE POST SHALL EXTEND INTO THE GROUND AFTER FENCE INSTALLATION.) THE SILT FENCE FABRIC SHALL BE STAPLED, USING AT LEAST 0.5" STAPLES, TO THE UPSLOPE SIDE OF THE POSTS. THE MAXIMUM SPACING OF POSTS FOR NON-WOVEN SILT FENCE, SHALL BE 3 FT. (NO SUPPORT CORD IS REQUIRED FOR THE 3 FT POST SPACING.) THE MAXIMUM POST SPACING FOR NON-WOVEN FABRIC WITH SUPPORT NET AND TOP SUPPORT CORD OR FOR WOVEN FABRIC WITH SUPPORT CORD SHALL BE 8 FT.
- ANCHORING-** THE SILT FENCE FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8" OF THE FABRIC IN A 4"x4" TRENCH OR 4" DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED (SEE DETAIL A).
- FABRIC SPECIFICATIONS-** THE FILTER FABRIC SHALL MEET THE FOLLOWING SPECIFICATIONS:

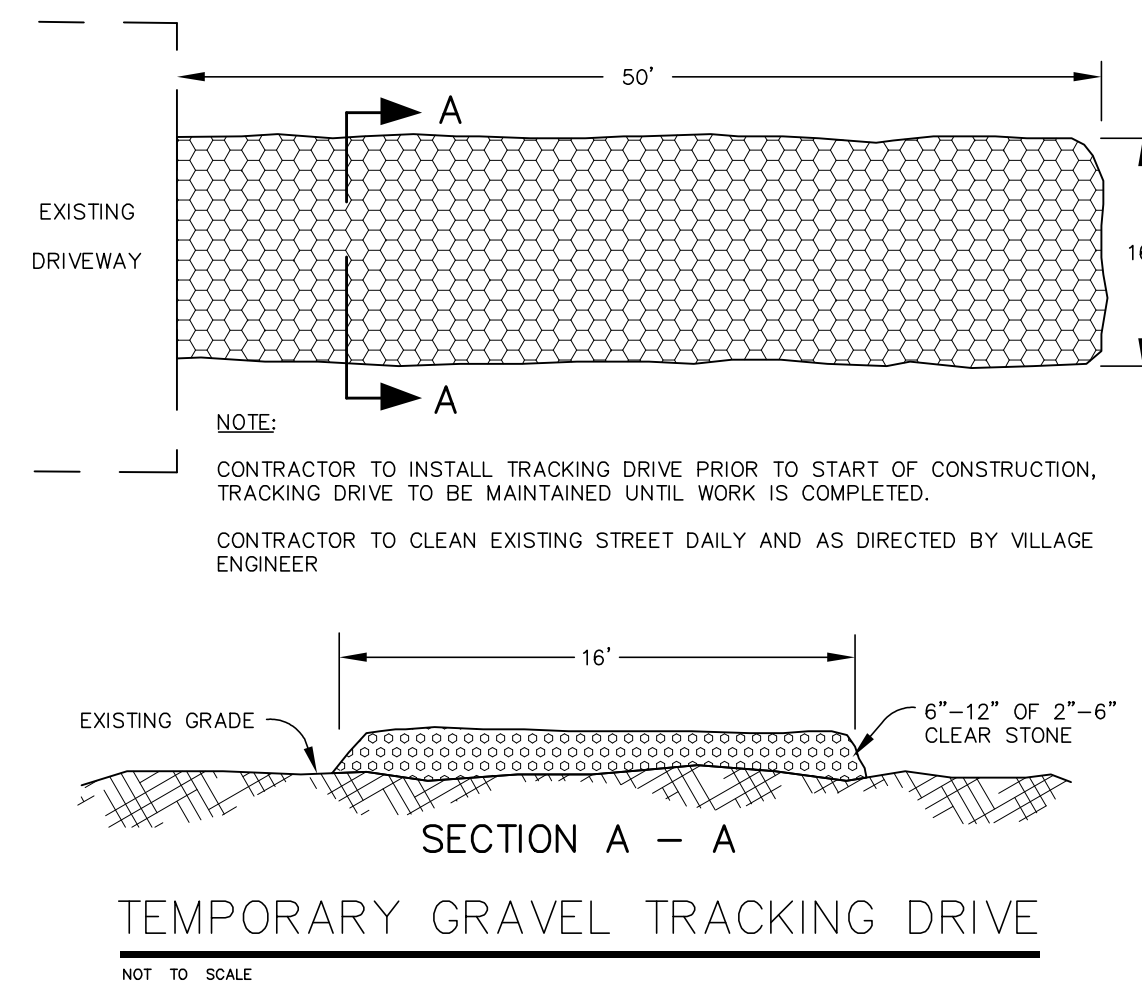
NONWOVEN SILT FENCE

- GRAB STRENGTH: 100 LBS. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D4632).
- MULLEN BURST: MINIMUM 200 PSI (ASTM D-3786)
- EQUIVALENT OPENING SIZE:
 - BETWEEN 70 AND 140 FOR SOILS WITH MORE THAN 15% BY WEIGHT PASSING A NO. 200 SIEVE.
 - BETWEEN 20 AND 70 FOR SOILS WITH LESS THAN 15% BY WEIGHT PASSING A NO. 200 SIEVE.
- WATER FLOW RATE OF 10 GAL/MIN/SQ FT AT 50 MM CONSTANT HEAD AS DETERMINED BY MULTIPLYING PERMITTIVITY IN 1/SEC AS DETERMINED BY ASTM D-4491 BY A CONVERSION FACTOR OF 74.
- ULTRA VIOLET RADIATION STABILITY OF 90% USING TEST METHOD ASTM D-4355.
- FABRIC WITH SUPPORT NETTING SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A 3/4" SPACING OR EQUIVALENT. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (NOTE: WHERE POST SPACING IS < 3 FT, SUPPORT CORD IS NOT REQUIRED.)

WOVEN SILT FENCE

- GRAB STRENGTH: 100 LBS. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D4632).
- MULLEN BURST: MINIMUM 200 PSI (ASTM D-3786)
- EQUIVALENT OPENING SIZE:
 - BETWEEN 70 AND 140 FOR SOILS WITH MORE THAN 15% BY WEIGHT PASSING A NO. 200 SIEVE.
 - BETWEEN 20 AND 70 FOR SOILS WITH LESS THAN 15% BY WEIGHT PASSING A NO. 200 SIEVE.
- WATER FLOW RATE OF 10 GPM/SQ FT AT 50 MM CONSTANT HEAD AS DETERMINED BY MULTIPLYING PERMITTIVITY IN 1/SEC AS DETERMINED BY ASTM D-4491 BY A CONVERSION FACTOR OF 74.
- ULTRA VIOLET RADIATION STABILITY OF 90% USING TEST METHOD ASTM D-4355.
- A HEAVY DUTY NYLON TOP SUPPORT CORD, SLIP CORD, OR EQUIVALENT IS REQUIRED TO PROVIDE SUPPORT AND PREVENT FENCE SAGGING.

- DEWATERING-** IF DEWATERING IS REQUIRED, DISCHARGE ALL TRENCH WATER INTO A TEMPORARY SETTLING BASIN OR APPROVED SEDIMENT FILTER BAG PRIOR TO RELEASE INTO STORM SEWER OR SWALE PER WDNR TECHNICAL STANDARD 1061.



LAND MARK
ENGINEERING SCIENCES, INC.
119 COOLIDGE AVE., SUITE 100, WAUKESHIA, WI 53186
PHONE: 414-719-2769
EMAIL: LANDMARK-ENGINEERING@LIVE.COM

ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

PROPOSED LAYOUT

PROJECT #	2737.00
DATE	16 SEP 2019
DRAWN BY	MDA
DESIGNED BY	MDA
REVISIONS	15DEC2019
22JAN2020	13FEB2020
06MAR2020	11JUN2020
SHEET NUMBER	

C-6

OF 6 SHEETS

- LEGEND
- SET 1" IRON PIPE
- FOUND 3/4" REBAR
- ⦿

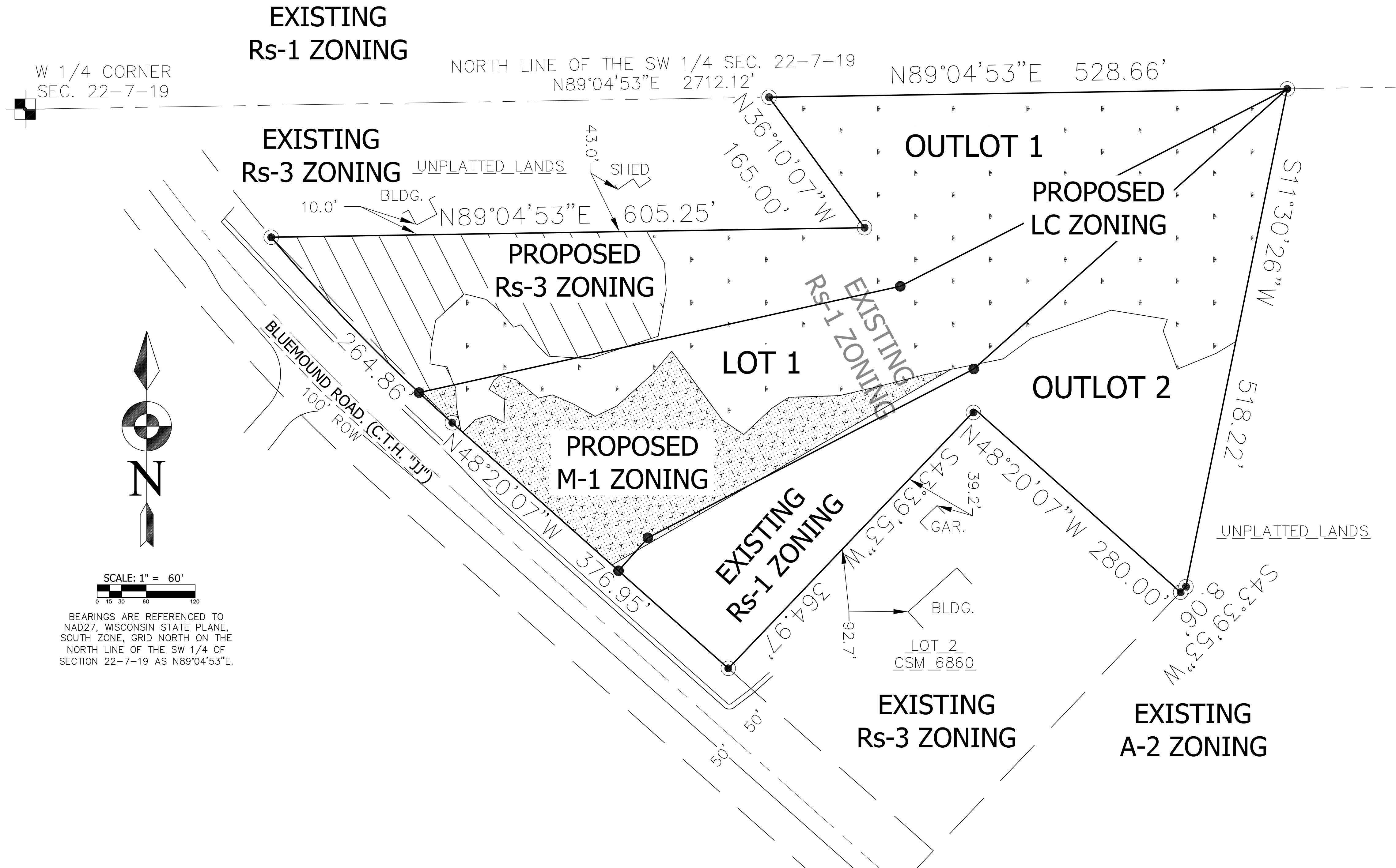
 FENCE POST
- FOUND IRON PIPE AS NOTED
- ⊙

 SEPTIC FACILITY
- EXISTING SPOT GRADE
- ↓

 GUY WIRE
- ⊗

 UTILITY POLE
- ⊞

 UTILITY PEDESTAL
- TREE
- EROSION CONTROL BARRIER
- PROPOSED GRADE CHANGES



- NOTES
1. EXISTING LOT IS CURRENTLY ZONED AS RS-1 SINGLE-FAMILY RESIDENTIAL DISTRICT AREA.

2. PROPOSED REZONING IS AS FOLLOWS:

* WETLAND AREAS WILL BE REZONED TO LC, LOWLAND CONSERVANCY DISTRICT.

* REMAINING AREA OF LOT 1 WILL BE REZONED TO M-1 TO ACCOMMODATE LANDSCAPING AND HANDYMAN BUSINESS OPERATIONS.

* REMAINING AREA OF OUTLOTS 1 & 2 WILL BE REZONED TO RS-3 TO MATCH EXISTING ZONING OF ADJACENT PROPERTIES.

3. COMPREHENSIVE MASTER PLAN FOR THIS AREA IS FOR FUTURE ZONING TO EVENTUALLY BE INDUSTRIAL ZONING. THE COMPREHENSIVE MASTER PLAN IS PROPOSED TO BE REVISED TO ACCOMMODATE CURRENT REZONING REQUEST DESCRIBED ABOVE.



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ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

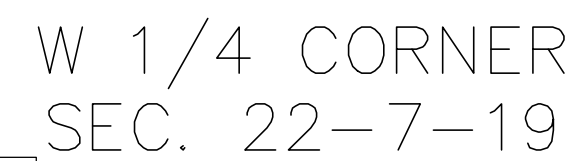
PROPOSED LAYOUT

PROJECT #	2737.00
DATE	15 DEC 2019
DRAWN BY	MDA
DESIGNED BY	MDA
REVISIONS	13FEB2020
06MAR2020	11JUN2020
SHEET NUMBER	Z-1
OF	1 SHEETS


LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4
OF SECTION 22, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

Page 9 of 13

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4
OF SECTION 22, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



SCALE: 1" = 50'



0 25 50 100

BEARINGS ARE REFERENCED TO
NAD27, WISCONSIN STATE PLANE,
SOUTH ZONE, GRID NORTH ON THE
NORTH LINE OF THE SW 1/4 OF
SECTION 22-7-19 AS N89°04'53"E.

LEGEND

- SET 1" IRON PIPE
- FOUND 3/4" REBAR
- FENCE POST
- FOUND IRON PIPE AS NOTED
- (\$) SEPTIC FACILITY
- EXISTING SPOT GRADE
- ⊥ GUY WIRE
- ⊙ UTILITY POLE
- ▣ UTILITY PEDESTAL
- TREE
- DELINEATED WETLAND EXTENT

1. EASEMENTS PER KNIGHT BARRY TITLE INC. COMMITMENT NO 974530 DATED JULY 5, 2018 AND REVISED 9/7/18.
2. HOLDING TANK AGREEMENT PER DOC.#1482194 NOT SHOWN DUE TO BLANKET DESCRIPTION.
3. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
4. THE FIELD WORK WAS COMPLETED ON JULY 3, 2019.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND, IN MY PROFESSIONAL OPINION, THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.



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ENGINEERING SCIENCES, INC.

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PHONE: 414-719-2769
EMAIL: LANDMARK-ENGINEERING@LIVE.COM

ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

WETLAND SURVEY

PROJECT #	2737.00
-----------	---------

DATE 04 DEC 2019

DRAWN BY MA

DESIGNED BY MA

REVISIONS 13 DEC 2019

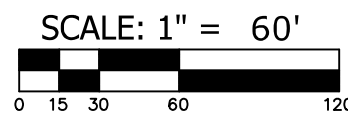
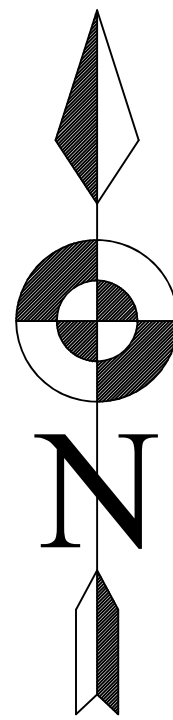
15 DEC 2019

SHEET NUMBER _____

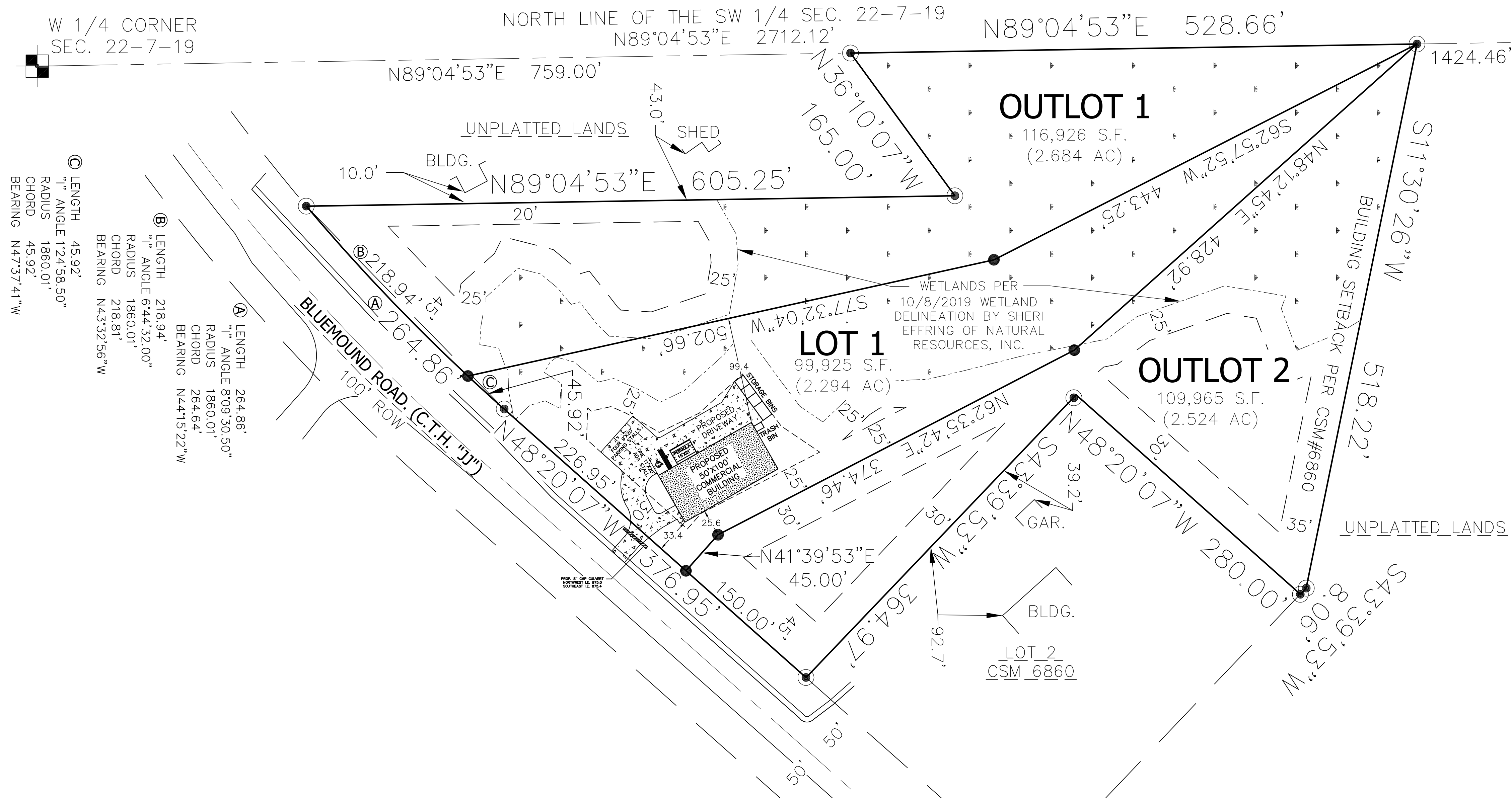
C-2

OF 4 SHEETS

- LEGEND
- SET 1" IRON PIPE
 - FOUND 3/4" REBAR
 - ⊙ FENCE POST
 - FOUND IRON PIPE AS NOTED
 - ⊙ SEPTIC FACILITY
 - EXISTING SPOT GRADE
 - ↓ GUY WIRE
 - ⊘ UTILITY POLE
 - ▣ UTILITY PEDESTAL
 - TREE
 - EROSION CONTROL BARRIER
 - PROPOSED GRADE CHANGES



BEARINGS ARE REFERENCED TO NAD27, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE NORTH LINE OF THE SW 1/4 OF SECTION 22-7-19 AS N89°04'53"E.



NOTES:

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- PROPOSED LOT 1 DISTURBED AREA IS +/- 26,182 S.F. (0.601 AC). DEVELOPMENT OF PROPOSED OUTLOTS 1 & 2 IS NOT BEING REQUESTED AT THIS TIME.
- DEVELOPMENT OF LOT 1 WILL COMPLY WITH APPROPRIATE ZONING AND ENGINEERING REQUIREMENTS.
- PROPOSED IMPERVIOUS SURFACE AREA IMPROVEMENTS FOR PROPOSED LOT 1 ARE 10,623 S.F. (0.244 AC). TOTAL NON-WETLAND AREA ON PROPOSED LOT 1 IS 43,221 S.F. (0.992 AC). THUS, THE AMOUNT OF NON-WETLAND GREENSPACE AREA IS 32,598 S.F. (0.748 AC), WHICH IS 75.42% OF THE NON-WETLAND AREA AND 32.62% OF THE TOTAL LOT AREA FOR PROPOSED LOT 1. PROPOSED IMPERVIOUS SURFACE AREA IS BROKEN OUT AS FOLLOWS:
BUILDING 4,000 S.F.
DRIVEWAY 6,173 S.F.
STORAGE BINS 450 S.F.
TOTAL: 10,623 S.F.



CALL DIGGERS HOTLINE
1-800-242-8011
TOLL FREE
WE ADVISE NEIGHBORS
ADVANCE NOTICE
MILWAUKEE AREA 259-1181

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."



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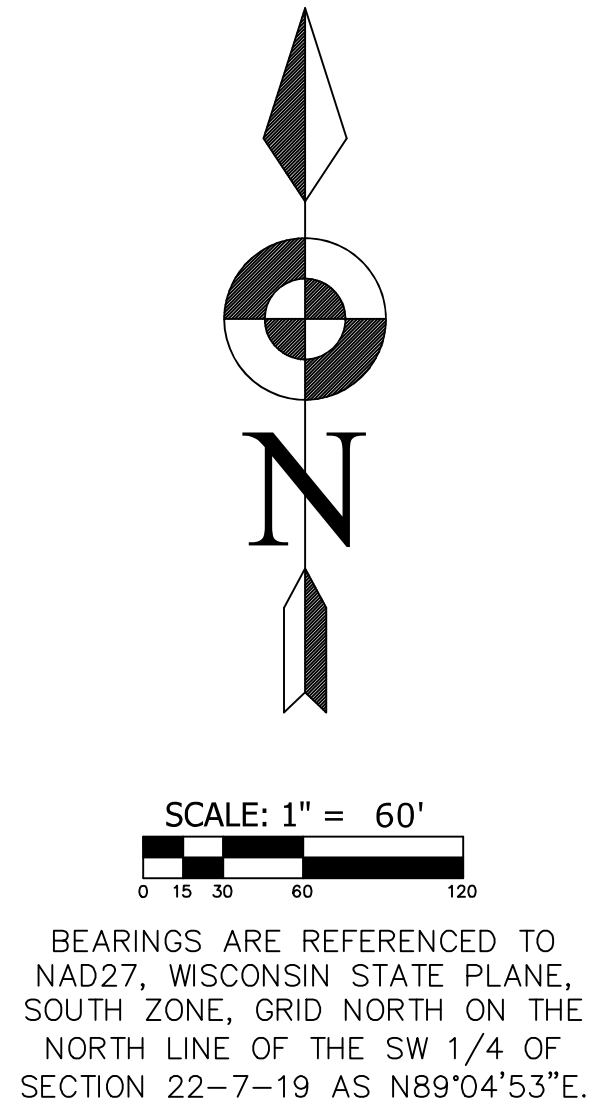
PROPOSED LAYOUT

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DATE	16 SEP 2019
DRAWN BY	MDA
DESIGNED BY	MDA
REVISIONS	15DEC2019
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06MAR2020	11JUN2020
SHEET NUMBER	

C-3

OF 4 SHEETS

- LEGEND**
- SET 1" IRON PIPE
 - FOUND 3/4" REBAR
 - FENCE POST
 - FOUND IRON PIPE AS NOTED
 - ⊙ SEPTIC FACILITY
 - EXISTING SPOT GRADE
 - ↓ GUY WIRE
 - ⊗ UTILITY POLE
 - ▣ UTILITY PEDESTAL
 - TREE
 - EROSION CONTROL BARRIER
 - PROPOSED GRADE CHANGES

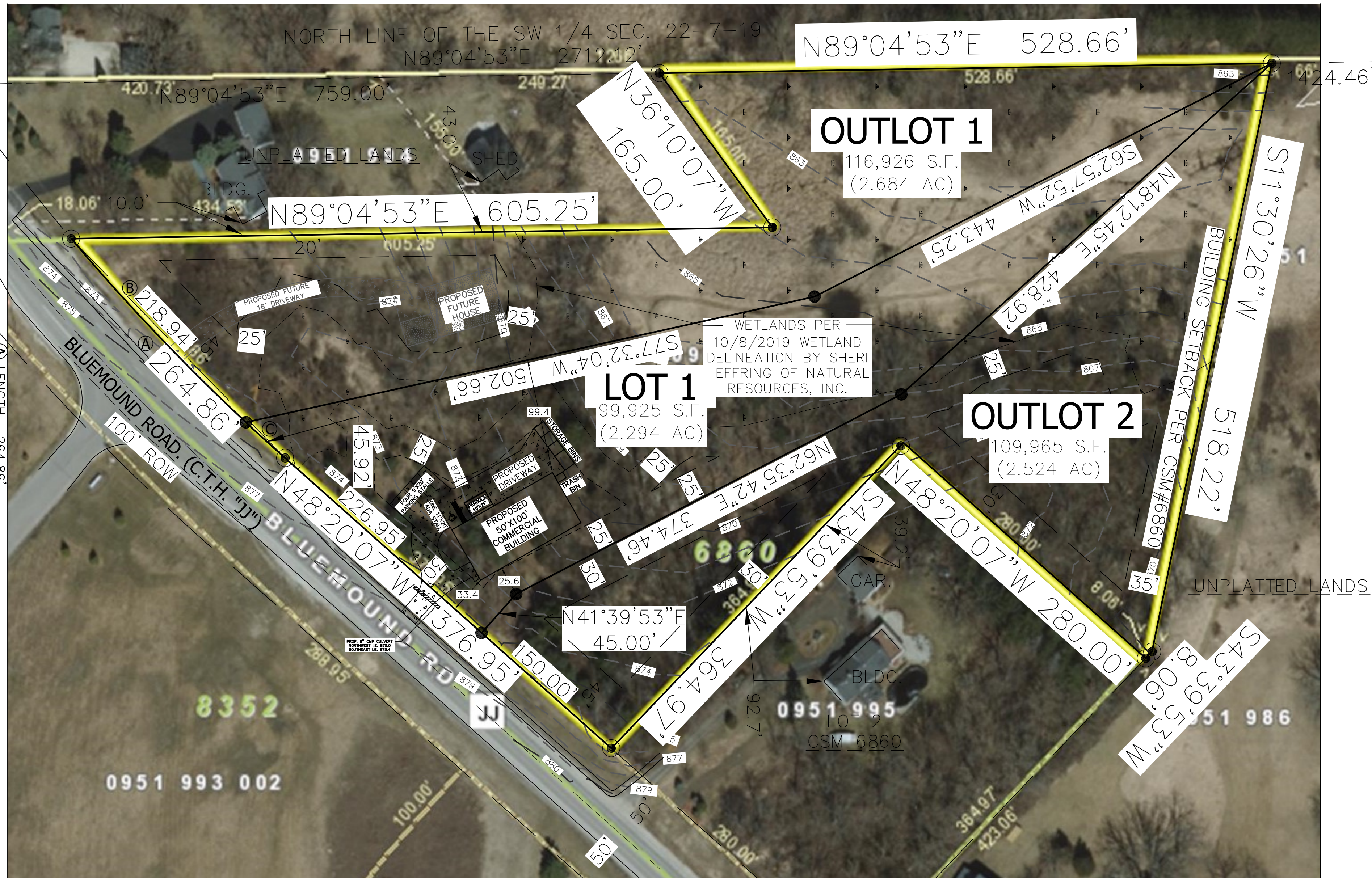


W 1/4 CORNER
SEC. 22-7-19

③ LENGTH 45.92'
" ANGLE 124°58.50"
RADIUS 1860.01'
CHORD 45.92'
BEARING N47°57'41"W

② LENGTH 218.94'
" ANGLE 6°44'32.00"
RADIUS 1860.01'
CHORD 218.81'
BEARING N45°32'56"W

① LENGTH 264.86'
" ANGLE 8°09'30.50"
RADIUS 1860.01'
CHORD 264.64'
BEARING N44°15'22"W



NOTES:

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- PROPOSED LOT 1 DISTURBED AREA IS +/- 26,182 S.F. (0.601 AC). DEVELOPMENT OF PROPOSED OUTLOTS 1 & 2 IS NOT BEING REQUESTED AT THIS TIME.
- DEVELOPMENT OF LOT 1 WILL COMPLY WITH APPROPRIATE ZONING AND ENGINEERING REQUIREMENTS.
- PROPOSED IMPERVIOUS SURFACE AREA IMPROVEMENTS FOR PROPOSED LOT 1 ARE 10,623 S.F. (0.244 AC). TOTAL NON-WETLAND AREA ON PROPOSED LOT 1 IS 42,252 S.F. (0.970 AC). THUS, THE AMOUNT OF NON-WETLAND GREENSPACE AREA IS 31,629 S.F. (0.726 AC), WHICH IS 33.08% OF THE TOTAL AREA FOR PROPOSED LOT 1. PROPOSED IMPERVIOUS SURFACE AREA IS BROKEN OUT AS FOLLOWS:
BUILDING 4,000 S.F.
DRIVEWAY 6,173 S.F.
STORAGE BINS 450 S.F.
TOTAL: 10,623 S.F.



CALL DIGGERS HOTLINE
1-800-240-8011
TOLL FREE
WE SERVICE ALL TYPES OF
UNDERGROUND UTILITIES
MILWAUKEE AREA 259-1181

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."



LAND MARK
ENGINEERING SCIENCES, INC.
119 COOLIDGE AVE., SUITE 100, WAUKESHA, WI 53186
PHONE: 414-719-2769
EMAIL: LANDMARK-ENGINEERING@LIVE.COM

ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

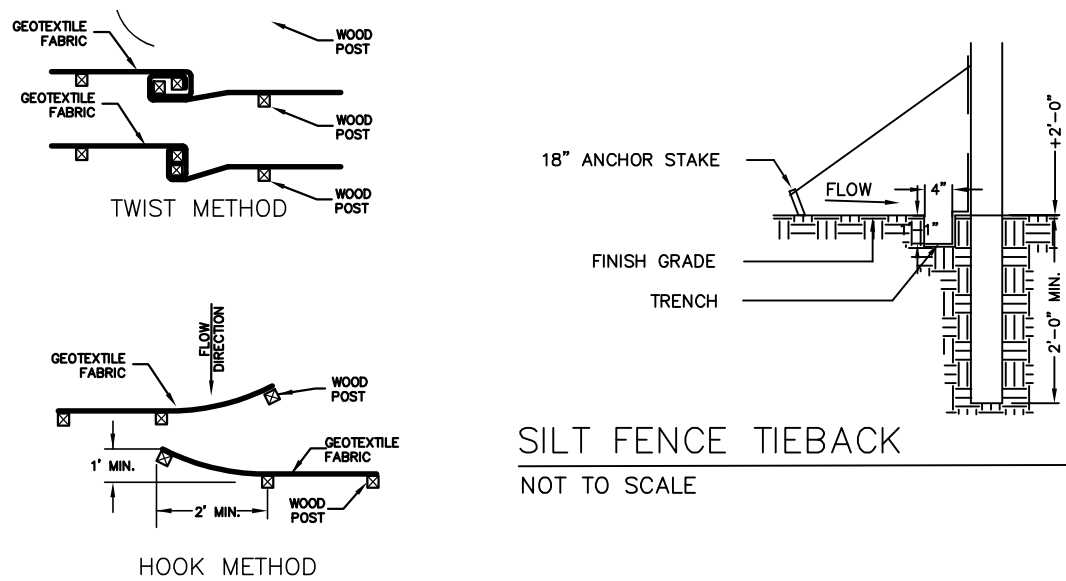
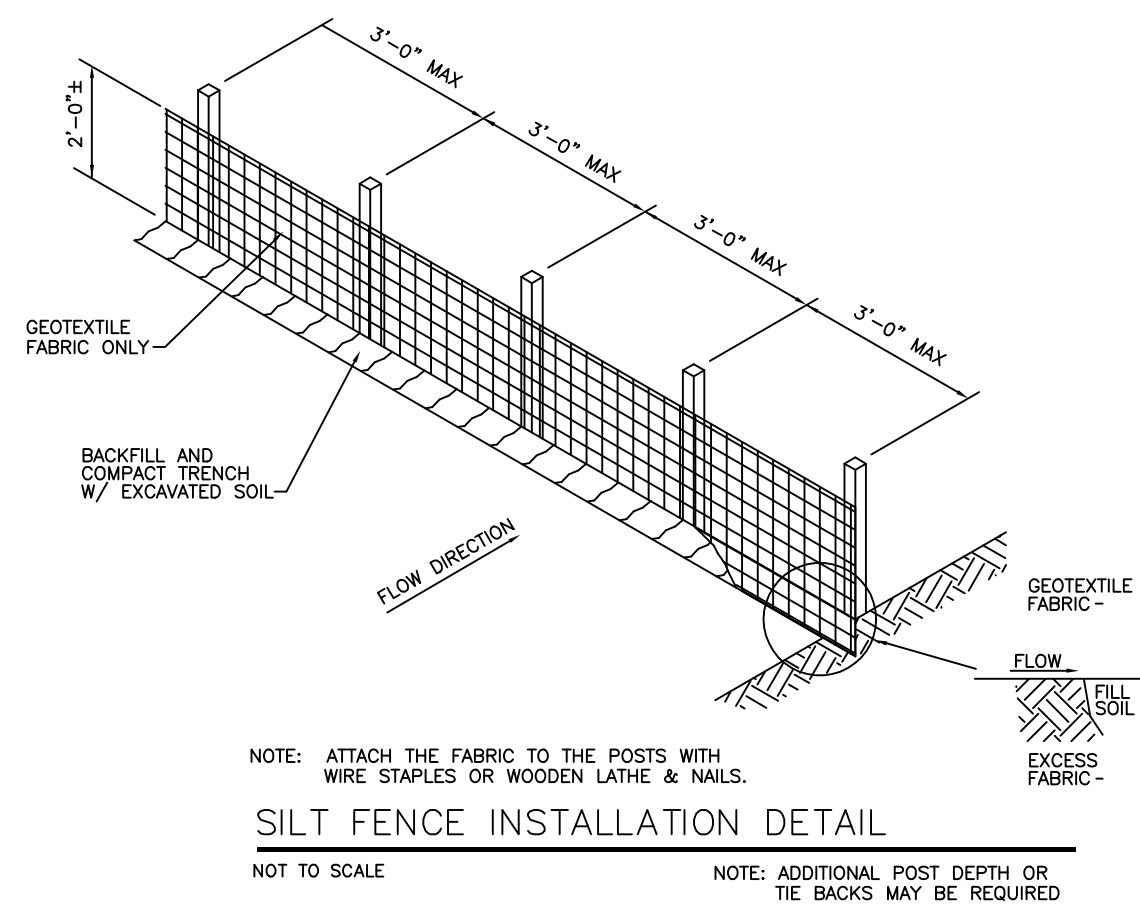
PROPOSED LAYOUT

PROJECT #	2737.00
DATE	16 SEP 2019
DRAWN BY	MDA
DESIGNED BY	MDA
REVISIONS	15DEC2019
22JAN2020	13FEB2020
06MAR2020	11JUN2020
SHEET NUMBER	

C-4

OF 4 SHEETS

- LEGEND**
- SET 1" IRON PIPE
 - FOUND 3/4" REBAR
 - ⊙ FENCE POST
 - FOUND IRON PIPE AS NOTED
 - Ⓢ SEPTIC FACILITY
 - EXISTING SPOT GRADE
 - ↓ GUY WIRE
 - ⊗ UTILITY POLE
 - ▣ UTILITY PEDESTAL
 - ⊙ TREE
 - EROSION CONTROL BARRIER
 - PROPOSED GRADE CHANGES

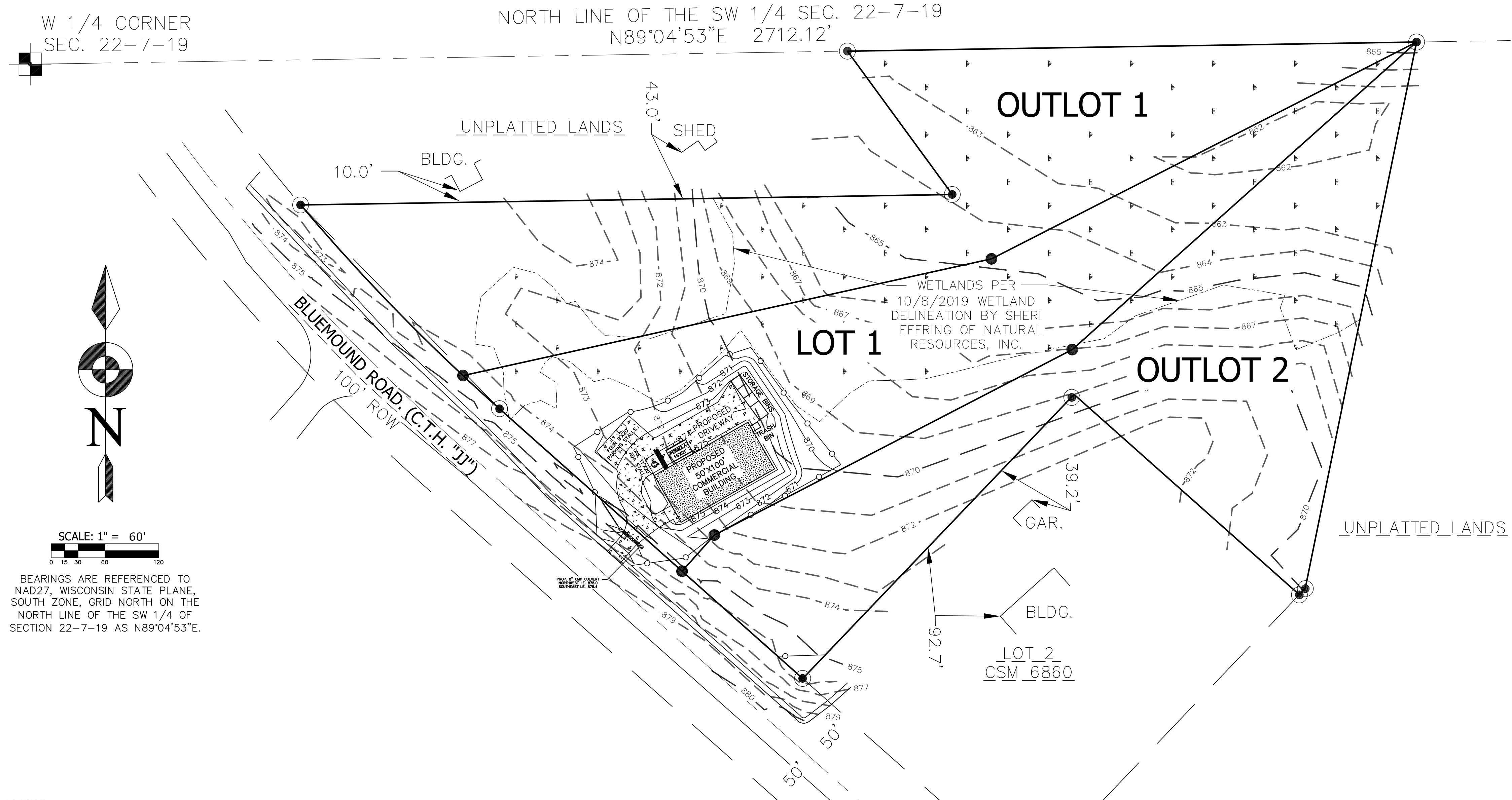


JOINING TWO LENGTHS OF SILT FENCE



CALL DIGGERS HOTLINE
1-800-242-8011
TOLL FREE
WE SERVICE ANYWHERE
UNLESS WE ARE CALLED
MILWAUKEE AREA 259-1181

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NOTES

- EXISTING LOT IS CURRENTLY ZONED AS RS-1 SINGLE-FAMILY RESIDENTIAL DISTRICT AREA.
- PROPOSED LOT 1 DISTURBED AREA IS +/- 26,182 S.F. (0.601 AC). DEVELOPMENT OF PROPOSED OUTLOTS 1 & 2 ARE NOT BEING REQUESTED AT THIS TIME.
- DEVELOPMENT OF LOT 1 WILL COMPLY WITH APPROPRIATE ZONING AND ENGINEERING REQUIREMENTS, AS PROPOSED.

PERIMETER SILT FENCE NOTES

- INSTALLATION-** INSTALL SILT FENCES PRIOR TO DISTURBING THE UPSLOPE AREA.
- REMOVAL-** SILT FENCES MAY BE REMOVED ONCE THE DISTURBED AREA IS STABILIZED BY PERMANENT BEST MANAGEMENT PRACTICES.
- PLACEMENT-** SILT FENCES SHALL BE PLACED ON THE CONTOUR TO THE EXTENT PRACTICABLE.
THE ENDS OF THE FENCE SHALL BE TURNED UPSLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS OF THE FENCE. FOR FENCES USING 24" SILT FENCE FABRIC, THE ENDS SHALL BE UPTURNED AT LEAST 16" IN ELEVATION.
- HEIGHT-** INSTALLED SILT FENCES SHALL BE A MINIMUM OF 14" HIGH AND SHALL NOT EXCEED 28" HEIGHT. (THE HEIGHT REQUIREMENT IS MEASURED FROM THE GROUND SURFACE TO THE TOP OF THE FENCE; THIS DOES NOT INCLUDE ANCHOR MATERIAL.) THESE HEIGHT REQUIREMENTS ARE DESIGNED TO ACCOMMODATE 24" AND 36" SILT FENCE FABRIC.
- SUPPORT-** THE FULL HEIGHT OF THE SILT FENCE SHALL BE SUPPORTED BY 1-1/8" x 1-1/8" AIR OR KILN DRIED POSTS OF HICKORY, OAK, OR EQUIVALENT. THE POSTS SHALL BE 3 FT. LONG FOR 24" SILT FENCE AND 4 FT FOR 36" SILT FENCE FABRIC. (AT LEAST 20" OF THE POST SHALL EXTEND INTO THE GROUND AFTER FENCE INSTALLATION.) THE SILT FENCE FABRIC SHALL BE STAPLED, USING AT LEAST 0.5" STAPLES, TO THE UPSLOPE SIDE OF THE POSTS. THE MAXIMUM SPACING OF POSTS FOR NON-WOVEN SILT FENCE, SHALL BE 3 FT. (NO SUPPORT CORD IS REQUIRED FOR THE 3 FT POST SPACING.) THE MAXIMUM POST SPACING FOR NON-WOVEN FABRIC WITH SUPPORT NET AND TOP SUPPORT CORD OR FOR WOVEN FABRIC WITH SUPPORT CORD SHALL BE 8 FT.
- ANCHORING-** THE SILT FENCE FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8" OF THE FABRIC IN A 4"x4" TRENCH OR 4" DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED (SEE DETAIL A).
- FABRIC SPECIFICATIONS-** THE FILTER FABRIC SHALL MEET THE FOLLOWING SPECIFICATIONS:

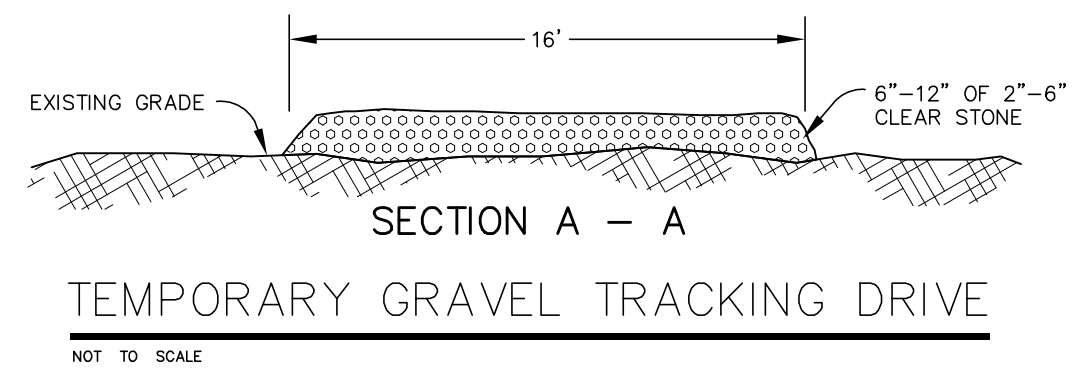
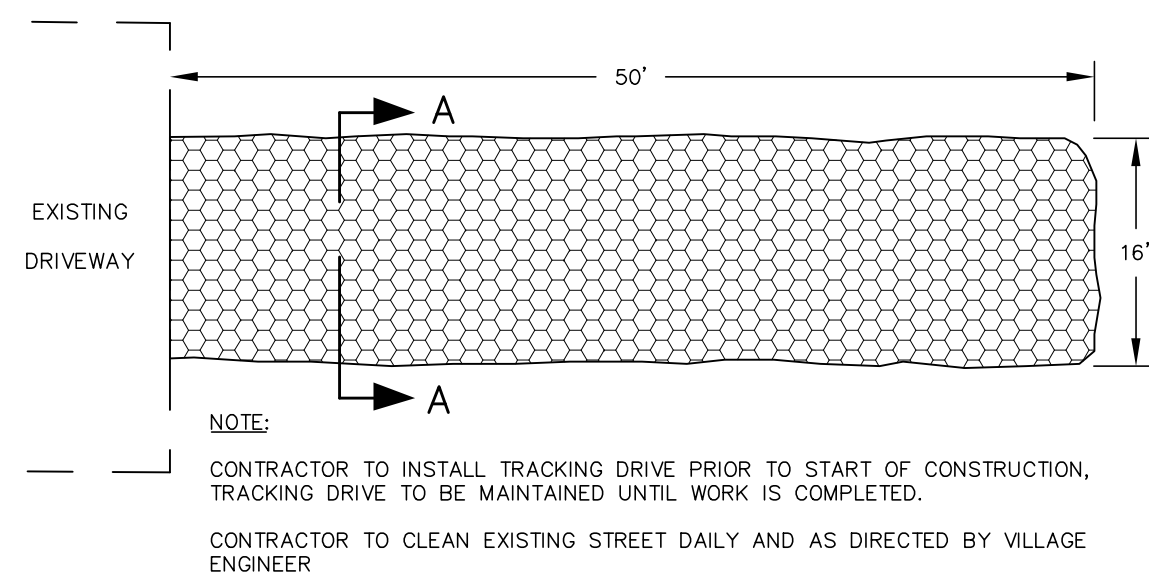
NONWOVEN SILT FENCE

- GRAB STRENGTH: 100 LBS. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D4632).
- MULLEN BURST: MINIMUM 200 PSI (ASTM D-3786)
- EQUIVALENT OPENING SIZE:
 - BETWEEN 70 AND 140 FOR SOILS WITH MORE THAN 15% BY WEIGHT PASSING A NO. 200 SIEVE.
 - BETWEEN 20 AND 70 FOR SOILS WITH LESS THAN 15% BY WEIGHT PASSING A NO. 200 SIEVE.
- WATER FLOW RATE OF 10 GAL/MIN/SQ FT AT 50 MM CONSTANT HEAD AS DETERMINED BY MULTIPLYING PERMITTIVITY IN 1/SEC AS DETERMINED BY ASTM D-4491 BY A CONVERSION FACTOR OF 74.
- ULTRA VIOLET RADIATION STABILITY OF 90% USING TEST METHOD ASTM D-4355.
- FABRIC WITH SUPPORT NETTING SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A 3/4" SPACING OR EQUIVALENT. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (NOTE: WHERE POST SPACING IS <=3 FT, SUPPORT CORD IS NOT REQUIRED.)

WOVEN SILT FENCE

- GRAB STRENGTH: 100 LBS. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D4632).
- MULLEN BURST: MINIMUM 200 PSI (ASTM D-3786)
- EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140
- WATER FLOW RATE OF 10 GPM/SQ FT AT 50 MM CONSTANT HEAD AS DETERMINED BY MULTIPLYING PERMITTIVITY IN 1/SEC AS DETERMINED BY ASTM D-4491 BY A CONVERSION FACTOR OF 74.
- ULTRA VIOLET RADIATION STABILITY OF 90% USING TEST METHOD ASTM D-4355.
- A HEAVY DUTY NYLON TOP SUPPORT CORD, SLIP CORD, OR EQUIVALENT IS REQUIRED TO PROVIDE SUPPORT AND PREVENT FENCE SAGGING.

- DEWATERING-** IF DEWATERING IS REQUIRED, DISCHARGE ALL TRENCH WATER INTO A TEMPORARY SETTLING BASIN OR APPROVED SEDIMENT FILTER BAG PRIOR TO RELEASE INTO STORM SEWER OR SWALE PER WDNR TECHNICAL STANDARD 1061.



LAND MARK
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119 COOLIDGE AVE., SUITE 100, WAUKESHIA, WI 53186
PHONE: 414-719-2769
EMAIL: LANDMARK-ENGINEERING@LIVE.COM

ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

PROPOSED LAYOUT

PROJECT #	2737.00
DATE	16 SEP 2019
DRAWN BY	MDA
DESIGNED BY	MDA
REVISIONS	15DEC2019
22JAN2020	13FEB2020
06MAR2020	11JUN2020

SHEET NUMBER
C-5
OF 7 SHEETS

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 10.**

DATE: July 20, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding the Plan Commission Recommendations Related to a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for Arce Handyman LLC for Property Located on Bluemound Road (PWC 0951-995-001) From Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 1); and From Manufacturing/Fabrication/Warehousing to Medium Density Residential (6,500 SQ. Ft. - 1/2 AC./Dwelling Unit) and Floodplains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 2) [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Arce Handyman Draft Ordinance

Arce Handyman Draft Resolution

ORDINANCE NO. __-__

AN ORDINANCE TO AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND USE/TRANSPORTATION PLAN FOR PROPERTY LOCATED ALONG THE EAST SIDE OF COUNTY HIGHWAY JJ (BLUEMOUND ROAD), APPROXIMATELY ONE-EIGHTH MILE SOUTH OF WAMSER DRIVE (TAX KEY NO. 0951995001) FROM MANUFACTURING/FABRICATION/WAREHOUSING TO MANUFACTURING/FABRICATION/WAREHOUSING AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (LOT 1 OF CERTIFIED SURVEY MAP NO. [REDACTED]), MEDIUM DENSITY RESIDENTIAL (6,500 – 1/2 AC. / D.U.) AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (OUTLOT 1 OF CERTIFIED SURVEY MAP NO. [REDACTED]), AND MANUFACTURING/FABRICATION/WAREHOUSING AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (OUTLOT 2 OF CERTIFIED SURVEY MAP NO. [REDACTED])

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Pewaukee is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, Pedro Arce of Arce Handyman, LLC has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located along the east side of County Highway JJ (Bluemound Road), approximately one-eighth mile south of Wamser Drive (Tax Key No. 0951995001) from Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Lot 1 of Certified Survey Map No. [REDACTED]), Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 1 of Certified Survey Map No. [REDACTED]), and Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 2 of Certified Survey Map No. [REDACTED]); and

WHEREAS, the Plan Commission of the City of Pewaukee by a majority vote of the entire Commission on March 19, 2020, recorded in its minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located along the east side of County Highway JJ (Bluemound Road), approximately one-eighth mile south of Wamser Drive (Tax Key No. 0951995001) from Manufacturing/Fabrication/Warehousing

to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Lot 1 of Certified Survey Map No. [REDACTED]), Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 1 of Certified Survey Map No. [REDACTED]), and Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 2 of Certified Survey Map No. [REDACTED]); and

WHEREAS, the City of Pewaukee held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Common Council having received input from the public at a duly noticed public hearing on April 6, 2020; and

NOW THEREFORE, the Mayor and Common Council of the City of Pewaukee, Wisconsin, do ordain as follows:

SECTION 1: Adoption

The City of Pewaukee Comprehensive Master Plan is hereby amended to change the Year 2050 Land Use/Transportation Plan for property located along the east side of County Highway JJ (Bluemound Road), approximately one-eighth mile south of Wamser Drive (Tax Key No. 0951995001) from Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Lot 1 of Certified Survey Map No. [REDACTED]), Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 1 of Certified Survey Map No. [REDACTED]), and Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 2 of Certified Survey Map No. [REDACTED]).

SECTION 2: Document Transmittal

The City Common Council hereby directs the City Clerk/Treasurer to transmit a copy of the amendment as well as a signed copy of both the Resolution No. PC [REDACTED] and this Ordinance No. [REDACTED] to the Wisconsin Department of Administration, the Southeastern Wisconsin Regional Planning Commission, the Waukesha Park and Land Use Department, the Pewaukee Public Library and to each town, village and city that abuts the City of Pewaukee.

SECTION 3: Severability

The several sections and portions of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a decision of a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of all other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 4: Effective Date

This ordinance shall take effect immediately upon passage and posting of publication as provided by law.

Passed and adopted this 6th day of April, 2020.

FOR THE COMMON COUNCIL OF THE CITY OF
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

RESOLUTION NO. __-__

A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND USE/TRANSPORTATION PLAN FOR PROPERTY LOCATED ALONG THE EAST SIDE OF COUNTY HIGHWAY JJ (BLUEMOUND ROAD), APPROXIMATELY ONE-EIGHTH MILE SOUTH OF WAMSER DRIVE (TAX KEY NO. 0951995001) FROM MANUFACTURING/FABRICATION/WAREHOUSING TO MANUFACTURING/FABRICATION/WAREHOUSING AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (LOT 1 OF CERTIFIED SURVEY MAP NO. [REDACTED]), MEDIUM DENSITY RESIDENTIAL (6,500 – 1/2 AC. / D.U.) AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (OUTLOT 1 OF CERTIFIED SURVEY MAP NO. [REDACTED]), AND MANUFACTURING/FABRICATION/WAREHOUSING AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (OUTLOT 2 OF CERTIFIED SURVEY MAP NO. [REDACTED]), PURSUANT TO WIS. STAT. § 66.1001(4)(b)

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Pewaukee is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, pursuant to Wis. Stat. § 66.1001(4)(b), the Plan Commission may recommend the amendment of the Comprehensive Master Plan to the Common Council by adopting a resolution by a majority vote of the entire Commission, which vote shall be recorded in the official minutes of the Plan Commission; and

WHEREAS, Pedro Arce of Arce Handyman, LLC has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located along the east side of County Highway JJ (Bluemound Road), approximately one-eighth mile south of Wamser Drive (Tax Key No. 0951995001) from Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Lot 1 of Certified Survey Map No. [REDACTED]), Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 1 of Certified Survey Map No. [REDACTED]), and Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 2 of Certified Survey Map No. [REDACTED]).

_____), such property bearing Tax Key No. 0951995001, more particularly described as follows:

Lot 1, Outlot 1 and, Outlot 2 of Certified Survey Map No. _____, a redivision of Lot 1 of Certified Survey Map #6860, located in the NW ¼ of the SW ¼ of Section 22, T7N, R19E, City of Pewaukee, Waukesha County, Wisconsin.

WHEREAS, the Plan Commission having determined that the proposed amendment in form and content as presented to the Commission on March 19, 2020, is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Pewaukee.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Pewaukee, Wisconsin, that the application for and the proposed ordinance to amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located along the east side of County Highway JJ (Bluemound Road), approximately one-eighth mile south of Wamser Drive from Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Lot 1 of Certified Survey Map No. _____), Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 1 of Certified Survey Map No. _____), and Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 2 of Certified Survey Map No. _____), such property bearing Tax Key No. 0951995001, be and the same is hereby recommended for adoption and incorporation into the Comprehensive Master Plan by the Common Council.:

Passed and adopted this 19th day of March, 2020.

FOR THE PLAN COMMISSION OF THE CITY OF
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 11.**

DATE: July 20, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding a Certified Survey Map for Arce Handyman LLC for Property on Bluemound Road (PWC 0951-995-001) for the Purpose of Subdividing an Existing Lot [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Arce Handyman CSM

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4 OF SECTION 22, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

LAND MARK
ENGINEERING SCIENCES, INC.

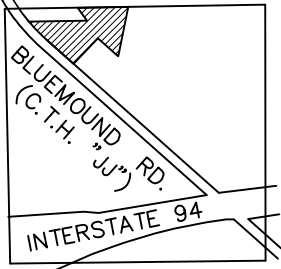
119 COOLIDGE AVE., SUITE 100
WAUKESHA, WI 53186
(414) 719-2769

SURVEYOR:
MARK AUGUSTINE, PLS

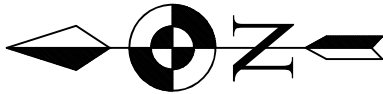
SURVEY FOR:
ARCE HANDYMAN LLC
210 S WASHINGTON AVE
WAUKESHA, WI 53188

PROPERTY:
BLUEMOUND RD
PEWAUKEE, WI 53072

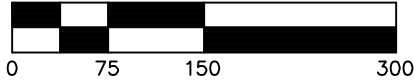
LOCATION MAP



SW. 1/4 SEC. 22-T7N-R19E



SCALE: 1" = 150'

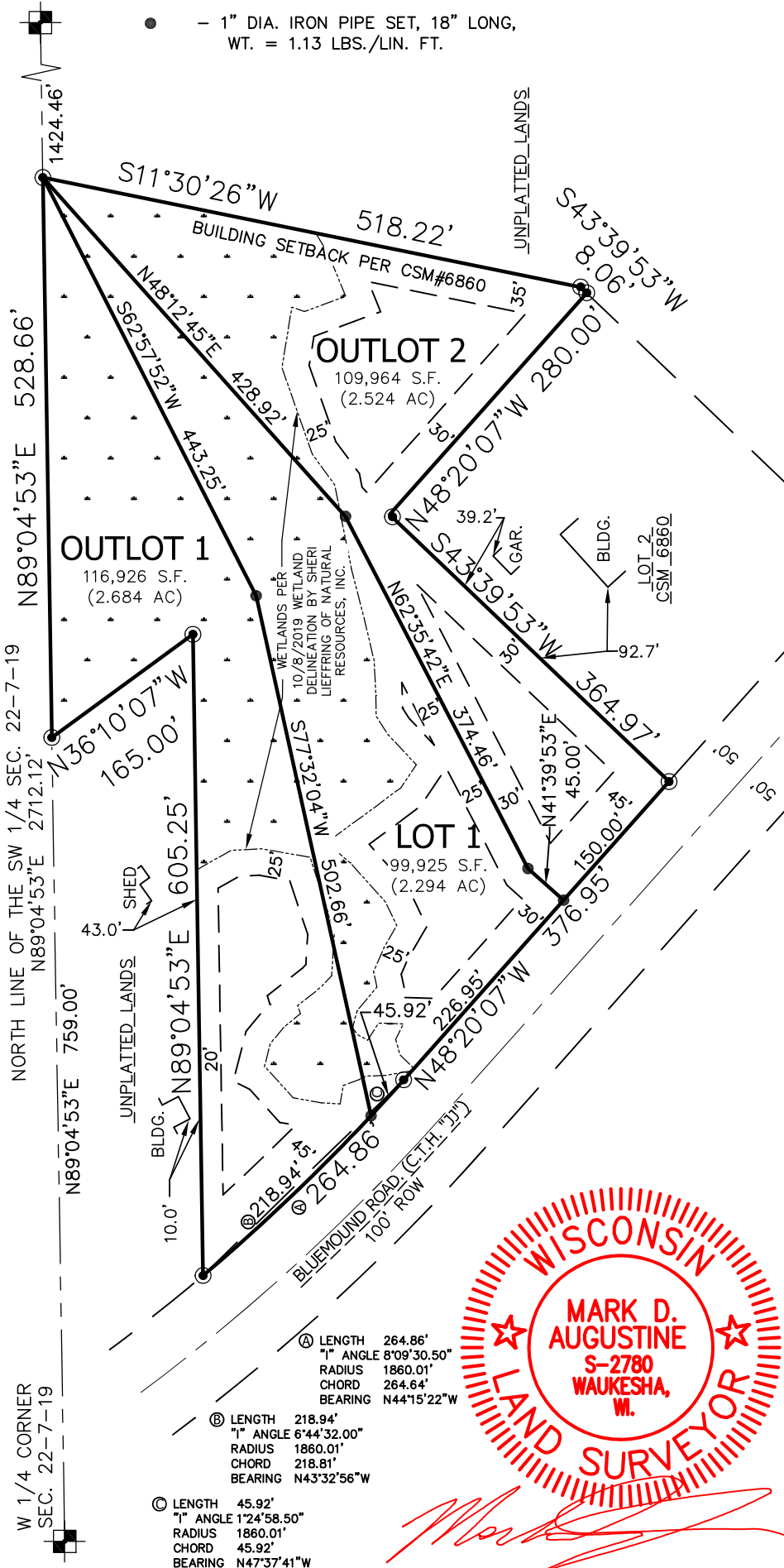


BEARINGS ARE REFERENCED TO
NAD27, WISCONSIN STATE PLANE,
SOUTH ZONE, GRID NORTH ON THE
NORTH LINE OF THE SW 1/4 OF
SECTION 22-7-19 AS N89°04'53"E.

LEGEND

- CONC. MON. W/ BRASS CAP FND.
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.

CENTER OF
SEC. 22-7-19



Mark D. Augustine

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4 OF SECTION 22,
T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Mark D. Augustine, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped Lot 1 of Certified Survey Map #6860, recorded in the office of the Register of Deeds for Waukesha County, Wisconsin, in Volume 57 of Certified Survey Maps, Page 266, as Document No. 1770058, located in the NW. 1/4 of the SW. 1/4 of Section 22, T.7N., R.19E., City of Pewaukee, Waukesha County, Wisconsin.

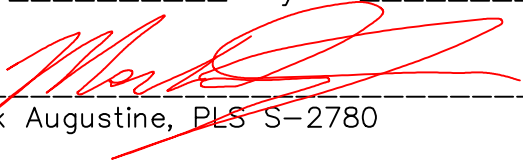
Lands containing approximately 326,816 SQ.FT. (7.503 Acres.)

That I have made such survey, land division and Certified Survey Map by the direction of ARCE HANDYMAN LLC, owner of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the CITY OF PEWAUKEE in surveying, dividing and mapping the same.

Dated this _____ day of _____, 20_____.



Mark Augustine, PLS S-2780



NOTES:

- 1. EASEMENTS PER KNIGHT BARRY TITLE INC. COMMITMENT NO 974530 DATED JULY 5, 2018 AND REVISED 9/7/18.
- HOLDING TANK AGREEMENT PER DOC.#1482194 NOT SHOWN DUE TO BLANKET DESCRIPTION.
- 2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
- 4. THE FIELD WORK WAS COMPLETED ON OCTOBER 28, 2019.

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4 OF SECTION 22, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

ARCE HANDYMAN 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 Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.
ARCE HANDYMAN LLC does further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) CITY OF PEWAUKEE

IN WITNESS WHEREOF, said ARCE HANDYMAN LLC, has caused these presents to be signed by _____, its Member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____.

In Presence of:

_____, its Member

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named _____, its Member, of the above named corporation, to me known to be such Member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public
_____ County, Wisconsin
My Commission Expires _____

CONSENT OF CORPORATE MORTGAGEE:

WAUKESHA STATE BANK, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of LARRY DIETRICH, Owner.

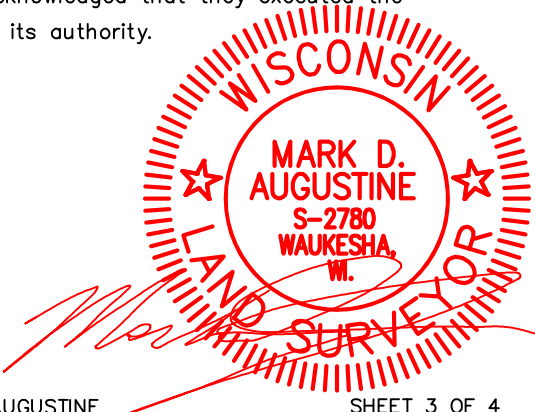
IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____ at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20 _____.

In presence of:

STATE OF WISCONSIN)
_____ COUNTY) SS)

Personally came before me this _____ day of _____, 20 _____, the above named _____, _____, and _____ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public
_____ County, Wisconsin
My Commission Expires _____



CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4 OF SECTION 22,
T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the City of Pewaukee, ARCE HANDYMAN LLC, owner, is hereby approved by the Common Council.

All conditions have been met as of the _____ day of _____, 20____.

Date: _____ Signed _____
Mayor

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Common Council of the City of Pewaukee.

Date: _____ Signed _____
Kelly Tarczewski, City Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the City of Pewaukee, ARCE HANDYMAN LLC, owner, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20____.

Date: _____ Signed _____
Chairperson

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the City of Pewaukee.

Date: _____ Signed _____
Kelly Tarczewski, City Clerk



**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 12.**

DATE: July 20, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding the Plan Commission Recommendations for a Conditional Use Permit and Site and Building Plans for Arce Handyman LLC for Property Located on Bluemound Road (PWC 0951-995-001) for the Purpose of Constructing a Combined Warehouse/Office Building for a Landscape and Handyman Service Company [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Arce Handyman Building Perspective 1

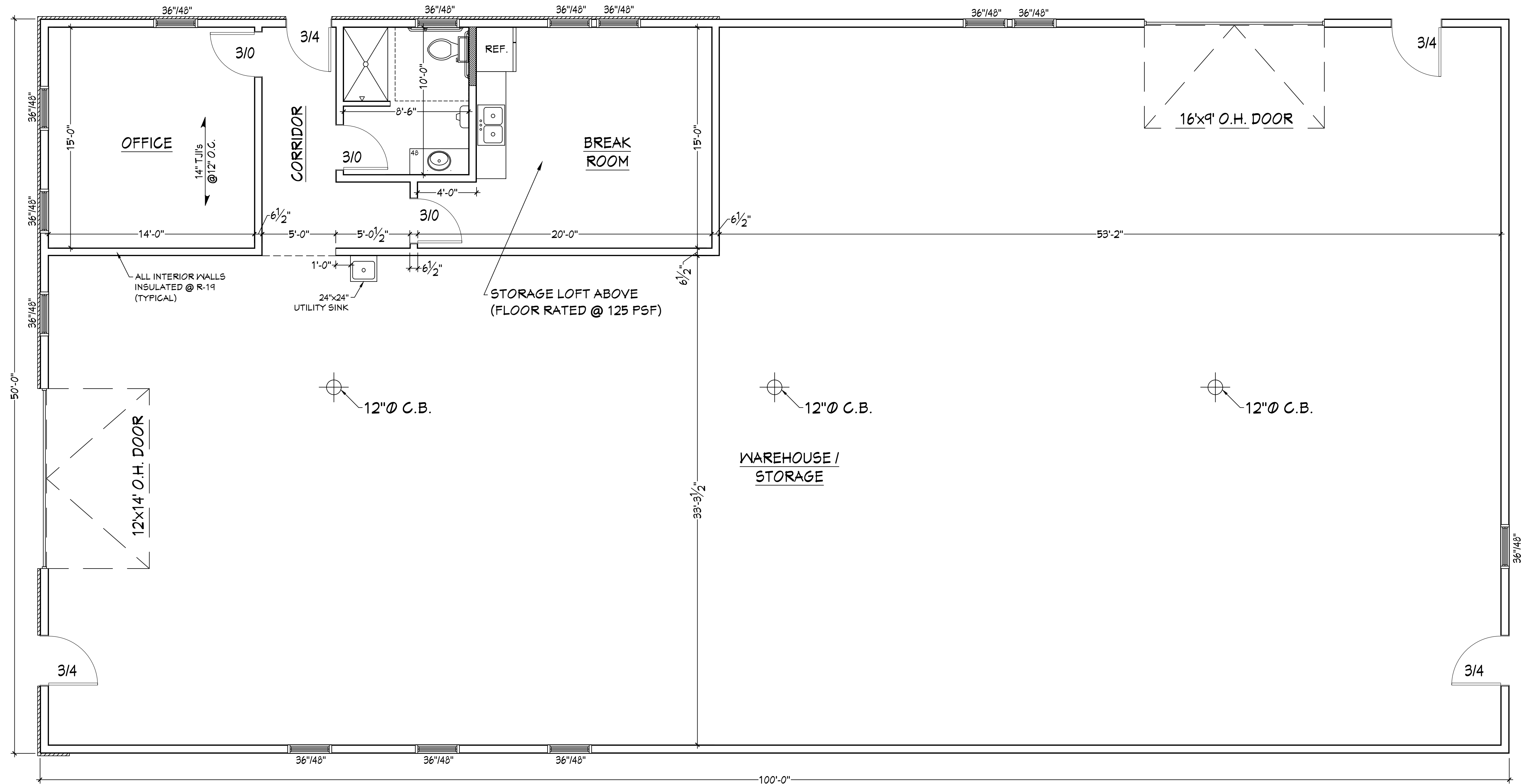
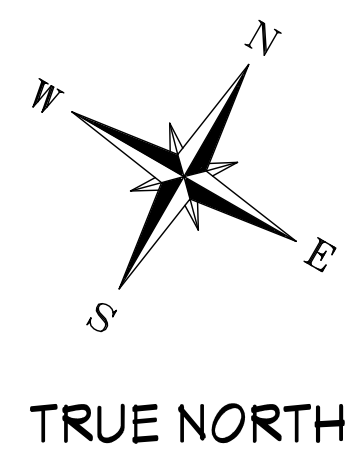
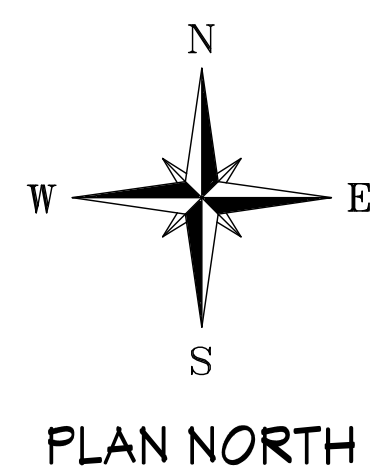
Arce Handyman Building Perspective 2

Arce Handyman Building Plans

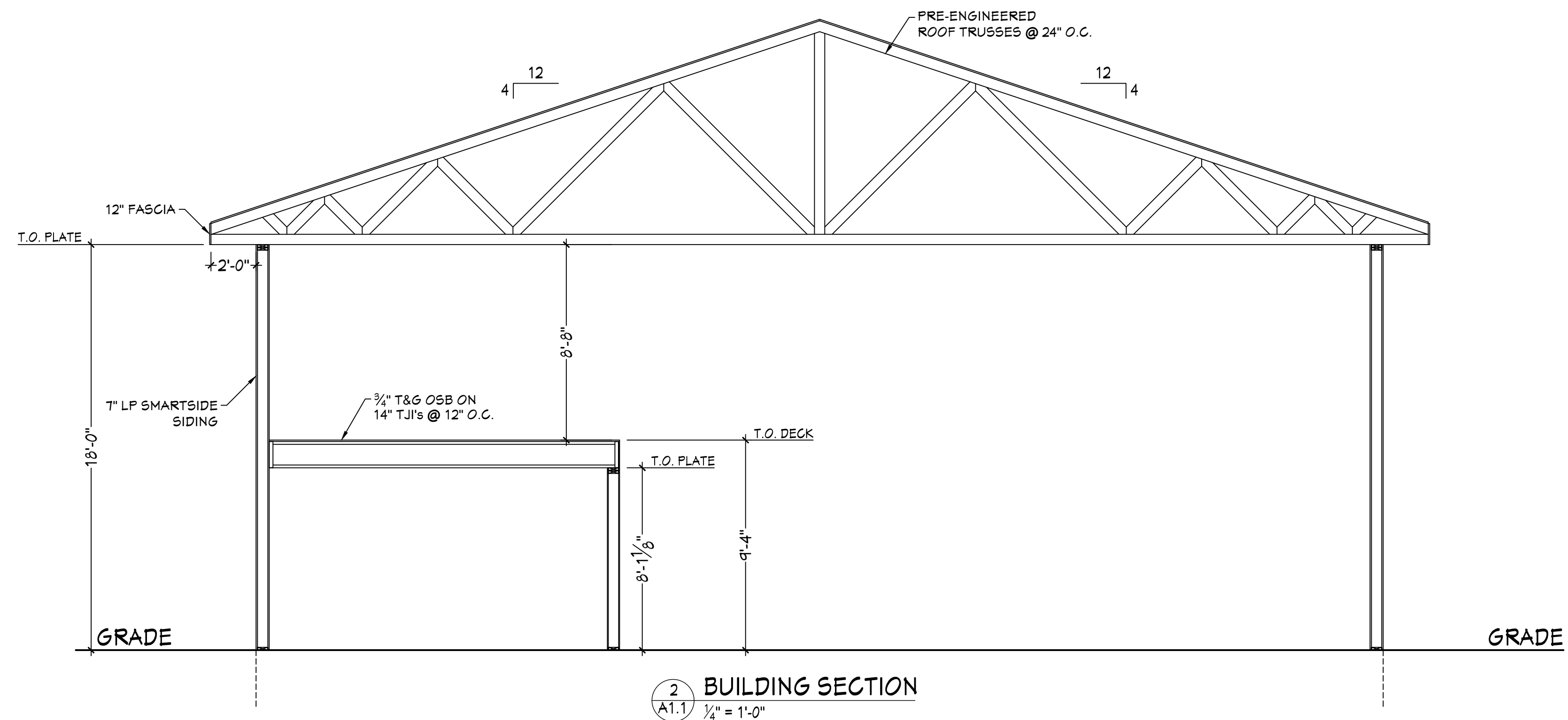
Arce Handyman Landscape Plan







1
A1.1 PROPOSED FLOOR PLAN
1/4" = 1'-0" 5,000 GROSS SQ. FT.



2
A1.1 BUILDING SECTION
1/4" = 1'-0"

PLAN COMMISSION REVIEW SET - (06-09-20)

Project: NEW OFFICE & SHOP BUILDING FOR:
ARCE HANDYMAN SERVICES, LLC
BLUEMOUND ROAD
PENAUKEE, WISCONSIN

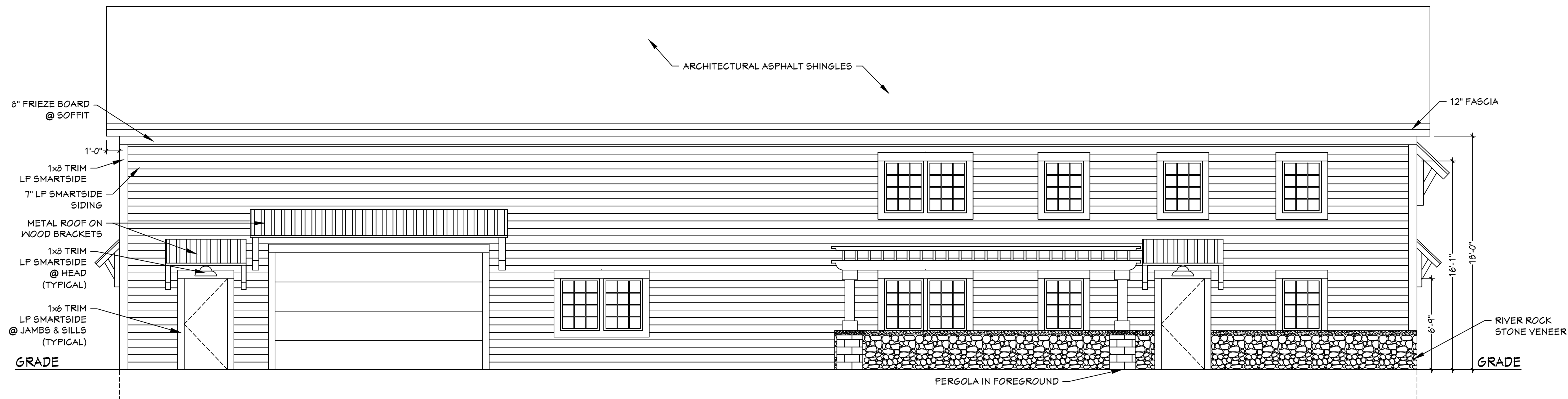
Sheet Title:
PROPOSED FLOOR PLAN & BUILDING SECTION

Revisions:
Date: 06/09/20
Job No. 20-108
Sheet No.

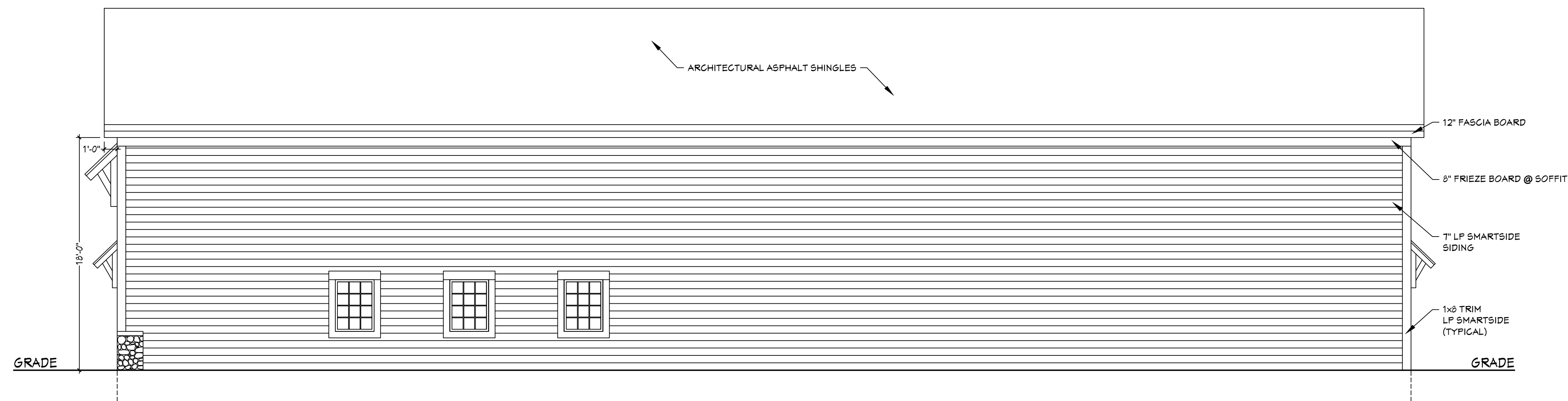
A1.1

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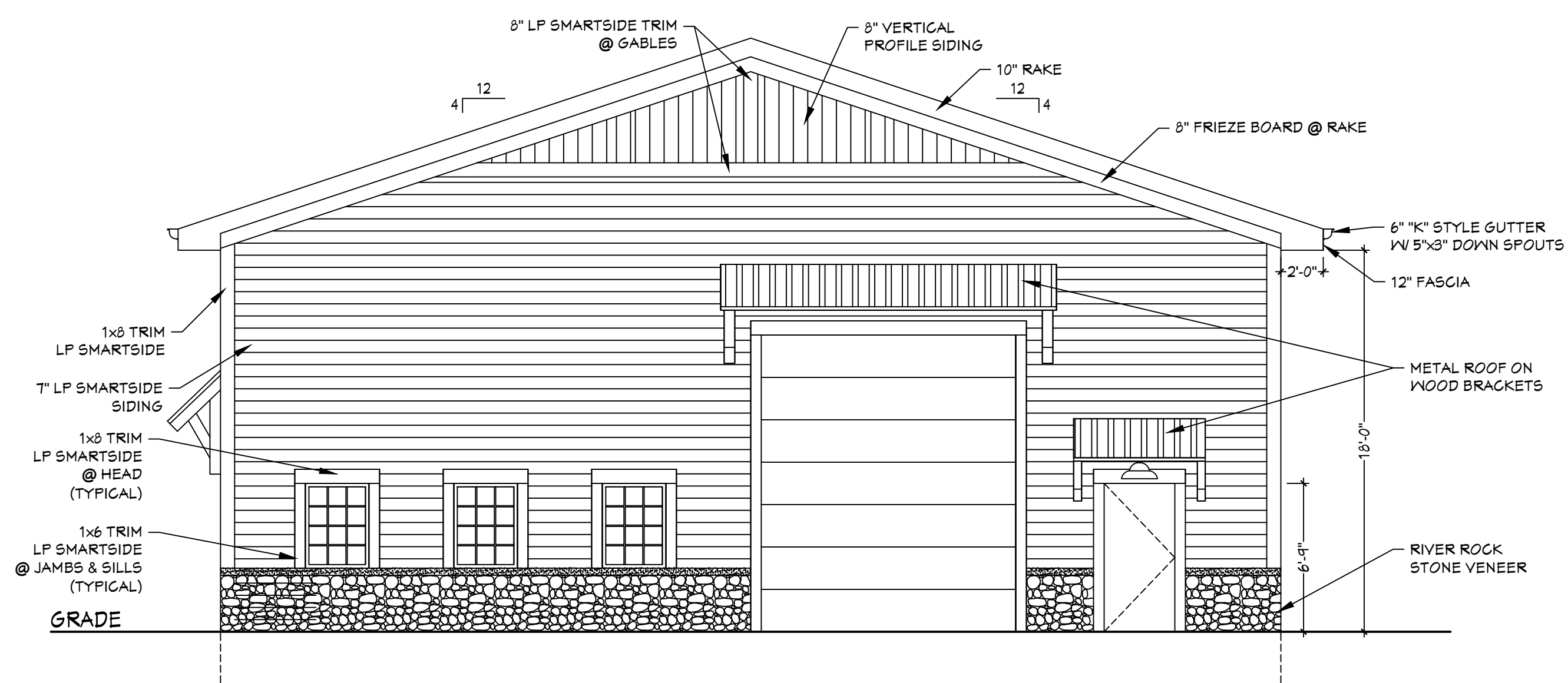
Koz-i-tec-ture
It's not Simply Architecture, It's Kozitecture!
David J. Koscielniak AIA AIA
12310 West Waterford Avenue
Greenfield, Wisconsin 53228
Cell: (414) 303-9499
Email: koz@kozitecture.com
www.kozitecture.com



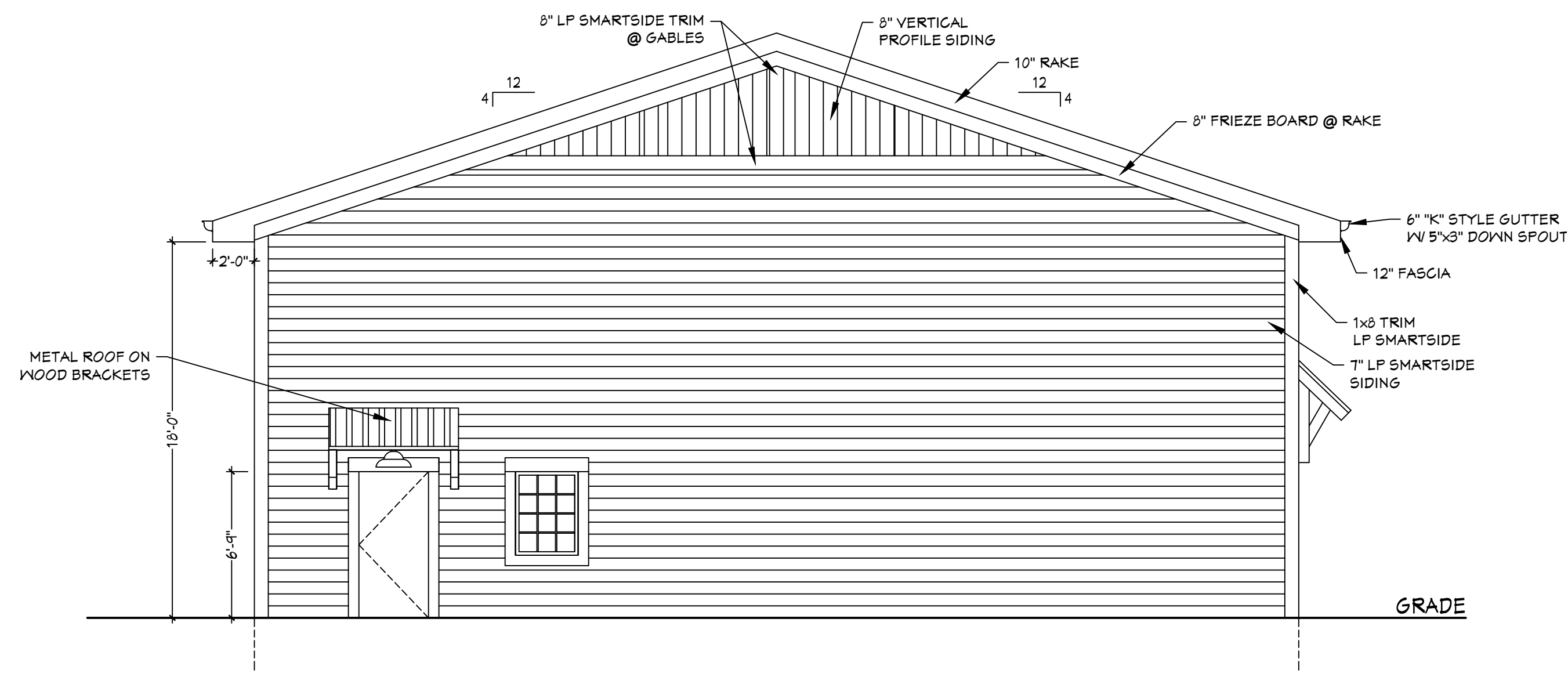
1
A2.0
PROPOSED NORTH ELEVATION
3/16" = 1'-0"



2
A2.0
PROPOSED SOUTH ELEVATION
3/16" = 1'-0"



3
A2.0
PROPOSED WEST ELEVATION
3/16" = 1'-0"



4
A2.0
PROPOSED EAST ELEVATION
3/16" = 1'-0"

PLAN COMMISSION REVIEW SET - (06-09-20)

Project: NEW OFFICE & SHOP BUILDING FOR:
**ARCE HANDYMAN
SERVICES, LLC**
BLUEMOUND ROAD
PENAUKEE, WISCONSIN

Sheet Title:
**PROPOSED
ELEVATIONS**

Revisions:
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.
.
.
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Date: 06/09/20

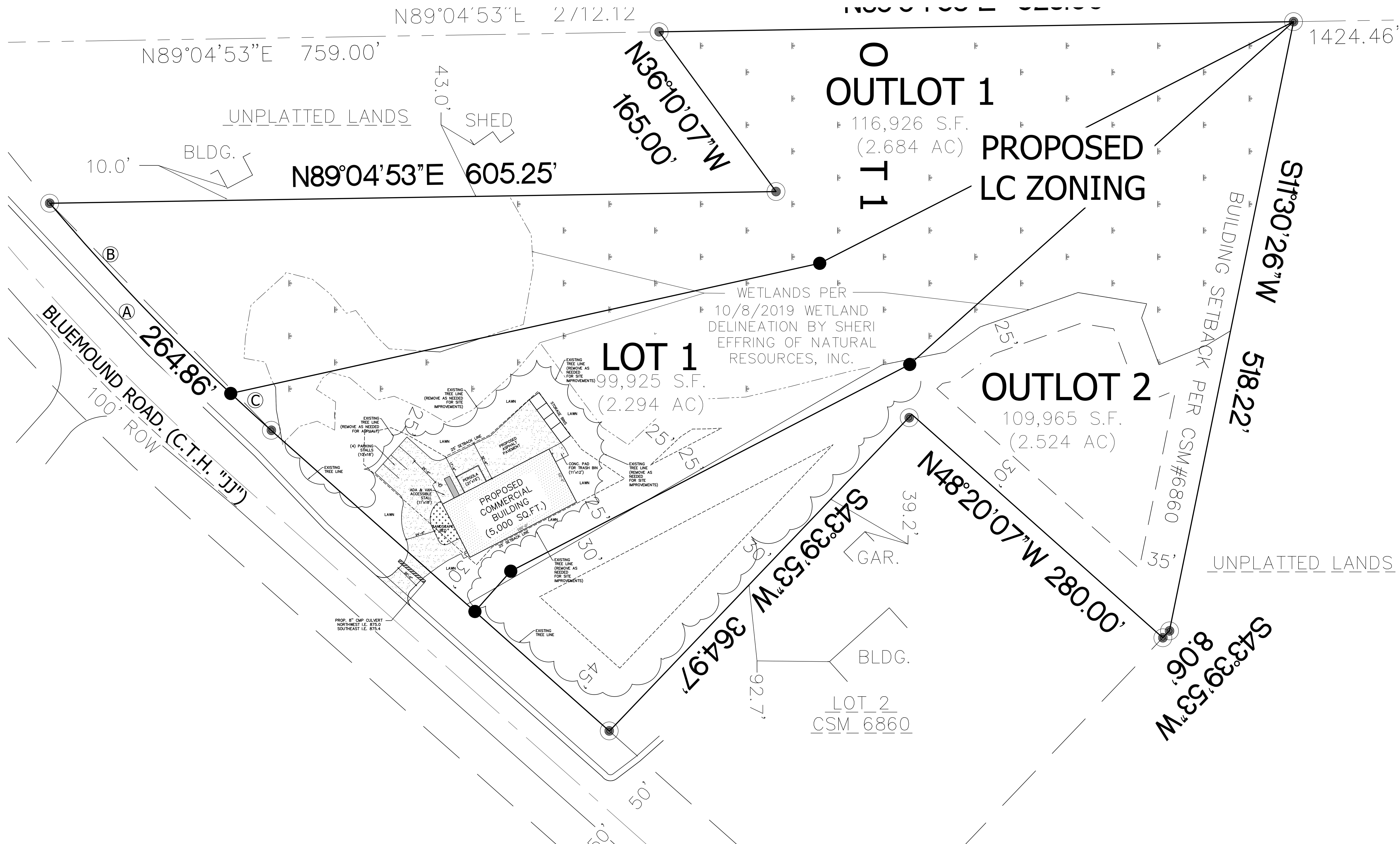
Job No. 20-108

Sheet No.

A2.0

Koz·i·tec·ture
It's not simply Architecture, It's Kozitecture!
David J. Koscielnik AIA AIA
Cell: (414) 303-8489
Email: koz@kozitecture.com
12310 West Waterford Avenue
Greenfield, Wisconsin 53228
www.kozitecture.com

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1 LANDSCAPE PLAN
L1.0 1" = 40'-0"

PLAN COMMISSION REVIEW SET - (06-11-20)

Project: NEW OFFICE & SHOP BUILDING FOR:
ARCE HANDYMAN SERVICES, LLC
BLUEMOUND ROAD
PEWAUKEE, WISCONSIN

Sheet Title:
LANDSCAPE PLAN

Revisions:
Date: 06/11/20
Job No. 20-108
Sheet No.

L1.1

Koz-i-tec-ture
It's not simply Architecture, It's Kozitecture!
David J. Koscielniak AIA ALA
12310 West Waterford Avenue
Greenfield, Wisconsin 53228
Cell: (414) 303-8489
Email: koz@kozitecture.com
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**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 13.**

DATE: July 20, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding a Certified Survey Map for the Purpose of Combining Two Lots Into One for the Proposed Building Addition and Site Modifications to Lindner Logistics Located at W229 N1492 Westwood Drive (PWC 0958-979-007 & PWC 0959-988-009) [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

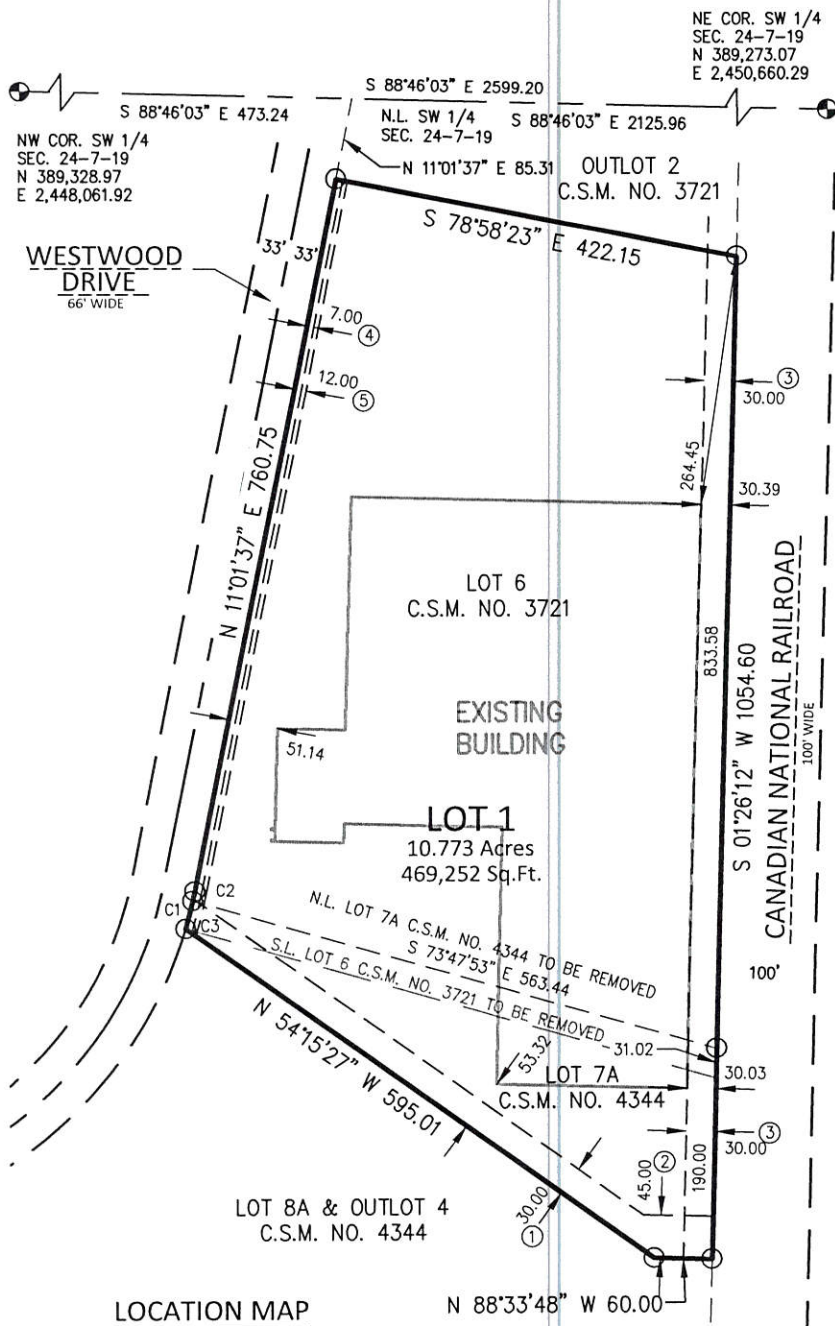
ATTACHMENTS:

Description

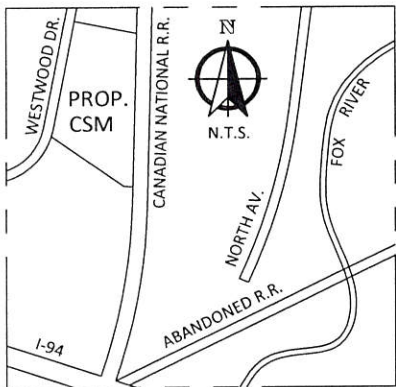
Lindner Logistics CSM

CERTIFIED SURVEY MAP NO. _____

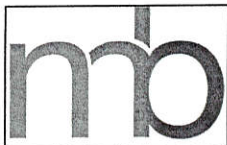
LOT 6 OF CERTIFIED SURVEY MAP NO. 3721 AND LOT 7A OF CERTIFIED SURVEY MAP NO. 4344, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEWAUKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN.



LOCATION MAP



SW 1/4 SEC. 24-7-19



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbasc.net

This Instrument was drafted by Mark R. Madsen May 04, 2020.

RECORDING DATA



200' 0' 200'

SCALE 1"=200'



NOTES:

SEE PAGE 2 FOR CURVE TABLE.

- ① EXISTING 30' DRAINAGE EASEMENT.
- ② EXISTING 45' DRAINAGE EASEMENT.
- ③ EXISTING 30' RAILROAD EASEMENT.
- ④ EXISTING 7' SLOPE EASEMENT.
- ⑤ EXISTING 12' SANITARY SEWER EASEMENT.

ZONING OF PARCELS IS M-2.

OWNER/LAND SPLITTER: SCL LLC
ADDRESS: W229 N1492 WESTWOOD DRIVE,
CITY OF PEWAUKEE, COUNTY OF WAUKESHA,
WISCONSIN 53186-1152

BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE. BASED
UPON NAD 1983/2011. THE NORTH LINE OF THE
SW 1/4 OF SECTION 24-7-19 IS ASSUMED TO
BEAR S 88°46'03" E.

LEGEND:

- 1-1/4" O.D. IRON PIPE FOUND
- CONC. MON. W / BRASS CAP FOUND

2020.0062.01 CSM.DWG
SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

LOT 6 OF CERTIFIED SURVEY MAP NO. 3721 AND LOT 7A OF CERTIFIED SURVEY MAP NO. 4344, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEWAUKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

Curve Table							
Curve #	Delta	Radius	Arc	Tangent	Chord Direction	Chord Length	Tangent Bearing
C1	5°10'32"	446.97	40.38	20.20	N13° 36' 52"E	40.36	N16°12'08"E N11°01'35"E
C2	1°19'38"	446.97	10.36	5.18	N11° 41' 24"E	10.35	N12°21'13"E N11°01'35"E
C3	3°50'55"	446.97	30.02	15.02	N14° 16' 40"E	30.02	N16°12'08"E N12°21'13"E

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of SCL, LLC, Owner; That such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: Lot 6 of Certified Survey Map No. 3721, a map recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on October 22, 1979 as Document No. 1111222 and Lot 7A of Certified Survey Map No. 4344, a map recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on June 28, 1983 as Document No. 1218939, being part of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 7 North, Range 19 East of the Fourth Principal Meridian. Said land being in the City of Pewaukee, County of Waukesha and State of Wisconsin. Containing 469,252 square feet or 10.773 acres.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Section 18.0600 of the City of Pewaukee, Waukesha County, Wisconsin Municipal Code. That such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made.

May 04, 2020

Mark R. Madsen
Mark R. Madsen, P.E., P.L.S. (S-2271)
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd. Suite 200
Racine, WI 53406
(262)634-5588



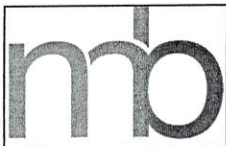
OWNERS' CERTIFICATE

SCL, LLC, as Owner, does hereby certify that it has caused the lands described on this map to be surveyed, divided, and mapped as represented on this Certified Survey Map. It also does further certify that this Certified Survey Map is required to be submitted to the following for approval: Common Council of the City of Pewaukee, Waukesha County, Wisconsin.

IN WITNESS WHEREOF the said SCL, LLC, has caused these presents to be signed as Owner at _____ Wisconsin on this _____ day of _____ 2020.

Signature

Print Name and Title here
SCL, LLC
W229 N1492 Westwood Drive
City of Pewaukee, Waukesha County, Wisconsin 53186-1152



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

CERTIFIED SURVEY MAP NO. _____

LOT 6 OF CERTIFIED SURVEY MAP NO. 3721 AND LOT 7A OF CERTIFIED SURVEY MAP NO. 4344, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEWAUKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2020, _____ of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said corporation, and acknowledged that he/she executed the foregoing as such officer as the deed of said corporation, by its authority.

Notary Public, _____
My commission expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____ Bank, a corporation duly organized and existing under and by virtue of the laws of the State of _____, mortgagee of the above-described land, does hereby consent to the surveying, dividing, and mapping of the land described on this Certified Survey Map, and does hereby consent to the above certificate of SCL, LLC, owner.

IN WITNESS WHEREOF, the said _____ Bank has caused these presents to be signed by _____, its _____, at _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2020.

_____ Bank

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2020, _____ of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said corporation, and acknowledged that he/she executed the foregoing as such officer as the deed of said corporation, by its authority.

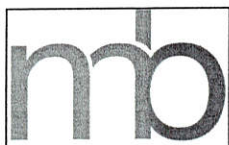
Notary Public, _____
My commission expires: _____

CITY'S CERTIFICATE

APPROVED as a Certified Survey Map this _____ day of _____ 2020.

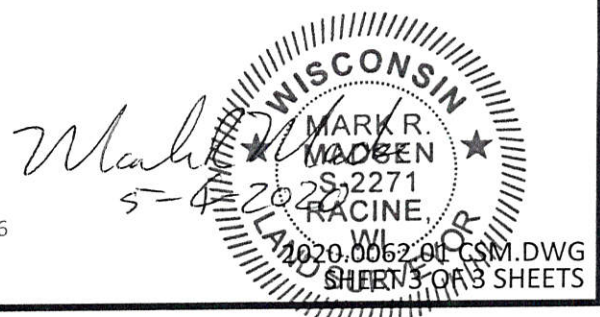
Steve Bierce, Mayor

Kelly Tarczewski, City Clerk



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

This Instrument was drafted by Mark R. Madsen May 04, 2020.



**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 14.**

DATE: July 20, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding the Recommendations of the Plan Commission to Approve the Conditional Use Permit for Valor Aquaponics Located at N15 W22180 Watertown Road (PWC 0960-999-015) for the Purpose of Operating an Indoor Aquaponics Farm for the Production of Organic Vegetables and Fish [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Valor Aquaponics Staff Report

Valor Aquaponics Conditional Use Request



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 June 18, 2020

Date: June 9, 2020

Project Name: Valor Aquaponics, LLC Conditional Use

Project Address/Tax Key No.: N15W22180 Watertown Road/PWC 0960999015

Applicant: Patrick Hansen

Property Owner: Kroeger Properties, LLC

Current Zoning: B-6 Mixed Use Business District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: Industrial land zoned M-2 District to the north and east, Lowland Conservancy property to the south, and commercial B-6 zoned property to the west

Project Description/Analysis:

The applicant, Valor Aquaponics, LLC, filed a Conditional Use Application requesting to locate an aquaponics farm use within an existing tenant space located at N15W22180 Watertown Road. Valor Aquaponics is requesting approval to operate an indoor aquaponics farm.

The proposed tenant space is approximately 6,900 square feet and is currently a vacant warehouse and office space. The space will be converted into an indoor aquaponics farm that will grow organic vegetables in deep water culture grow beds with aquatic animals such as fish, shrimp, crayfish or prawns. There will be approximately four to six fish pools with a minimal amount of chemicals used. There will be no processing of the fish at this location.

According to the applicant, equipment runs at a maximum of 70 decibels. This is equivalent to classroom chatter per OSHA, and also similar to a vacuum or hair dryer. The applicant has indicated that the motors will be enclosed to assist in reducing the noise level to about 50 decibels, which is equivalent to an urban residence (per OSHA), or a household refrigerator or quiet office.

The business will have two to three employees to start. The business would not have regular customers and is not selling product onsite. Occasional tours of the facility would be given to vendors and customers.

Hours will typically be from 9:00 a.m. to 6:00 p.m.; however, final system checks will be made later in the evening around 9:00 p.m. or later.

The applicant is not making any exterior changes to the site or building. There is no outdoor storage proposed and no outdoor sales. There is existing parking around the perimeter of the site, which includes 12 parking spaces designated to this tenant space.

Note that any signage proposed in the future must comply with Section 17.0700 of the Zoning Code and will require issuance of a Sign Permit.

The subject property is zoned B-6 Mixed Use Business District and designated as Manufacturing/Fabrication/Warehousing on the City's Year 2050 Land Use/Transportation Map.

The B-6 District allows B-4 and B-5 Permitted and Conditional Uses. The District also lists "Any retail, service or office use that is compatible with those uses listed above as determined by the Plan Commission" as a Conditional Use. Further, Section 17.0209d. allows unclassified or unspecified uses "as may 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."

Recommendation

As it is anticipated that the use does not have any adverse impacts on the surrounding properties or adjacent uses, a motion to recommend approval of the Conditional Use Application is recommended.

Valor Aquaponics

Application for Conditional Use Permit

April 24, 2020

Hansen, Patrick & Villarreal, Edward
4-22-2020

Project Narrative
Application for Conditional Use Permit for Valor Aquaponics
April 22, 2020

Introduction

This narrative has been written to serve as the project narrative for our application for conditional use permit submitted to request approval to conduct the production of organic vegetables and fish.

The applicant is Valor Aquaponics LLC, a minority, Veteran owned business with an LLC permit obtain from the State of Wisconsin in December 2019.

Summary of Project

Valor Aquaponics is proposing to lease a portion of an existing facility located in Pewaukee at N15 W22180 Watertown Rd, Waukesha, WI 53186 converting it from an empty warehouse and office space to an indoor aquaponics farm consistent with permitted uses for this location, which is the manufacturing of organic produce.

1. Completed Application Form with Original Signatures

1.1. Application has been submitted with this narrative

2. Application Filing Fee

2.1. \$400 filing fee has been submitted with our application

3. Five (5) Complete Collated Sets of Application Materials which Includes:

3.1. Proposed Use of Property and Daily Activity

3.1.1. Valor Aquaponics plans on using the property as-is without any alterations to building foundation or structure. We propose to use industrial grade racking to hold our deep water culture (DWC) grow beds, that would be used to grow organic vegetables; specifically, green leafy vegetables such as lettuce, swiss chard and arugula.

3.1.2. On-Site Staff-Operational Hours

3.1.2.1. Primary hours of operation will be 9am – 6pm; however, Patrick or Edward may access the property until 9pm daily to a final system check. The majority of foot traffic will be our minimal amount of employees and the occasional vendor or customer tour. We do not anticipate to have any significant customer traffic on site as this is our production facility. We will not allow visitors or foot traffic after 6pm.

3.1.3. Valor Aquaponics Staff is Comprised Of:

3.1.3.1. Patrick Hansen, who will oversee the daily operations of the facility and the business.

3.1.3.2. Edward Villarreal, who will assist in business operations on a part-time basis for the first year.

3.1.3.3. We may hire a part-time driver, whose primary responsibility will be to deliver our produce to local grocery stores and markets.

3.2. Future Development Plans

3.2.1. We do not intend on making any future developments to the property per lease agreement with Frontline Commercial Realty.

3.3. Site and Building Improvements

3.3.1. We do not intend on any site or building improvements per lease agreement with Kroeger Properties.

3.4. Tentative Development Schedule

3.4.1. Upon approval of conditional use permit, we expect to develop our business set up within 4 weeks.

What is Aquaponics?

“Aquaponics is a method of food production that combines aquaculture-the cultivation of aquatic animals, such as fish, shrimp, crayfish or prawns, in tanks-and hydroponics-the growing of plants in water (Sallenave, 2014). Both the fish and the vegetables are cultivated together in an ecosystem that is closed-looped and recirculating, that utilizes natural nitrogen-fixing bacteria to convert fish waste into plant nutrients.

As a result of using this closed-loop system, we are able to reduce water consumption by up to 95% of conventional farming and without using any pesticides, fertilizers or chemicals of any kind.

Detailed project description:

Valor Aquaponics LLC specializes in producing 100% organic vegetables through the use of aquaculture, which is the farm raising of fish. This facility would serve as our primary facility for our business operations. At full capacity, we expect to grow approximately 46,656 vegetables at any given time with a yearly total of approximately 373,248 vegetables with the potential of leasing additional space within the same building, which would further increase our capability to approximately 600,000 vegetables per year.

We plan on having between 4-6 fish pools that would house rainbow trout and yellow perch, which would be raised organically and free of chemicals. The waste that is produced naturally by the fish will be used to provide the necessary nutrients to our vegetables through the use of deep water culture grow beds. We specifically chose these two species of fish due to their demand in Wisconsin, which will help in the conservation of populations from over-fishing in our lakes and rivers. All of our fish stock comes from other fish farms and we do not harvest any wild fish for our use.

Chemical use will only consist of muriatic acid to regulate pH in our fish tanks, will be used minimally and will be stored in an approved container and will never be disposed of directly into the city water system. Dry products such as beneficial bacteria, fish food, and plant minerals will also be held on site in separate, waterproof containers. There will never be discharge of any chemicals directly into the sewer system. Any liquids sent to the sewer system would be tank water, which would only consist of natural and organic components as one would see in a natural pond, stream or lake.

Actual use of the on-site premises day to day would come down to primarily 2 uses.

1. Production of our organic vegetables to be sold to grocery stores, markets and restaurants in Southeast Wisconsin.
2. Raising of rainbow trout and yellow perch, which provides the nutrients for the vegetables and would also be sold to local restaurants and grocery stores.

We will never process any fish on the premise, ever. Any fish sold will be sold whole to the customer, who will need to process the fish at their location.

We don't anticipate more than 3-4 individuals on site at any given time and that would be our peak estimate.

The nature of Valor Aquaponics business is primarily local businesses and buyers, who we've found through solicitation as well as through online marketplaces, who then purchase our products, prepare it and sell it in their stores and restaurants. On-site activity will usually consist of cultivating vegetables, management of aquaponics system, monitoring fish, harvesting of fish and vegetables to be delivered to our customers.

In regards to car and truck traffic, we expect minimal car traffic and would utilize the parking spaces that Frontline Commercial Realty will provide through our lease agreement. We do expect the occasional vendor and/or customer tours, which would not exceed the parking available on site.

Our commercial truck traffic will consist of 1, possibly 2 (late 2020), box truck arriving on site at most 1 time a day, 5 days a week to pick up our products to deliver to our customers. To start, we expect to rent a truck as needed, with the eventual lease of a box truck, which we would house on premise in the approved parking per our lease agreement.

With a combined recirculating system, there is no need to discard any water or filtrate or add any chemical fertilizers, making it both sustainable and environmentally friendly (Sallenave, 2014).

Aquaponics systems can be operated almost waste-free; therefore they have no measurable effects on the soil if no new area is consumed for installing aquaponics. Even the relatively small amount of waste produced can be easily composted and converted to beneficial products (Rizal, Dhahiyat, Zahidah, Andriana, Handaka, Sahidin, 2017).

As with hydroponics, aquaponics produces equivalent crop yields using only 3-10% of the irrigation water used for industrial agriculture (Sheikh, 2006).

In terms of noise, the main pieces of equipment that will produce any noticeable noise will be the air pumps and water pumps. We plan on reducing any vibration from these pieces of equipment by fabricating stands that are insulated with the ground, preventing vibrations from moving across the concrete floors. In regards to the water pumps, the average decibel level of these pumps is approximately 70 decibels, which equates to the sound level of a vacuum cleaner. As a result, hearing protection would not be required. We can also reduce the decibel level even further if we fabricate a cabinet to house the motor.

With regards to insurance, we are in the process of securing general liability insurance for \$1,000,000/\$2,000,000 to protect ourselves in case of property damage, personal or advertising injury caused by our services, business operations or to our future employees.

Additionally, we have secured our sales and use permit (sellers permit) as well as obtained our type II fish farm permit. Once our system is up and running, we will pursue our USDA Certified Organic certification as well as QAI Certified Organic, Global Aquaculture Alliance, Best Aquaculture Practices Program, and SQF Certifications.

Site Improvements

In general, the facility and site having been used for a warehouse and manufacturing facility is more than adequate and suitable for our needs in it's current, AS-IS condition.

Changes we will make are primarily limited to cosmetic and those required in an effort to comply with any requirements of our Conditional Use Permit and to enhance the visual aspect, ADA requirements and comfort of our sales operation.

Pollution: An aspect of aquaponics to consider is noise pollution and how that will affect everyone near the system. Our equipment is rated to run no louder than 70 decibels, which is the equivalent of a normal to slightly above average conversation. However, to mitigate as much noise as possible we will be installing custom made enclosures with sound proofing to lower the decibel levels to 50 decibels or lower.

As previously mentioned in section, there will be virtually no waste and any waste generation would be biodegradable. Since chemicals or pesticides will not be used at all, there is no danger of any harmful chemicals reaching the city's water supply.

The probability of a major project failure is roughly 20%. Patrick has spent 10 years researching aquaponics and has even developed residential sized systems with great success. He is also receiving mentoring through a couple of investment firms as well as the SBDC.

One of the biggest risks involve flooding due to a significant leak. To mitigate as much damage as possible, we will be installing a flood barrier around the warehouse to ensure that any water leakage will be directed to drainage and not into neighboring walls and carpeting.

Additionally, with Edward being an automations specialist we will be building and implementing a custom and one-of-a-kind automation system that will be able to automatically close valves and recirculate the water with the push of a button or if sensors detect any water on the sensors.

We will also be installing security cameras with live feed to be able to see our system in real-time.

Societal Benefits

Food produced by aquaponics are fish and plants; the healthiest human diet according to current nutritional science (Commerville, Moti, Edoardo, Austion, Alessandro, 2014).

By bringing aquaponics into population center's food miles, the distance food travels from production to consumption, is greatly reduced. This reduces fossil fuels and subsequent carbon emission from food distribution (Walraven, 2014).

Youth and/or Veteran Engagement: The owner himself is a Veteran and will strive to offer training and employment opportunities to Veterans, who wish to get into the aquaculture or aquaponics trade. We also look to provide classroom training and opportunities for local schools to visit our facility for training on the science behind aquaponics and the benefits of aquaponics in today's economy.

Collaboration and Partnerships: As avid enthusiasts in what we do, we look forward to showcasing our facility to local schools, students as well as prospective customers and aquaponics enthusiasts. A big aspect of aquaponics farming is our ability to share information with one another to better the process for all of us. We will also create partnerships with major supermarkets, local restaurants and other organizations to sell our produce and fish.

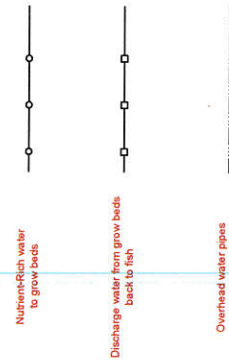
References

A Rizal *et al* 2018 *IOP Conf. Ser.:Earth Environ. Sci.* **137** 012098

Sallenave, R. (2014). Is Aquaponics Right For You? *New Mexico State University*, 1-9.

Sommerville C, Moti C, Edoardo P, Austin S and Alessandro L 2014 *Small-Scale aquaponics food production – integrated fish and plant farming* FAO (Italy: Fisheries and Aquaculture Technical Paper Rome) no. 589

Walraven, B. (2014). Aquaponics: Economics and social potential for sustainable food production. *JMU Scholarly Commons*, 20-21.



Client/Project Name/Location	
Valor Aquaponics	
Revisions	
No.	Description
-	-
-	-
-	-
-	-
-	-
Drawing Title/Project Number/Phase	
Floor Plan	
AS NOTED	
Job No.	Phase
20-MFG-0004	201
Drawn By	Scale
MC	
Srt. Approval/Shop/Shipping/Install	
Shop Drawings	
Sheet Number	Sheet Title
1 of 1	VA.1

Floor Plan

Job No.	Phase
20-MFG-0004	201
Drawn By	Scale
MC	AS NOTED
Set: Approvals/Shop/ Shipping/Install	
Shop Drawings	
Sheet Number	Sheet Title
1 of 1	VA.1

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 15.**

DATE: July 20, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding **Ordinance 20-02** Rezoning the Property Located at N28 W25206 Bluemound Road (PWC 0925-994-004 & PWC 0925-990-002) from Rs-3 Single-Family Residential to B-4 Office District and LC Lowland Conservancy for the Purpose of Constructing a 24,000 Square Foot Two-Story Office Building as Requested by Green Acres, LLC [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Ordinance 20-02 Green Acres Rezone

Green Acres Rezoning Map

Green Acres Staff Report

Green Acres Rezoning Exhibit

Green Acres LLC Narrative

Green Acres LLC Staff Comment Responses 5.1.20

Green Acres Rezoning Petition

ORDINANCE 20-02

**TO AMEND THE ZONING MAP OF
THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN**

The Common Council of the City of Pewaukee, Waukesha County, Wisconsin do ordain that the Zoning Map of the City of Pewaukee, Wisconsin is hereby amended to change the zoning classification of the property described below as follows:

FROM: **RS-3 Single-Family Residential**

TO: **B-4 Office District & LC Lowland Conservancy**

SECTION 1 - DESCRIPTION**Common Description:****PWC 0925-994-004**

Parcel 1 of Certified Survey Map No. 11661, recorded January 26, 2018, in Waukesha County Register of Deeds as Document No. 4322279, being a redivision of Lot 1 and 2 of Certified Survey Map No. 11369, as recorded October 26, 2015, being part of the Southeast $\frac{1}{4}$ and part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 16, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin.

PWC 0925-990-002

Lot 2 of Certified Survey Map No. 11803, being a part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 16, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin, recorded on January 16, 2019 in Volume 119 of Certified Survey Maps, Pages 35-40 inclusive, as Document No. 4379502.

Tax Key Number: PWC 0925-994-004 & PWC 0925-990-002

Property Address: N28 W25206 Bluemound Road

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: constructing a 24,000 square foot two-story office building.

SECTION 2 –SEVERABILITY

The several sections of this Ordinance are declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other provisions of the Ordinance.

SECTION 3 - ACTION

This Ordinance shall take effect upon passage and posting.

Dated this 20th day of July, 2020

COMMON COUNCIL OF THE CITY OF PEWAUKEE

WAUKESHA COUNTY, WISCONSIN

Attest:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

REZONE FROM Rs-3 TO B-4 & LC



1" = 100'

S.T.H. "16"

CITY OF PEWAUKEE

VILLAGE OF PEWAUKEE

Rm - 1

Rm - 1

Rm - 1

Rs - 5

BLUEMOUND RD.



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 May 21, 2020

Date: May 13, 2020

Project Name: Green Acres, LLC Rezoning, Comprehensive Master Plan Amendment, Certified Survey Map, and Site & Building Plans

Project Address/Tax Key No.: Approximately N28W25206 Bluemound Road /PWC 0925994004 and 0925990002

Applicant: Nelson Williams, Briohn Design Group, LLC

Property Owner: Green Acres, LLC

Current Zoning: Rs-3 Single-Family Residential District

2050 Land Use Map Designation: Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.)

Use of Surrounding Properties: CTH JJ (Bluemound Road) to the north and east, a small vacant (0.0886-acre) Rs-3 District zoned property to the south, and a State Highway 16 off ramp to the west

Project Description

The applicant, Briohn Design Group, LLC, filed a Rezoning, Comprehensive Master Plan Amendment, Certified Survey Map, and Site & Building Plans for a proposed office building development for properties located at approximately N28W25206 Bluemound Road.

Rezoning and Comprehensive Master Plan Amendment

The proposed development encompasses two existing properties located along the west side of Bluemound Road, which are both currently zoned Rs-3 Single-Family Residential District. The applicant is proposing to rezone both properties to B-4 Office District to allow the subject office development.

It can be noted that the B-4 Office District Permits the following principal uses and allows other similar uses via Conditional Use.

- (1) Administrative and public service offices.
- (2) Banks and financial or tax consultants.
- (3) Interior decorators.
- (4) Professional offices of an architect, landscape architect, lawyer, doctor, dentist, clergy, engineer, or other similarly recognized profession.
- (5) Real estate and insurance offices.
- (6) Studios for photography, painting, music, sculpture, dance, or other recognized fine art.

The property is currently designated as Medium Density Residential (6,500 SQ. FT. – 1/2 AC./D.U.) on the City's Year 2050 Land Use/Transportation Plan. As zoning and the Comprehensive Master Plan

must be consistent, the applicant is required to amend the future land use designation to Office Commercial, which is consistent with the proposed rezoning request.

Certified Survey Map

The applicant has submitted a Certified Survey Map Application as required by Section 18.0602 to combine the two existing properties. The CSM creates a single parcel of land for development that is 3.1815 acres (138,586 square feet).

The northernmost property (Tax Key No. 0925994004) is currently vacant and was mostly wooded. It has an area of about 1.02 acres. The southern property (Tax Key No. 0925990002) consists of a single-family home and accessory structures and has an area of about 2.16 acres.

Related to the CSM, staff recommends that:

1. The Certified Survey Map shall be contingent upon City of Pewaukee approval of the Rezoning and Comprehensive Master Plan Amendment Applications submitted as part of the subject development.
2. The Certified Survey Map shall include all applicable information as required by Section 18.0603 of the City's Land Division Ordinance.

Site and Building Plans

The subject properties currently consist of a single-family dwelling, a garage, and a shed which will all be razed as part of this development. The site also contains a wetland at the southwest corner of the property. The wetland will not be disturbed as part of this development. Grading will occur within the wetland setback; however, will not extend into the wetland itself. Staff recommends that a double layer of silt fencing or orange construction fencing be placed onsite to delineate the wetland and ensure its protection during construction.

The proposed site and building plans consist of a 24,000 square foot, two-story office building, dumpster enclosure, and associated parking, landscaping, and storm water management facilities. Staff recommends that the dumpster enclosure be constructed of materials that match the principal building.

The site plan includes ingress/egress from Bluemound Road that will align with the drive on the east side of Bluemound Road serving the Glen at Parkway Ridge development. The building will be connected to public sewer and water as it is available to the development.

The applicant is proposing 60 parking spaces as part of the initial development. Parking could be expanded in the future by 24 spaces, which is shown as future parking on the site plan. Staff is in favor of showing future parking areas, opposed to paving more parking spaces than needed. In this case, with all of the parking located south of the building, the future parking creates that much larger of a parking area. The allowance of the additional parking, if proposed in the future, should be reviewed and considerations made to screening and landscaping within and around the perimeter of this area, if it is to be allowed at all.

Staff has not made a specific recommendation related to the site layout and building orientation, but the Plan Commission is advised to consider Staff Comment No. 6a. and the applicant's responses, which are included in the packet.

The Landscape Plan includes 38 deciduous trees, 6 evergreen trees, 6 ornamental trees, and 110 shrubs. This is an increase of 37 trees and 64 shrubs following staff comments. Staff is also meeting with the applicant onsite to discuss the possibility of preserving additional mature trees onsite.

The Lighting Plan includes both building and parking lot lighting. The six parking lot lights (Type A) are full cutoff and will not exceed 20-feet in height as required by the City's Zoning Code. The site plan also includes eight bollard style lights (Type B) along the walkway in front of the building. The building will have 13 building lights in total (12 Type C and 1 Type D over the rear service door).

A monument sign is shown on the site plan near the entrance drive adjacent to Bluemound Road. No other sign details have been provided at this time. Signage will be subject to a Sign Permit and compliance with Section 17.0700 of the Zoning Code.

The proposed peak height of the building is about 30-feet, which complies with the B-4 maximum building height of 4-stories or 55-feet. The building primarily consists of fibercement siding. The building also features a two-story glass entry system and stone pilasters. Related to architecture, staff recommends that the entrance feature be raised further above the roofline and that the rooftop screening match one of the siding colors of the building.

Staff is also recommending the conditions below in addition to those noted above:

1. Site and Building Plans shall be contingent upon the approval of the proposed Rezoning, Comprehensive Master Plan Amendment, and Certified Survey Map Applications.
2. Final grading, erosion control, storm water management approvals by Engineering Department are required prior to any land disturbing activities.

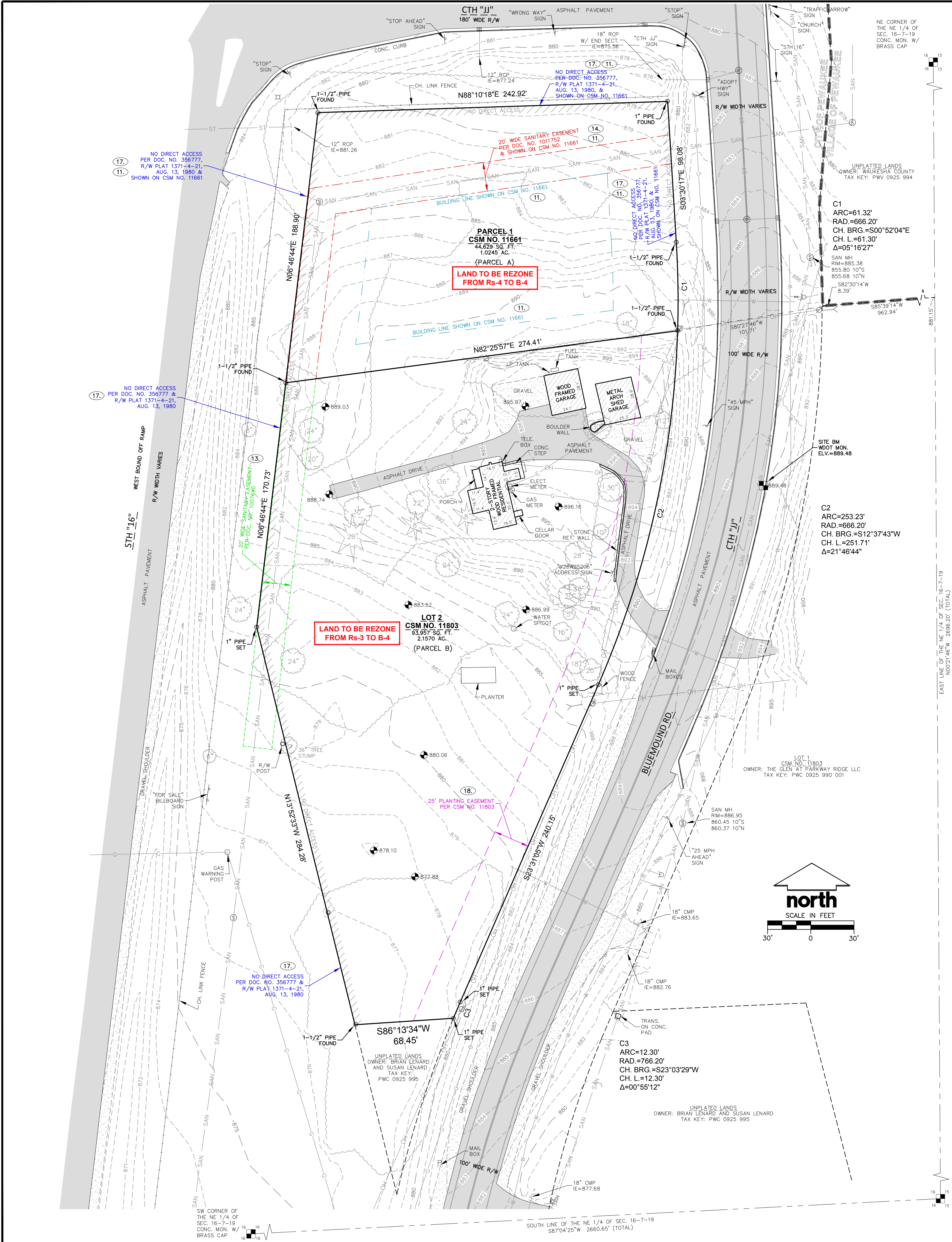
Recommendation

A motion to recommend approval of the proposed Rezoning Application to rezone the properties located at approximately N28W25206 Bluemound Road bearing Tax Key Nos. 0925994004 and 0925990002 from Rs-3 Single-Family Residential District to B-4 Office District, subject to approval of the Comprehensive Master Plan Amendment Application.

A motion to recommend approval of the proposed Comprehensive Master Plan Amendment to amend the Year 2050 Land Use/Transportation Plan for the properties located at approximately N28W25206 Bluemound Road bearing Tax Key Nos. 0925994004 and 0925990002 from Medium Density Residential (6,500 SQ. FT. – 1/2 AC./D.U.) to Office Commercial, subject to approval of the concurrent rezoning request.

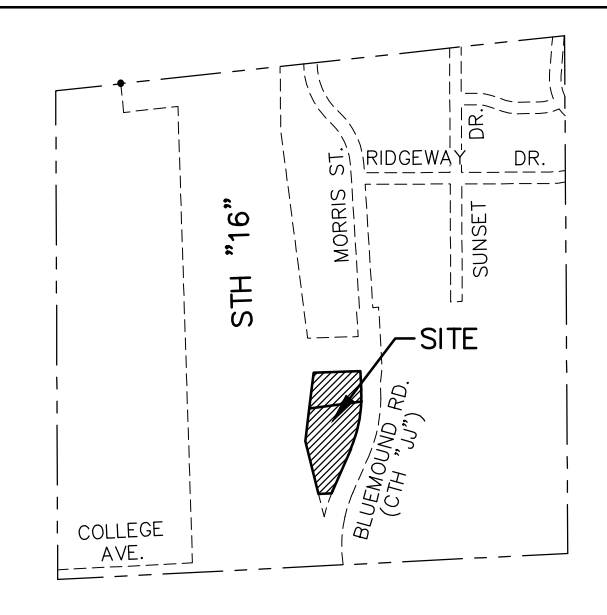
A motion to recommend approval of a 1 Lot Certified Survey Map to combine the two existing parcels into a single lot contingent upon the approval of the concurrent rezoning request, Comprehensive Master Plan Amendment Application, and Site and Building Plans and compliance with Section 18.0603 of the City's Land Division Ordinance.

A motion to approve site and building plans submitted by Briohn Design Group, LLC for the construction of a 24,000 square foot office building in substantial conformance with the plans submitted on May 12, 2020 and subject to the conditions within the Plan Commission staff report dated May 13, 2020.



LEGEND

- ⑤ SANITARY SEWER MANHOLE
- ⑥ STORM MANHOLE
- ⑦ CLEAN OUT
- ⑧ CATCH BASIN ROUND
- ⑨ CATCH BASIN SQUARE
- ⑩ CURB INLET
- ⑪ FIRE HYDRANT
- ⑫ WATER VALVE
- ⑬ GAS VALVE
- ⑭ LIGHT POLE
- ⑮ YARD LIGHT
- ⑯ MAIL BOX
- ⑰ TELEPHONE PEDESTAL
- ⑱ ELECTRICAL MANHOLE
- ⑲ SIGN
- ⑳ POWER POLE
- ㉑ GUY WIRE
- ㉒ BOLLARD
- ㉓ TRAFFIC LIGHT
- ㉔ SOIL BORING
- SAN — SANITARY SEWER
- W — WATER MAIN
- ST — STORM SEWER
- G — UNDERGROUND GAS
- E — UNDERGROUND ELECTRIC
- T — UNDERGROUND TELEPHONE
- FIB — UNDERGROUND FIBER OPTICS
- OH — OVERHEAD UTILITY
- ⑭ MAPPED SCHEDULE B-II EXCEPTION



LOCATION MAP
NE 1/4 SEC. 16-7-19
SCALE: 1"=1000'

GENERAL NOTES:

- Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone. The south line of the NE 1/4 of Section 16-7-19, was used as S87°04'25"W, and as shown on CSM No. 11661 and CSM No. 11803.
- Project Conversion Factor: Grid/ 0.99990834 = Ground
- Vertical Datum NGVD29.
- Reference Benchmark: Southeast corner of the Northeast 1/4 of Section 16-7-19, Concrete monument w/ SEWRPC brass cap. Elevation = 850.27
- Site Benchmark: WDOT Monument located east side of Blumound Road (CTH "J") approximately 120 feet north of the site entrance. Elevation = 889.48
- Property has vehicular access to Blumound Road (CTH "J"), a public right of way.
- At the time of this survey, per City of Pewaukee Zoning Map No. 5, Parcel A (Parcel 1 of CSM No. 11661) is zoned Rs-4 (20,000 SF min. area) and Parcel B (Lot 2 of CSM No. 11803) is zoned Rs-3 (1.0 AC. min. area).
- This ALTA/NSPS Land Title Survey was prepared and based on Chicago Title Insurance Company Commitment No. CO-9696, with Commitment Date December 27, 2019.

TABLE A ITEMS:

- Observed posted address number:
Parcel A (Parcel 1 of CSM No. 11661) no address number posted
Parcel B (Lot 2 of CSM No. 11803) N28 W25206 Blumound Rd.
- At the time of this survey both properties are located within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per FEMA map panel numbers 55133C0203G and 55133C0184G, effective date November 5, 2014.
- Property areas:
Parcel A (Parcel 1 of CSM No. 11661): 44,629 SF (1.0245 acres)
Parcel B (Lot 2 of CSM No. 11803): 93,957 SF (2.1570 acres)
- At the time of this survey, zoning letter report was not provided to surveyor, see General Note 5.
- At the time of this survey, the properties contain NO designated parking stalls.
- Underground utility locations shown are based on field location markings by "Digger's Hotline", Ticket Nos. 20200605937 and 20200605937 with a start date of February 16, 2020. Underground utility information is shown for informational purposes only, and is not guaranteed to be accurate or all inclusive. The Contractor/Owner is responsible for making his own determination as to the type and location of underground utilities as may be necessary to avoid damage thereto. Contractor/Owner shall call "Digger's Hotline" prior to the start of any construction activities.
- At the time of this survey, there are no evidence of earth moving work or construction.
- At the time of this survey, there was no observed evidence of recent street or sidewalk construction or repair.
- At the time of this survey, there has been NO field delineation of wetlands conducted by a qualified specialist.
- SCHEDULE B - SECTION II EXCEPTIONS
1, 5, 6, 7, 8, and 10 Shown if any.
2, 3, 4, 9, 19, and 20 Not survey related.
- Easements and Restrictions as referenced on the Certified Survey Map No. 11661, recorded in the Register of Deeds office for Waukesha County, on January 26, 2005, as Document No. 4322279, and Certified Survey Map No. 11369, recorded in the Register of Deeds office for Waukesha County, on October 26, 2015, as Document No. 4173768. (as to Parcel 1)
- Award of Damages, dated June 23, 1978, and recorded in the Register of Deeds office for Waukesha County, on September 5, 1980, as Document No. 1136406. (as to Tax ID No. PWC 0925-993)
SURVEYORS NOTE: Now part of STH "16" and CTH "J" (Blumound Rd.) public right of way.
- Easement granted to the Town of Pewaukee, dated July 25, 1977, and recorded in the Register of Deeds office for Waukesha County, on July 26, 1977, as Document No. 1007640. (as to Tax ID No. PWC 0925-993)
- Award of Damages by Lake Pewaukee Sanitary District recorded on August 19, 1977, in the Register of Deeds for Waukesha County, in Document No. 1011752. (as to Parcel 1)
- Certificate of Compensation to Parnell C. Ryan and Maion L. Ryan, his wife, as recorded in the Register of Deeds Office for Waukesha County, on February 1, 1979, as Document No. 1080514. (as to Parcel 1)
SURVEYORS NOTE: Now part of STH "16" and CTH "J" (Blumound Rd.) public right of way.
- Easement granted to Wisconsin Electric Power Company, as recorded in the Register of Deeds for Waukesha County, on September 20, 1949, as Document No. 329706. (as to Tax ID No. PWC 0925-992)
- Finding, Determination and Declaration Establishing Certain Controlled-Access Highways in Waukesha County, Wisconsin, dated August 30, 1951, and recorded in the Register of Deeds office for Waukesha County, on September 26, 1951, as Document No. 356777. (as to Tax ID No. PWC 0925-992)
- Twenty-five foot planting easement as shown on the plat of Certified Survey Map No. 11803, recorded as Document No. 4379502.

LEGAL DESCRIPTION:

(Based on Chicago Title Insurance Company Commitment No. CO-9696, with Commitment Date December 27, 2019.)

PARCEL A:
Parcel 1 of Certified Survey Map No. 11661, recorded January 26, 2018, in Waukesha County Register of Deeds as Document No. 4322279, being a revision of Lot 1 and 2 of Certified Survey Map No. 11369, as recorded October 26, 2015, being part of the Southeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 16, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin.

Tax Key No.: PWC 0925.994.004

PARCEL B:
Lot 2 of Certified Survey Map No. 11803, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin, recorded on January 16, 2019 in Volume 119 of Certified Survey Maps, Pages 35-40 inclusive, as Document No. 4379502.

2019 Tax Key Nos: part of PWC 0925.990, part of PWC 0925.992 and part of PWC 0925.993
2020 Tax Key No: PWC 0925.990.002

SURVEYOR'S CERTIFICATE:

To Koval Investment Group, LLC, a Wisconsin limited liability company; Green Acres LLC, a Wisconsin limited liability company; and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7a, 7(b)(1), 8, 9, 11, 13, 16, 17 and 18 of Table A thereof. The field work was completed on March 5, 2020.

Date of Map: _____

Rizal W. Iskandarjagich, P.L.S.
Professional Land Surveyor, S-2738
JSD Professional Services, Inc.
W238N1610 Busse Rd., Ste. 100
Waukesha, WI 53188
262-513-0666

REZONING EXHIBIT

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

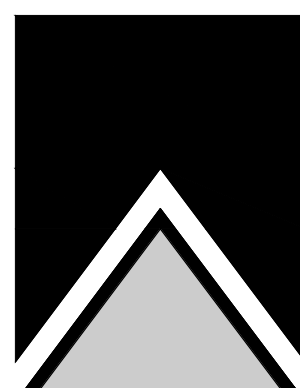
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W238 N1610 BUSSE ROAD SUITE 100
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262.513.0666 PHONE | 262.513.1232 FAX
MADISON | MILWAUKEE | CHICAGO
KENOSHA | APPLETON | WAUSAU

www.jsdinc.com

SERVICES PROVIDED TO:



DESIGN GROUP
3805 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53005-1950
(262) 790-0000 PHONE
(262) 790-0000 FAX

PROJECT:

PARCEL 1 OF
CSM NO. 11661 &
LOT 2 OF
CSM NO. 11803

PROJECT LOCATION:

CITY OF PEWAUKEE
WAUKESHA COUNTY, WI

JSD PROJECT NO.: 20-9495

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

SURVEYED BY: JAW/RW 05-05-20
DRAWN BY: RW 05-10-20
CHECKED BY: RW 05-10-20

PLAN MODIFICATIONS:

DIGGERS HOTLINE

Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:

ALTA/NSPS
LAND TITLE
SURVEY

SHEET NUMBER:

CS-1

Project Narrative

**PROPOSED TWO-STORY 24,000 GROSS SQUARE FOOT OFFICE BUILDING
AT N28W25206 BLUEMOUND ROAD, CITY OF PEWAUKEE, WISCONSIN:**

Submission information for:

Petition For An Amendment To The Comprehensive Master Plan

Petition For A Rezoning District Map Amendment

Application For Site And Building Plan Review

Application For Minor Land Division / Certified Survey Map

April 6, 2020

Applicant's Contact Person:

Paul Grzeszczak, AIA

Briohn Design Group, LLC

3885 N. Brookfield Road, Suite 200

Brookfield, Wisconsin 53045

(262) 790-0500

Property Owner:

Green Acres LLC

Attn: Matthew Quest

W243N2730 Creekside

Pewaukee, WI

414-640-6288

Site Data:

Land to be rezone from Rs-4 to B-4:

Parcel 1 CSM #11661

Property addresses: not assigned

Tax key numbers: PWC 0925 994 004

Legal description: Parcel 1 of Certified Survey Map No. 11661, recorded January 26, 2018, in Waukesha County Register of Deeds as Document No. 4322279, being a redivision of Lot 1 and 2 of Certified Survey Map No. 11369, as recorded October 26, 2015, being part of the Southeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 16, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin.

Land to be rezone from Rs-3 to B-4:

LOT 2 CSM #11803

Property addresses: N28W25206 Bluemound Road

Tax key numbers: PWC 0925 990 002

Legal description: Lot 2 of Certified Survey Map No. 11803, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin, recorded on January 16, 2019 in Volume 119 of Certified Survey Maps, Pages 35-40 inclusive, as Document No. 4379502.

Current Zoning District:

Parcel 1 – RS-3

Parcel 2 – RS-4

Proposed Re-Zoning to B-4 Office District

Current and Proposed Land Use:

Parcel 1 - Vacant

Parcel 2 - Single family residence

Proposed Amendment to Comprehensive Master Plan: Office Commercial, from the current land use plan for 2035 which indicates Low-Medium Density Residential for these parcels. The initial proposed occupant, occupying the second floor, is a financial consultant, and similar professional offices are anticipated (possibly including expansion space for initial tenant).

PLEASE NOTE: Please accept the client's need to keep the owner and tenant name confidential until the ongoing land purchase and due diligence is completed.

Description of Existing Environmental Features:

Parcels are bounded by Highway 16 to the west, Highway JJ to the north and to the east, and southern boundary is a small triangle of land owned by property owner on east side of Highway JJ. WDNR website shows no delineated wetlands on site and no environmental corridors.

Parcel 1 - The site is partially wooded, slopes to the north.

Parcel 2 – The site is generally open, with an existing house on the northeast edge of the parcel. This is also the high point of the overall site. Site slopes to the south west, toward Highway 16 Right-of-Way. WDNR mapping indicates possible hydric soils at southwest portions Parcel 2.

Projected number of Employees and or customers:

Proposed financial consultant owner/tenant is considering occupying one full floor of the two level building, with space for 25-30 employees and additional room for growth. It is anticipated that the remaining space in the building will accommodate 25-40 employees on the remaining level.

Existing Site:

Total area is 138,591 SF (3.18 acres)

Building Gross Area: 24,000 SF

Building Net Area: 23,170 SF

Building Footprint: 12,163 SF

Parking Proposed:

We are intending an initial impervious area that is 48,127 sf (1.10 acres) and includes 74 parking stalls. Available parking expansion (as needed based on building occupancy) would provide an additional 24 parking stalls, for a final total of 56,614sf (1.30 acres) of impervious area and 98 total parking stalls. Please note that the suggested minimum parking per Section 17.0600 (of 1/200sf plus 1 space per two employees) could be as high as 151 per ordinance, which exceeds all likely scenarios of building use.

Green space ratio:

Based on the impervious areas noted above, we are indicating an initial green space of 90,464sf (2.08 acres), which is 65.3%, and greater than the 40% Minimum Green Space required per ordinance. The green space with parking expansion is 81,977sf (1.88 acres), which is 59.2%, and still greater than the 40% Minimum Green Space required per ordinance.

Storm Water Management:

A Storm Water Management Plan is provided. Please note that there has been additional coordination with the Lake Pewaukee Sanitary District, the State of Wisconsin Department of Transportation, the Waukesha County DPW, and the Waukesha County Airport during the development of the site design and Storm Water Management Plan.

Traffic Generation:

The occurrence of onsite generated peak levels are during typical 8am-5pm weekday business hours, with additional evening and weekend events. Anticipated customer visitations are anticipated to be low during normal work hours for the proposed owner/tenant. Our submission represents a design that has been coordinated with the Waukesha County DPW, and is being coordinated with the entrance drive of the proposed development immediately across Bluemound Road from our development.

Exterior Building Materials and landscape:

We propose to construct a new two story office building with materials used in a contemporary architectural style. See building elevations for preliminary material concepts. The landscape design will provide some definition along the street and along the freeway frontage; landscape plans will be provided for review, and will meet or exceed municipal standards. The existing Parcel 1 has some existing wooded areas that will remain as a buffer along the north edge of the site, along Highway JJ.

Project Schedule:

We intend to proceed with this project as the pace of municipal approval allow. We are scheduled for state plan review on May 20, 2020, and intend to submit for building permit and engineering final reviews immediately afterward. We anticipate that this would have us receiving permits and starting construction mid-July 2020.

Included in-line (in red) are responses to the **4/27/20 Comments and Recommendations**. These items can be covered in more detail during the 2pm 5/6/20 Conference Call.

Date: April 27, 2020 (comments from Briohn Design Group 05/01/20)
To: Nelson Williams, Briohn Design Group, LLC
(comments from Paul Grzeszczak, AIA, Briohn Design Group)
From: Nick Fuchs, Planner & Community Development Director
RE: Green Acres, LLC Rezoning, Comprehensive Master Plan Amendment, Certified Survey Map, and Site & Building Plans

Comments and Recommendations:

Below are comments and recommendations for the proposed building for property located at approximately N28W25206 Bluemound Road (Tax Key Nos. 0925994004 and 0925990002).

1. The proposed office use for the building is a Permitted Use in the B-4 District. Note that if rezoned and the development approved, the specific user(s) will require approval of a Business Plan of Operation Application prior to occupancy. **Acknowledged, we will comply.**
2. Please update the Rezoning Exhibit from Rs-4 District to Rs-3 District for the northernmost parcel. Please also add language for the proposed Comprehensive Master Plan amendment to the exhibit. Additionally, the zoning on the Site Data Table on Sheet C2.0 needs to be updated. **Exhibit and table have been revised.**
3. The wetland and 25-foot wetland setback must be shown on all plans (CSM, site, grading, landscape, etc.). Please also include the date and name of the person that completed the delineation. **Drawings have been revised to indicate wetland and delineator information.**
4. Is grading currently proposed within the wetland? **No grading is proposed in the wetland area.**
5. Please be aware that according to Section 17.0601c. all open off-street parking areas shall be surfaced with at least three (3) inches of bituminous or concrete pavement over a crushed stone base and at least one-half the thickness of such pavement shall be in place prior to occupancy of the principal structure(s) **Acknowledged, we will comply.**
6. Generally staff has a concern with the site plan layout and large parking area. Please consider the following suggestions:
 - a. Reorient the building to face Bluemound Road, which would allow parking to be split with some in front and additional parking wrapping around the side and/or rear of the building. **We will provide a site plan sketch showing a reoriented layout for the purpose of discussion during the conference call. We have considerable concerns with making such a change.**
 - Part of the buyer's desire for this site is the hilltop location for the building, and its backdrop of trees behind it, as opposed to a building sitting in a field of asphalt.
 - Having private outdoor space is a critical desire of the owner. Part of the building design is a second level patio deck area that takes advantage of the long views and being tucked up against the existing trees. If we turn the building and place it in the middle, we lose all ability to successfully achieve this.
 - The building placement with the entry element facing south and being on top of the hill allows that elevation to be clearly seen from northbound

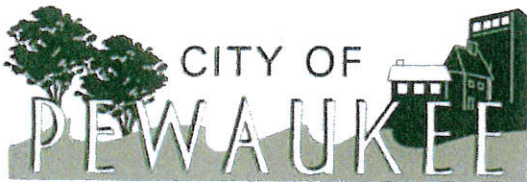
traffic on both Hy. 16 and Bluemound Rd. And due to the slope and curve of Bluemound Road, the south facing entry elevation can be seen nicely from a distance. Its placement near the crest of the site also gives it veiled visibility through the trees when approaching on Bluemound from the north and over the bridge. If rotated, the front can only be seen from Bluemound Road, which is much less traveled than Hy. 16, and instead you get the back of the building as a Highway 16 view.

- We are working on an option for the conference call, but initial indications are that as such as 20% less parking will fit on the site, yet requiring nearly the same amount of paving.
 - The rotated orientation would place the building in a position close to the new entry drive off of Bluemound Road. Since it is aligned with the proposed road to the new residential development across the street, traffic from the residential development will always be aimed at the building. Also, that means that our project blocks the long open view to the west that the residential development would have. And the main views from our project would be down the road into the residential development, versus a long expansive view to the south and west.
 - The rotated building concept fights against the natural grade of the site. At the crest of the hill, we can more naturally create a plateau for the building with the current orientation. Rotated, the pad for the building would have a considerable amount of cut/fill, and make parking along the front of the building challenging. This adds cost, and sacrifices functionality. Based on coordination with the County, our entry drive location from Bluemound Road can be in no other place, limiting our layout and grading options.
- b. Add landscape islands and plantings within the parking lot. We will provide planted landscape islands.
 - c. Provide additional landscaping around the perimeter of the parking area for better screening. We will provide additional plantings, coordinated with the City for appropriate quantity and placement.
7. Overall it is recommended that a substantial amount of landscaping be added to the plan. As mentioned above, the parking lot needs to be better screened. Plantings could also be added around the storm water ponds and along the west side of the property. We will provide additional plantings, coordinated with the City for appropriate quantity and placement.
 8. Some existing trees are shown on the plans, but none are illustrated or noted on the north side of the property. It appears about half of the wooded area on the north side of the property will be impacted by grading. Was a tree inventory completed for the entire property? Are these mature trees? As much of the treed area on the north side of the property is being disturbed and

further considering Comment No. 5, it is recommended that additional trees be planted to the north of the building to better mitigate impacts to existing trees. Please note that sheet C1.0 reflects the existing individual trees that will be removed, and a “clouded” edge indication of the drip line edge of the broadly wooded areas. Much of the grading proposed north of our building location may be able to occur under the drip line, without the requirement to remove many trees in that northern wooded area. We can determine the number of actual trees over a determined caliper that will need to be removed based on the current plan, and inventory those specifically. And generally speaking, we will provide additional plantings, coordinated with the City for appropriate quantity and placement.

9. There appears to be a service door on the rear of the building. Will there be a walkway that wraps around the building? The service door will open to a sidewalk which then connects to an outdoor patio space at the grade level.
10. Please consider the following suggestions related to the architecture of the building:
 - a. The awning above the entrance extends over the coursing of the stone pilaster. Please consider revising, so the architectural elements do not conflict. We will look at the detail and provide a sketch for discussion.
 - b. Is there two rows of metal trim on the east elevation at the midpoint? The trim dimension will be the same on all elevations. We have revised and will provide for the discussion.
 - c. Consider adding window treatments. Please provide additional guidance during our discussion.
 - d. Consider adding variation to the roofline, such as a taller entrance feature. For example, the North Avenue Office Building on North Avenue and San Fernando in Brookfield has three different roof heights along the front of the building. We have modified the elevation to raise the center area of the building, and will provide for the discussion.
11. What is the anticipated value of the proposed development? We will provide the information for the discussion.
12. Please be aware that prior to any land disturbing activities taking place, a storm water management plan and erosion control measures must be approved by the City. As you are aware, storm water reviews may take up to several months to complete. We intend on requesting review of the stormwater management plan as soon as we discuss the items listed above with staff and have a mutual understanding for the changes that are required in order to have an approvable plan.

Planner & Community Development Director Nick Fuchs



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-4 (for ~~some~~ PWC 0925 994 004)
RS-3 (for PWC 0925 990 002)

zoning district(s) TO B-4 Office District zoning district(s):

Legal description of property to be rezoned – Please attach.

Common property description or name: N28 W25206 Bluemound Rd

Property Address: N28 W25206 Bluemound Rd Tax Key Number(s): PWC 0925 994 004
PWC 0925 990 002

Property owner(s) (Full Legal Name): Green Acres LLC

Owner's Address: W243 N2730 Creekside City/State/Zip: Pewaukee, WI 53072

Phone: 414-640-6288 Email: mquest@capital-crc.com

This amendment to the zoning map is being proposed in order to construct a 24,000 sf
office building.

Applicant (Full Legal Name):

Name: Nelson Williams

Company: Brihn Design Group LLC

Address: 3885 N. Brookfield Rd Suite 200

City/State/Zip: Brookfield WI 53045

Phone: 262 790 0500

Email: nwilliams@brihn.com

Contact Person (Full Legal Name):

Name: Paul Grzeszszak, AIA

Company: Brihn Design Group LLC

Address: 3885 N. Brookfield Rd Suite 200

City/State/Zip: Brookfield WI 53045

Phone: 262 790 0500

Email: paulg@brihn.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.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 16.**

DATE: July 20, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding the Plan Commission Recommendations for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for Green Acres, LLC for Property Located at N28 W25206 Bluemound Road (PWC 0925-994-004 & PWC 0925-990-002) from Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D. U.) to Office Commercial and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas [Fuchs]

BACKGROUND:

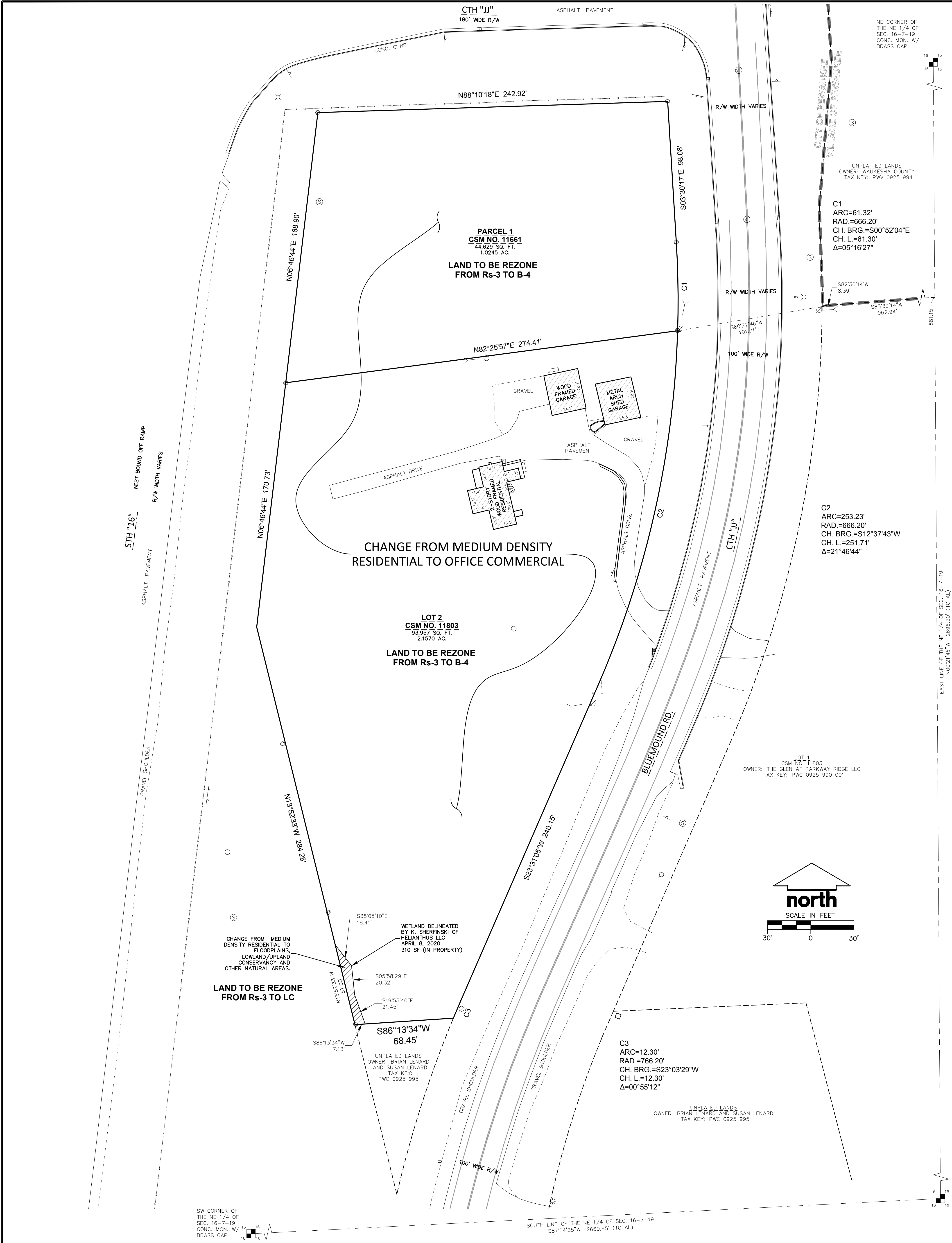
FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Green Acres Comp Plan Exhibit



GENERAL NOTES:

- Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone. The south line of the NE 1/4 of Section 16-7-19, was used as S87°04'25"W, and as shown on CSM No. 11661 and CSM No. 11803.
- Project Conversion Factor: Grid/ 0.99990834 = Ground
- Properties to be combined via future Certified Survey Map

LAND TO BE REZONE FROM Rs-3 TO B-4:

Parcel 1 of Certified Survey Map No. 11661, recorded January 26, 2018, in Waukesha County Register of Deeds as Document No. 4322279, being a redvision of Lot 1 and 2 of Certified Survey Map No. 11368, as recorded October 26, 2015, being part of the Southeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 16, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin.

Tax Key No.: PWC 0925.994.004

ALSO;

Lot 2 of Certified Survey Map No. 11803, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin, recorded on January 16, 2019 in Volume 119 of Certified Survey Maps, Pages 35-40 inclusive, as Document No. 4379502.

EXCEPT lands described below to be rezone as LC, Floodplains, lowland/upland conservancy and other natural areas.

LAND TO BE REZONE FROM Rs-3 TO LC:

Being a part Lot 2 of Certified Survey Map No. 11803, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin, recorded on January 16, 2019 in Volume 119 of Certified Survey Maps, Pages 35-40 inclusive, as Document No. 4379502, boundary and described as follows:

Commencing and beginning of the southwest corner of said Lot 2, thence North 13°52'33" West along the west line of said Lot 2, 57.00 feet; thence South 38°05'10" East, 18.41 feet; thence South 05°58'29" East, 20.32 feet; thence South 19°55'40" East, 21.48 feet to the south line of said Lot 2; thence South 86°13'34" West along said south line, 7.13 feet to the point of beginning.

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A
COMMITMENT TO CLIENT SATISFACTION
THROUGH TRUST, QUALITY AND EXPERIENCE"

- CIVIL ENGINEERING
- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
- WATER RESOURCES
- PLANNING & DEVELOPMENT
- TRANSPORTATION ENGINEERING
- LANDSCAPE ARCHITECTURE

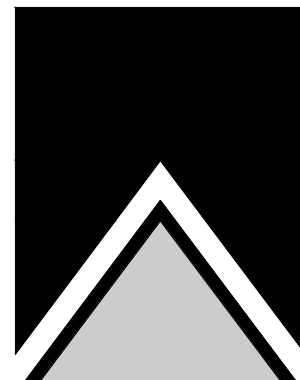
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD SUITE 100
WAUKESHA, WISCONSIN 53188

262.513.0666 PHONE 262.513.1232 FAX

MADISON MILWAUKEE CHICAGO
KENOSHA APPLETON WAUSAU

www.jsdinc.com

SERVICES PROVIDED TO:



DESIGN GROUP

3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53005-1950
(262) 790-0000 PHONE
(262) 790-0005 FAX

PROJECT:

PARCEL 1 OF
CSM NO. 11661 &
LOT 2 OF
CSM NO. 11803

PROJECT LOCATION:

CITY OF PEWAUKEE
WAUKESHA COUNTY, WI

JSD PROJECT NO.:

20-9495

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE
IN PREPARING THESE PLANS AND CHECKING
THEM FOR ACCURACY, THE CONTRACTOR
AND SUBCONTRACTORS MUST CHECK ALL
DETAIL AND DIMENSIONS OF THEIR TRADE
AND BE RESPONSIBLE FOR THE SAME.

SURVEYED BY: JAW/RW 05-05-20
DRAWN BY: RW 05-10-20
CHECKED BY: RW 05-10-20

PLAN MODIFICATIONS:

DIGGERS HOTLINE

Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:

RE-ZONING AND
COMPREHENSIVE
MASTER PLAN
AMENDMENT EXHIBIT

SHEET NUMBER:

EX-1

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 17.**

DATE: July 20, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding a Certified Survey Map for Green Acres, LLC for Property Located at N28 W25206 Bluemound Road (PWC 0925-994-004 & PWC 0925-990-002) for the Purpose of Constructing a 24,000 Square Foot Two-Story Office Building [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Green Acres CSM

CERTIFIED SURVEY MAP No. _____

ALL THAT PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 11661 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 11803 LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

PREPARED BY:

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

PREPARED FOR:

KOWAL INVESTMENT GROUP LLC
 W238N1660 BUSSE ROAD
 SUITE 100
 WAUKESHA, WI 53188

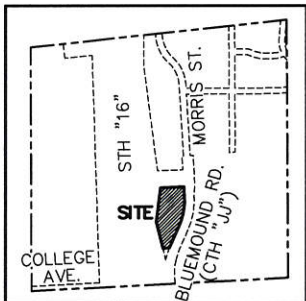


LEGEND:

- NO ACCESS
DOC. NO. 356777
- 1" IRON PIPE FOUND
- 1"x18" IRON PIPE SET WT. 1.13 LBS/LIN. FT.

VICINITY MAP

NE 1/4 SEC. 16-7-19
 SCALE: 1"=2000'



BEARING BASIS:

ALL BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE S. LINE OF THE NE 1/4 OF SEC 16-7-19, WAS USED AS S87°04'25"W.

PROJECT CONVERSION FACTOR:
 GRID/0.999908351 = GROUND

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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

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

SW CORNER OF THE NE 1/4 OF SEC. 16-7-19 CONC. MON. W/ BRASS CAP

C.T.H. "JJ"
 180' WIDE R/W

N88°10'18"E 242.92'

S03°30'17"E 98.08'

20' WIDE SANITARY EASEMENT PER DOC. NO. 1011752 & SHOWN ON CSM NO. 11661

LOT 1 138,586 SF 3.1815 AC

N28W25206 RESIDENTIAL TO BE RAZED

GARAGE TO BE RAZED

SHED TO BE RAZED

25' PLANTING EASEMENT PER CSM NO. 11803

WETLAND* 310 SF (IN PROPERTY)

100' WIDE R/W

1208.46'

S87°04'25"W 2660.65' (TOTAL)

SOUTH LINE OF THE NE 1/4 OF SEC. 16-7-19

S86°13'34"W 68.45'

N13°52'33"W 284.28'

25'

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NOTE:

PARCEL 1 OF CSM NO. 11661 RECORDED IN WAUKESHA CO. REGISTER OF DEEDS ON JAN. 26, 2018, AS DOC. NO. 4322279.

LOT 2 OF CSM NO. 11803 RECORDED IN WAUKESHA CO. REGISTER OF DEEDS ON JAN. 16, 2019, AS DOC. NO. 4379502.

NE CORNER OF THE NE 1/4 OF SEC. 16-7-19 CONC. MON. W/ BRASS CAP

R/W WIDTH VARIES

100' WIDE R/W

C1
 ARC=314.55'
 RAD.=666.20'
 CH. BRG.=S09°59'30"W
 CH. L.=311.64'
 Δ=27°03'10"

C.T.H. "JJ"

BLUEMOUND RD.

PLANTING EASEMENT NOTE: THIS STRIP OF LAND RESERVED FOR THE PLANTING OF TREES AND SHRUBS FOR THE PURPOSES OF VISUAL SCREENING. THE BUILDING OF STRUCTURES HEREON IS PROHIBITED, EXCEPT FOR SITE ACCESS PAVING ENTRANCE, MON. SIGN, AND STO. CULVERTS.

C2
 ARC=12.30'
 RAD.=766.20'
 CH. BRG.=S23°03'29"W
 CH. L.=12.30'
 Δ=00°55'12"

UNPLATED LANDS
 OWNER: BRIAN LENARD AND SUSAN LENARD
 TAX KEY: PWC 0925 995

SE CORNER OF THE NE 1/4 OF SEC. 16-7-19 CONC. MON. W/ BRASS CAP
 N: 394,410.09
 E: 2,468,844.50
 ELV.: 850.27

*WETLAND DELINEATED BY KRISTI SHERFINSKI OF HELIANTHUS LLC, APRIL 8, 2020.

DATED THIS _____ DAY OF MAY, 2020
 THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

SHEET 1 OF 4

CERTIFIED SURVEY MAP No.

ALL THAT PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 11661 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 11803 LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

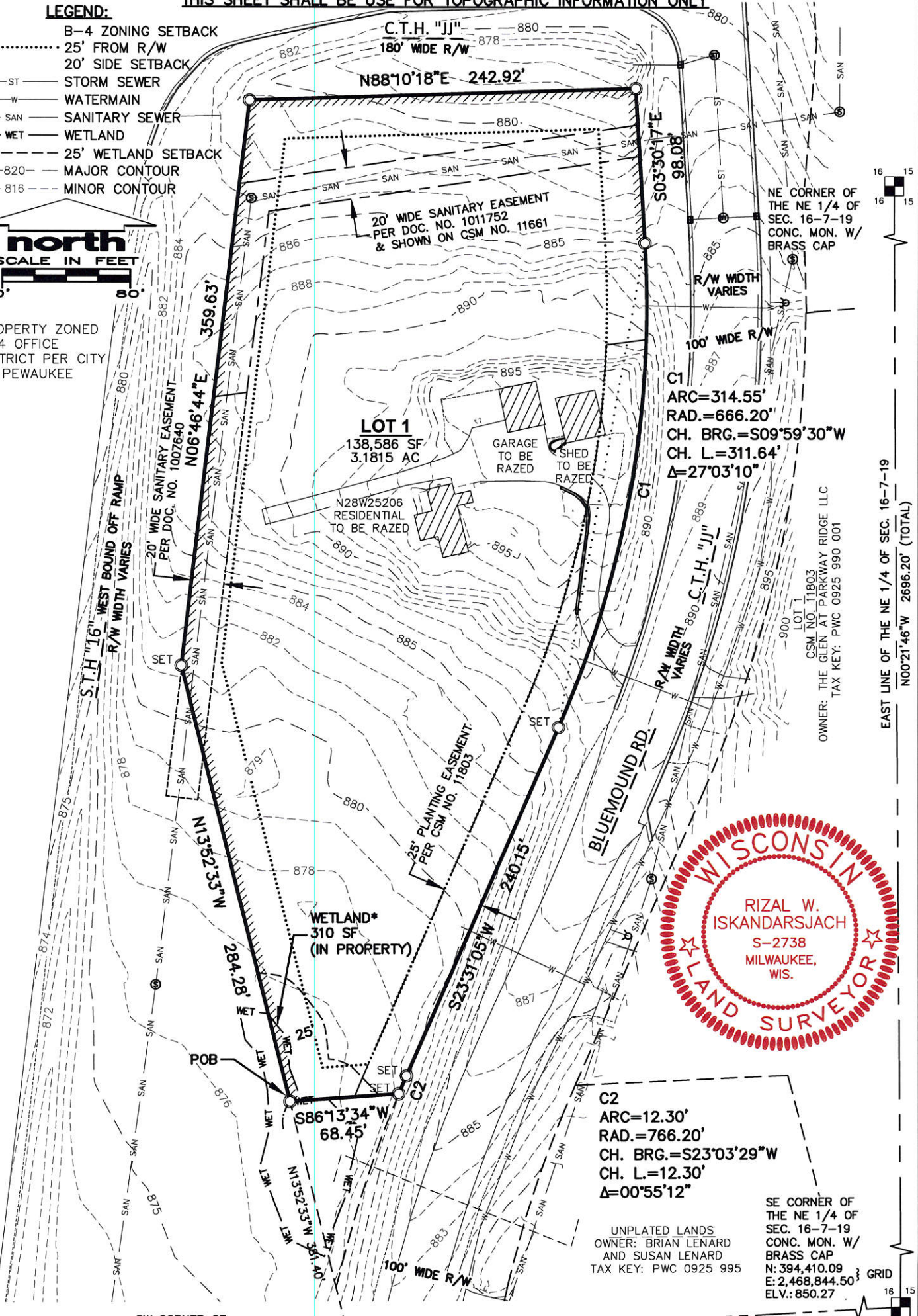
THIS SHEET SHALL BE USE FOR TOPOGRAPHIC INFORMATION ONLY

LEGEND:

- B-4 ZONING SETBACK
- 25' FROM R/W
- 20' SIDE SETBACK
- ST STORM SEWER
- W WATERMAIN
- SAN SANITARY SEWER
- WET WETLAND
- 25' WETLAND SETBACK
- 820 MAJOR CONTOUR
- 816 MINOR CONTOUR



PROPERTY ZONED
B-4 OFFICE
DISTRICT PER CITY
OF PEWAUKEE



C2
ARC=12.30'
RAD.=766.20'
CH. BRG.=S23°03'29"W
CH. L=12.30'
A=00°55'12"

UNPLATED LANDS
OWNER: BRIAN LENARD
AND SUSAN LENARD
TAX KEY: PWC 0925 995

SE CORNER OF
THE NE 1/4 OF
SEC. 16-7-19
CONC. MON. W/
BRASS CAP
N: 394,410.09
E: 2,468,844.50
ELV.: 850.27

*WETLAND DELINEATED BY KRISTI
SHERFINSKI OF HELIANTHUS LLC,
APRIL 8, 2020.

DATED THIS ____ DAY OF MAY, 2020
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

SHEET 1 OF 4

ALL THAT PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 11661 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 11803 LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

State of Wisconsin)
) SS
Waukesha County)

Commencing at the southeast corner of the Northeast 1/4 of said Section 16; thence South 87°04'25" West along the south line of said Northeast 1/4 section, 1208.46 feet; thence North 13°52'33" West, 381.40 to the southwest corner of said Lot 2 the point of beginning;

Containing in all 138,586 square feet (3.1815 acres) of land, more or less.

That I have made such survey, land division, and map by the direction of **KOWAL INVESTMENT GROUP LLC**, owner said lands.

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

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

DATED THIS _____ DAY OF MAY, 2020

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



CERTIFIED SURVEY MAP No. _____

ALL THAT PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 11661 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 11803 LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATES

KOWAL INVESTMENT GROUP, LLC, as owner, do hereby certify that said company caused the land described in the foregoing affidavit of Rizal W. Iskandarsjach, to be surveyed, divided, and mapped as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the regulations of the City of Pewaukee in surveying, dividing and mapping the same.

KOWAL INVESTMENT GROUP, LLC

_____(sign)
_____(print)
_____(title)
Date _____

State of Wisconsin)
) SS
_____ County)

Personally came before me this _____ day of _____, 2020, the above named _____, as the _____ of the above named company and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, as Manager, by its authority.

_____(sign)
_____(print)
Notary Public, _____ County, _____
My Commission Expires _____

PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Plan Commission of the City of Pewaukee, on this _____ day of _____, 2020.

Steve Bierce, Chairperson
Date _____

Brandon Bergman, Secretary
Date _____

COMMON COUNCIL APPROVAL

This Certified Survey Map is approved and dedication accepted by the Common Council of the City of Pewaukee, on this _____ day of _____, 2020.

Steve Bierce, Mayor
Date _____

Kelly Tarczewski, Clerk /Treasurer
Date _____



**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 18.**

DATE: July 20, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Approve **Ordinance 20-04** Regarding Proposed Amendments to Chapter 17 of the City of Pewaukee Zoning Ordinance Including Striking a Portion of Sub-section 17.0706c Related to Digital Signs; Adding New Sub-section 17.0706d and Re-lettering the Subsequent Sections Accordingly Related to Adding Electronic Message Boards Signs as Permitted Under Certain Conditions; and Striking a Portion of Sub-section 17.0711 Related to Lighting, Design and Color [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Sign Code Amendment

Sign Code Amendment Staff Report

SECTION 17.0700 SIGNS AND GRAPHICS

17.0701 INTENT AND PURPOSE

The intent of this section is to provide for and regulate the location and safe construction of signs in the City in a manner that will ensure that such signs are compatible with surrounding land uses, are aesthetic in design and structure and express the identity of individual proprietors and the community as a whole. It is the further intent that by these regulations, the community will be spared the presence of visual clutter and distraction along its thoroughfares by the display of multiple signs on the same property or on adjacent parcels with near identical content while at the same time ensuring that no property owner is denied his/her right to visually communicate in a regulated, aesthetic and morally responsible manner. It shall be unlawful for any person, firm or corporation to locate, erect, move, reconstruct, extend, enlarge, convert, or structurally alter any sign without first complying with the requirements of this section. All signs shall be maintained and kept in good repair. Signs intended to be permanent must be structurally affixed to a building, structure or a ground mounting and constructed of materials that are permanent in nature. All other signs are classified as temporary signs. Lighting and landscaping of permanent signs must be accomplished to the satisfaction of the Plan Commission. Certain types of signs may be prohibited as set forth in subsection 17.0708.

17.0702 SIGNS PERMITTED IN ALL ZONING DISTRICTS WITHOUT A PERMIT

Certain signs are permitted on private property in all zoning districts without a permit as may be set forth in the individual district regulations. No sign, however, may be located within a public right of way or on public lands without written permission of the public body having jurisdiction. No sign shall be erected on any property without a 'vision triangle' at street intersections. Signs erected in violation of the regulations in this section may be removed without notice. (See sub-section 17.0708) The following signs may be permitted in any zoning district without permit:

- a. Memorial Sign, Tablet, Name of Building and Date of Erection Sign when cut into any masonry surface or when constructed of metal and affixed flat against a structure and not illuminated, thereby rendering them 'permanent' signs.
- b. Any Official Sign such as traffic control, parking restrictions, public information and notices, not exceeding six (6) feet in height unless extended over public right-of-way by use of a cantilevered pole or structure, when authorized by the City. Portable temporary traffic warning or control equipment may be used by

the City or County emergency personnel or authorized highway construction crews within public rights-of-way without a permit.

- c. Election Campaign Signs. Election campaign signs may be allowed in any district without a permit provided that permission shall be obtained from the property owner, renter, or lessee; and provided that such sign shall not be erected for more than the election campaign period (Wis. Stat. 12.04), and removed within seven (7) days following the election. Such signs in residential zoning districts shall not exceed 16 square feet on each sign face per sign, unless located on a county or state trunk highway or City designated arterial street, in which case the maximum sign area may be increased to 32 square feet; may not exceed six (6) feet in height; and, may not exceed a total of 32 square feet per lot. To avoid sign clutter and visual distraction, individual signs more than four square feet in area should be spaced apart from other signs on the property at least 30 feet. No such sign shall be placed on public lands, within public rights-of-way without permission of the unit or agency of government having jurisdiction and if so placed without such permission will be subject to removal without notice.
- d. A Short Term Temporary Sign advertising such neighborhood or community-wide coming activities or events as: a garage sale; a civic organizations annual picnic, bicycle race or boat race; a 'grand opening'; a 'final close out'; a church raffle, picnic or ice cream social; or, a community or county annual fair or outing. Because such signs are intended to be temporary and, therefore, are usually not constructed of materials that will withstand wind, rain and snow conditions for long periods of time, they should be erected for only a short period of time in advance of the event and shall be removed within seven (7) days following the advertised event or activity. The signs shall conform to the size, height and location restrictions in section 17.0702c, above. No such sign shall be placed on public lands, within the rights of way of public streets or highways without written permission of the unit or agency of government having jurisdiction and if so placed without such permission will be subject to removal without notice. (Also see 17.0708).
- e. Real estate 'For Sale' or "For Lease' sign. Such signs on an individual residential parcel shall not exceed 16 square feet in sign face area or, if related to an entire residential subdivision or development plat, may not exceed 32 square feet in area. Such signs in other zoning districts may not exceed 32 square feet in area. If such signs are illuminated a permit issued by the Building Inspector is required. Only one sign will be permitted for each street or lake frontage and must be placed on the property involved. Because such signs, though temporary, might be in place for a long period of time, such signs should be constructed of durable material and shall be maintained in good repair and must be removed within seven (7) days following the sale or lease of the individual building parcel or, if a multi-parcel development, the initial sale or lease of the last parcel in the development. The City may order removal or replacement of signs that are in disrepair. Such signs may not be erected in a location that will block vision of motorists at intersecting streets or at driveways. No such sign may be more than eight (8) feet in height and no such sign may advertise 'for sale' or 'for lease' land or property other than the premises on which the sign is located. (Also see sub-section 17.0708).
- f. Small, Permanent On-Site Traffic Directional Signs erected within private development and not more than nine (9) square feet in area and not more than five (5) feet high.

17.0703 **SIGNS PERMITTED IN INDIVIDUAL ZONING DISTRICTS WITH A PERMIT**

The following signs may be permitted in any specific zoning district after application and issuance of a permit by the Building Inspector or Zoning Administrator. No sign, however, may be located within a public right of way or on public lands without written permission of the public body having jurisdiction or on any property within a 'vision triangle' of intersecting streets and if so erected or placed in violation of the regulations in this section may be removed without notice. (Also see 17.0708).

- a. Permanent Bulletin Board for public, charitable or religious institutions not to exceed thirty-two (32) square feet in sign area, eight (8) feet in height and located on the premises of the institutional use. Such signs shall be set back from the property line at least one-quarter (1/4) of the building setback requirements of the District in which the property is located and be illuminated only to the extent necessary to permit reading of the sign from a maximum distance of 10 feet. Such signs may have a portion of the sign devoted to words and numbers that are changeable by hand and are not larger than four (4) inches in height.
- b. Temporary Sign or Banner, other than those allowed under sub-section 17.0702. For purposes of this section a temporary sign or banner is one which will be used for no more than sixty (60) days in a six (6) calendar month period, measured from the date the sign is erected. In order to avoid visual clutter of multiple signs only one such sign or banner may be placed on a property street frontage. Such signs shall not exceed 16 square feet in area in residential districts, 32 square feet in sign area in all other districts when placed on the property line abutting a minor, collector or standard arterial street, or up to 100 square feet in sign area when placed on commercial or industrial zoned property and at least 100 feet from the edge of the nearest through traffic lane of an expressway or freeway; shall be attached to the principle building or be erected as a ground sign no more than eight (8) feet in height in an aesthetic and structurally sound manner and shall meet all setback regulations as set forth in this section. Portable signs with or without wheels and signs on trucks, trailers or other vehicles that are parked on public or private property with the intent to be used for temporary or permanent advertisement purposes are not in keeping with the aesthetic requirements of this ordinance and are, therefore, not allowed.

17.0704 **SIGNS PERMITTED IN AGRICULTURAL ZONING DISTRICTS WITH A PERMIT**

The following signs are permitted in Agricultural Zoning Districts upon the issuance of a permit by the Building Inspector or Zoning Administrator, and subject to the following regulations:

- a. Permanent Name, Occupation or Organization Sign not to exceed ten (10) square feet in sign area, six (6) feet in height, and not exceeding one (1) sign per 450 feet of street or highway frontage. No such sign may be erected on public street or highway rights of way or within the vision triangle of two intersecting streets.
- b. 'For Sale' or 'For Lease/rent' sign pertaining to the sale or lease of a farm building or the sale of farm produce raised on the farm, farm equipment or animals. Such signs shall not exceed six (6) feet in height; may be located on the property line up to 25 square feet in area and must be set back from the

property line one (1) foot for each additional square foot in sign area over 25 square feet up to 50 square feet in area; and, shall not exceed one (1) sign per street frontage. No such sign shall be erected or maintained within an inside curve of a highway unless such signs are placed at least fifty (50) feet from the highway right-of-way and further than fifty (50) feet from the right-of-way as may be necessary to prevent such sign from interfering with vision along the highway for a distance of at least one thousand (1,000) feet in each direction by those traveling thereon. Such signs are considered temporary signs and shall be removed no later than seven (7) days after closing of the sale or lease and the permit for such sign shall expire on June 30th each year unless extended for a specific period of time by official action of the Zoning Administrator or Plan Commission.

17.0705 **SIGNS PERMITTED IN RESIDENTIAL DISTRICTS WITH A PERMIT**

The following signs are permitted in residential districts upon the issuance of a permit by the Building Inspector or Zoning Administrator and subject to the following regulations:

- a. Permanent Name Sign not exceeding four (4) square feet in sign area and located on the premises.
- b. Permanent Subdivision/Development Identification Sign no more than six (6) feet in height; constructed of wood, metal and/or masonry; and, of a design which will be compatible with the landscape and shall state only the name and address of the subdivision. Such signs and their location, height and size shall be reviewed and approved by the Plan Commission and/or the City Planner prior to issuance of a permit.

17.0706 **SIGNS PERMITTED IN BUSINESS, INDUSTRIAL, PARK AND INSTITUTIONAL DISTRICTS WITH A PERMIT**

The following signs are permitted in all Business, Industrial, Park and Institutional Districts upon the issuance of a permit by the Building Inspector or Zoning Administrator and subject to the following restrictions:

- a. Permanent Wall Sign placed on or against the exterior wall(s) of buildings shall not extend more than one (1) foot outside of a building's wall surface; shall not exceed in sign area the equivalent of two (2) square feet for each linear one (1) foot of building (store) and, any ancillary lighting shall be shielded to avoid glare. Wall signs (and structure) shall not extend above the ceiling level of the top floor of the building upon which they are located and shall not block window, door or vent openings. Such signs may not be used as 'for sale' or 'for lease/rent' signs except for the property on which the sign is located. The sign must comply with the site and building standards set forth in sub-section 17.0210.
- b. Permanent Projecting Sign fastened to, suspended from or supported by structures on buildings shall not exceed 50 square feet in sign area, or 100 percent of the building setback from the property line as expressed in square feet, whichever is larger, to a maximum of 150 square feet for any one premise; shall not extend into any public right-of-way; shall not extend above the lowest point on the roof; shall not be less than ten (10) feet from all side lot lines, or beyond the building wall, whichever is less; shall not exceed a height of 16 feet above the adjacent center line street grade and shall not be less than ten (10) feet above the level of the primary access, nor less than 15 feet above a driveway and, shall not be located within 150 feet from any ground sign. Such

sign must comply with the site and building standards set forth in sub-section 17.0210.

- c. Permanent Ground Sign, other than billboards, as defined herein, shall not exceed 12 feet in height above the mean centerline grade of the nearest street unless approved by the Plan Commission; shall not exceed in sign area 25 square feet on one side at the street property line but may be increased in sign area size one (1) square foot for each one (1) foot the sign is set back from the street property line to a maximum of 150 square feet on one side. Only one (1) ground sign shall be allowed on a street frontage of a single (individual) property and no ground sign shall be placed closer than 150 feet from another ground sign, projecting sign or billboard. Any such sign located within 660 feet of a residential zoning district boundary shall not be illuminated during the seven hour period beginning at eleven (11) PM and ending at six (6) AM. ~~No such sign shall have exposed flashing, digital or electrically movable lighting or images of any kind with the exception that such signs may have movable words and numbers if required by local, state or federal law.~~ Such signs must comply with the site and building standards set forth in sub-section 17.0210. Permanent ground signs on parcels of more than five acres in area, over 75 feet in sign area, and any subsequent changes to such signs must be approved by the Plan Commission. (Also see sub-section 17.0708).

d. Permanent Electronic Message Board Signs, as defined herein, shall be allowed under the following conditions:

1. Electronic Message Board Signs shall be allowed only when permitted by the Plan Commission, except for the following:
 - i. Electronic Message Board Signs required by local, state, or federal law.
 - ii. Digital time and temperature signs.
2. All Permitted Electronic Message Board Signs shall comply with the following standards:
 - i. Signs must meet the same standards, including but not limited to size, height, and lighting, as set forth for Permanent Ground Signs in sub-section c. above.
 - ii. The changeable copy portion of the sign must occupy a secondary position to the name of tenant. The area of changeable copy and electronic message boards shall not exceed sixty-five percent (65%) of the sign face, excepting gas stations for the purpose of displaying price.
 - iii. The sign may be double-faced.
 - iv. Each sign shall be permanently installed or located.
 - v. Each sign shall be placed in such a manner so as to not interfere with, confuse or present any hazard to traffic.
 - vi. Duration/Hold time: Any portion of the message must have a minimum duration of eight (8) seconds and must be a static display. Transition time must be no longer than three seconds.
 - vii. Display Change Frequency: The content of a digital display must transition instantly, with no transition graphics.
 - viii. Motion: No portion of the message may flash, scroll, twirl, change color, fade in or out or in any manner imitate movement.
 - ix. Animation: Limited animation (such as snowflakes falling, clouds moving, flags waving, etc.) is allowed when no text is displayed. Animation such as video is prohibited.
 - x. Text/Scrolling: The text of the sign must be limited to three

- lines to allow passing motorists to read the entire copy with minimal distraction. Scrolling text is prohibited.
- xi. Lighting/Brightness: The sign shall not exceed a maximum illumination of 5,000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn as measured from the sign's face at maximum brightness.
- xii. Dimmer Control: The electronic message boards shall be equipped to automatically control the brightness of the emissions based upon current ambient conditions, so that the sign does not exceed the maximum brightness levels allowed under "Lighting/Brightness" above.
- xiii. Hours of operation: Messages may be displayed between the hours of 6:00 a.m. and 11:00 p.m. Only time and temperature displays are allowed between the hours of 11:00 p.m. and 6:00 a.m.
- xiv. When malfunctioning, all electronic message board signs must either be turned off or display a blank black screen.
- xv. Speakers are prohibited in association with electronic message board signs.
- xvi. Message content shall be limited to businesses located on the same premise as the sign. Advertising messages for other businesses is prohibited.
- xvii. Public service announcements such as City of Pewaukee community events, weather emergencies, seasonal messages, and holiday greetings are allowed.
- xviii. Electronic message board signs shall conform to City of Pewaukee Sign Code standards as amended in the future. Applicant shall not have any vested rights under this approval for any electronic message board signs or regulations.
- xix. Sign standards and functions not addressed per these conditions require City of Pewaukee approval.

d.e. Off-Premise Directional/Sales Sign as defined herein, other than billboards when permitted by the Plan Commission, shall meet the requirements of the type of sign as set forth in this Section; shall not exceed two (2) in number within the City per business, resort or commercial recreation facility as well as the principal merchandise sold; shall not exceed in sign area 25 square feet on one side at the street property line but may be increased in size one (1) square foot for each one (1) foot the sign is set back from the street property line to a maximum of 50 square feet on one side; and, shall be a maximum three (3) miles distance from the designated business being advertised. Such sign may be placed only in a retail business or industrial zoning district. The permit for such sign shall expire on June 30th each year but may be extended for one year upon issuance of a new permit by the Zoning Administrator or Building Inspector. (Also see sub-section 17.0708).

- f. Permanent Window Sign shall be placed only on the inside of the window and shall not exceed twenty-five (25) percent of the glass area of the window upon which the sign is displayed. Illuminated window signs shall not be illuminated after the business is closed for the day.
- g. Billboard as defined herein is considered a commercial use and as such may only be permitted in retail business or industrial zoned areas and when permitted by the Plan Commission shall not exceed 25 feet in height; shall be set back from a property line the same distance as set forth for principal

buildings in the zoning district regulations; shall be located not closer than 1,320 feet from another billboard, ground sign or off-premises sign and no such sign shall have exposed, flashing, digital or electrically movable lighting, or images of any kind. A billboard located within 660 feet of a residential zoning district boundary shall not be illuminated during the seven hour period beginning at eleven (11) PM and ending at six (6) AM.

- h. Combinations of any signs in this Section shall meet all the requirements for the individual sign.
- i. Roof Signs as defined herein shall not be allowed.
- j. All signs with no current permit must be removed.

17.0707 SIGNS PERMITTED IN CONSERVANCY AND FLOODPLAIN ZONING DISTRICTS WITH A PERMIT

Signs as permitted in sub-section 17.0703 (a) and (b) shall be permitted in the Upland and Lowland Conservancy Zoning Districts upon the issuance of a permit by the Building Inspector or Zoning Administrator. No sign may be permitted in a Floodplain District.

17.0708 SPECIAL RESTRICTIVE PROVISIONS

Following are special restrictive provisions that relate, generally, to all signs or premises in the City:

- a. Roof Top signs; Flashing, Blinking or Electronically Movable Copy Signs, Portable and other movable signs, as well as any sign within a public street or highway right-of-way, shall be prohibited except as provided in sub-section 17.0706. Small permanent directional signs for religious and other institutional or governmental destinations within the community such as a hospital, a school, government building or a church may be located within public right-of-ways when approved by the Plan Commission or the county or state agency having jurisdiction.
- b. Signs Facing on Federal Interstate or Federal Aid Primary Highways shall meet all the requirements and regulations set forth in Wisconsin statutes and federal regulations as well as the regulations for the type and location of signs set forth herein, whichever is more restrictive.
- c. Words and Phrases on Signs should be kept to a minimum to allow reading or interpretation from a moving vehicle at posted speed limits without slowing down, thereby reducing potential traffic hazard. A combination of ten (10) words, sets of numbers, logos, or pictures should, under normal circumstances, be considered as a guide for maximum sign phrasing.
- d. The Plan Commission or Zoning Administrator may require a cash bond or irrevocable letter of credit of the applicant for a permanent sign permit to ensure that the sign is erected as required by these regulations and the Plan Commissions directions.
- e. Signs advertising land or building space 'For Sale' or 'For Lease/Rent' are temporary signs and may not be a permanent sign and must be removed when the property/premises on which the sign is located is sold, leased or rented. The permit for any such sign requiring a permit will expire on June 30th each year and must be renewed in writing by the Building Inspector to extend the permit. Such signs may not advertise properties other than the property on

which the sign is located.

17.0709 SEARCHLIGHTS/BALLOONS

The Zoning Administrator or Building Inspector may permit the temporary use of a searchlight or balloons for advertising purposes in any district except residential districts provided that the searchlight or balloon will not be located in any public right-of-way; will not be located closer than 10 feet to an adjacent property; and, will not be a vision or audio nuisance or cause a hazard to traffic or adjoining properties. Searchlight and balloon permits shall be granted for a period of not more than five (5) days in any six (6) month period and the searchlight shall not be illuminated during the period beginning at 10:00 PM and ending at dawn.

17.0710 FACING OF SIGNS

No illuminated signs, except those permitted in residential zoning districts, shall be permitted to face an adjoining residence and no sign-related illuminating device shall be directed toward residential parcels in a residential zoned district.

17.0711 LIGHTING, DESIGN AND COLOR

Signs shall not resemble, imitate, or approximate the shape, size, form or color of railroad or traffic signs, signals or devices. Signs shall not obstruct or interfere with the effectiveness of railroad or traffic signs, signals, or devices. Signs shall not be erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape and no sign shall be attached to a standpipe or fire escape. Signs shall be placed so as not to obstruct or interfere with traffic visibility and shall not be lighted in a way which causes glare or impairs driver visibility upon public ways. ~~Continuous moving (traveling) copy, electronically movable copy, or flashing picture signs shall not be allowed.~~ Signs may be illuminated as set forth herein, but non-flashing, decorative or wall art shall only be allowed after affirmative action by the Plan Commission.

17.0712 EXISTING SIGNS

Signs lawfully existing at the time of the adoption of or related amendment to this section may be continued although the size or location does not conform to this section provided that the owners of such signs shall, within three (3) months of the effective date of this section or any amendment thereto, fill out a permit application for the Building Inspector's records. Upon the filing of such application, the Building Inspector shall issue an initial permit to the sign owner without fee. Certain existing signs are of a type that requires a permit that is valid for a specific time period and are subject to the regulation of such signs as set forth herein.

Nonconforming permanent signs shall be kept in good repair, but the cost of maintenance shall not be considered grounds for their continued use. If not kept in good repair to the satisfaction of the Building Inspector, the Building Inspector may require removal of the sign within a 60 day period. The owners of signs which are not repaired, painted, or maintained pursuant to written notification and orders by the Building Inspector shall also be subject to enforcement action. (See sub-section 17.0715)

17.0713 ADMINISTRATION

Applications for permits for the erection of signs requiring a permit shall be filed with the Building Inspector, who shall review the application for its completeness, accuracy and adherence to this ordinance and approve or deny the application within a reasonable period from the date of receipt unless the time is extended by written agreement with the applicant. A sign permit shall become null and void if work authorized under the permit has not been completed within six (6) months from the date of issuance. Applications shall be made on forms provided by the

Building Inspector and shall contain or have attached thereto at least the following information:

- a. Name, Address, and Telephone Number of the applicant, and location of building, structure, lot or property to which or upon which the sign is to be attached or erected.
- b. Name of Person, Firm, Corporation, or Association erecting the sign.
- c. Written Consent of the owner or lessee of the building, structure, or land to which or upon which the sign is to be affixed or erected.
- d. A Scale Drawing of such sign indicating the dimensions, the materials to be used, the type of illumination, if any, and the method of construction and attachment.
- e. A Scale Site Drawing indicating the location and position of such sign in relation to nearby buildings, structures, property boundaries, streets, driveways or other signs.
- f. Type of Sign such as 'permanent' or 'temporary' or 'for sale/lease'.
- g. Copies of any other permit required and issued for said sign, including the written approval by the Electrical Inspector in the case of illuminated signs. The Building Inspector shall examine the plans and specifications, inspecting all wiring and connections to determine if the same complies with the City Codes and Ordinances.
- h. Additional Information such as photographs
- i. Payment of a fee as set forth herein. The Building Inspector may, if necessity requires, direct that the applicant for a sign permit meet with the Plan Commission to review the request and provide guidance in the issuance of the permit or interpretation of the standards.

17.0714 INSPECTION AND REMOVAL OF SIGNS

From time to time the Zoning Administrator or Building Inspector may inspect signs within the City for compliance with the provisions of this Section and if such provisions are not being met, such fact shall be reported to the sign owner with a request that the sign be made to comply with this Section. If, within a reasonable period of time set by the Building Inspector (see Sections 17.0712 and 17.0713), the sign is not made to comply with this Section, the Building Inspector may direct that the sign be removed by the owner, and if not so removed shall cause the sign to be removed and the cost of such removal assessed to the sign owner or the owner of the property from which the sign is removed.

17.0715 MAINTENANCE OF PERMANENT SIGNS

The owner of a permanent sign and/or the owner of the land on which the sign is located shall maintain such sign in good and safe condition which includes restoring, repainting, or replacement of a worn or damaged legally existing sign to its original condition, and shall maintain the premises on which the sign is erected in a clean, sanitary, and inoffensive condition, free and clear of all obnoxious substances, rubbish, weeds, and grass. Failure to do so after notice from the Building Inspector shall be cause for the removal of such signs under sub-section 17.0714. Whenever the Building Inspector determines that the cost to repair a sign will exceed 50% of its replacement cost, such sign shall be deemed a hazard and

the Building Inspector shall order its removal as set forth in sub-section 17.0714.
This Section shall apply to both new and legal nonconforming signs.

17.0716 SIGN CONSTRUCTION STANDARDS

- a. Wind Pressure and Dead Load Requirements: All permanent signs and other advertising structures shall and temporary signs should be designed and constructed to withstand wind pressure of not less than 30 pounds per square foot of area, and shall be constructed to receive dead loads as required in the City Building Code or other Ordinances.
- b. Protection of the Public: The temporary occupancy of a sidewalk or street or other public property during construction, removal, repair, alteration, or maintenance of a sign is permitted provided the space occupied is roped off, fenced off, or otherwise isolated to prevent hazard to pedestrians and property.
- c. Supporting Members or Braces of all signs shall be constructed of galvanized iron, properly treated wood, stainless steel, or other non-corrosive, non-combustible material. All projecting signs, if placed at an angle to the wall of any building, shall be attached by such non-corrosive metal bolts, anchors, cable, or other metal attachments as shall ensure permanent and safe construction and shall be maintained free from defects, rust or other deterioration. Every means or device used for attaching any sign shall extend through the walls of the building should the Building Inspector determine that the safe and permanent support of such sign so requires and shall be securely anchored by wall plates and nuts to the inside of the walls or to bearings on the underside of two (2) or more roof or ceiling joists in accordance with instruction given by the Building Inspector. Small, flat signs containing less than 10 square feet of area may be attached to a building by the use of non-corrosive lag bolts or other means to the satisfaction of the Building Inspector.
- d. No Signs, or any part thereof, or sign anchors, braces, or guide rods shall be attached, fastened, or anchored to any fire escape, fire ladder, or stand pipe, and no such sign or any part of any such sign or any anchor, brace, or guide rod shall be erected, put up, or maintained so as to hinder or prevent ingress or egress through a door, doorway, or window or so as to hinder or prevent the raising or placing of ladders against a building by the Fire Department as necessity therefore may require.

17.0717 PERMIT FEES

- a. Initial Application for a Sign Erection Permit and extension of such permits as required herein. Each application for a required permit or extension of a permit shall be accompanied by a fee as set forth in the City approved fee schedule. (See Appendix A). Each individual sign requires a permit unless specifically stated otherwise in these regulations. All permits for temporary signs expire on June 30th each year unless stated otherwise herein. The fees have been established by the Common Council as a part of the City's comprehensive fee schedule and are subject to periodic review and change by action of the Common Council.
- b. Liability. The acceptance of fees as provided herein shall not be deemed an assumption of liability by the City.



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fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of June 18, 2020

Date: June 9, 2020

Project Name: Electronic Message Board Sign Code Amendment

Project Address/Tax Key No.: City-wide

Project Description/Analysis

Recently, a discussion item regarding electronic message boards (i.e. movable copy signs) was presented to the Common Council at their March 2, 2020 meeting. This item was brought forward for several reasons: 1) Inlanta Mortgage recently requested to install an electronic message board at W239N3490 Pewaukee Road; 2) It is a question that comes up periodically from businesses and sign companies; and 3) There was an issue with existing portable/manual changeable signs with two Pewaukee restaurants/bar establishments. These signs had to be removed; however, if allowed these businesses may have a desire to replace those signs with modern electronic message boards.

The Common Council discussed the matter and passed a motion directing staff to research and explore amending the current ordinance for Plan Commission review and recommendation to the Common Council.

Attached is a draft amendment for consideration. It is currently set up to allow electronic message board signs for any use, city-wide when approved by the Plan Commission. Alternatively, staff did consider allowing them by use, such as the language below for example.

1. Electronic Message Board Signs shall be allowed for the following uses when permitted by the Plan Commission:
 - a. Institutional uses, such as Local, State, and Federal governmental uses, schools, and churches.
 - b. Banks and financial institutions.
 - c. Restaurants and bars/taverns establishments

The draft ordinance includes a list of specific standards that must be met for electronic message board signs. Otherwise, these signs would be subject to the same size, height, and lighting restrictions as Permanent Ground Signs.

This item is being brought forward for discussion purposes at this time. The next step is for the Plan Commission to hold a public hearing at their July 16th meeting and make a final recommendation to the Common Council. The Ordinance would then proceed to the July 20th Common Council meeting for final consideration.

Recommendation

Staff drafted the sign ordinance change for review and discussion; however, does not recommend amending the City's Ordinance.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 19.**

DATE: July 20, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding **Ordinance 20-05** Amending Chapter 17 of the City of Pewaukee Zoning Ordinance Including Sub-Sections 17.0207b, 17.0301e, 17.0435d, 17.0435e(7)(f)iii, 17.0435l(5), 17.0436 and 17.0717 Related to the Deletion of Appendices A-1, A-2, A-3 and A-4 [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Zoning Code Amendment Staff Report

Chapter 17 Amendments



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REPORT TO THE PLAN COMMISSION

Meeting of June 18, 2020

Date: June 9, 2020

Project Name: Removal of Appendices A-1 through A-4

Project Address/Tax Key No.: City-wide

Project Description

Staff is requesting the removal of Appendices A-1 through A-4 of the Zoning Code along with associated changes to references throughout the code. These Appendices consist of the following:

- Appendix A-1: Plan Commission Review Procedure Checklist and Forms
- Appendix A-2: Business Plan of Operation Application and Notice of Intent to Discharge Wastewater
- Appendix A-3: Procedure for Obtaining a Change in Zoning Classification, Petition for a Zoning District Map Amendment, and Notice of a Zoning Map Amendment Public Hearing
- Appendix A-4: Procedure for Obtaining a Conditional Use Permit, Petition for a Conditional Use Permit, and Notice of a Condition Use Public Hearing

Recently, staff made changes to procedures and application forms; therefore, the forms contained within these appendices are no longer up-to-date. As processes and application forms are continually reviewed and updated as may be necessary, staff is recommending that these forms not be included within the Zoning Code.

The only other Appendix of the Zoning Code is Appendix A-5, which consists of Chapter NR 115 Wisconsin's Shoreland Protection Program, Chapter NR 116 Wisconsin's Floodplain Management Program, and Chapter NR 117 Wisconsin's City and Village Shoreland-Wetland Protection Program. Appendix A-5 will remain, but will be renumbered to "Appendix A."

Below is a summary of the proposed changes to code sections where these appendices are referenced.

- Delete "(Please see Appendix for standard Business Plan of Operations Forms). (Also, the City web site is www.cityofpewaukee.us).)" at the end of Section 17.0207b.
- Delete "Please see Appendix A." in bold under Sub. e. of Section 17.0301.
- Revise "Appendix 5" in Section 17.0435d., 17.0435e.(7)(f)iii., 17.0435l.(5), and 17.0436 to "Appendix A."
- Delete "(see Appendix A)." in Section 17.0717.

Recommendation

A motion recommending approval of the changes to Chapter 17 – Zoning as presented by staff.

17.0908	SPECIFIC PLANNED PROJECT MODIFICATIONS -----	141
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APPENDIX A WISCONSIN ADMINISTRATIVE CODE NR115, NR116 AND NR117-----		179

institutional uses, or a Wisconsin statute authorized community based residential facility (CBRF), a Business Plan of Operations as set forth in this section and in sub-section 17.0210 and on forms provided by the City. Site and building plans and business plans of operation shall be submitted to the City Planner prior to the Plan Commission meeting in a time frame determined by the City Planner. The Plan Commission members shall familiarize themselves with the site, existing and proposed structures, architecture, neighboring uses, parking areas, driveway locations, loading and unloading in the case of commercial and industrial uses, highway access, traffic generation and circulation, drainage, landscaping, sewerage and water systems, as well as plans of proposed operation. The Plan Commission may delegate the responsibility for review and approval of Business Plans of Operation jointly to the City Planner and Zoning Administrator. The applicant for permits for site and building activity will be responsible for final grading and landscaping of all single and two-family building sites and for assuring that there is adherence to all applicable plans, ordinances and statutes. Design and construction of individual one and two family dwellings will be reviewed and approved by the Building Inspector and/or City Planner.

a. Compliance

- (1) Compliance with all other provisions of this Ordinance, such as lot width and area, yards, height, parking, loading, traffic, and highway access shall be required of all uses. Variances may only be granted as provided in Section 17.1000 of this ordinance. Conditions such as landscaping, architectural design, type of construction, flood-proofing, anchoring of structures, construction commencement and completion dates, sureties, lighting, fencing, landscape screening, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements, may be required by the Plan Commission upon its finding that such regulation or restrictions are necessary to fulfill the purpose and intent of this ordinance.
- (2) The Plan Commission, in its determinations, may require that applicants for approval provide a cash bond or letter of credit to ensure timely performance in completing their project or specific portions thereof. **(Also see sub-section 17.0204).**

b. Review and Findings.

The Plan Commission shall review the referred plans and Business Plan of Operations at a regularly scheduled Plan Commission meeting. The Plan Commission shall not approve any plans unless they find after viewing the application that uses and structure(s), as planned, will meet all regulations and standards set forth by the City and will not violate the intent and/or use and purpose of this Ordinance. The Plan Commission will approve said plans only after determining that the proposed building or buildings will not impair an adequate supply of light or air to adjacent property, or substantially increase the danger of fire, or traffic congestion, or otherwise endanger the public health or safety. **Any approval by the Plan Commission and its staff will become null and void if the structure, site development, or planned use is not commenced within 24 months from the date of approval and no requested extension has been granted by the Plan Commission.** The Plan Commission may designate the City Planner and Zoning Administrator or a committee of the Plan Commission to review and jointly approve written Business Plans of Operation when site or building plans are not proposed or have already been approved by the Plan Commission. ~~(Please see Appendix~~

~~for standard Business Plan of Operation Forms). (Also, the City web site is www.cityofpewaukee.us)~~

c. Appeals

Any person or persons aggrieved by any decision of the Plan Commission related to site, building and/or Plan of Operation review may appeal the decision to the Zoning Board of Appeals, City Common Council or Circuit Court. Such appeal shall be filed with the City Clerk/Treasurer or the Clerk of Courts no more than thirty (30) days following the final decision of the Plan Commission or its staff. **(See Section 17.1000 and sub-section 17.1402 in this ordinance)**

17.0208 SITE RESTRICTIONS

No land shall be used or structure erected where the land is unsuitable for such use or structure by reason of flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, unfavorable topography, low percolation rate or bearing strength, erosion susceptibility, or any other feature likely to be harmful to the health, safety, prosperity, aesthetics, and general welfare of the City and its inhabitants. The City Engineer, or any other official acting on behalf of the City, in applying the provisions of this section, shall in writing recite the particular facts upon which he bases his conclusion that the land is not suitable for a certain use and/or structure. The applicant shall have an opportunity to present evidence to the Plan Commission contesting such determination of unsuitability. Thereafter the Plan Commission may affirm, modify or withdraw the determination of unsuitability. In any event, the following requirements must be met:

- a. All lots or parcels shall abut upon a public street, road, or highway for a minimum frontage width of 33 feet or as otherwise required in the City Land Division Ordinance (Chapter 18), if more restrictive. In hardship circumstances related to parcels of land existing prior to August 1982, the Plan Commission may, at their discretion, allow one (1) or two (2) residential principal uses on separate parcels to have access to a public street via a common easement as long as such easement is at least 33 feet in width and is wholly contained within one parcel.
- b. All Principal Structures shall be located on a lot or building space; and only one (1) principal structure shall be located, erected, or moved onto a lot or building space in a single-family residential district, with the exception of a condominium arrangement in which two or more single-family houses are located on a parcel of land held in common by all the owners of the individual single-family houses as a conditional use and the net density (dwelling unit to land ratio) of the condominium development is no greater than allowed under the zoning classification of the parcel. **Construction of accessory structures on a lot with no principal use will not be permitted.** The Plan Commission may permit more than one principal structure per lot in districts where more than one structure is either needed or suitable for the orderly development of the parcel. Where additional structures are permitted, the Plan Commission may impose additional yard requirements, open space or landscaping requirements, or parking requirements, or require a larger minimum separation distance between principal structures.
- c. No Building or Zoning Permit shall be issued for a lot or parcel which abuts a public street dedicated to only a portion of its proposed right-of-way width and is located on that side of the proposed street from which the required dedicated right-of-way has not been secured.

adopted shall be in effect within the prescribed area until such time as they are rescinded or changed by the Common Council after a public hearing is conducted following the same procedures as set forth above.

17.0211 REDUCTION OR JOINT USE

No lot, yard, parking area, building area, or other space shall be reduced in area or dimension so as to not meet the provisions of this ordinance. No part of any lot, yard, parking area, or other space required for a principal and accessory structure(s) or use shall be used for any other structure or use.

SECTION 17.0300 PERMIT AND IMPACT FEES

17.0301 PERMIT FEES

All persons, firms or corporations performing work or requesting a text or district map change, an audience with the Zoning Board of Appeals or a special meeting which by this Ordinance requires the issuance of a permit or grant of permission, shall pay a fee for such permit or permission to the City of Pewaukee Clerk/Treasurer to help defray the cost of administration, investigation, advertising, notification and processing of changes and variances. Specific fees for the following planning and zoning related activities have been established as a part of the City's comprehensive fee schedule and are subject to periodic review and change by action of the Common Council:

- a. Zoning ordinance or district map change.
- b. Conditional Use Permit.
- c. Zoning Variance or Appeal.
- d. Special meeting of the Plan Commission.
- e. Site or Building Plan Review by Plan Commission.

~~Please see Appendix A.~~

In addition, applicants for permits will be billed for any cost incurred by the City to hire engineers, attorneys or other professional consultants to assist in administering this ordinance and, prior to any approvals by the City, shall acknowledge responsibility for such cost in writing.

17.0302 IMPACT FEES FOR PUBLIC SITE ACQUISITION, SPECIAL CITY CAPITAL IMPROVEMENTS OR FACILITIES (Rep. & Rec. 12-05)

- a. An impact fee for public site acquisition special City capital improvement or equipment as set forth in the City Public Facility Needs Assessment dated January 2012, shall be required to be paid upon application for a building permit for construction of a building within the City in accordance with the following schedule:

1. Impact Fee to be used for Parks, playgrounds and athletic fields:

Residential buildings: \$1,000/dwelling unit

2. Impact Fee to be used for Fire and rescue facilities:

Non-residential buildings: \$0.11/square foot
Residential buildings: \$324/dwelling unit

3. Impact Fee to be used for Hike/Bike Trails:

Non-residential buildings: \$0.05/square foot

17.0435 F-1, FLOODPLAIN DISTRICT. (Rep. & Rec. 08-12, 12-12, 14-14)

The F-1, Floodplain District is intended to preserve in essentially open space and natural land use, through land use zoning regulation, lands which are unsuitable for intensive development purposes due to poor natural soil conditions and periodic flood inundation and shall include all land and water area lying within the designated Special Flood Hazard Area (SFHA) which encompasses the delineated forecast 100 - year recurrence interval (one percent chance in a year) floodplain as shown on Federal Emergency Management Agency (FEMA) maps (also called the 'regional flood' or 'base flood') and those land and water areas designated by FEMA as 'Zone A' areas. Also included within the F-1, Floodplain are those areas adjacent to the base flood designated by the Wisconsin Department of Natural Resources (WisDNR) as Flood Storage Districts (FSDs). The proper regulation of these areas will serve to maintain and improve water quality, prevent flood damage, protect wildlife habitat, and prohibit the location of walled structures, as defined herein, on lands, which are generally not suitable for such use due to possible flooding.

a. FINDING OF FACT

Uncontrolled development and use of the floodplains and rivers of the City would impair the public health, safety, convenience, general welfare and tax base.

b. STATEMENT OF PURPOSE

This ordinance is intended to regulate floodplain development to:

- (1) Protect life, health and property;
- (2) Minimize expenditures of public funds for flood control projects;
- (3) Minimize rescue and relief efforts undertaken at the expense of the taxpayers;
- (4) Minimize business interruptions and other economic disruptions;
- (5) Minimize damage to public facilities in the floodplain;
- (6) Eliminate the occurrence of future flood blight areas in the floodplain;
- (7) Eliminate the victimization of unwary land and homebuyers;
- (8) Prevent increases in flood heights that could increase flood damage and result in conflicts between property owners; and
- (9) Eliminate development in a floodplain, recognizing that there may be existing developed land lying within the delineated F-1, Floodplain District and there may be the need to locate public utilities or streets within the F-1, Floodplain District.

c. TITLE

This sub-section of the City Zoning Ordinance shall be commonly known as the 'Floodplain Ordinance' for the City of Pewaukee, Wisconsin.

d. STATUTORY AUTHORIZATION

This sub-section of the City Zoning Ordinance is adopted pursuant to the authorization in Sections 62.23 and 87.30 of Wisconsin Statutes as well as Ch. NR 116 of the Wisconsin Administrative Code which is included as Appendix 5A in this zoning ordinance.

(b) below. Where the flood profiles are based on established base flood elevations from a FIRM, FEMA must approve any map amendment or revision pursuant to section 't' *Amendments* of this sub-section.

- (a) If flood profiles exist, the map scale and the profile elevations shall determine the district boundary. The regional or base flood elevations shall govern if there are any discrepancies.
- (b) Where flood profiles do not exist for projects, the location of the boundary shall be determined by the map scale.

(7) REMOVAL OF LANDS FROM FLOODPLAIN

Compliance with the provisions of this ordinance shall not be grounds for removing land from the floodplain unless it is filled at least two feet above the regional or base flood elevation, the fill is contiguous to land outside the floodplain, and the map is amended pursuant to section 't' *Amendments* of this sub-section.

In addition, no floodplain may be filled and no walled structure built within the SFHA or FSDs with the exception of the construction of public utility and transportation facilities required by a unit/agency of government, or an approved structure requiring water frontage which would require adherence to regulations as set forth in section 'i' of this subsection and by FEMA and NR116. Compliance with the provisions of this ordinance shall not be grounds for removing land from the F-1, Floodplain District unless:

- (a) Said land has been previously filled prior to the effective date of the adoption on this amendment so that the elevation of the lowest floor (including basement) of any existing or proposed walled structure or building is at least two feet above the base flood elevation;
- (b) The proposed filled land does not form an island and can be accessed from other surrounding lands without entering the F-1, Floodplain District;
- (c) There is an area of land outside the F-1, Floodplain District but adjacent to and on the same property as the proposed filled land equal to at least four (4) times the areal extent and volume of the proposed filled area that is added to the F-1, Floodplain District based on plans approved by the City Plan Commission;
- (d) The height of the downstream base flood is not increased by proposed fill;
- (e) The floodplain boundaries shown on all official maps are amended pursuant to section 'n' of this sub-section; and
- (f) A study is prepared and certified by a state registered professional engineer, establishing that:
 - i. The fill, lowest floor and floodproofing elevation shall have no effect upon the base flood elevation either upstream or downstream and are in compliance with this ordinance; or
 - ii. The fill, lowest floor and floodproofing elevations may have the effect of raising the base flood elevation either upstream or downstream if otherwise in compliance with this ordinance, in which case the property owner must also contact FEMA to request and receive an approved Conditional Letter of Map Revision (CLOMR) prior to issuance of any local permit(s); or
 - iii. The fill, lowest floor and floodproofing elevations may have the effect of lowering the base flood elevation either upstream or downstream and are otherwise in compliance with this ordinance, in which case the property owner must also contact FEMA to request and receive an approved Letter of Map Change (LOMC) prior to issuance of any local permit(s). Please also see sub-section 17.1108b and Appendix 5A.

(b) Construction meets the development standards of section 'g' of this sub-section.

(5) FILL OR DEPOSITION OF MATERIALS

No floodplain may be filled and no walled structure built within the F-1, Floodplain as defined herein with the possible exception of the construction of required public utility and transportation facilities and structures requiring a waterfront location, which would require adherence to regulations as set forth in section 'l' of this subsection and by FEMA and NR116. Compliance with the provisions of this ordinance shall not be grounds for removing land from the F-1, Floodplain District. PLEASE SEE SUBSECTION 17.0435e(7), ABOVE as well as subsection 17.1108b and Appendix 5A.

m. PROHIBITED USES

All uses not listed as permitted uses in section 'k' of this sub-section are prohibited, including the following uses:

- (1) Walled structures, structures with high flood damage potential, or those not associated with permanent open-space uses, including mobile homes and recreation vehicles;
- (2) Stored materials that are buoyant, flammable, explosive, injurious to property, water quality, or human, animal, plant, fish or other aquatic life;
- (3) Uses not in harmony with or detrimental to uses permitted in the adjoining zoning districts;
- (4) Any private or public on-site wastewater treatment/disposal system, except portable latrines that are removed prior to flooding and systems associated with recreational areas and Department-approved campgrounds that meet the applicable provisions of local ordinances and ch. SPS 383 of the Wisconsin Administrative Code;
- (5) Any public or private wells which are used to obtain potable water, except those for recreational areas that meet the requirements of local ordinances and chs. NR 811 and NR 812 of the Wisconsin Administrative Code;
- (6) Any solid, liquid, or hazardous waste disposal sites;
- (7) Any wastewater treatment ponds or facilities, except those permitted under s. NR 110.15(3)(b) of the Wisconsin Administrative Code;
- (8) Any sanitary sewer or water supply lines, except those to service existing or proposed development located outside the floodway which complies with the regulations set forth herein;
- (9) Storm water management retention or detention ponds;
- (10) Any use requiring excavation or grading except those uses listed in section 'g' of this sub-section;
- (11) Storage of materials such as compost, mulch, gravel, soil, fill (clean or unclean).

n. FLOOD STORAGE DISTRICT (FSDs) OF THE F-1, FLOODPLAIN

A 'FSD' is that portion of the floodplain where storage of floodwaters has been taken into account and is relied upon to reduce the regional or base flood discharge. The FSD protects the flood storage areas and assures that any development in the storage areas will not decrease the effective flood storage capacity which would cause higher flood elevations.

17.0436 SO, SHORELAND OVERLAY DISTRICT

The primary purpose of the SO, Shoreland Overlay District is to provide by supplemental regulation the special protection of those lands and uses which lie within the state designated shoreland areas of lakes and navigable streams within the City as defined in Chapter NR 115 of the Wisconsin Administrative Code, which includes all land within 1,000 feet of the ordinary high water mark (OHWM) of any lake and within 300 feet of the OHWM of all navigable streams in the City as well as the adjacent base flood floodplains of such lakes and streams. (Please also see sub-sections 17.0435, F-1 Floodplain District; 17.0433, LC, Lowland Conservancy District; 17.0434, UC, Upland Conservancy District as well as Chapters NR 115 and 117 attached hereto as Appendix 5A.

- a. Permitted Principal and Accessory Uses (Rep. & Rec. 14-03)
All permitted principal or accessory uses allowed within the underlying zoning districts as long as such uses comply with the regulations set forth in this subsection and in NR 115.04(3) & (4). When there are conflicting provisions or regulations, the most restrictive shall apply. (Also see subsection 17.0435)
- b. Conditional Uses (See sub-section 17.0210 and section 17.0500)
In addition to any conditional use requirements set forth in the underlying zoning districts, the following uses and activities require a conditional use permit the request for which must be accompanied by a site and building plan prepared to City Plan Commission specifications:
 - (1) Earth movement such as: filling involving more than 15 cubic yards of material when separate from an approved: site or building construction activity or general land development; stream course changing; waterway construction or enlargement; removal of stream or lake bed materials; channel clearing, ditching, dredging; and, the building of ponds and lagoons and soil and water conservation structures provided that such uses, once approved, are regulated by the City engineer or building inspector so as to prevent erosion and sedimentation and to least disturb or impact the natural fauna, flora, watercourse, water regimen, and topography. The City Plan Commission may request a review of each earth moving project proposal by the U. S. Army Corp of Engineers and the Wisconsin Department of Natural Resources. Also see sub-section 17.0435, Floodplain Regulation and Chapter 19, City Storm Water Management Plan. (Amended 14-03)
 - (2) Surface water withdrawal, diversion, retention or detention or discharge for the purpose of irrigation, processing, cooling, or other purposes provided such uses are conducted in a manner to least disturb natural drainage and water regimen, and to prevent flooding, erosion and sedimentation. The City Plan Commission may request a review of each surface water use by the Wisconsin Department of Natural Resources. (Please see sub-section 17.0435 of this ordinance). (Amended 14-03)
 - (3) Construction of a boathouse on property abutting Lake Pewaukee provided that such structure has no plumbing, kitchen or built-in cooking facility; is placed no closer than five feet from the OHWM or base flood and the side lot line; is not used, rented or leased for overnight habitation; and, can meet all the regulations set forth herein and in the underlying zoning district.

foot of area, and shall be constructed to receive dead loads as required in the City Building Code or other Ordinances.

- b. Protection of the Public: The temporary occupancy of a sidewalk or street or other public property during construction, removal, repair, alteration, or maintenance of a sign is permitted provided the space occupied is roped off, fenced off, or otherwise isolated to prevent hazard to pedestrians and property.
- c. Supporting Members or Braces of all signs shall be constructed of galvanized iron, properly treated wood, stainless steel, or other non-corrosive, non-combustible material. All projecting signs, if placed at an angle to the wall of any building, shall be attached by such non-corrosive metal bolts, anchors, cable, or other metal attachments as shall ensure permanent and safe construction and shall be maintained free from defects, rust or other deterioration. Every means or device used for attaching any sign shall extend through the walls of the building should the Building Inspector determine that the safe and permanent support of such sign so requires and shall be securely anchored by wall plates and nuts to the inside of the walls or to bearings on the underside of two (2) or more roof or ceiling joists in accordance with instruction given by the Building Inspector. Small, flat signs containing less than 10 square feet of area may be attached to a building by the use of non-corrosive lag bolts or other means to the satisfaction of the Building Inspector.
- d. No Signs, or any part thereof, or sign anchors, braces, or guide rods shall be attached, fastened, or anchored to any fire escape, fire ladder, or stand pipe, and no such sign or any part of any such sign or any anchor, brace, or guide rod shall be erected, put up, or maintained so as to hinder or prevent ingress or egress through a door, doorway, or window or so as to hinder or prevent the raising or placing of ladders against a building by the Fire Department as necessity therefore may require.

17.0717 PERMIT FEES

- a. Initial Application for a Sign Erection Permit and extension of such permits as required herein. Each application for a required permit or extension of a permit shall be accompanied by a fee as set forth in the City approved fee schedule. ~~(See Appendix A).~~ Each individual sign requires a permit unless specifically stated otherwise in these regulations. All permits for temporary signs expire on June 30th each year unless stated otherwise herein. The fees have been established by the Common Council as a part of the City's comprehensive fee schedule and are subject to periodic review and change by action of the Common Council.
- b. Liability. The acceptance of fees as provided herein shall not be deemed an assumption of liability by the City.