

Planning Department

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

**PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, October 15, 2020
7:00 PM**

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

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1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of Meeting Minutes Dated July 16, 2020
 3. Discussion and Action Regarding the Site and Building Plans for Waukesha Gun Club Located at N22 W23170 Watertown Road for the Purpose of Building a Five-Stand Shooting Structure (PWC 0920997, PWC 0920998, PWC 0920999)
 4. Discussion and Action Regarding the Final Plat for the Proposed Swan View Farms Subdivision Located at W239 N4024 Swan Road (PWC 0871996)
 5. Discussion and Action Regarding the Site and Building Plans for a Proposed Addition to the Well No. 5 HMO Treatment Facility Located at the North End of Northmound Road (PWC 0962998004)
 6. Adjournment

Ami Hurd
Deputy Clerk

10/9/2020

NOTICE

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

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

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

DATE: October 15, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of Meeting Minutes Dated July 16, 2020

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

July 16 2020 PC Minutes

In attendance:

Mayor S. Bierce, Alderman B. Bergman, S. Sullivan and C. Wunder.

Also in attendance:

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

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 7:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding a Mitigation Plan for the Keith Tubin Property Located at N37 W26745 Kopmeier Drive (PWC 0894014)

Ms. Wagner stated the homeowner was over the 27.5 percent allowed on a lot and was going up almost to the maximum of 35 percent. She recommended approval of the plan contingent on a narrative being created and reviewed by City staff, and the plan itself and the Plan Commission minutes being recorded with Waukesha County.

A motion was made and seconded (B. Bergman, S. Sullivan) to approve the mitigation plan contingent on staff's recommendations. Motion Passed: 4-For, 0-Against.

3. Discussion and Action Regarding a Recommendation to the Common Council to Approve the Conditional Use Permit for Michael's House of Prime Located at W278 N2316 Prospect Avenue to Add Outdoor Seating and Outdoor Music to Their Existing Restaurant Operations (PWC 0935039)

Mr. Fuchs noted the applicant submitted an outdoor entertainment permit that was not done in previous years, and they do not currently have a conditional use permit. The conditional use would be needed for the restaurant operations and the proposed outdoor dining area. The applicant is proposing 45 seats outside. The area is about 2,500 square feet behind the building with two speakers for music and cafe lights. Mr. Fuchs recommended approval contingent upon the conditional use being personal to this use and not run with the land, alcohol must stay within the premises description of the liquor license, the outdoor activities are restricted to 10pm to 8am Sunday thru Thursday and 10:30pm to 8am Fridays and Saturdays, the noise level not exceeding 65 decibels at the property line, and the lights must be shut off by 10pm Sunday thru Thursday and 10:30pm Fridays and Saturdays.

The owner of Michael's House of Prime noted that his property is actually lots 51, 52 and 53 of Edgewood Station, but the draft conditional use permit only listed two of those lots, and he requested a correction be made.

A motion was made and seconded (B. Bergman, C. Wunder) to recommend approval of the conditional use permit for Michael's House of Prime conditioned upon staff's comments. Motion Passed: 4-For, 0-Against.

4. Discussion and Action Regarding Applications for Outdoor Activity on Premises Where Alcoholic Beverages are Consumed
 - 4.1 Michael's House of Prime
 - 4.2 Smokey's Musky & Bait Shop
 - 4.3 Boomers Sports Pub & Grill
 - 4.4 Waukesha Gun Club

Ms. Hurd noted that Smokey's permit was tabled at the previous meeting to figure out the supplemental business being run out of the bait shop.

Boomer's was late filing their application last month. Their only change to the permit from the previous year was the addition of bags, which would be played 11am to 8pm on Sundays, and 11am to 9pm the rest of the week.

Waukesha Gun Club was late filing their application last month and they do not have any changes from the previous year.

Mr. Fuchs noted that Smokey's has had an approval for a Business Plan of Operation for the boat rental business since 2013, so they are operating legally.

A motion was made and seconded (S. Sullivan, C. Wunder) to approve the outdoor activity permits.

Motion Passed: 4-For, 0-Against.

5. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Duplainville Land Company, LLC/John Zignego to Rezone Property Located at W226 N2940 Duplainville Road From M-1 General Wholesale Business To M-2 Limited Industrial (PWC 0931997001) and From M-2 Limited Industrial to LC Lowland Conservancy (PWC 0914992001 & PWC 0914991)

Mr. Fuchs stated all of the requests were related to the construction of a repair garage on the east side of the railroad tracks. It is approximately 24,800 square feet. The rezoning request will eliminate a split zoning issue, as half of the property east of the railroad tracks is zoned M-1 and half is zoned M-2. City staff requested the entire property be zoned M-2 to be consistent with the other Zignego properties.

The certified survey map combines all of the Zignego owned properties into one parcel with the railroad tracks bisecting that lot. The total parcel will be 29.32 acres.

The conditional use is for the use of the facility, as it is not a listed permitted use in the M-2 district.

Mr. Fuchs referred to the site and building plans and noted there are some conditions in the staff report. The City is looking for some form of Rail-road approval, because access to the property is solely thru a private crossing. There is also a list of Engineering comments that need to be addressed. Mr. Fuchs stated there is no new landscaping. Building lighting is being proposed, and there is a wall screening and some taller tress, but in case lighting shows thru staff included a condition that it must be shut off by 9pm on the southeast and west sides of the building. There are 21 overhead doors on north and south sides of the building. The rooftop mechanicals will be screened by a metal screened wall, and there will be signage on the north side of the facade.

Mr. Fuchs noted there were two issues of concern, one of which being the access across the railroad tracks. If a train should stop on the tracks, there is no access to the property, which is a concern for EMS. Mr. Fuchs mentioned the applicant claimed the building would not increase activities or necessitate new employees. The other issue was the noise, and there was a concern with trucks backing out of the bays, as there are 10 or 11 bays on the south side. There is a screening wall on the south property line, but trucks can still be heard on the residential road to the south.

Chairman Bierce opened the public hearing at 7:17pm.

Greg Zinda (The Station Bar & Grill) questioned if he should be concerned about changing his property to LC Lowland Conservancy in the future. Mr. Fuchs stated there is a wetland on the property zoned as M-2 and they are requesting it be changed to LC because it is the appropriate district. The applicant cannot develop within the wetland area.

Michael Webber (N29 W22211 Kathryn Court) stated he was concerned about stormwater drainage issues and safety and health issues on Kathryn Court. He requested more information and wanted to know what would be done to fix their drainage problem.

Mr. Fuchs stated the City is studying the area and waiting for the report from AECOM. It is being addressed as a separate issue from the Zignego request, as this building will not be impactful to the existing drainage patterns there. Ms. Wagner added that as part of the certified survey map, the City is requesting a drainage easement along the east property line of Zignego and thru the current outlot area. This will help the City when they do the stormwater project.

Discussion then took place regarding the area of concern.

Tim Zignego, owner of the property, described the drainage issues and explained the flow of the water.

Dave Gunderson (W226 N2828 Foxwood Lane) questioned if the banging at 6am would now be done indoor once the building is built. Mr. Zignego apologized for the banging at 6am and stated he did not know what it was but he will investigate it. He noted the last time they had a noise complaint, it was the tailgates on the dump trucks. They have now converted their dump trucks to non-swinging tailgates.

Tricia Casper (N28 W22544 Peachwood Court) played a recording of the noise and stated it is sometimes at 11:00 at night. She questioned the hours of operation and questioned if they would be cleaning cement out of their trucks during the late evening hours. Mr. Zignego felt people should call and tell them immediately of the noise complaints. He believed the noise was someone cleaning out the inside of a concrete drum with a hammer. That work is not allowed outside, and it can be done inside the new building.

Mr. Zignego referred to the pull-thru possibility of a building and stated he would prefer not to do that, as it would not be as efficient as having one stall for each piece of equipment. He suggested not using the doors facing Springdale Estates after a certain time.

Commissioner Sullivan questioned why the building was so far south when there is plenty of land to the north. Mr. Zignego stated the noise complaints come from in the yard, so if they put a 300 foot long concrete building up, any yard noise will now be behind that. If the building was put up against the railroad, it would act as a reflector and bounce the noise back to Springdale Estates.

Dan Gies (N28 W22352 Foxwood Lane) stated he had concerns about any doors facing south because noise will come out. He felt any door should face the north towards the other industrial properties. Mr. Gies requested a two week notice for any explosives being used to clear cement out of the trucks. He was concerned about the noise as it relates to air tools, and he requested this repair shop be put at Zignego's other location instead of this location near a residential neighborhood. Mr. Gies was also concerned that the building would be seen from the neighboring yards. He requested there be no south-facing doors, and the berm be increased in size so that there is zero risk of shrapnel from any explosives being used.

Todd Vogelsang (N29 W22232 Kathryn Court) requested the items on site to be cleaned up and covered up such as the concrete and rebar. There are also noxious weeds on the property. He questioned if the proper permits were pulled when the land was filled.

Jeff Wozniak (N28 W22416 Foxwood Lane) stated the first ten years that he lived in his home, Zignego was a model neighbor and there were no abnormal noise complaints. He felt the last few years have been a disaster with noise. He did not believe a berm or a concrete wall would stop the noise.

Jeff Holzhauer (W226 N2836 Foxwood Lane) agreed with the previous noise complaints. He questioned what the hours of operation would be. He felt the building would be seen once the leaves on the trees are gone.

Mr. Zignego confirmed that they do not use explosives.

Dominic Ferrante with Briohn Builders noted that they commissioned a sound expert to do a study on site, and it was just completed yesterday.

Mike Webber again addressed the safety and health issues. He requested the water situation at the corner be fixed.

Brian Dziwulski (N24 W22637 Meadowood Lane) stated he was the Alderman for District 3 and noted that anytime he receives a call regarding noise, he contacts the Sheriff's Lieutenant and the noise stops. He stated he has not gotten any more complaints and Zignego was compliant with the Sheriff's Department.

Chairman Bierce closed the public hearing at 7:51pm.

Commissioner Sullivan felt the easements were paramount of importance to solve the drainage issue. He was concerned about the noise and did not know if a wall or berm could be built big enough to stop the noise.

Commissioner Bergman stated he had issues with the site and building plan. He questioned why the location of the building was chose so adjacent and close to the residences to the south of this parcel, instead of to the north where there are railroad tracks on both sides. Mr. Ferrante felt the building would act as a barrier to the noise in the yard, as the concrete wall does. The building will have an enclosed, solid concrete wall with 60 decibels of control.

Mr. Zignego stated the noise complaints he has received in the past have come from outside in the yard. The building will be another 300 feet of sound barrier because the yard is north of the Springdale residents. Mr. Zignego felt the noise of cleaning a mixer drum with a hammer should not happen and could be done inside. The building will be used for what is now done outside.

Commissioner Bergman referred to the safety concern regarding the railroad and getting EMS to the site. He questioned if there would be the same number of employees in the back with this new building. Mr. Zignego noted there are currently 10 to 15 mechanics working in that area and he did not see that number growing.

Mr. Ferrante referred to the access issue with the railroad and noted that he spoke to the Fire Chief, and he was comfortable with the activity within reason.

Mr. Zignego stated the hours of operation proposed were 6am to 8pm Monday thru Friday, and there would also be Saturday hours, or in the event of an emergency. The hours are greatly reduced in the winter and they only work 8 to 10 hours a day five days a week.

Further discussion took place regarding the process of cleaning out the concrete drums and the type of equipment and tools used. Mr. Zignego reiterated that the work should not be done outside, and this building will allow them the opportunity to do it inside.

Tricia Casper (N28 W22544 Peachwood Court) questioned if trucks from other parts of the state would be brought to do more work in the new building. Mr. Zignego clarified that this garage is for the paving company and they do jobs throughout Wisconsin. Most of their equipment is taken care of at this location. They are simply taking an existing and inefficient building that is too small and creating a new building.

Commissioner Bergman felt they should focus on the hours of operation and address a stop time with the owner. Chairman Bierce suggested writing the conditional use to have no outdoor activity after 8:00pm.

Mr. Zignego suggested specifically adding verbiage to the conditional use that concrete mixers will not be cleaned outside. He also suggested having complaints go to a supervisor's phone instead of the Sheriff's Department, so that if there is an issue, they can stop it immediately.

Chairman Bierce suggested approving this contingent on the wording in the conditional use and letting staff and Zignego figure it out. Mr. Fuchs stated he could draft conditions of approval that would address specific hours of operation for specific uses and locations. That could either be brought back to the Plan Commission, or it could be made as part of this approval and then be taken to Common Council. Chairman Bierce stated he had no problem having staff work with the applicant, because everyone would have a chance to see what the final document looks like.

Discussion took place regarding the idea of having a phone number for a supervisor. Mr. Fuchs suggested the calls go through City staff and to always have a contact for the manager on site.

A motion was made and seconded (S. Sullivan, C. Wunder) to approve the rezoning. Motion Passed: 4-For, 0-Against.

6. Discussion and Action Regarding a Certified Survey Map for Duplainville Land Company, LLC/John Zignego for Property Located at W226 N2940 Duplainville Road for the Purpose of Combining all Parcels Owned by Zignego Into One Lot (PWC 0913997001, PWC 0914991, PWC 0914992001)

Mr. Fuchs noted that there should be an addition of the drainage and access easement as requested by the Engineering Department.

A motion was made and seconded (B. Bergman, C. Wunder) to approve the CSM as submitted with staff and Engineering comments. Motion Passed: 4-For, 0-Against.

7. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Duplainville Land Company, LLC/John Zignego for Property Located at W226 N2940 Duplainville Road for the Purpose of Constructing a One-Story 25,000 Square Foot Repair Garage Building (PWC 0913997001, PWC 0914991, PWC 0914992001)

Chairman Bierce suggested structuring this so that staff could negotiate with Zignego with the noise abatement hours and any other concerns that have been discussed at this meeting.

Commissioner Bergman reminded the Commission that this building will only be seen by the employees that use it. He felt rooftop screening would be a waste of money because no one will ever see the units. He felt it was probably a better building than it needed to be on this site.

Chairman Bierce also noted that staff would tie into figuring out what the best plan was moving forward as far as communicating the noise complaints so we have a path to get to Mr. Zignego quickly.

A motion was made and seconded (S. Bierce, B. Bergman) to recommend approval of the conditional use permit and site and building plans to the Common Council, subject to the conditions within the staff report, and staff and the applicant working out conditions for noise abatement and noise abatement hours, and coming up with a plan for communication between the citizens and Zignego, and possibly the Sheriff's Department. Motion Passed: 4-For, 0-Against.

8. Discussion and Action and Public Hearing 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.

Mr. Fuchs gave a brief background regarding the possible change to allowing electronic message boards and explained the changes that could be made to the ordinance. He noted that the change could be limited to institutional uses, banks and financial institutions, and restaurants, bars and taverns, or it could be made City-wide. He noted that staff was not recommending a change to the ordinance and he recommended keeping the code as is and keeping the signs prohibited.

Chairman Bierce opened the public hearing at 8:46pm.

Brian Pritzkow (N37 W26853 Kopmeier Drive) stated he was not sure why staff would not recommend this. He discussed manual changing signs and felt the electronic signs would be a safety consideration for that. The signs can be regulated and he felt the business community wants it for the City. He noted that the Village of Pewaukee already allows them. Mr. Pritzkow added that instead of a bar having banners, they would now only have one sign if this were allowed. He felt it would elevate the City and increase value to business owners.

Greg Zinda, owner of the Station Bar & Grill, stated he may want to do this at his bar and felt it would be a big improvement.

Ramona Marenda with Lemberg Electric stated she was representing Inlanta and explained how their electronic sign permit had inadvertently been issued. She did not believe the City would look like Las Vegas, as the City can control the look. She felt the signs would be safe, clean and energy efficient.

Chairman Bierce closed the public hearing at 8:53pm.

Mr. Fuchs clarified that the City does not allow manual changeable copy signs, except for charitable or religious institutions. Mr. Fuchs was in favor of striking that section of the code that does allow them, as they do not look good and he did not know many establishments that use them.

Commission Bergman understood the argument that we are a rural, lake country community, but he felt this would be a solution to the issue of bars having banner signs outside. He felt this was a good way to do this on a limited basis and he was in favor of it.

Mr. Fuchs was concerned with identifying uses as opposed to making it City-wide, as there will be businesses that don't fall into one of the categories that will want one. He felt overall, businesses should be put on a level playing field and if the City were to allow electronic message board signs for some commercial uses, it should allow them for all commercial uses, or not allow them at all.

Commissioner Bergman questioned if this was the look that we wanted the City to have.

Mr. Fuchs noted that size, height and brightness standards can be regulated, but the City cannot regulate content.

Administrator Klein stated the signs and flags at bars are a property maintenance issue and they are not allowed. He did not see a need for electronic signs and there are plenty of other ways to do community outreach. Mr. Klein stated he was totally opposed to it.

The Plan Commission took no action.

9. Adjournment

A motion was made and seconded (C. Wunder, B. Bergman) to adjourn the meeting at 9:12pm.

Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

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

DATE: October 15, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for Waukesha Gun Club Located at N22 W23170 Watertown Road for the Purpose of Building a Five-Stand Shooting Structure (PWC 0920997, PWC 0920998, PWC 0920999)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Waukesha Gun Club Staff Report

Waukesha Gun Club Site & Building Plans



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 October 15, 2020

Date: October 8, 2020

Project Name: Waukesha Gun Club Site & Building Plans

Project Address/Tax Key No.: N22W23170 Watertown Road/PWC 0920998

Applicant: Patrick Gerbensky, Waukesha Gun Club

Property Owner: Waukesha Gun Club

Current Zoning: I-2 Rural Institutional District and Lowland Conservancy District

Proposed Zoning: Same

2050 Land Use Map Designation: Public or Private Park and Recreation and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas

Use of Surrounding Properties: Industrial properties zoned M-4 to the north, Lowland Conservancy zoned lands to the south, nonresidential properties zoned M-2, B-6 and B-5 to the east, and B-4, LC and M-2 zoned lands to the west

Project Description/Analysis

The applicant submitted Site and Building Plans for a five-stand shooting structure at the Waukesha Gun Club. As part of this project, an existing building will also be relocated further west from its current location. The new building and the existing building to be moved are both illustrated on the attached site plan prepared by the applicant.

The Waukesha Gun club development spans three separate parcels (Tax Key Nos. 0920997, 0920998, and 0920999). The Waukesha Gun Club also owns a 2.76-acre parcel directly to the east (PWC 0919998004) as well as a 10.43-acre parcel on the south side of Watertown Road (PWC 0953989).

The new building and the building to be moved are both located at N22W23170 Watertown Road (Tax Key No. 0920998). As the Gun Club is a single development, it is recommended that, prior to issuance of a Building Permit, a Certified Survey Map be submitted for review and approval to combine the properties bearing Tax Key Nos. 0920997, 0920998, and 0920999 into a single parcel. If the parcel bearing Tax Key No. 0919998004 is planned to be utilized as part of the Waukesha Gun Club development, it is recommended that that parcel be included as part of the CSM as well. Note that PWC 0919998004 is zoned B-4 District and would be required to be rezoned to I-2 to be combined with the adjacent Waukesha Gun Club properties.

Site & Building Plans

The property containing the proposed and relocated buildings (PWC 0920998) is approximately 26.25-acres and zoned I-2 Rural Institutional District. The three sites noted above comprising of the Gun Club have a combined acreage of approximately 75.38-acres. The majority of the site is greenspace.

The applicant is proposing a 56-foot by 12-foot (672 square foot) building. The building locations both conform to the I-2 District development standards.

The property does contain protected natural resources; however, the proposed and relocated buildings do not appear to encroach into any protected resources or setbacks based on WDNR mapped wetlands and SEWRPC Regional mapping.

The proposed building primarily consists of steel siding and overhead doors. The north elevation is left open for shooting and the south elevation includes five 7' x 7' overhead doors and two sets of patio doors. The east and west elevations each have a 10' x 7' overhead door.

There are no proposed changes to parking, landscaping, lighting, or signage onsite. Staff does recommend that final grading, erosion control and storm water management plans, as may be required, shall be submitted for approval by the Engineering Department prior to any land disturbance activities.

As noise may be a concern with changes onsite, staff did ask the applicant if a noise study had ever been completed, particularly related to any effects from shooting indoor a structure like the one proposed compared to completely outdoors. Staff would have also been interested in a conversation with the applicant related to any need or options for insulation of the structure. Certain types of insulation, such as rubber or sound control blankets, may reduce noise and reverberation. Staff did not receive a response to any comments, which are listed below for reference.

- Has the Gun Club ever conducted a noise study, particularly related to the effect from shooting within a partially enclosed structure like the one proposed? Noise is likely a question that will be discussed as the project moves forward.
- Has a wetland delineation ever been conducted onsite?
- Please provide an additional site plan that illustrates property lines. A scaled site plan with setbacks dimensioned is preferred, including setbacks for WDNR mapped wetlands.
- The site plan shows existing lighting to remain. Please confirm that no new lighting is proposed as part of this project.
- It is also recommended that a Certified Survey Map be submitted to combine the 4 separate parcels owned by the Waukesha Gun Club. These properties function as a single development, so it recommended they be combined, which would eliminate any potential zoning setback issues. I believe the City would be open to a time frame that would allow the shooting stand to proceed while the CSM moves forward separately at a later date.

Recommendation

Staff does not find that comments have been fully addressed. As such, staff would like to discuss further with the Plan Commission and the applicant, prior to making a final recommendation.



Ascent, LLC
W240 N1221 Pewaukee Rd.
Waukesha, WI 53188
262-650-9705
mike@ascentbuild.com

Monday, August 31, 2020

Office of the Planner & Community Development Director
W240 N3065 Pewaukee Rd.
Pewaukee, WI 53072

To Whom it May Concern:

We looking for approval on a permanent 5 stand shooting structure at the Waukesha Gun Club (N22 W23170 Watertown Rd., Waukesha, WI) This permanent 5 stand shooting structure will be used for recreational shooting and tournament events through out the year.

Tentative development: 4 month building timeline
Estimated building improvement: \$70,000.

Enclosed are the following documents for submission to the planning commission.

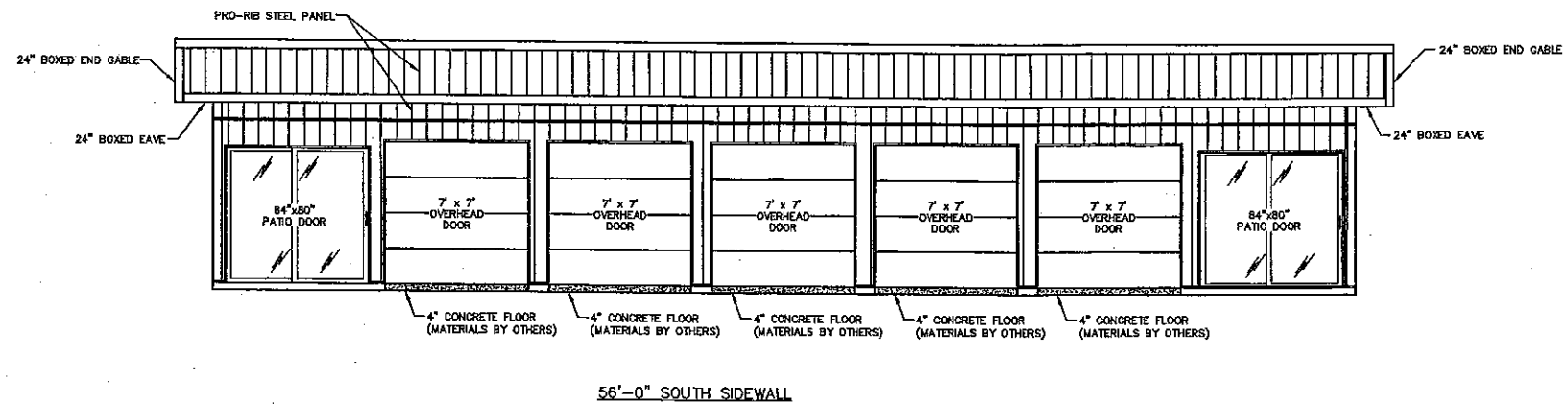
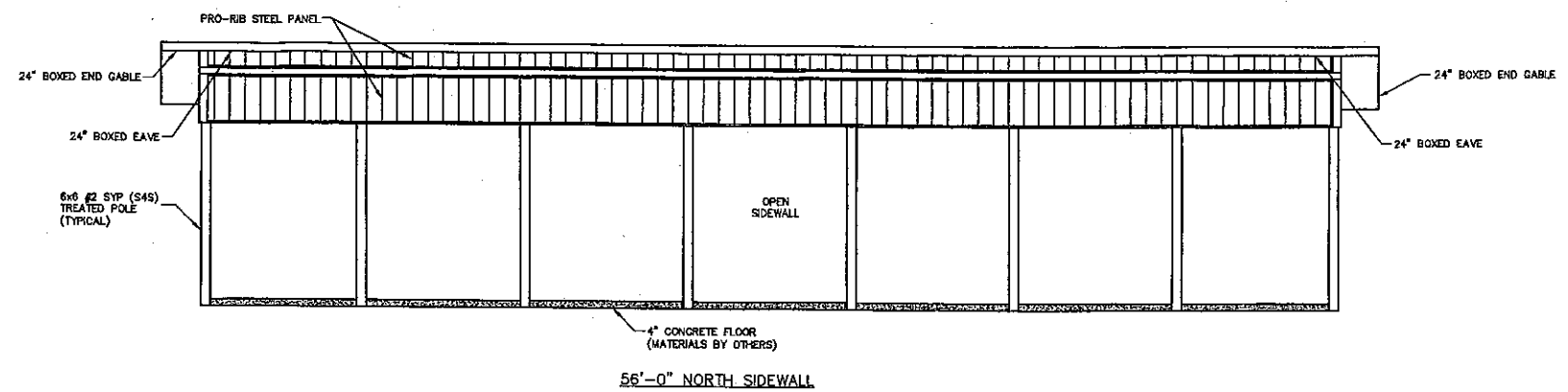
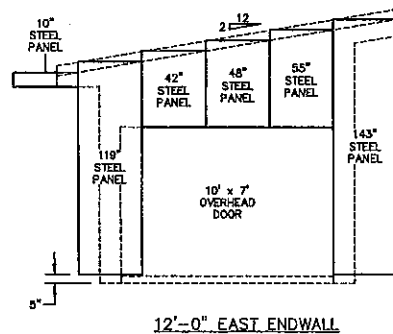
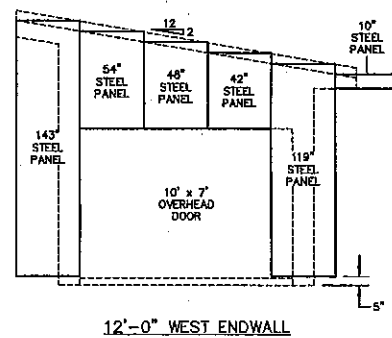
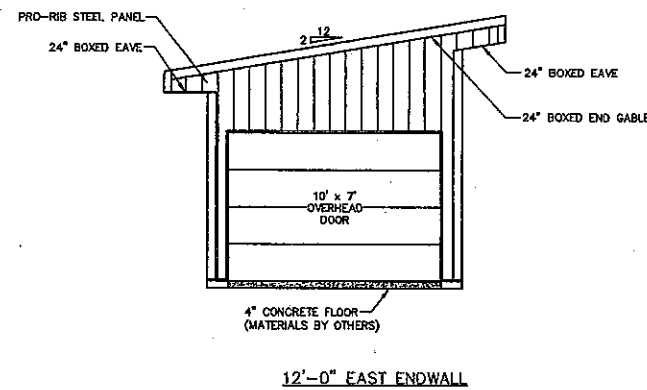
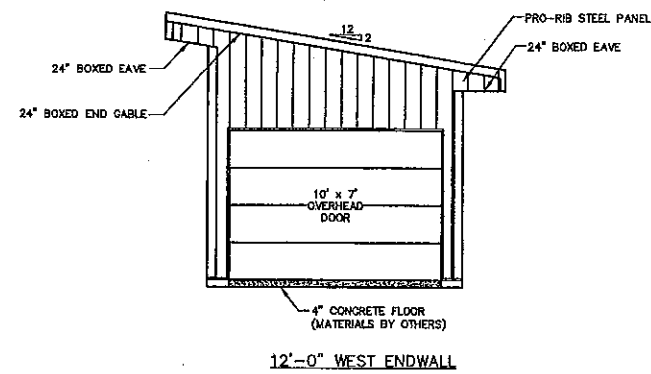
- Application for site and Building Plan Review
- Written narrative (see above)
- Site plan, lighting plan
- Grading and Erosion control
- Colored renderings

For questions, please contact Mike Merkel at Ascent, LLC.

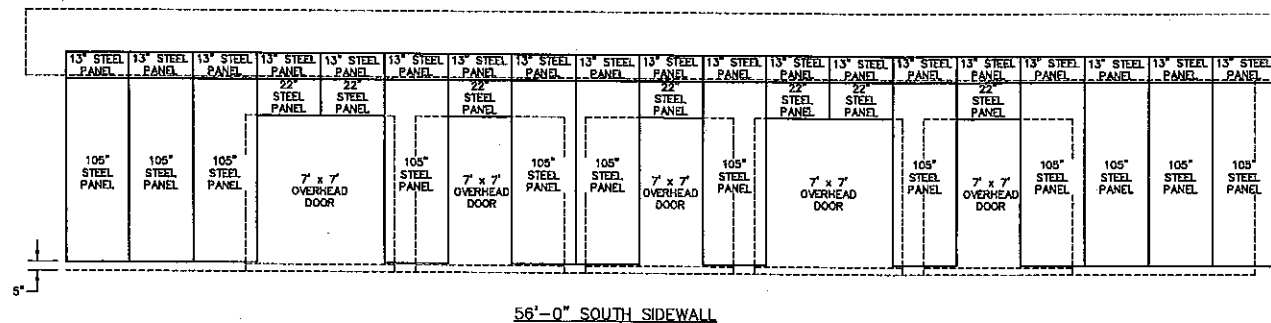
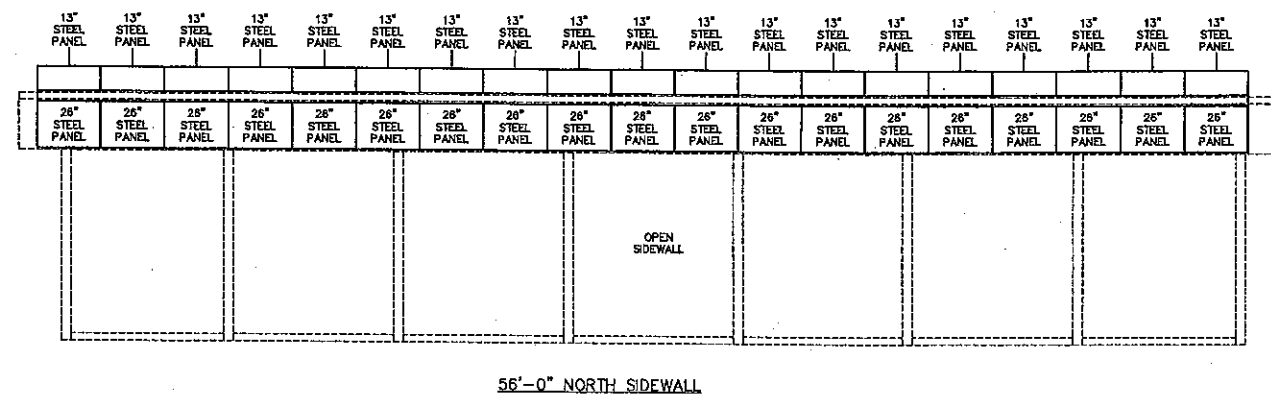
Sincerely,

Mike Merkel
mike@ascentbuild.com
262-649-6334





ELEVATIONS
SCALE: 1/4"=1'-0"



WALL STEEL LAYOUTS
SCALE: 1/4"=1'-0"

ENGINEERING SERVICES
6042 RAND RD. SUITE 400, WISCONSIN, WI 53090 (715) 479-8888

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@WDMWESTMANUFACTURING.COM

PROJECT TITLE:
WAUKESHA GUN CLUB

WAUKESHA, WI

PROF. ENGINEER: JEFF MURRAY

PLAN DESIGNER: FRANCIS DEL VECCHIO

DRAWN BY: JMS

DATE: 8/3/2018

SCALE: AS NOTED

REVISIONS		
NO	DATE	DESCRIPTION
1		
2		

SHEET TITLE:
ELEVATIONS AND WALL STEEL LAYOUTS

FILE NAME: U19118W

SHEET NO.
S2

TOPOGRAPHIC SURVEY

EXISTING LIGHTING TO REMAIN

LEGEND

- FOUND 3/4 REBAR OR NOTED CHECK POINT BENCHMARK
- STORM MANHOLE
- WATER VALVE
- HYDRANT
- CMCP CULVERT
- SEPTIC CLEANOUT
- TV PED
- LIGHT
- UTILITY POLE
- LP TANK
- ELECTRIC
- FLOOR ELEVATION
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- WOOD FENCE
- FLAG POLE

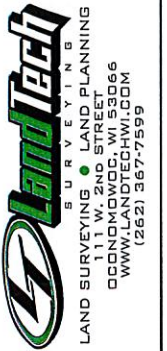
NOTES:

- VERTICAL DATUM IS NAVD 88 (GEOID 12A)

Scale: 1 INCH = 30 FEET

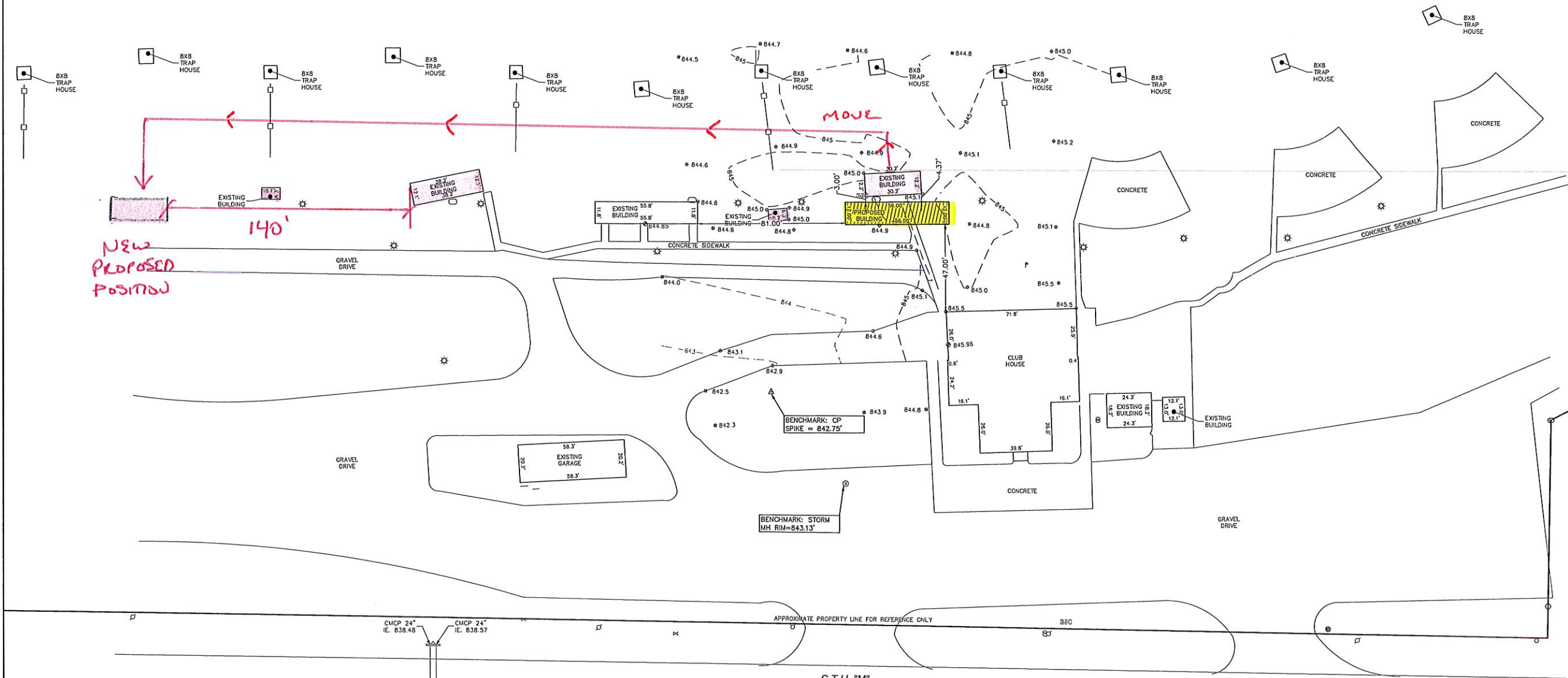
Map Labels:

- 8X8 TRAP HOUSE
- EXISTING BUILDING
- GRAVEL DRIVE
- EXISTING GARAGE
- CONCRETE SIDEWALK
- CONCRETE
- CLUB HOUSE
- EXISTING BUILDING
- BENCHMARK: CP SPIKE = 842.75'
- BENCHMARK: STORM MH RIM = 843.13'
- APPROXIMATE PROPERTY LINE FOR REFERENCE ONLY
- C.T.H. "M"



SHEET 1 OF 1	JOB NO. 20140		DATE 07/01/2020	SCALE 1:30	CLIENT ASCENT PROJECT WAUKESHA GUN CLUB LAYOUT PLAT OF SURVEY DRAWING 20140_SURVEY.DWG	LOCATION N22W23170 WATERTOWN RD. WAUKESHA, WI.	REV.	07/08/2020 ADD PROP. BLD.
							REV.	
							REV.	
							REV.	
							REV.	
							REV.	

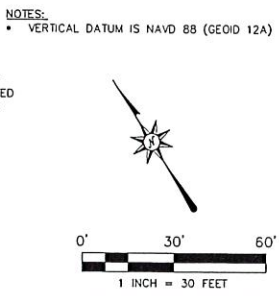
TOPOGRAPHIC SURVEY



ALL HIGHLIGHTED STRUCTURES ARE TEMPORARY BUILDINGS

PROPOSED NEW STRUCTURE

- LEGEND
- FOUND 3/4 REBAR OR NOTED
 - CHECK POINT BENCHMARK
 - STORM MANHOLE
 - WATER VALVE
 - HYDRANT
 - CMCP CULVERT
 - SEPTIC CLEANOUT
 - TV PED
 - LIGHT
 - UTILITY POLE
 - LP TANK
 - ELECTRIC
 - FLOOR ELEVATION
 - EXISTING SPOT GRADE
 - EXISTING CONTOUR
 - WOOD FENCE
 - FLAG POLE



REV.	07/08/2020	ADD PROP. BLD.
REV.		
REV.		
REV.		
REV.		
LOCATION	N22W23170 WATERTOWN RD. WAUKESHA, WI.	
CLIENT	ASCENT	
PROJECT	WAUKESHA GUN CLUB	
LAYOUT	PLAT OF SURVEY	
DRAWING	20140_SURVEY.DWG	
DRAWN BY	LJS	CHECKED BY MTO
SCALE	1:30	
DATE	07/01/2020	
JOB NO.	20140	
SHEET	1 OF 1	

TOPOGRAPHIC SURVEY

LEGEND

- FOUND 3/4 REBAR OR NOTED
- CHECK POINT BENCHMARK
- STORM MANHOLE
- WATER VALVE
- HYDRANT
- CMCP CULVERT
- SEPTIC CLEANOUT
- TV PED
- LIGHT
- UTILITY POLE
- LP TANK
- ELECTRIC
- FLOOR ELEVATION
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- WOOD FENCE
- FLAG POLE

NOTES:

- VERTICAL DATUM IS NAVD 88 (GEOID 12A)

Scale: 1 INCH = 30 FEET

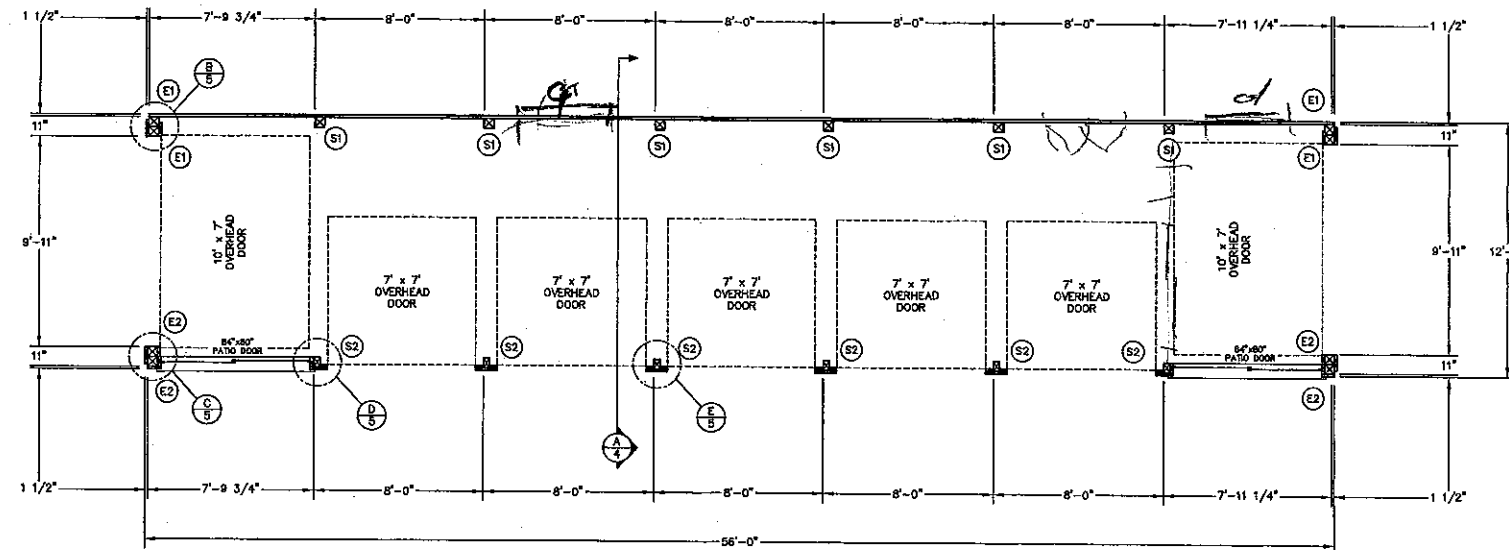
Map Labels:

- 8X8 TRAP HOUSE
- EXISTING BUILDING
- GRAVEL DRIVE
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- CLUB HOUSE
- CONCRETE
- EXISTING BUILDING
- GRAVEL DRIVE
- APPROXIMATE PROPERTY LINE FOR REFERENCE ONLY
- C.T.H. "M"
- BENCHMARK: CP SPIKE = 842.75'
- BENCHMARK: STORM MH RIM = 843.13'
- CMCP 24" IE 838.48
- CMCP 24" IE 838.57
- CMCP 24" IE 838.85
- CMCP 24" IE 838.62

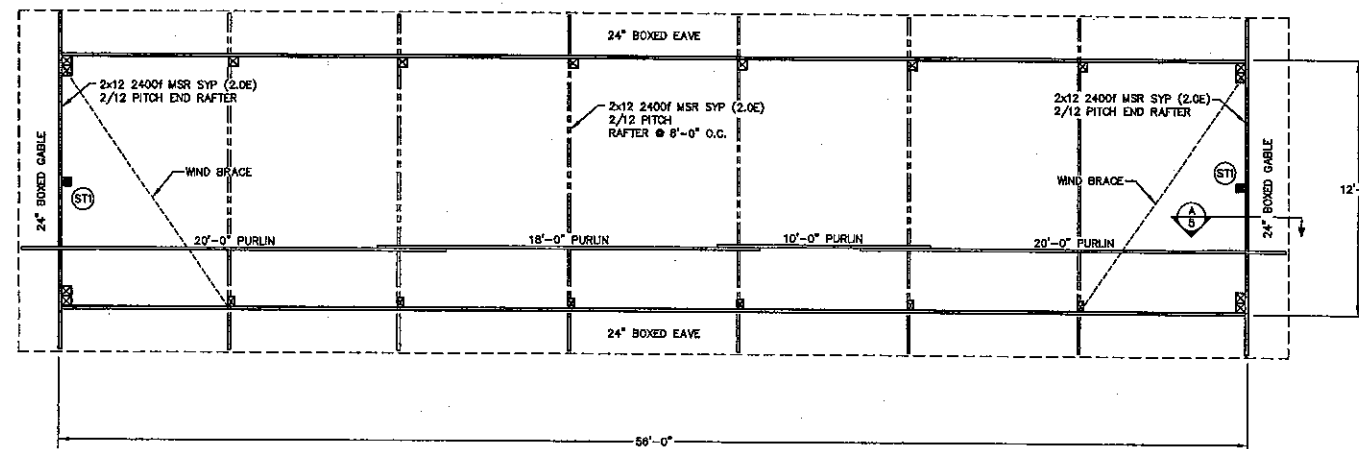
Red Markings:

- X-X-X
- BRUSHED CONTOUR





FLOOR PLAN
SCALE: 1/4"=1'-0"



ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

NOTE:
WIND BRACE SHALL BE A 2x4 #2 SPF PLACED ON THE UNDERSIDE OF THE ROOF PURLINS. WIND BRACE SHALL BE SECURED W/2-30d THREADED HARDENED STEEL NAILS AT EACH END AND W/1-10d THREADED HARDENED STEEL NAIL AT EACH BRACE TO PURLIN LOCATION.

NOTE: LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.

NOTE:
2x4 #2 SPF ROOF PURLINS (ON-EDGE) @ 24" O.C. ROOF PURLINS ARE TO BE SECURED TO THE RAFTER W/1-10d THREADED HARDENED STEEL NAIL AT EACH PURLIN TO RAFTER LOCATION. FOR PURLIN OVERLAP SEE DETAIL E/4.

POLE & FOOTING SCHEDULE				
POLE LOCATION	POLE DESCRIPTION	EMBEDMENT	NUMBER OF POLES	FOOTING DESCRIPTION
S1	(18')-6x6 #1 SYP (S4S) TREATED POLE	4'-4"	6	14"x6"x4" CONCRETE FOOTING
S2	(18')-4x6 #2 SYP (S4S) TREATED POLE	4'-4"	6	14"x6"x4" CONCRETE FOOTING
E1	(18')-6x6 #1 SYP (S4S) TREATED POLE	4'-4"	4	14"x6"x4" CONCRETE FOOTING (SHARED)
E2	(18')-6x6 #1 SYP (S4S) TREATED POLE	4'-4"	4	14"x6"x4" CONCRETE FOOTING (SHARED)

STUB COLUMN SCHEDULE		
COLUMN LOCATION	COLUMN DESCRIPTION	NUMBER OF COLUMNS
ST1	3-PLY 2x6-(4') #2 SPF STUB COLUMN (CUT TO FIT)	2



ENGINEERING SERVICES
5013 KASSA RD. SUITE 100, WAUKESHA, WI 53186 (715) 499-0044
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
WAUKESHA GUN CLUB

WAUKESHA, WI
PROF. ENGINEER: JEFF MURRAY
PLAN DESIGNER: FRANCIS DEL VECCHIO
DRAWN BY: JMS
DATE: 8/3/2018
SCALE: AS NOTED

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		

SHEET TITLE:
FLOOR PLAN AND ROOF FRAMING PLAN
FILE NAME: U19118W
SHEET NO.

S3

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

DATE: October 15, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Final Plat for the Proposed Swan View Farms Subdivision Located at W239 N4024 Swan Road (PWC 0871996)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Swan View Farms Staff Report

Swan View Farms Final Plat

Swan View Farms Deed Restrictions



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 October 15, 2020

Date: October 8, 2020

Project Name: Swan View Farms Final Plat

Project Address/Tax Key No.: W239N4024 Swan Road/PWC 0871996 and 0871999

Applicant: BWC Investments LLC

Property Owner: Swan View Properties LLC and BWC Investments LLC (0871996) and BWC Investments LLC (0871999)

Current Zoning: RS-4 Single-Family Residential District and LC Lowland Conservancy District

Proposed Zoning: Same

2050 Land Use Map Designation: Low – Medium Density Residential (1/2 AC. – 2 AC. / DU), Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas and Water

Use of Surrounding Properties: Single-family residential and Balmer Park to the north, single-family residential to the south and west, and single-family residential and agricultural land to the east

Project Description

The applicant, BWC Investments, LLC, filed a Final Plat Application for Phase 1 of the Swan View Farms single-family residential subdivision development located at approximately W239N4024 Swan Road. Phase 1 consists of the 59 southern lots and 10 outlots, including an outlot being retained by the developer for the Phase 2 lots. Otherwise, outlots contain wetlands, stormwater management facilities, walking paths and utility easements. In total, the subdivision will have eighty-three (83) lots. All lots continue to conform to the RS-4 minimum lot area of 20,000 square feet and, according to the applicant, all lots have a width of at least 110 feet at the building setback line.

A rezoning and Preliminary Plat for the subdivision were reviewed and approved at the September 20, 2018 Plan Commission meeting and October 15, 2018 Common Council meeting. At that time, the property was rezoned from A-1 Agricultural District, A-2 Agricultural District, and LC Lowland Conservancy District to RS-4 Single-Family Residential District. The LC Lowland Conservancy District remained and was updated to match the recent field delineations of wetlands within the property.

The approval included the requirement for the existing homestead to be connected to public sewer, which is being done by the developer.

The applicant has provided draft Declaration of Restrictions for the subdivision. Staff reviewed this document and has no objections. The document is attached to the electronic Plan Commission packet for review.

Recently the applicant inquired about the City's interest in acquiring the wetlands located on the northern portion of the property within Outlot No. 9, directly south of Balmer Park. The Plan Commission and Common Council may discuss if the City would like to pursue this acquisition or not and direct staff accordingly.

Overall, staff finds that the Final Plat is in substantial conformance with the Preliminary Plat.

Recommendation

A motion to recommend approval of the Swan View Farms Final Plat.

OWNER:
BWC INVESTMENTS, LLC.
N8 W22520 JOHNSON DR., STE. "L"
WAUKESHA, WI 53186-1668
PHONE: (262) 547-0326

GENERAL NOTES:

- — Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- — Indicates Found 0.75" Reinforcing Bar.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the South line of the S.W. 1/4 of Section 2, Town 7 North, Range 19 East, bears North 89°39'52" East.
- Stormwater Management Facilities are located on Outlots 2, 3, 5, and 11 of this Subdivision. The Owners of the residential Lots within this Subdivision and owners of any future additions shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.
- Outlot 9 is to be retained by the developer for future development.
- Outlot 8 has a temporary lift station and will be dedicated to the City.
- The Owners of all Lots within this Subdivision and any future phases shall each own an equal undivided fractional interest in Outlots 1, 4, 6, and 7 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Wetland boundaries shown hereon marked and located by OTIE, Scott M. Horzen, Wetland Ecologist on May 2, 2016 and provided to Trio Engineering, LLC in digital format.
- Private Drainage Easements are established to provide for the unobstructed flow of storm water runoff from the adjacent and upstream properties. Owners of lots on which these private drainage easements exist shall be responsible for keeping these areas free of any obstructions that may restrict or block this flow.
- The Public Sanitary Sewer, Storm Sewer and Drainage Easements are herein granted to the City of Pewaukee.
- All electric, telephone, and communication distribution lines and laterals including CATV cables, constructed after November 15, 2016 shall be placed underground.
- Outlot 10 will be retained by the developer for preservation purposes.

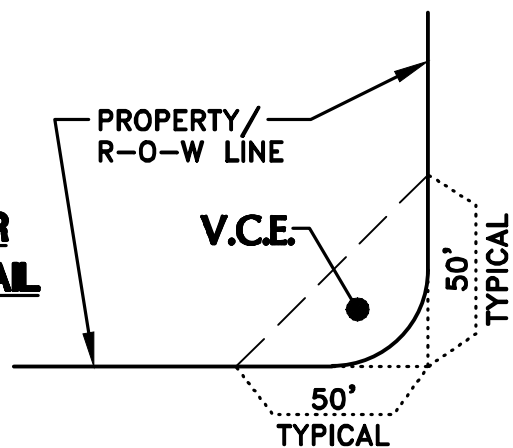
BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

Although all Lots in the Subdivision have been reviewed and approved for development with single and multi-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

BASEMENT RESTRICTION FOR BEDROCK NOTE:

Although all Lots in the Subdivision have been reviewed and approved for development with single and multi-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of bedrock near the ground surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer be consulted regarding the construction of basements in these areas where bedrock may be present near the ground surface. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

VISION CORNER EASEMENT DETAIL



VISION CORNER EASEMENT: (V.C.E.)

Lots 1, 3, 8, 9, 14, 20, 25, 55, and 56 and Outlots 1, 2, 3, 7, and 10 are herein subject to a Vision Corner Easement as shown on this plat in that nothing may be grown, stored or erected to a height more than two feet above ground surface.

16-024-789-01

PARCEL 2
CSM 2361

UNPLATTED LANDS

N89°39'44"E 1292.37

PARCEL 1
CSM 1016

PARCEL 2
CSM 1016

PARCEL 3
CSM 1016

N.W. CORNER,
S.W. 1/4
SEC. 2-7-19
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N 405,140.56
E 2,474,227.05

N. LINE, S.W. 1/4, SEC. 2-7-19
(N89°39'44"E 2584.75)

O.L. 10

O.L. 9
(RETAINED BY DEVELOPER)

W. LINE, S.W. 1/4, SEC. 2-7-19
(N00°00'31"E 2657.07)

N0°00'31"E 1857.18

UNPLATTED LANDS

N0°00'31"E
33.62

S88°30'31"W
228.58

N0°00'31"E
175.06

S88°30'31"W
91.63

N89°35'52"E
34.11

S.W. CORNER,
S.W. 1/4
SEC. 2-7-19
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N 402,483.75
E 2,474,226.65

LOT 1
CSM 2166

LOT 2
CSM

LOT 1
CSM 5066

UNPLATTED LANDS

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

SWAN VIEW FARMS

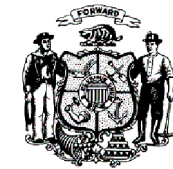
BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER _____, BEING A PART OF THE
SOUTHWEST 1/4 AND ALL OF THE NORTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION
2, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

"OVERALL DETAIL SHEET"

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 _____

Department of Administration



4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

PRESERVATION RESTRICTIONS:

Those areas identified as Wetland and Primary Environmental Corridor (P.E.C.) on this Plat shall be subject to the following restrictions:

- Grading, filling and removal of topsoil or other earthen materials are prohibited except in connection with the construction of a proposed multi-use trail, unless specifically authorized by the City of Pewaukee, the Wisconsin Department of Natural Resources and the Army Corps of Engineers in Wetland areas.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the City of Pewaukee. Silvicultural thinning upon the recommendation of a forester or naturalist and with approval from the City of Pewaukee, shall also be permitted.
- The introduction of plant material not indigenous to the existing environment is prohibited.
- Ponds may be permitted subject to the approval of the City of Pewaukee and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The construction of buildings, patios, decks, and other structures and impervious surfaces is prohibited in Wetland areas. The construction of the approved multi-use trail and other impervious surfaces approved on the construction plans in the upland Primary Environmental Corridor will be permitted.

UNPLATTED LANDS

N89°37'49"E 1286.68

N. LINE OF THE SE 1/4 OF THE SW 1/4

P.E.C.

O.L. 5

WETLAND

O.L. 6

WETLAND

P.E.C.

WETLAND

WETLAND

P.E.C.

WETLAND

P.E.C.

WETLAND

P.E.C.

WETLAND

P.E.C.

WETLAND

P.E.C.

WETLAND

P.E.C.

WETLAND

P.E.C.

WETLAND

P.E.C.

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WETLAND

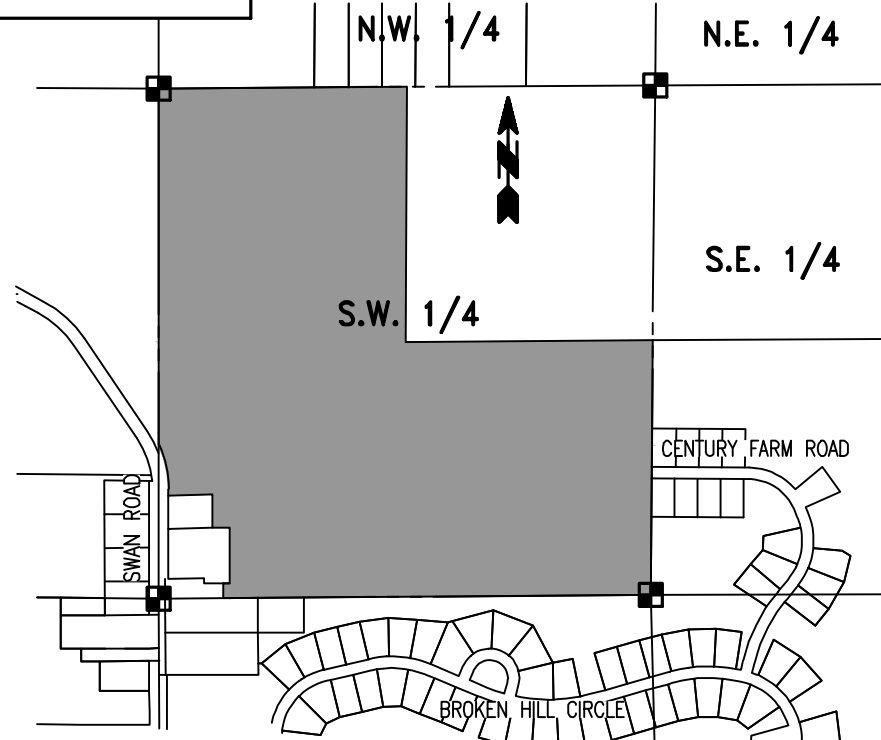
P.E.C.

WETLAND

LOCALITY MAP:

SW 1/4, SEC. 2, T. 7 N., R. 19 E.

SCALE: 1"=1000'



SINGLE-FAMILY RESIDENTIAL DISTRICT Rs-4

LOT AREA = 20,000 s.f. min.
LOT WIDTH = 110 feet (at setback)

SETBACK

Street = (minimum) 40 feet
Side = 20 feet
Rear = 35 feet
Wetland = 25 feet

CORNER LOTS WILL HAVE TWO ROAD
SETBACKS AND TWO SIDE YARD SETBACKS.

E. LINE, S.W. 1/4, SEC. 2-7-19
(S00°30'05"W 2654.42)

LOT 1
CSM 11269

LOT 118
BROKEN HILL
ADDITION 1

OUTLOT 3
BROKEN HILL

OUTLOT 5
BROKEN HILL

OUTLOT 1
BROKEN HILL

OUTLOT 2
BROKEN HILL

OUTLOT 4
BROKEN HILL

OUTLOT 6
BROKEN HILL

OUTLOT 7
BROKEN HILL

OUTLOT 8
BROKEN HILL

OUTLOT 9
BROKEN HILL

OUTLOT 10
BROKEN HILL

OUTLOT 11
BROKEN HILL

OUTLOT 12
BROKEN HILL

S.E. CORNER,
S.W. 1/4
SEC. 2-7-19
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N 402,501.73
E 2,476,788.30

TRUE NORTH
GRID NORTH

+01°13'35"

SCALE: 1" = 150'

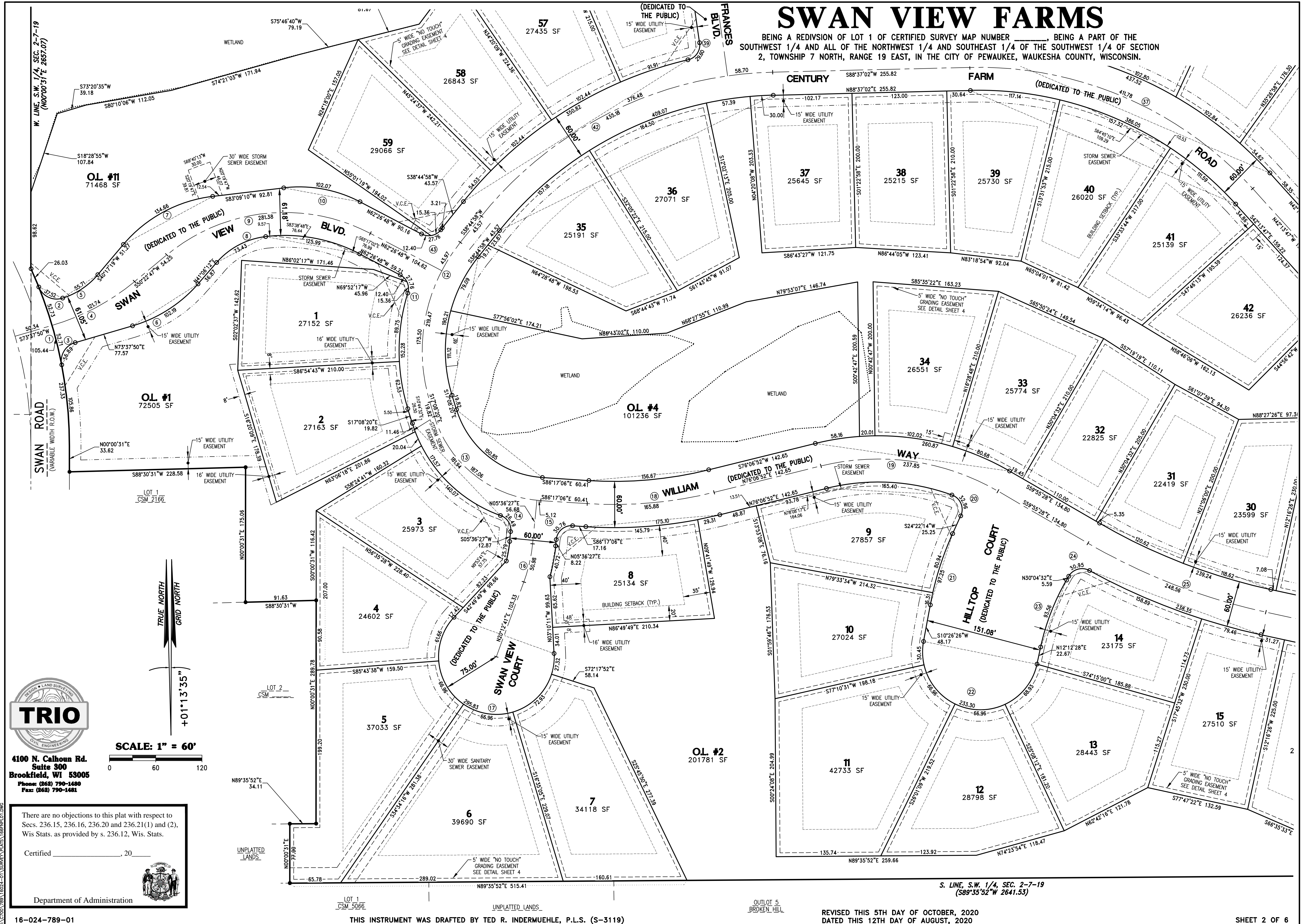
0 150 300

REVISED THIS 5TH DAY OF OCTOBER, 2020
DATED THIS 12TH DAY OF AUGUST, 2020

SHEET 1 OF 6

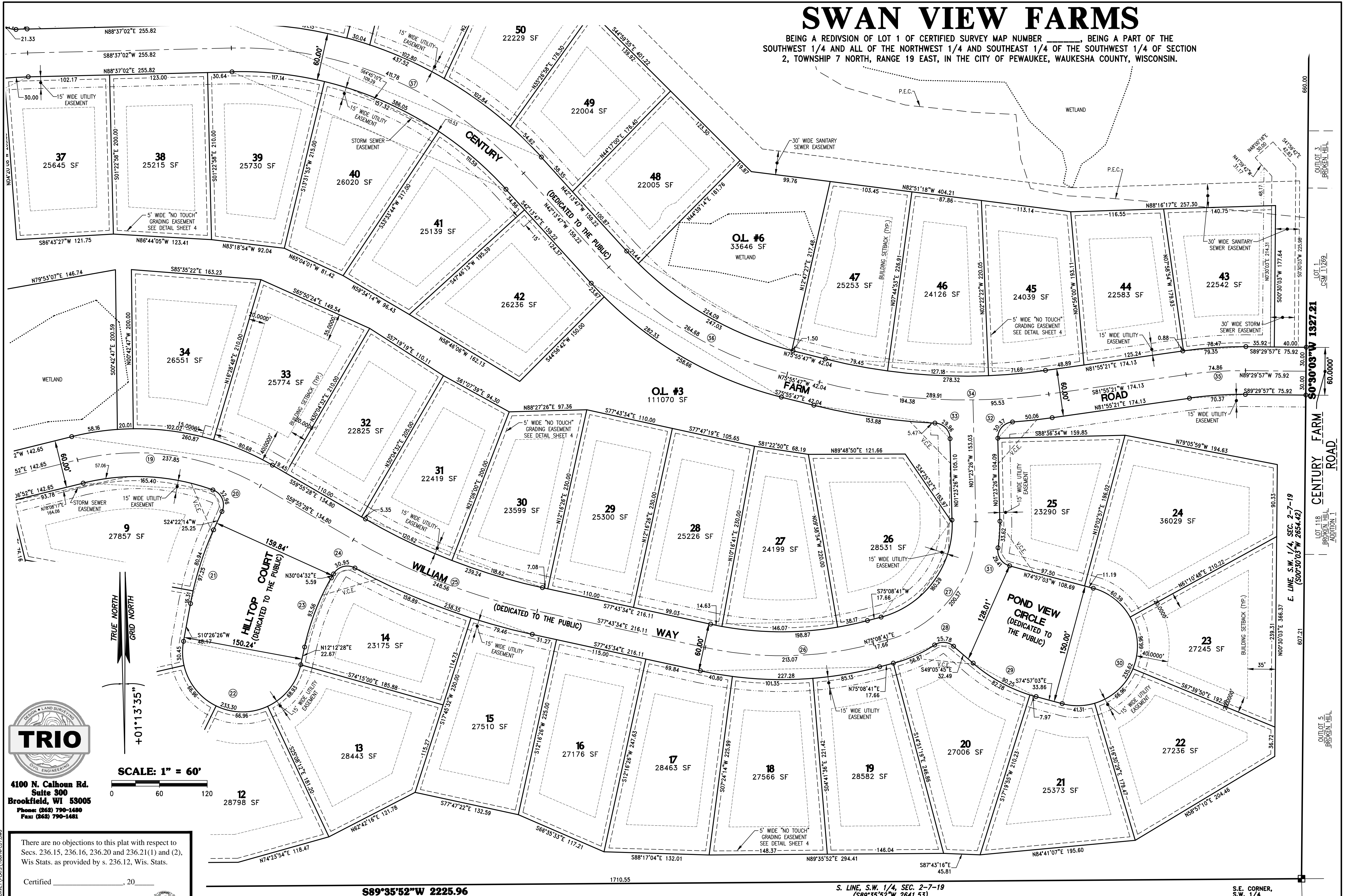
SWAN VIEW FARMS

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER _____, BEING A PART OF THE SOUTHWEST 1/4 AND ALL OF THE NORTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



SWAN VIEW FARMS

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4100 N. Calhoun Rd.
Suite 800
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2).
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



16-024-789-01

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

REVISED THIS 5TH DAY OF OCTOBER, 2020
DATED THIS 12TH DAY OF AUGUST, 2020

SHEET 3 OF 6

SWAN VIEW FARMS

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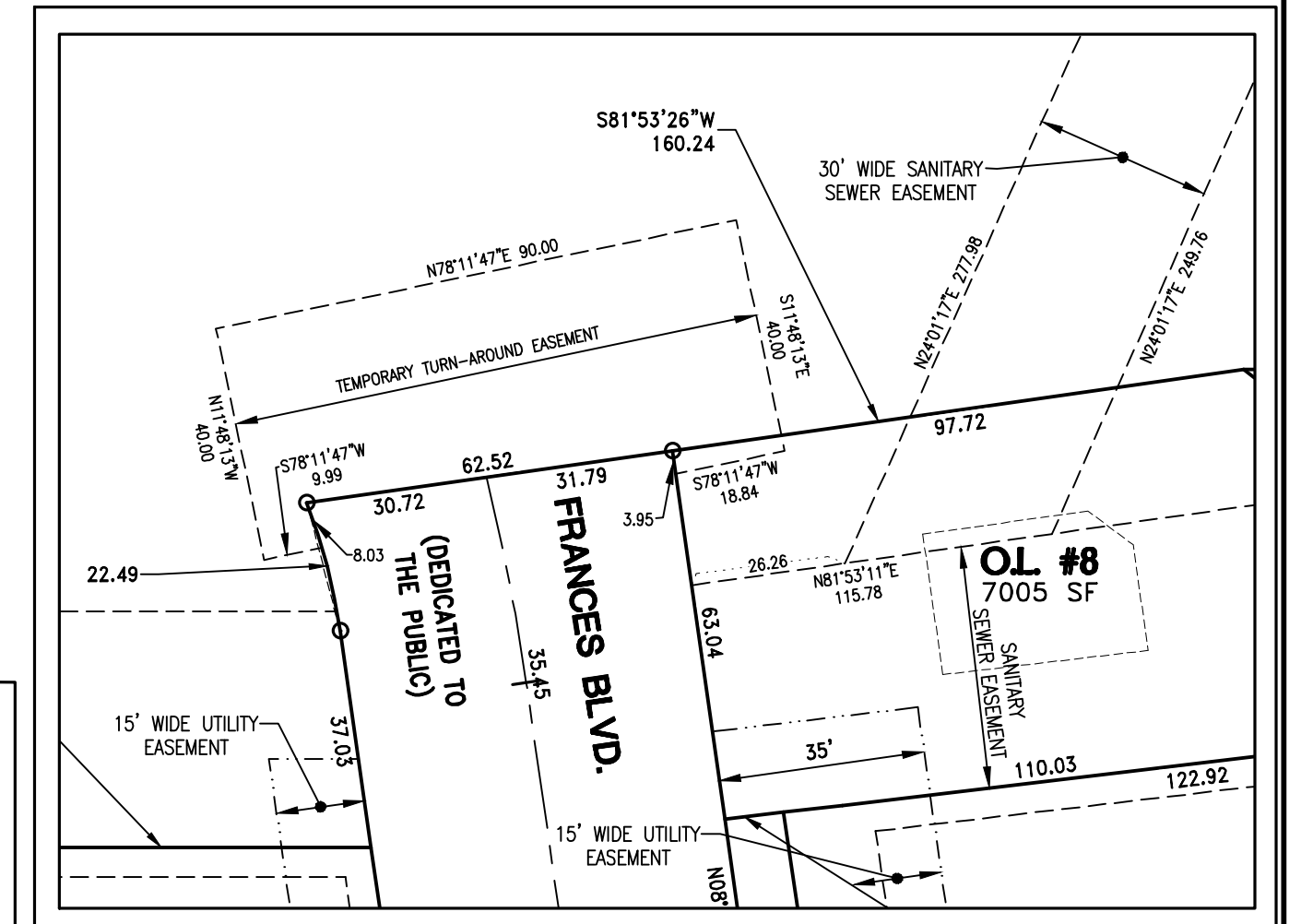
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Certified _____, 20____

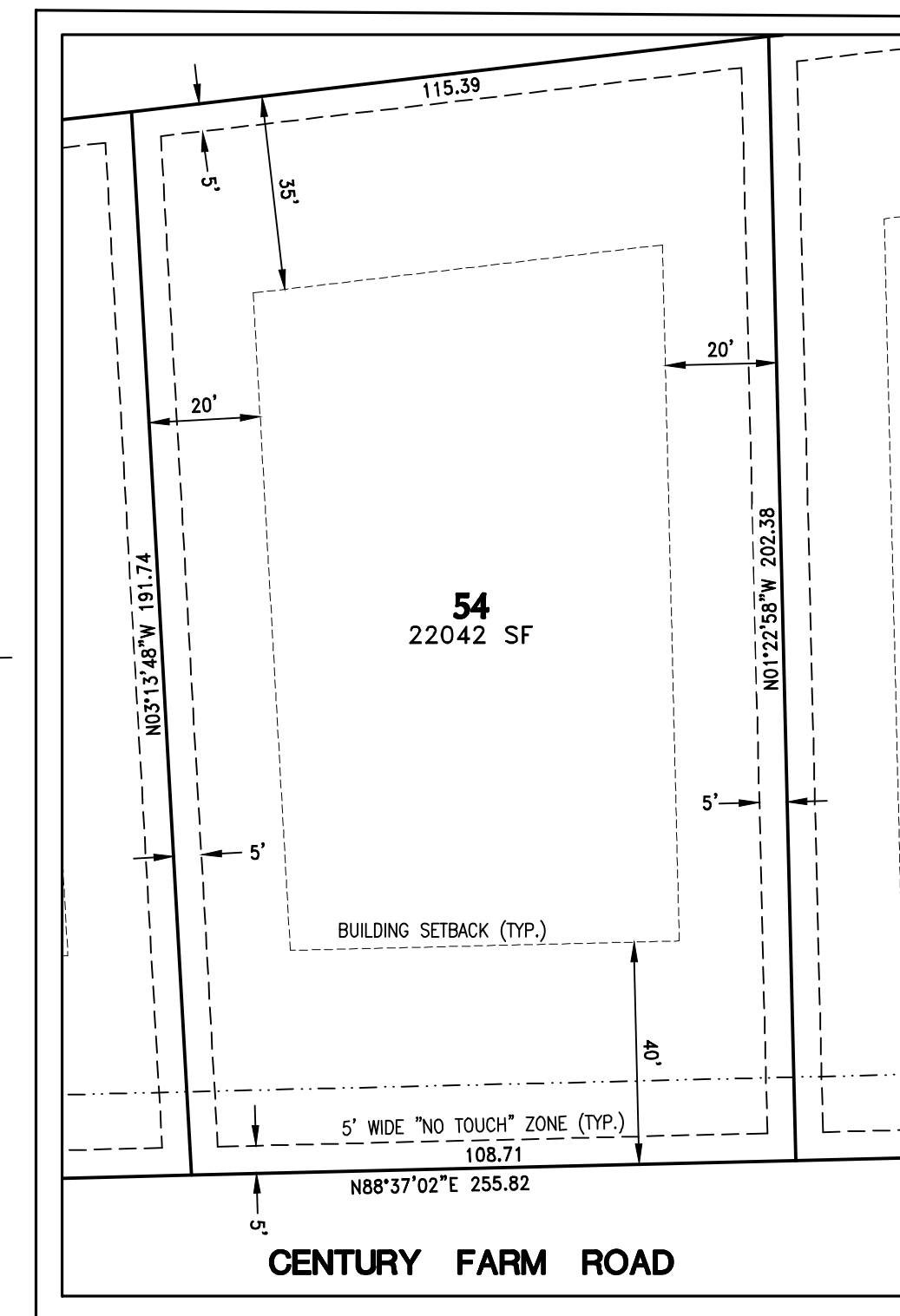
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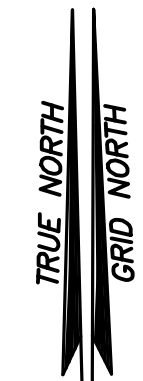
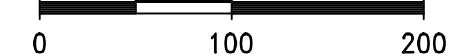


TURN-AROUND EASEMENT DETAIL
SCALE 1" = 30'

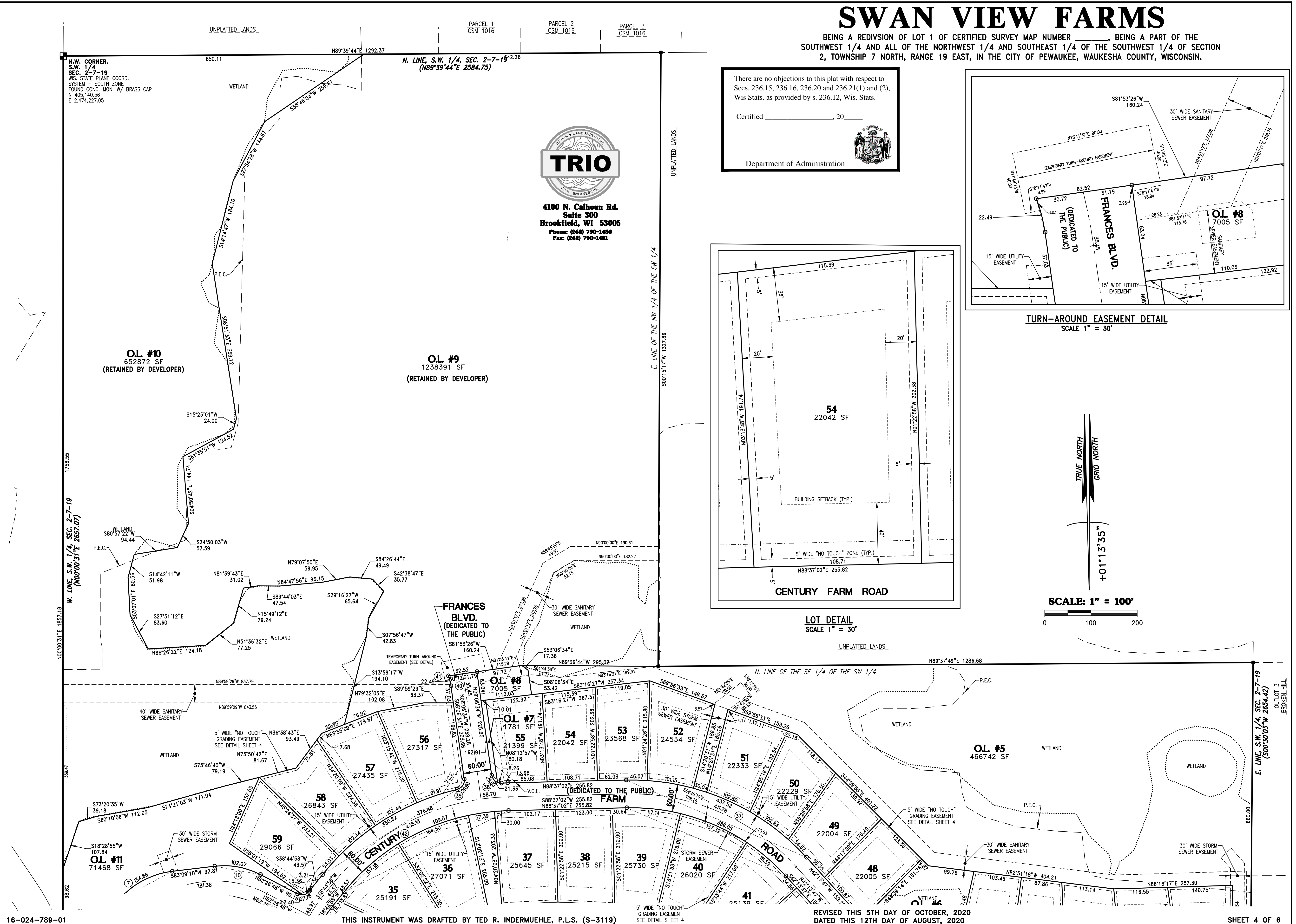


LOT DETAIL
SCALE 1" = 30'

SCALE: 1" = 100'



+01°13'35"



SWAN VIEW FARMS

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER _____, BEING A PART OF THE
SOUTHWEST 1/4 AND ALL OF THE NORTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION
2, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	EXTERIOR	554.73	24°30'47"	237.33	235.53	N12°14'53"W	N00°00'31"E	N24°30'16"W
2	OUTLOT 10	25.00	85°58'43"	37.52	34.09	S64°48'18"E	S21°48'56"E	N72°12'21"E
3	OUTLOT 1	25.00	84°33'22"	36.89	33.64	S31°21'09"W	S73°37'50"W	S10°55'32"E
4	CENTERLINE	300.00	23°15'03"	121.74	120.91	S62°00'19"W	S50°22'47"W	S73°37'50"W
5	OUTLOT 10	100.00	31°55'02"	55.71	54.99	N56°14'50"E	N72°12'21"E	N40°17'19"E
6	OUTLOT 1	180.00	32°31'38"	102.19	100.82	N57°22'01"E	N73°37'50"E	N41°06'12"E
7	OUTLOT 10	180.00	42°51'51"	134.66	131.54	S61°43'15"W	S83°09'10"W	S40°17'19"W
8	OUTLOT 1	100.00	42°04'27"	73.43	71.79	S62°08'26"W	S83°10'39"W	S41°06'12"W
9	CENTERLINE	240.00	67°10'25"	281.38	265.54	S83°58'00"W	N62°26'48"W	S50°22'47"W
	OUTLOT 1	210.00	34°22'33"	125.99	124.11	N79°38'04"W	N62°26'48"W	S83°10'39"W
10	OUTLOT 10	170.00	34°24'02"	102.07	100.54	N79°38'49"W	N62°26'48"W	S83°09'10"W
11	S. R.O.W.	20.00	79°31'28"	27.76	25.58	N22°41'04"W	N17°04'40"E	N62°26'48"W
	OUTLOT 1	20.00	35°31'59"	12.40	12.21	N44°40'48"W	N26°54'49"W	N62°26'48"W
	1	20.00	43°59'29"	15.36	14.98	N04°55'05"W	N17°04'40"E	N26°54'49"W
12	CENTERLINE	225.00	55°53'18"	219.47	210.88	S10°48'19"W	S38°44'58"W	S17°08'20"E
	NORTH	225.00	11°11'46"	43.97	43.90	S33°09'05"W	S38°44'58"W	S27°33'12"W
	SOUTH	225.00	44°41'32"	175.51	171.09	S05°12'26"W	S27°33'12"W	S17°08'20"E
	59	255.00	0°43'14"	3.21	3.21	S38°23'21"W	S38°44'58"W	S38°01'45"W
	E. R.O.W.	195.00	55°53'18"	190.21	182.76	S10°48'19"W	S38°44'58"W	S17°08'20"E
	OUTLOT 4	195.00	32°38'57"	111.12	109.62	S00°48'51"E	S15°30'37"W	S17°08'20"E
	OUTLOT 3	195.00	23°14'21"	79.09	78.55	S27°07'48"W	S38°44'58"W	S15°30'37"W
	W. R.O.W.	255.00	34°13'00"	152.28	150.03	S00°01'50"E	S17°04'40"W	S17°08'20"E
	2	255.00	14°03'03"	62.53	62.38	S10°06'49"E	S03°05'17"E	S17°08'20"E
	1	255.00	20°09'57"	89.75	89.29	S06°59'41"W	S17°04'40"W	S03°05'17"E
13	CENTERLINE	155.00	69°08'46"	187.06	175.91	S51°42'43"E	S17°08'20"E	S86°17'06"E
	NORTH	155.00	67°15'13"	181.94	171.67	S50°45'56"E	S17°08'20"E	S84°23'33"E
	SOUTH	155.00	1°53'33"	5.12	5.12	S85°20'19"E	S84°23'33"E	S86°17'06"E
	W. R.O.W.	185.00	53°08'12"	171.57	165.49	S43°42'26"E	S17°08'20"E	S70°16'32"E
	3	185.00	43°22'49"	140.07	136.75	S48°35'07"E	S26°53'42"E	S70°16'32"E
	OUTLOT 1	185.00	6°12'23"	20.04	20.03	S23°47'31"E	S20°41'20"E	S26°53'42"E
	2	185.00	3°32'59"	11.46	11.46	S18°54'50"E	S17°08'20"E	S20°41'20"E
	OUTLOT 4	125.00	69°08'46"	150.85	141.86	S51°42'43"E	S17°08'20"E	S86°17'06"E
14	3	20.00	75°52'59"	26.49	24.59	N32°20'02"W	N05°36'27"E	N70°16'32"W
15	8	20.00	88°06'27"	30.76	27.81	S49°39'41"W	N86°17'06"W	S05°36'27"W
16	CENTERLINE	200.00	14°36'14"	50.98	50.84	N12°54'34"E	N20°12'41"E	N05°36'27"E
	8	230.00	10°08'37"	40.72	40.67	N10°40'46"E	N15°45'04"E	N05°36'27"E
	3	170.00	8°41'32"	25.79	25.77	N09°57'13"E	N14°18'00"E	N05°36'27"E
17	R.O.W.	75.00	226°00'01"	295.83	138.08	S70°10'11"E	S42°49'49"W	N03°10'11"W
	OUTLOT 2	75.00	20°52'19"	27.32	27.17	N07°15'58"E	N17°42'08"E	N03°10'11"W
	7	75.00	55°42'47"	72.93	70.09	N45°33'31"E	N73°24'55"E	N17°42'08"E
	6	75.00	51°09'21"	66.96	64.76	S81°00'24"E	S55°25'44"E	N73°24'55"E
	5	75.00	51°09'21"	66.96	64.76	S29°51'03"E	S04°16'22"E	S55°25'44"E
	4	75.00	47°06'11"	61.66	59.94	S19°16'44"W	S42°49'49"W	S04°16'22"E
18	CENTERLINE	540.00	17°36'02"	165.88	165.23	N84°54'53"E	S86°17'06"E	N76°06'52"E
	S. R.O.W.	570.00	17°36'02"	175.10	174.41	N84°54'53"E	S86°17'06"E	N76°06'52"E
	8	570.00	14°39'15"	145.79	145.39	N86°23'16"E	S86°17'06"E	N79°03'39"E
	OUTLOT 2	570.00	2°56'47"	29.31	29.31	N77°35'15"E	N79°03'39"E	N76°06'52"E
	OUTLOT 4	510.00	17°36'02"	156.67	156.05	N84°54'53"E	S86°17'06"E	N76°06'52"E
19	CENTERLINE	310.00	43°57'40"	237.85	232.06	S81°54'18"E	N76°06'52"E	S59°55'28"E
	9	280.00	33°50'40"	165.40	163.00	N86°57'48"W	N70°02'28"W	S76°06'52"W
	N. R.O.W.	340.00	43°57'40"	260.87	254.52	N81°54'18"W	N59°55'28"W	S76°06'52"W
	OUTLOT 4	340.00	9°48'02"	58.16	58.09	S81°00'52"W	S85°54'53"W	S76°06'52"W
	OUTLOT 3	340.00	3°22'20"	20.01	20.01	S87°36'03"W	S89°17'13"W	S85°54'53"W
	34	340.00	17°11'34"	102.02	101.64	N82°06'59"W	N73°31'12"W	S89°17'13"W
	33	340.00	13°35'45"	80.68	80.49	N66°43'20"W	N59°55'28"W	N73°31'12"W
20	9	20.00	94°24'42"	32.96	29.35	N22°50'07"W	N24°22'14"E	N70°02'28"W
21	R.O.W.	400.00	13°55'49"	97.25	97.01	S17°24'20"W	S24°22'14"W	S10°26'26"W
	10	400.00	2°20'13"	16.31	16.31	S11°36'32"W	S12°46'38"W	S10°26'26"W
	9	400.00	11°35'36"	80.94	80.80	S18°34'26"W	S24°22'14"W	S12°46'38"W
22	R.O.W.	75.00	178°13'58"	233.31	149.98	S78°40'33"E	S10°26'26"W	N12°12'28"E
	13	75.00	52°39'20"	68.93	66.53	N38°32'08"E	N64°51'48"E	N12°12'28"E
	12	75.00	51°09'21"	66.96	64.76	S89°33'32"E	S63°58'51"E	N64°51'48"E
	11	75.00	51°09'21"	66.96	64.76	S38°24'10"E	S12°49'29"E	S63°58'51"E
	10	75.00	23°15'55"	30.45	30.25	S01°11'32"E	S10°26'26"W	S12°49'29"E
23	14	300.00	17°52'04"	93.56	93.18	S21°08'30"W	S30°04'32"W	S12°12'28"W
24	14	20.00	88°39'06"	30.95	27.95	S74°24'05"W	N61°16'22"W	S30°04'32"W



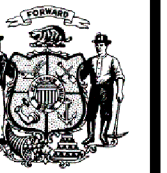
4100 N. Calhoun Rd.
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Brookfield, WI 53005
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CURVE TABLE (cont.):

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
25	CENTERLINE	800.00	17°48'07"	248.56	247.56	S68°49'31"E	S59°55'28"E	S77°43'34"E
	S. R.O.W.	830.00	16°27'13"	238.35	237.53	S69°29'58"E	S61°16'22"E	S77°43'34"E
	15	830.00	5°29'06"	79.46	79.43	S74°59'01"E	S72°14'28"E	S77°43'34"E
	14	830.00	10°58'07"	158.89	158.65	S66°45'25"E	S61°16'22"E	S72°14'28"E
	N. R.O.W.	770.00	17°48'07"	239.24	238.28	S68°49'31"E	S59°55'28"E	S77°43'34"E
	30	770.00	8°49'34"	118.62	118.50	S73°18'47"E	S68°54'00"E	S77°43'34"E
	31	770.00	8°58'32"	120.62	120.50	S64°24'44"E	S59°55'28"E	S68°54'00"E
26	CENTERLINE	450.00	27°07'45"	213.07	211.09	N88°42'33"E	S77°43'34"E	N75°08'41"E
	S. R.O.W.	480.00	27°07'45"	227.28	225.16	N88°42'33"E	S77°43'34"E	N75°08'41"E
	19	480.00	10°09'43"	85.13	85.02	N80°13'32"E	N85°18'24"E	N75°08'41"E
	18	480.00	12°05'50"	101.34	101.16	S88°38'41"E	S82°35'46"E	N85°18'24"E
	17	480.00	4°52'12"	40.80	40.79	S80°09'40"E	S77°43'34"E	S82°35'46"E
	N. R.O.W.	420.00	27°07'45"	198.87	197.01	N88°42'33"E	S77°43'34"E	N75°08'41"E
	26	420.00	5°12'25"	38.17	38.16	N77°44'53"E	N80°21'06"E	N75°08'41"E
	27	420.00	19°55'35"	146.07	145.33	S89°41'07"E	S79°43'19"E	N80°21'06"E
	28	420.00	1°59'45"	14.63	14.63	S78°43'27"E	S77°43'34"E	S79°43'19"E
27	CENTERLINE	150.00	76°32'07"	200.37	185.80	N36°52'37"E	N75°08'41"E	N01°23'26"W
	26	120.00	76°32'07"	160.29	148.64	N36°52'37"E	N75°08'41"E	N01°23'26"W
	20	180.00	18°06'10"	56.87	56.64	N68°05'36"E	N75°08'41"E	N57°02'31"E
	25	180.00	10°42'02"	33.62	33.57	N03°57'35"E	N09°18'36"E	N01°23'26"W
28	20	20.00	73°51'45"	25.78	24.03	N86°01'37"W	N49°05'45"W	S57°02'31"W
29	S. R.O.W.	200.00	25°51'19"	90.25	89.49	S62°01'24"E	S49°05'45"E	S74°57'03"E
	21	200.00	2°16'58"	7.97	7.97	S73°48'34"E	S72°40'05"E	S74°57'03"E
	20	200.00	23°34'20"	82.28	81.70	S60°52'55"E	S49°05'45"E	S72°40'05"E
30	R.O.W.	75.00	180°00'00"	235.62	150.00	N15°02'57"E	S74°57'03"E	N74°57'03"W
	24	75.00	46°07'51"	60.39	58.77	N51°53'07"W	N28°49'12"W	N74°57'03"W
	23	75.00	51°09'21"	66.96	64.76	N03°14'31"W	N22°20'10"E	N28°49'12"W
	22	75.00	51°09'21"	66.96	64.76	N47°54'50"E	N73°29'31"E	N22°20'10"E
	21	75.00	31°33'26"	41.31	40.79	N89°16'14"E	S74°57'03"E	N73°29'31"E
31	25	20.00	84°15'39"	29.41	26.83	S32°49'14"E	S09°18'36"W	S74°57'03"E
32	OUTLOT 2	20.00	86°59'25"	30.37	27.53	S42°06'18"W	S85°36'00"W	S01°23'25"E
33	OUTLOT 3	20.00	85°50'33"	29.96	27.24	N44°18'42"W	N01°23'26"W	N87°13'59"W
34	CENTERLINE	750.00	22°08'52"	289.91	288.11	N87°00'13"W	S81°55'21"W	N75°55'47"W
	WEST	750.00	14°50'59"	194.38	193.84	S83°21'16"E	S75°55'47"E	N89°13'14"E
	EAST	750.00	7°17'53"	95.53	95.47	N85°34'18"E	N89°13'14"E	N81°55'21"E
	N. R.O.W.	720.00	22°08'52"	278.32	276.59	S87°00'13"E	S75°55'47"E	N81°55'21"E
	45	720.00	5°42'16"	71.69	71.66	N84°46'30"E	N87°37'38"E	N81°55'21"E
	46	720.00	10°07'15"	127.18	127.02	S87°18'44"E	S82°15'07"E	N87°37'38"E
	47	720.00	6°19'20"	79.45	79.41	S79°05'27"E	S75°55'47"E	S82°15'07"E
	OUTLOT 2	780.00	3°40'39"	50.06	50.05	N83°45'40.5"E	N85°36'00"E	N81°55'21"E
	OUTLOT 3	780.00	11°18'12"	153.88	153.63	S81°34'53"E	S75°55'47"E	S87°13'59"E

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

CURVE TABLE (cont.):

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
35	CENTERLINE	500.00	8°34'42"	74.86	74.79	S86°12'42"W	N89°29'57"W	S81°55'21"W
	OUTLOT 2	470.00	8°34'42"	70.37	70.30	S86°12'42"W	N89°29'57"W	S81°55'21"W
	N. R.O.W.	530.00	8°34'42"	79.35	79.28	S86°12'42"W	N89°29'57"W	S81°55'21"W
43		530.00	8°28'57"	78.47	78.39	S86°15'34"W	N89°29'57"W	S82°01'06"W
44		530.00	0°05'44"	0.88	0.88	S81°58'14"W	S82°01'06"W	S81°55'21"W
36	CENTERLINE	450.00	3°342'00"	264.68	260.88	N59°04'47"W	N75°55'47"W	N42°13'47"W
	S. R.O.W.	480.00	3°342'00"	282.32	278.27	S59°04'47"E	S42°13'47"E	S75°55'47"E
	OUTLOT 3	480.00	30°52'29"	258.66	255.54	S69°29'33"E	S45°03'18"E	S75°55'47"E
42		480.00	2°49'31"	23.67	23.67	S43°38'33"E	S42°13'47"E	S45°03'18"E
N. R.O.W.		420.00	3°342'00"	247.03	243.49	S59°04'47"E	S42°13'47"E	S75°55'47"E
47		420.00	0°12'17"	1.50	1.50	S75°49'39"E	S75°43'30"E	S75°55'47"E
OUTLOT 6		420.00	30°34'12"	224.09	221.44	S60°26'24"E	S45°09'18"E	S75°43'30"E
48		420.00	2°55'31"	21.44	21.44	S43°41'32"E	S42°13'47"E	S45°09'18"E
37	CENTERLINE	480.00	49°09'11"	411.78	399.27	N66°48'22"W	N42°13'47"W	S88°37'02"W
	S. R.O.W.	450.00	49°09'11"	386.05	374.32	N66°48'22"W	N42°13'47"W	S88°37'02"W
	41		450.00	14°12'29"	111.59	111.30	N42°20'01"W	N42°13'47"W
40		450.00	20°01'51"	157.32	156.52	N66°27'11"W	N56°26'16"W	N76°28'07"W
39		450.00	14°54'51"	117.14	116.81	N83°55'32"W	N76°28'07"W	S88°37'02"W
N. R.O.W.		510.00	49°09'11"	437.52	424.23	N66°48'22"W	N42°13'47"W	S88°37'02"W
49		510.00	6°08'11"	54.62	54.60	N45°17'53"W	N42°13'47"W	N48°21'58"W
50		510.00	11°33'13"	102.84	102.67	N54°08'35"W	N48°21'58"W	N59°55'11"W
51		510.00	11°32'58"	102.80	102.63	N65°41'40"W	N59°55'11"W	N71°28'09"W
OUTLOT 5		510.00	3°22'27"	30.03	30.03	N73°09'22"W	N71°28'09"W	N74°50'35"W
52		510.00	11°21'50"	101.15	100.99	N80°31'30"W	N74°50'35"W	N86°12'26"W
53		510.00	5°10'32"	46.07	46.05	N88°47'42"W	N86°12'26"W	S88°37'02"W
38	OUTLOT 7	20.00	84°47'02"	29.60	26.97	S53°30'06"E	S08°06'35"E	N87°06'23"E
39	56	20.00	84°47'03"	29.60	26.97	N34°16'57"E	N76°40'29"E	N08°06'34"W
40	CENTERLINE	350.00	5°48'13"	35.45	35.44	N11°00'40"W	N08°06'34"W	N13°54'46"W
41	OUTLOT 10	100.00	12°53'01"	22.49	22.44	N14°33'05"W	N08°06'34"W	N20°59'35"W
42	CENTERLINE	500.00	49°52'04"	435.18	421.57	S63°41'00"W	S88°37'02"W	S38°44'58"W
	EAST	500.00	6°43'36"	58.70	58.67	S85°15'14"W	S88°37'02"W	S81°53'26"W
	WEST	500.00	43°08'28"	376.48	367.65	S60°19'12"W	S81°53'26"W	S38°44'58"W
55		530.00	1°30'39"	13.98	13.97	S87°51'43"W	S88°37'02"W	S87°06'23"W
S. R.O.W.		470.00	49°52'04"	409.07	396.28	S63°41'00"W	S88°37'02"W	S38°44'58"W
37		470.00	3°39'28"	30.00	30.00	S86°47'18"W	S88°37'02"W	S86°47'34"W
OUTLOT 3		470.00	6°59'47"	57.39	57.36	S81°27'41"W	S84°45'23"W	S77°57'47"W
36		470.00	20°03'10"	164.49	163.65	S67°56'12"W	S77°57'47"W	S57°54'38"W
35		470.00	19°09'39"	157.18	156.45	S48°19'48"W	S57°54'38"W	S38°44'58"W
N. R.O.W.		530.00	37°55'31"	350.82	344.45	S57°42'43"W	S76°40'29"W	S38°44'58"W
56		530.00	9°56'11"	91.91	91.80	S71°42'24"W	S76°40'29"W	S66°44'18"W
57		530.00	11°04'28"	102.44	102.28	S61°12'04"W	S66°44'18"W	S55°39'51"W
58		530.00	11°04'28"	102.44	102.28	S50°07'37"W	S55°39'51"W	S44°35'23"W
59		530.00	5°50'25"	54.02	54.00	S41°40'11"W	S44°35'23"W	S38°44'58"W
43	R.O.W.	20.00	79°31'28"	27.76	25.58	N77°47'28"E	S82°26'48"E	N38°01'45"E
	S.OW	20.00	43°59'29"	15.36	14.98	N60°21'29"E	N82°01'13"E	N38°01'45"E
	OUTLOT 10	20.00	35°31'59"	12.40	12.21	S80°12'47"E	S62°26'48"E	N82°01'13"E

SWAN VIEW FARMS

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER _____, BEING A PART OF THE SOUTHWEST 1/4 AND ALL OF THE NORTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Ted R. Indermuehle, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped lands being a redivision of Lot 1 of Certified Survey Map number _____, being a part of the Southwest 1/4 and all of the Northwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 2, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

Said Land contains 4,929,295 Square Feet (or 113.1610 Acres) of land, more or less.

That I have made such survey, land division, dedication and map by the direction of BWC INVESTMENTS LLC, owner of said lands.

That such map is a correct representation of all the 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 Subdivision Regulations of the City of Pewaukee, Waukesha County, Wisconsin in surveying, dividing and mapping the same.

Dated this 6th Day of May, 20 20 .

Ted R. Indermuehle, P.L.S.
Professional Land Surveyor, S-3119
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

BWC INVESTMENTS LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T WISCONSIN, a Wisconsin corporation, and SPECTRUM MID-AMERICA, LLC, Grantee, AND

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

CITY TREASURER CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Kelly Tarczewski, being duly elected, qualified and acting City Treasurer of the City of Pewaukee, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ Day of _____, 20____ on any of the land included in the Plat of "SWAN VIEW FARMS".

Dated this _____ Day of _____, 20 ____.

Kelly Tarczewski, City Treasurer

COUNTY TREASURER CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Pamela F. Reeves, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this _____ Day of _____, 20____ on any of the land included in the Plat of "SWAN VIEW FARMS".

Dated this _____ Day of _____, 20 ____.

Pamela F. Reeves, County Treasurer

COMMON COUNCIL APPROVAL:

Resolved that this Plat known as "SWAN VIEW FARMS", in the City of Pewaukee, Waukesha County, Wisconsin, which has been filed for approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statutes.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of Pewaukee on the _____ Day of _____, 20 ____.

Date: _____

Steve Bierce, Mayor

Kelly Tarczewski, City Clerk

CONSENT OF CORPORATE MORTGAGEE:

TOWN BANK, a corporation duly organized and existing 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 dedicating of the land described on this Plat, and does hereby consent to the above certificate of BWC INVESTMENTS LLC, owner, this _____ day of _____, 20 ____.

TOWN BANK

William Stone, Senior Vice President

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above named William Stone, _____ 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 executed the foregoing Instrument as such officer as the deed of said corporation, by its authority.

Print Name: _____
Public, _____ County, WI
My Commission Expires: _____

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

BWC INVESTMENTS LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

1. City of Pewaukee

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. Waukesha County, Department of Parks and Land Use

Witness the hand and seal of said Owner this _____ day of _____, 20 ____.

BWC INVESTMENTS LLC

Carl Tomich, President of
BWC INVESTMENTS LLC, its Sole Member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 20____, the above named Carl Tomich, President of BWC INVESTMENTS LLC, its Sole Member of the above named Limited Liability Company, to me known to be the person who executed the foregoing Instrument, and to me known to be such President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Print Name: _____
Public, Waukesha County, WI
My Commission Expires: _____

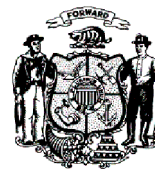


4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 ____

Department of Administration



SHEET 6 OF 6

Return to: BWC Investments, LLC
N8 W22520-L Johnson Dr.
Waukesha, WI 53186

EXHIBIT D
DECLARATION OF RESTRICTIONS
FOR
SWAN VIEW FARMS

This Declaration is made this 17th day of April 2020 by BWC Investments, LLC, hereinafter the "Developer".

WHEREAS, Developer is the owner of the property commonly known as the Swan View Farms Subdivision, in the City of Pewaukee, Waukesha County, Wisconsin, more particularly described on the attached Exhibit A; and

WHEREAS, Developer desires to subject the residential lots in said Swan View Farms Subdivision to the conditions, restrictions, covenants, reservations and easements contained herein for the benefit of the said property and for the benefit of each owner of any part thereof and for the purpose of creating a desirable utilization of land in an aesthetically pleasing residential environment.

THEREFORE, the Developer hereby declares that the real property described on the attached Exhibit A, shall be held, sold, conveyed, transferred, used and improved only subject to the conditions, restrictions, covenants, reservations and easements hereinafter set forth which shall inure to the benefit of the Developer, its successors and assigns, and to all parties hereafter having any interest in the property.

1. BINDING EFFECT AND DEFINITIONS

This Declaration of Restrictions shall become effective immediately upon the recording hereof with respect to the property described on the attached Exhibit A.

The terms "Swan View Farms", "Swan View Farms Development" and "Subdivision", as used in this Declaration of Restrictions, are defined as the property described on the attached Exhibit A.

The term "Lot" as used in this Declaration is hereby defined as each separate buildable parcel of real estate existing now or in the future which is created by any land division done in accordance with all applicable laws and regulations, and in compliance with all restrictions set forth in this Declaration, of the lands subject to this Declaration.

The terms "Common Area" or "Outlot" are defined as any outlot, boulevard, detention or retention area, or other area within the subdivision which is not a lot nor a dedicated street nor other dedicated area for which the City of Pewaukee has assumed responsibility for maintenance. Each owner of a lot shall have an undivided 1/82nd ownership interest in the common outlots (except outlot #4 & #5) and the Owner's Association shall be responsible for the maintenance of all common areas and common outlots (including outlot #4 & #5). The Owner's Association will be responsible for the repair or maintenance of any monument or common landscape amenity that

is installed in a public right of way. This includes damage that may occur during City maintenance operations such as snowplowing.

2. GENERAL PURPOSE

The general purpose of these restrictions is to assure that Swan View Farms will become and remain an attractive, high quality residential community and to that end to preserve and maintain the natural beauty, to insure the best use and the most appropriate development and improvement of building sites within the property; to protect owners of building sites against such use of surrounding sites as may detract from the residential value of their property; to guard against and prevent the erection of poorly designed or proportioned structures on any part of the property; to obtain harmonious use of materials and color schemes in improvements; to insure the highest and best residential quality of the property; to encourage and secure the improvements of the property with attractive homes with appropriate locations thereof on the building sites; to secure and maintain proper spatial relationships of structures to other structures and lot lines; and generally to insure the highest and best residential development of the property.

3. INTERPRETATION

It is inherent to protective covenants and restrictions that from time to time those covenants and restrictions are subject to interpretation. In those instances wherein an interpretation is required because there is no definitive rule to be followed, or because there is a question regarding an intangible concept such as, but not limited to, what constitutes harmonious architectural design, what is poor design or proportion and what is aesthetically pleasing, the matter shall be subject to the opinion of the Architectural Control Committee for the granting of a final approval.

4. ARCHITECTURAL CONTROL COMMITTEE

An Architectural Control Committee (hereinafter the "Committee") for Swan View Farms Subdivision is hereby established. The Committee shall consist of not less than three members, designated as hereinafter set forth. The decision of the majority of the members of the Committee shall be final and binding upon all parties. The Committee members shall not be entitled to compensation for services performed pursuant to this paragraph. The initial members of the Committee shall be appointed by the Developer, and the Developer shall be entitled to remove and replace members of the Committee, at its sole discretion, as long as there remains any vacant lot in the subdivision; thereafter, the Committee shall consist of the Board of Directors of the Owner's Association, established as hereinafter set forth, provided said Owner's Association is in existence. If the Owner's Association is not legally in existence at any time after which there is no longer any vacant lot in the subdivision, the Committee shall continue in existence with its then existing members, and Committee members shall be subject to removal, replacement and/or appointment as follows: by majority vote of the Committee members in attendance at a Committee meeting called by any one or more Committee members for that purpose; and/or by majority vote of lot owners in attendance at a meeting of lot owners called by any one or more lot owners for that purpose. Lot owner meetings called to remove, replace and/or appoint Committee members shall require not less than 10 days written notice to at least one owner of each lot, by personal delivery or by First Class U. S. Mail addressed to the last known owner and address as shown on the Tax Roll.

5. ARCHITECTURAL CONTROL

No building, swimming pool, gazebo, fence, wall, driveway, tennis court, light post, landscaping or other structure or improvement shall be constructed, erected, placed or altered on any lot in Swan View Farms Subdivision without the approval of the Architectural Control Committee. For any undertaking requiring approval of the Architectural Control Committee, three sets of plans [including building construction plans (with roof, siding, brick, stone, stucco and trim colors), site plans, and grading plans (where necessary)] shall be submitted to the Architectural Control Committee. If and when plans are approved, two sets of the approved plans shall be signed, dated, and returned by the Architectural Control Committee to the lot owner as evidence of such approval. Any changes or revisions required by the Architectural Control Committee shall first be made to the plans by the owner's agent before approval is given. Once the Architectural Control Committee's approval has been given the plans shall be strictly adhered to by the lot owner, unless subsequent changes are approved by the Architectural Control Committee. Landscaping plans shall be done by a professional designer and submitted prior to any work being started.

In passing upon the plans and specifications, the Committee may take into consideration the suitability of the proposed building or other structure or improvement, its design, elevation, color, construction materials, the harmony thereof with surrounding buildings, its proposed location, the view from other properties in the subdivision, and such other matters of terrain, environmental impact, aesthetics, and impact upon other lots in the subdivision as the Committee may deem appropriate. The Committee shall have the right to waive minor infractions or deviations from these restrictions in the case of hardship and/or common sense. Any action by the Committee shall be final and conclusive as to all persons then or thereafter owning lots covered by these restrictions. The Committee shall not be liable for actions taken or decisions made in good faith.

In addition to the requirements of these restrictions, all construction shall comply with applicable zoning and building code requirements. It is not intended that the Committee have full knowledge of, or expertise in, matters of zoning, building codes or proper drainage. The Committee shall have no liability or responsibility in the event it approves plans which fail to comply with applicable zoning or building codes, and/or which fail to properly handle drainage. In the event that approved plans violate applicable zoning or building codes, or fail to properly handle drainage, it shall be the sole responsibility of the lot owner to discover and determine the error, to have the appropriate corrections made to the plans, and to resubmit the corrected plans to the Committee for its approval.

6. DWELLINGS AND OTHER STRUCTURES

All lots shall be used only for single-family residential purposes, and such recreational purposes permitted by this Declaration and applicable zoning. All dwellings shall be designed by a home designer, registered architect or equally qualified individual or firm.

It is specifically intended, by the architectural control provisions set forth herein, that there be a compatibility of architectural styles amongst the various homes that are in close visual proximity to one another, while at the same time retaining diversity so as to avoid the monotony of duplication. Toward this end, the Architectural Control Committee may evaluate and approve the use of a particular architectural style of home on any given lot in the subdivision. In making that evaluation the Architectural Control Committee may consider the proposed residence in

relation to existing homes or previously approved (conceptual or final) homes that will be in close visual proximity to the proposed residence.

50% of the front of the residences shall be masonry, consisting of brick, stone, cultured stone/brick, Dryvit, stucco and/or stucco panels, and must terminate at an inside corner or have an acceptable terminating point, as determined solely by the Architectural Control Committee. The committee at its sole discretion may require more or less than 50% masonry if architectural style dictates. The other sides of the home's exterior siding shall consist of LP siding, cement board siding, natural stone, cultured stone, brick or stone, Dryvit, stucco and/or stucco panels. Additional brick, stone, cultured stone/brick, Dryvit, stucco and/or stucco panels, may be required on other elevations of the home, at the sole discretion of the Architectural Control Committee (no vinyl or aluminum siding will be allowed). Further, the Architectural Control Committee, in its sole discretion, shall have the right to permit or prohibit the use of cedar, composite wood, and/or other types of siding as it may deem appropriate to preserve the architectural integrity and quality appearance of dwellings in the subdivision. Aluminum or vinyl soffits and fascia may be allowed. No exposed poured concrete or concrete block over eight (8) inches above grade shall be permitted on any house. Any exposure over eight (8) inches, below the first floor, must be covered by brick and/or stone, Dryvit, stucco or cultured brick or stone, stucco panels, or siding. The roofing of all dwellings shall consist of dimensional asphalt shingles in. The Architectural Control Committee, in its sole discretion, may permit or prohibit the use of other types roofing materials (such as tile, cement, metal or cedar) having substantially the same appearance as the permitted materials, as it may deem appropriate, to preserve the architectural integrity and quality of appearance of dwellings in the subdivision. Further, the Architectural Control Committee may, in their sole discretion, permit the use of such other forms of high quality and aesthetically pleasing roof materials as may be available now or in the future, including but not limited to masonry and/or copper for accent areas only. The main portion of the roof shall have a minimum pitch of 8/12 for a two-story and 10/12 for a ranch style home. A lesser pitch over other areas, such as porches, breezeways and bays, may be permitted or denied at the sole discretion of the Architectural Control Committee. Lesser pitch roofs also can be approved by the ACC at their sole discretion if the architectural style of the home warrant such a pitch.

If shutters are used, then the ACC may require them to be used on all elevations. Window wraps and window grids must be used on all windows unless architectural style and ACC allows the elimination of these features.

All homes shall include an attached garage with a minimum of 600 square feet. The Architectural Control Committee, at its sole discretion, may prohibit any attached garage, which has an exterior appearance of having a capacity of more than 3 cars. Garages are to be side entry where possible. Angled & front entry garages may be permitted at the sole discretion of the Architectural Control Board. No detached garages shall be permitted.

No storage shed shall be allowed on any lot. Other types of outbuildings, such as pool equipment and/or changing room facilities may be allowed, providing they are approved, as to design, location and landscaping, by the Architectural Control Committee. No outbuilding shall be constructed on any lot prior to the commencement of construction of the single-family residence on such lot. All lot owners are further advised that outbuilding construction is also subject to applicable zoning ordinances, and may be prohibited or restricted unless a variance or conditional use permit is obtained.

7. MINIMUM SQUARE FOOTAGE REQUIREMENTS

Houses constructed in Swan View Farms Subdivision shall have a minimum square footage of living space as follows:

- i. One-story houses shall have a minimum square footage of living space of not less than 2,200 square feet.
- ii. One and one-half story houses shall have a minimum square footage of living space of not less than 2,800 square feet total. 1st floor square footage not less than 1,400.
- iii. Two-story houses shall have a minimum square footage of living space of not less than 2,800 square feet total. 1st floor square footage not less than 1,400.

Living space is determined by the outside dimensions (exclusive of garages, porches, patios, breezeways and similar additions) of the exterior walls of above grade, finished living space. In no event shall floor space which is partially or completely below finished yard grade (such as basement space, whether or not exposed, and/or the lower level of a split level) be counted for purposes of determining minimum square footage of living space. The minimum square footage shall be determined as of the time of initial construction, and shall not consider or include unfinished areas or future additions.

The Architectural Control committee, in its sole discretion, may grant approval for any house on any lot with square footage up to five percent (5%) less than the minimum required above, provided; however, in no event shall any house be constructed on any lot with square footage below the minimum standard of the City of Pewaukee.

8. COMMENCEMENT OF AND COMPLETION OF CONSTRUCTION

Before any construction shall be commenced on any lot the driveway shall be rough graded in a horizontal location and with a vertical alignment as approved by the Architectural Control Committee. All access to and from the home site construction area by material suppliers, contractors and other individuals shall be by this driveway location and no other means or way. This covenant is primarily for the protection of natural amenities of the site.

Any exterior construction commenced shall be completed within a one-year period and shall be ready for occupancy within that period. Also, within six (6) months of occupancy or within one and one-half (1 ½) years of the commencement of construction, whichever date shall be shorter, the owner of such lot shall landscape any area disturbed by construction, and shall complete all landscaping in accordance with the plans and specifications approved by the Architectural Control Committee.

During the time of construction the lot owner shall be responsible to see that his or her contractor maintains a constant cleanup of all scraps, paper or other waste materials, and all dirt and mud tracked onto public streets, and that all access to the site is through the approved driveway, and by no other means or way. The lot owner shall further be responsible for the repair

of any and all damage to the public right-of-way adjacent to the lot, including but not limited to any pavement, sidewalk, curb, gutter, ditch, swale and/or culvert, and to any drainage ditches, swales and/or other drainage facilities on the lot, occurring prior to completion of construction. In the event that the owner or his contractor shall fail in this responsibility the Developer shall have the right to perform the necessary cleanup and/or make the necessary repairs and to charge the construction deposit and/or obtain reimbursement for the expense incurred by the Developer or Owner's Association, as the case may be, as set forth in Paragraph 9 below.

During any earth moving activities, proper erosion control practices shall be installed to prevent sediment entering storm water drainage ways or leaving the immediate construction site. Erosion control including the stabilization of each lot with permanent grass must comply with the City of Pewaukee Erosion Control Ordinance.

9. CONSTRUCTION DEPOSIT

At the time of closing on a Lot a Construction Deposit in the amount of Two Thousand Dollars (\$ 2,000.00) shall be collected from the Lot owner and held by the Developer. These funds are transferable to subsequent buyers of a Lot after the initial sale by Developer. These funds are to ensure compliance with these covenants and restrictions dealing with contractor cleanup, use of the approved driveway and repair of damage to pavement, sidewalks, curbs and gutters, to ensure compliance with the landscaping and tree planting requirements set forth in this Declaration, and to assure compliance with the architectural covenants, restrictions and requirements contained herein and as approved by the Architectural Control Committee. In the event the Lot owner and/or his or her contractors fail to comply with the cleanup requirements and/or the use of the approved driveway, and/or repair of any damaged sidewalks, curbs and/or gutters and/or the landscaping and tree planting requirements set forth in this Declaration, and in the event the Developer or Owner's Association, as a result of such noncompliance, undertakes any cleanup or repair and/or is charged or assessed by the City of Pewaukee for same, the Developer or Owner's Association shall be entitled to deduct and retain from the Construction Deposit a sum sufficient to reimburse Developer or Owner's Association for all costs and expenses incurred by Developer or Owner's Association for such cleanup and/or repair. Developer alternatively has the right to keep the entire deposit and not undertake the repair. In the event the Lot owner and/or the Lot owner's contractors fail to comply with the architectural or other requirements or provisions of this Declaration of Restrictions, and in the event Developer or Owner's Association retains an attorney to pursue enforcement of said requirements and/or provisions, the Developer or Owner's Association shall be entitled to deduct and retain from the deposit a sum sufficient to reimburse Developer or Owner's Association for all costs and expenses, including but not limited to a reasonable actual attorney's fees, incurred by Developer or Owner's Association with respect to such enforcement. In the event the deposit amount is not sufficient to fully reimburse Developer or Owner's Association for cleanup and/or repair expenses, charges and/or assessments, and/or for costs, expenses and reasonable attorney's fees relating to enforcement of architectural requirements, the owners of the lot shall be jointly and severally liable to Developer or Owner's Association for any excess and shall constitute a lien on the Lot. Developer alternatively has the right to keep the entire deposit and not undertake the repair. In the event that no deductions are made, or in the event there is a balance remaining after all deductions, upon the owner's request, the balance in the escrow account shall be returned to the current owner so long as the final lift of asphalt has been completed in the Subdivision. In order for such request to be valid, said request must be submitted in writing to Developer within two years of the initial lot purchase from the Developer, home construction must be complete, and a lawn must be established, as required in Section 19 of these Restrictions and all aspects of these restrictions must be met along with all the improvements including structures, driveways,

patios, decks, landscaping must approved by the ACC prior to install; failure to do so will result in forfeiture of said deposit.

10. TREES AND LANDSCAPING

Buyer is required to purchase and install two (2) street trees (corner lots will require four (4) street trees) at front of each lot installed on the front 10 feet of the lot following the road right-of-way and trees must be a minimum of 3" caliper with species approved by the Architectural Control Committee. The Lot owner is responsible for protecting and maintaining said trees, including watering, mulching and fertilizing as needed. In the event the Lot owner fails to properly protect and maintain said trees, the lot owner shall promptly replace any dead or dying tree, and shall continue to protect and maintain same. In the event the location of any such tree interferes with the lot owner's driveway location, the Lot owner shall be responsible for moving such tree at the Lot owner's expense.

Landscaping, consisting of a mix of evergreens, trees and shrubs, are being installed on and along Swan Rd. The Owner's Association is responsible for the maintenance of such landscaping, including trimming, watering, mulching and fertilizing as needed. The Owner's Association shall replace any dead or dying tree or shrub as necessary.

Additional landscaping and a possible subdivision entrance monument will be installed at the entrance. The Owner's Association will maintain this landscaping and monument.

The Owner's Association shall also be responsible for the care and maintenance of any trees or shrubs planted on the cul-de-sacs or outlots.

No existing live tree with a diameter of eight inches or more at a height four feet above ground shall, without approval of the Architectural Control Committee be cut down, destroyed, mutilated, moved or disfigured. All existing trees shall be protected during construction and preserved by wells or islands and proper grading in such a manner as may be required by the Architectural Control Committee. Existing live trees with a diameter of eight inches or more at a height four feet above the ground shall be considered by the Architectural Control Committee in granting approval for the location of the house, driveway and any and all other structures on any lot. The provisions of this paragraph do not apply to any tree located more than 250 feet from the nearest common lot line with any other lot in the subdivision.

11. BUILDING SETBACKS

It is one of the intentions of the covenants and restrictions to create a completed community whose site plan is varied and well integrated to the overall site surroundings as well as the specific lot.

All lot setbacks shall be approved in writing by the Architectural Control Committee. The minimum setbacks for a Single – Family Residence shall be:

1. Forty (40) feet from any abutting street right-of-way.
2. Twenty (20) feet from any side yard.
3. Thirty-Five (35) feet from any rear yard.
4. Twenty-Five (25) feet from any wetland

If any lot owner desires to rotate its proposed single-family residence to face toward the corner of a lot, the Architectural Control Committee reserves the right to determine the street yard setbacks that the declarant believes to be most beneficial to the overall appearance of the subdivision.

The site plan for each lot will be reviewed with respect to achieving the above goals and avoiding monotony or noticeable similar placement of homes to those existing or previously approved. In achieving these goals, offsets greater than those specified above may be required by the Architectural Control Committee. Further, the Architectural Control Committee, in its sole discretion, may alter the offsets to the minimum allowed by the City of Pewaukee if it determines, in its sole discretion, that terrain conditions and/or preservation of existing trees so require. Other zoning restrictions may apply.

12. DRIVEWAYS

The owner of each lot shall, within six (6) months of the date of issuance of an occupancy permit of a residence on a lot, install a hard surfaced concrete, brick or stone paver, or asphalt driveway. Said driveway shall extend from the vehicle entry to the garage to an intersection with the public street.

13. HEIGHT OF GRADE AND BUILDING PADS

No owner of any lot, nor any person or persons claiming under the lot owner, shall or will at any time alter the grade of any lot or outlot from that which is naturally occurring on that lot at the time the site development improvements have been completed by the Developer, except to the extent required to comply with the Master Grading Plan or any amendment thereto approved by the City of Pewaukee Engineer on file in the office of the City of Pewaukee Clerk, unless and until the property owner shall first obtain the written approval of the Architectural Control Committee and the City of Pewaukee for such grade alterations.

In order to obtain this approval it shall first be necessary for the property owner, at his or her expense, to have prepared a grading plan which shows in detail the area to be re-graded, the existing and proposed topography, analyzes the effects on site drainage, and is a plan which does not unreasonably affect an adjacent lot owner as regards drainage or their viewing of unreasonable slope treatment.

Each lot owner must strictly adhere to and finish grade their lot in accordance with the Master Lot Grading Plan or any amendment thereto approved by the City of Pewaukee Engineer on file in the office of the City of Pewaukee Clerk. The Committee and/or the City of Pewaukee and/or their agents, employees or independent contractors shall have the right to enter upon any lot, at any time, for the purpose of inspection, maintenance, correction of any drainage condition, and the lot owner is responsible for cost of the same.

Subdivision grading has been performed with the intention that home construction on each lot take place within a building pad area as shown on the Master Grading Plan. Construction of the home and/or other improvements beyond the limits of such building pad area may result in an increased risk of encountering adverse subsoil conditions.

14. NUISANCES

No noxious or offensive activities shall be carried on upon any lot or outlot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

15. OUTDOOR STORAGE

No boat, unlicensed vehicle, inoperable vehicle, recreational vehicle, vehicle licensed as a commercial truck, or trailer of any kind may be parked or stored on any lot outside of a building for any time period in excess of 24 hours in any calendar week, except for trucks and/or trailers used during construction or remodeling periods. The term "recreational vehicle" shall mean any vehicle used primarily for pleasure or recreation, and shall include, but not be limited to: snowmobiles, trail bikes, travel trailers and campers, motor homes, and off road vehicles of any kind.

16. UTILITY RESTRICTIONS

All lots shall be provided with electric, natural gas, and telephone service by means of underground installation only. No residence or other building or structure on any lot shall be serviced by the use of any secondary overhead service wires. All costs and expenses involved in installing underground utility service connections on any lot between the utility companies' secondary pedestals and the buildings on any lots shall be paid by the owner of said lot.

17. ANIMALS AND LIVESTOCK AND POULTRY

No animals, livestock or poultry shall be raised, bred or kept on any lot, except that dogs, cats and/or other customary household pets shall be permitted provided they are not raised, bred and/or kept for commercial purposes.

18. SIGNS

No sign of any kind shall be displayed to the public view on any lot except one sign not more than two square feet in size identifying the property of the owner, one sign not more than six square feet in size advertising the property for sale or rent, a sign used by a builder to advertise a residence for sale, or as a model home, but only during the construction and sales period, such signs as may be used by the Developer in conjunction with initial lot sales in the subdivision, or one or more subdivision entrance signs erected by the Developer and/or by the Association. A larger model home sign, not to exceed 12 square feet may be allowed with Architectural Control Committee approval.

19. LAWN AND YARD

In addition to the normal maintenance and mowing of lawn areas on a lot, the owner of each lot shall also maintain the lawn and yard area in front of the lot from the property line (front lot line) to the back of the curb and gutter section or shoulder of the public roadway. In addition to mowing the area between the lot line and the road, the lot owner shall keep this area free of debris and in all other ways properly maintained. Notwithstanding the foregoing, the Association, in its sole discretion, shall have the right, but not the responsibility, to undertake mowing and/or other lawn maintenance within the common areas, as created by this Declaration, together with the area between the front lot line and the road, throughout the subdivision, and to charge the cost thereof as a common expense.

20. ANTENNAE

No exterior antennae, other than one dish type antenna not exceeding thirty (30) inches in diameter, shall be allowed on any lot.

With respect to dish antennas not exceeding thirty (30) inches in diameter, they shall not be attached to the front of any house, nor shall same be located in the front yard of the residence.

21. FENCES

It is the intention to preserve the open natural feeling of Swan View Farms Subdivision's environment. Therefore, no barrier fences or containment fences may be erected on or adjacent to any lot line. With regard to swimming pools, only fencing required to meet governmental regulations will be permitted.

22. MAILBOX

Per the direction of the Postmaster and the City of Pewaukee all mailboxes will be clustered in one central location. Purchasers of lots from the Developer shall reimburse the Developer for costs to supply & install the cluster mailbox. The Owner's Association shall have the right to assume all or part of the responsibility for maintaining, repairing and/or replacing mailboxes and to charge the cost thereof as a common expense. To the extent not assumed by the Association, the lot owner shall be responsible for maintaining the mailbox in a first class condition at all times.

23. ELECTRIC LAMPPOST

At the time of construction of a residence, the owner of residence shall install, at the owner's expense, one (1) outdoor electric lamppost (the design and quality of which shall be specified by Declarant), with an unswitched photoelectric cell, at a location on the lot deemed appropriate to the subdivision, at the Declarant's discretion. Purchaser of lots from Developer shall reimburse Developer at time of closing for such lamppost. The lamppost shall be maintained by the owner, at the owner's expense, in a proper operating manner. If the owner fails to maintain the lamppost in proper operating order, maintenance of the lamppost may, fifteen (15) days after date of mailing of written notice to the owner, be performed by the Declarant and/or the Association, and the cost of such maintenance shall be a Special Assessment against the owner.

24. ASPHALT PATHS

Certain Outlots within Swan View Farms Subdivision have or will have asphalt paths. Owners Association will be responsible for the care and maintenance of all paths. This will not necessarily include snow and ice removal.

25. EASEMENTS

The Developer at its sole discretion may grant easements to the public utilities that will service the lots at Swan View Farms Subdivision.

26. SWIMMING POOLS AND HOT TUBS

In-ground swimming pools shall be permitted, subject to the approval of the Architectural Control Committee, if they meet City and County ordinances and specifications. Above ground swimming pools are prohibited. Hot tubs and spas are permitted only if they are permanent. Architectural Control Committee approval is required for all units. If placed on a concrete slab, the slab requires approval as well. Portable units are not allowed.

27. GOVERNMENT RESTRICTIONS

The Developer, its successors and assigns, and all parties hereafter having an interest in the property, are subject to all rules, codes, regulations and ordinances of the City of Pewaukee, Waukesha County, the State of Wisconsin and the Federal Government, and the same may be more restrictive than these restrictions. In the event there is a conflict between the requirements of these restrictions and any provision of any City, County, State or Federal law or regulation, the more restrictive provisions shall apply. Nothing herein authorizes any modification of, nor does it authorize the Architectural Control Committee to modify in any way, the rules, codes, regulations and ordinances of the City of Pewaukee, Waukesha County, the State of Wisconsin and the Federal Government. No release or waiver by the public body and/or public utility requiring same shall be effective unless it is in writing and approved by the governing body.

To the extent that any specific restriction contained herein is the same as, or is substantially similar to, any specific restriction set forth in or on the subdivision plat, the Developer's Agreement, and/or any approval obtained in conjunction with the development of this subdivision, the inclusion of such restriction herein shall be deemed to constitute the recitation of the restriction required by the public body and/or public utility requiring same, such that same may be enforced, released or waived by the public body and/or public utility having the right of enforcement, in accordance with Sec. 236.293, Wis. Stats., whether or not enforcement rights with respect to such specific restriction are also granted herein to the Owner's Association and/or any other lot owner. The foregoing shall apply only with respect to specific provisions hereof which were specifically required by a public body, and shall not apply to any general requirement that the Developer establish subdivision restrictions, any general approval of these restrictions by any public body, and/or the mere fact that a public body and/or public utility is granted any enforcement rights herein.

28. SUBDIVIDER'S AGREEMENT

A Subdivider's Agreement (Developer Agreement) has been entered into by and between the Developer and the City of Pewaukee, a copy of which is on file in the office of the City Clerk of the City of Pewaukee.

29. AMENDMENTS TO DECLARATION

This Declaration may be annulled, waived, changed, modified or amended solely by the Developer or assigns as long as the Developer or assigns owns any lot in the subdivision. Then thereafter, any modification to this declaration setting forth said change, must be executed by the owners of at least sixty percent (60%) of the lots in the subdivision. Notwithstanding the foregoing, annulments, waivers, changes, modifications or amendments, are an amendment to the Swan View Farms Rs-4 zoning and must be approved by the City of Pewaukee or if so delegated by the City, the appropriate City personnel or committee. Further, no amendment shall become

effective unless and until same is duly recorded in the office of the Register of Deeds for Waukesha County, Wisconsin. In the event there is more than one (1) owner of any lot in the subdivision, the execution of any amendment by any one (1) or more of said owners of such lot shall be deemed sufficient for the purpose of approving and executing any amendment, without the requirement that the other owner(s) of such lot join in the execution of such amendment, unless such other owner or owners of said lot have recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin, prior to the date of execution of such amendment by any other owner of such lot, a notice setting forth the fact that approval of any amendment on behalf of such lot shall not be effective without the approval of the owner filing such notice. In no event shall this section be construed so as to require the Developer to obtain the approval of any lot owner to make any amendment to this Declaration, which is expressly permitted by any provision of this Declaration to be made by Developer alone.

30. ASSIGNMENT

All Developer's rights pursuant to this Declaration may be assigned by Developer to one or more successor developers.

31. ENFORCEMENT

The restrictions and covenants herein contained may be enforced by the Developer, by the Owner's Association created pursuant to the provisions of this Declaration of Restrictions, and/or by any lot owner in the subdivision, by proceedings at law or in equity against any person or persons violating or attempting to violate same. The proceedings may seek to recover damages and/or demand compliance. No enforcement action by the Developer, by the Owner's Association created pursuant to the provisions of this Declaration of Restrictions, and/or by any lot owner in the subdivision with respect to the construction, placement or alteration of any structure or improvement on any lot shall be commenced more than one (1) year after the completion of the construction, placement or alteration of such structure or improvement. Nothing herein contained shall be construed so as to require that the Developer or the Owner's Association undertake any enforcement action.

32. TERM

These restrictions shall run with the land and shall be binding upon all parties and persons having any interest in the land affected hereby for an initial period of forty (40) years from the date this Declaration of Restrictions is recorded, and thereafter shall continue for the full duration of the statutory limitation period for actions to enforce easements or covenants restricting the use of real estate (currently codified at Section 893.33 (6), Stats, but including any future amendments, modifications or re-numbering of that section).

33. SEVERABILITY

Invalidity of any provision of this Declaration, regardless of how determined, shall in no way affect any of the other provisions, which shall remain in full force and effect.

34. OWNER'S ASSOCIATION

An Owner's Association shall be created by the Developer for the purpose of managing the affairs of the subdivision, and for the purpose of managing, controlling and maintaining

common areas, common improvements and common easements. Said Association shall be established as follows:

A. The Association shall be established as either a non-profit corporation or a non-profit association. Each lot owner shall be a member of the Association, and each lot shall be entitled to one (1) vote at meetings of the Association. Membership shall pass with title to each lot.

B. The Association shall be governed by a Board of Directors, consisting of not less than three (3) directors, who shall act by majority vote of these directors on all matters related to common area maintenance, collections, annual dues, billing, etc. The Board of Directors may take a full subdivision vote on any item they feel is needed at their discretion. So long as any lot in the subdivision is owned by Developer, Developer shall be entitled to appoint a sufficient number of the directors such that the directors appointed by Developer constitute a majority.

C. Each lot in the subdivision shall be subject to assessment by the Association for an equal share of the Association's existing or anticipated expenses, which assessments shall constitute a lien on the lot, and, except as set forth below with respect to Waukesha County and/or the City of Pewaukee, the personal obligation of the lot owners, until paid. In the event Waukesha County and/or the City of Pewaukee become the owners of any lot through the tax delinquency process, the foregoing provision shall not be deemed to supersede any law limiting or eliminating the liability of the County or the City with respect to fees or assessments imposed by this Declaration. Further, in the event Waukesha County and/or the City of Pewaukee become the owners of any lot through the tax delinquency process, neither the County nor the City shall have any personal obligation for the payment of Association assessments.

D. "Special Assessments" may be made and levied by the Association against a particular Lot owner and his, her or their lot (without levying against other lots) for:

costs and expenses (anticipated or incurred) for repair of damage to common areas caused by or at the direction of the Lot owner or the family or guests of the Lot owner;

costs, expenses and actual attorneys fees incurred in, or in anticipation of, any suit, action or proceeding to enforce this Declaration against the Lot owner; interest due on general or special assessments;

all other costs and expenses anticipated or incurred by the Association which are subject to special assessments as provided under this Declaration; and costs, expenses and actual attorney's fees incurred in or in anticipation of, any suit, action or proceeding brought against the Owner's Association.

E. "General Assessments" may be made and levied by the Association equally against each Lot owner and his, her or their lot for the following "common expenses" which may be anticipated, incurred or paid by the Association for:

maintenance, repairs, upkeep or operation of common areas and any additional common areas that may be acquired by the Association;

any insurance maintained by the Association;

taxes, assessments and charges of any kind made or levied by any governmental authority against the Association or upon any property of the Association;

all costs and expenses for the operation and administration of the Association, including legal, accounting, management fees, bonding, insurance and other costs incident to the exercise of any of its powers or obligations;

costs and expenses for additional improvements to common areas beyond those installed by Developer and approved by the Association;

all items subject to special assessment which have not been collected from a Lot owner at the time such payments are due; provided that upon collection of the special assessment from that Lot owner, all other Lot owners shall receive an appropriate adjustment, reimbursement or credit on future general assessments, as the Committee may determine, for payments made under this paragraph;

all damages, costs, expenses and attorneys fees incurred in, or in anticipation of, any suit or proceedings (whether administrative, legislative, judicial) which are not otherwise collected by special assessment;

costs and expenses of service, if any, made available to all lots and/or for any common area;

all other costs and expenses declared to be common expenses under this Declaration.

The general assessments for all common expenses shall be levied equally against each lot.

Each Lot owner shall promptly pay, when due, all general and special assessments levied by the Association against such owner and his, her or their lot, together with all costs, expenses and reasonable attorney fees incurred by the Association in collection of any delinquent assessment(s). All assessments shall become due as the Association may determine appropriate (in a lump sum or in installments with or without interest.) Time is of the essence with respect to all payments.

All co-owners of a lot shall be jointly and severally liable for all general and special assessments levied against the lot, regardless of the type of tenancy, estate or interest in the lot (whether as joint tenants, tenants-in-common, land contract purchaser(s) or seller(s), or otherwise.)

All general and special assessments which are not paid when due: shall bear a \$25 per month penalty plus interest at eighteen percent (18%) per annum until the assessment is paid in full; shall constitute a lien on the lot; and shall be

collectible and enforceable by the Association by suit against the lot owner, by foreclosure or the lien, and/or in any other manner or method provided under this Declaration or laws of the State of Wisconsin.

The lien granted hereunder shall also cover and include all interest accruing on the delinquent assessments, plus costs, expenses and attorney's fees for collection.

The Association shall have the exclusive right and power to collect or enforce collection of all general and special assessments levied by the Association. They shall further have the exclusive right to bring any and all actions and proceedings for the collection thereof and/or the enforcement of liens arising therefrom. The Association may bring an action at law against any Lot owner personally to collect such assessments and/or to foreclose the lien for such assessments against the lot (in the same manner and method as an action to foreclose a real estate mortgage.) The Association shall have the right at any time to notify all lot owners within the subdivision of the delinquency of any Lot owners.

F. The Articles and By-Laws of the Association shall contain such additional provisions, as Developer may deem appropriate at the time of establishment of the Association.

G. In the event any further division of any lot (whether by Subdivision Plat, Certified Survey Map, and/or other legal land division) creates additional residential lots within the subdivision, each lot so created shall have equal membership and voting rights in the Association, and be subject to assessment for an equal share of the Association's existing and anticipated expenses, with all other lots in the Subdivision.

35. OUTLOTS

The Swan View Farms Subdivision Plat Contains common areas designated as outlots 1, 2, 3, 6, 7, & 8. Each lot in Swan View Farms shall be deemed to include an equal undivided ownership interest in the outlots above and each conveyance of a lot in Swan View Farms shall be deemed to include the conveyance of such undivided interest, whether or not specifically set forth in the instrument of conveyance. Ownership of outlets #4 & #5 will be retained by the developer to allow for the expansion of additional single family lots if and when they are no longer designated as wetlands. Up until and if this happens, the Association will maintain the outlets as part of their responsibility and pay any property taxes and at their cost. As set forth on the Plat for Swan View Farms, the Developer has granted easements to the public for the use of the paths within the outlots. Developer further expressly retains the right to grant additional easements for the use of said outlots. The Developer may add additional lands and outlots to the Association at a later date.

36. MAINTENANCE OF DRAINAGE EASEMENTS, PONDS, COMMON AREAS, SUBDIVISION SIGNAGE AND MONUMENTS AND STREET LIGHTS

The Owner's Association has the responsibility to properly landscape and maintain all common areas, street islands, trails and subdivision entrance signage within the subdivision, all portions of any entrance signs, entrance monuments, fencing and the landscaping associated with same which are located in whole or in part within any City of Pewaukee right-of-way, and all non-standard

street signs and streetlights. Said maintenance includes repair or replacement resulting from damage caused by any reason including snowplowing operations. Further, the Association without regard to reason, shall indemnify and hold the City harmless for any claim of liability or damage, regarding the signs, monuments, fencing or associated landscaping located within City right-of-ways. Subject to the provisions of Paragraph 37, the Owner's Association further has the responsibility of properly maintaining all drainage easement areas located within the individual lots which are subject to this Declaration of Restrictions and the ponds and all drainage easement areas within common areas. Maintenance of the ponds shall include, but not necessarily be limited to, preservation of the embankments; prevention of erosion above the ponds, around the ponds and downstream therefrom; and dredging if and when necessary. In the event the Owner's Association does not properly landscape, repair and/or maintain common areas, street islands, ponds and subdivision entrance signage within the subdivision and/or drainage easement areas on individual lots and/or within common areas, and/or entrance signs, entrance monuments, fencing and the landscaping associated with same which are located in whole or in part within any City of Pewaukee right-of-way, and/or non standard street signs and streetlights, the City of Pewaukee may send written notice to the Association setting forth which of said items the City of Pewaukee has determined are not properly landscaped, repaired and/or maintained, and stating that the City of Pewaukee may perform such landscaping repair and/or maintenance if not properly done by the Association. The above-referenced notice shall give the Association a minimum of fifteen (15) days to correct the problem, unless the City determines, in its discretion, that a shorter notice period is appropriate due to a hazardous condition requiring more immediate action. If at any time, the City of Pewaukee should determine, for any reason whatsoever, that the entrance signs, entrance monuments, fencing and/or associated landscaping within a right-of-way should be removed, the City of Pewaukee may send written notice to the Association setting forth which of said items the City of Pewaukee has determined must be removed, and stating that the City of Pewaukee may perform such removal if not properly done by the Association. The above-referenced removal notice shall give the Association a minimum of sixty (60) days to perform such removal. If such landscaping, repair, maintenance and/or removal is not performed within the time granted by either of the above-referenced notices, and/or if the City determines, in its discretion, that immediate action, without notice, is required due to an imminent threat of damage to persons or property, the City of Pewaukee shall then have the authority, but not the obligation, to undertake such landscaping, repair, maintenance and/or removal and shall have the right to charge the lot owners on a pro rata basis for any costs incurred by the City as a result of said landscaping, repair, maintenance and/or removal. Said costs shall be assessed as special charges pursuant to section 66.0627, Wis. Stats. If such charges are not paid by any lot owner within the period fixed by the City of Pewaukee, such charges shall become a lien upon the tax rolls as a delinquent tax against the lot owner's lot as provided in Section 66.0627, Wis. Stats.

37. DAY-TO-DAY MAINTENANCE OF DRAINAGE EASEMENT AREAS

The day-to-day maintenance of any drainage easement area located on an individual lot shall be the responsibility of the owners of such lot. Day to day maintenance includes such items as cutting grass, raking leaves, removing fallen trees and branches, and removing other minor obstructions. This paragraph shall not limit the City's authority of enforcement against the Association, as described in Section 36, above.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of _____, 2020.

BWC Investments, LLC, Developer

By: _____
Carl P. Tomich, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)SS.
WAUKESHA COUNTY)

Personally came before me this ____ day of _____, 2020, the above-named Carl P. Tomich, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Kari L. Stahl, Notary Public, Waukesha County, WI
My commission expires February 21, 2024

Drafted by:
BWC Investments, LLC
N8 W22520 – L, Johnson Drive
Waukesha, WI 53186

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

DATE: October 15, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for a Proposed Addition to the Well No. 5 HMO Treatment Facility Located at the North End of Northmound Road (PWC 0962998004)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Well No 5 Staff Report

Well No 5 Submittal

Well No 5 Radium Removal Treatment

Well No 5 Permit Application

Well No 5 GIS

Well No 5 Pic 1

Well No 5 Pic 2

Well No 5 Pic 3

Well No 5 Pic 4

Well No 5 Pic 5



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 October 15, 2020

Date: October 8, 2020

Project Name: City of Pewaukee Sanitary District #3

Project Address/Tax Key No.: Not Assigned /PWC 0962998004

Applicant: City of Pewaukee/Sanitary District #3

Property Owner: Sanitary District #3

Current Zoning: I-2 Rural Institutional District

Proposed Zoning: Same

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

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

Project Description/Analysis

Attached are plans for building additions to the east and west sides of the existing Well No. 5 HMO Treatment facility located at the north end of Northmound Road, south of I-94. The additions consist of a 52'-0" x 46'-0" (2,392 square feet) garage on the east side of the existing structure and a 15'-2" x 37'-0" (approximately 561.16 square feet) filter room addition on the west side of the building. A larger drive will also be paved as part of this project.

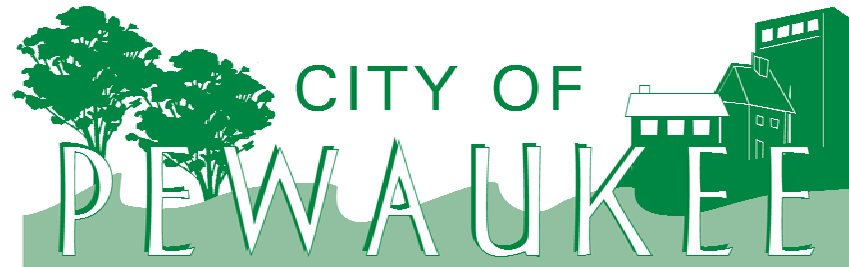
The proposed building location and setbacks are in conformance with those illustrated on CSM No. 7099. The Landscape Plan shows 9 Norway Spruce trees planted along the front property line. The building will be constructed of brick to match that of the existing building.

Based upon review of WDNR and GIS mapping, the building addition are more than 25-feet from the mapped wetland onsite.

Staff will further present plans at the Plan Commission meeting.

Recommendation

Staff recommends approval of the proposed plans for the building additions to the Well No. 5 HMO Treatment facility.



WELL NO. 5 HMO TREATMENT FACILITY & BUILDING MODIFICATIONS

PLANNING COMMISSION SUBMITTAL

CITY OF PEWAUKEE WAUKESHA COUNTY, WI SHEET INDEX

SHEET NO. DESCRIPTION

GENERAL DRAWINGS

G01 COVER SHEET

CIVIL DRAWINGS

C01 EROSION CONTROL PLAN
C02 UTILITY SITE PLAN
C03 GRADING AND PAVING SITE PLAN

LANDSCAPING DRAWINGS

L01 LANDSCAPING PLAN

ARCHITECTURAL DRAWINGS

A01 ARCHITECTURAL ISOMETRIC - 1
A02 ARCHITECTURAL ISOMETRIC - 2
A03 ARCHITECTURAL ELEVATIONS - 1
A04 ARCHITECTURAL ELEVATIONS - 2
A05 ARCHITECTURAL PLAN

SHEET NO. DESCRIPTION

MECHANICAL DRAWINGS

M02 PROCESS PIPING PLAN

PLUMBING DRAWINGS

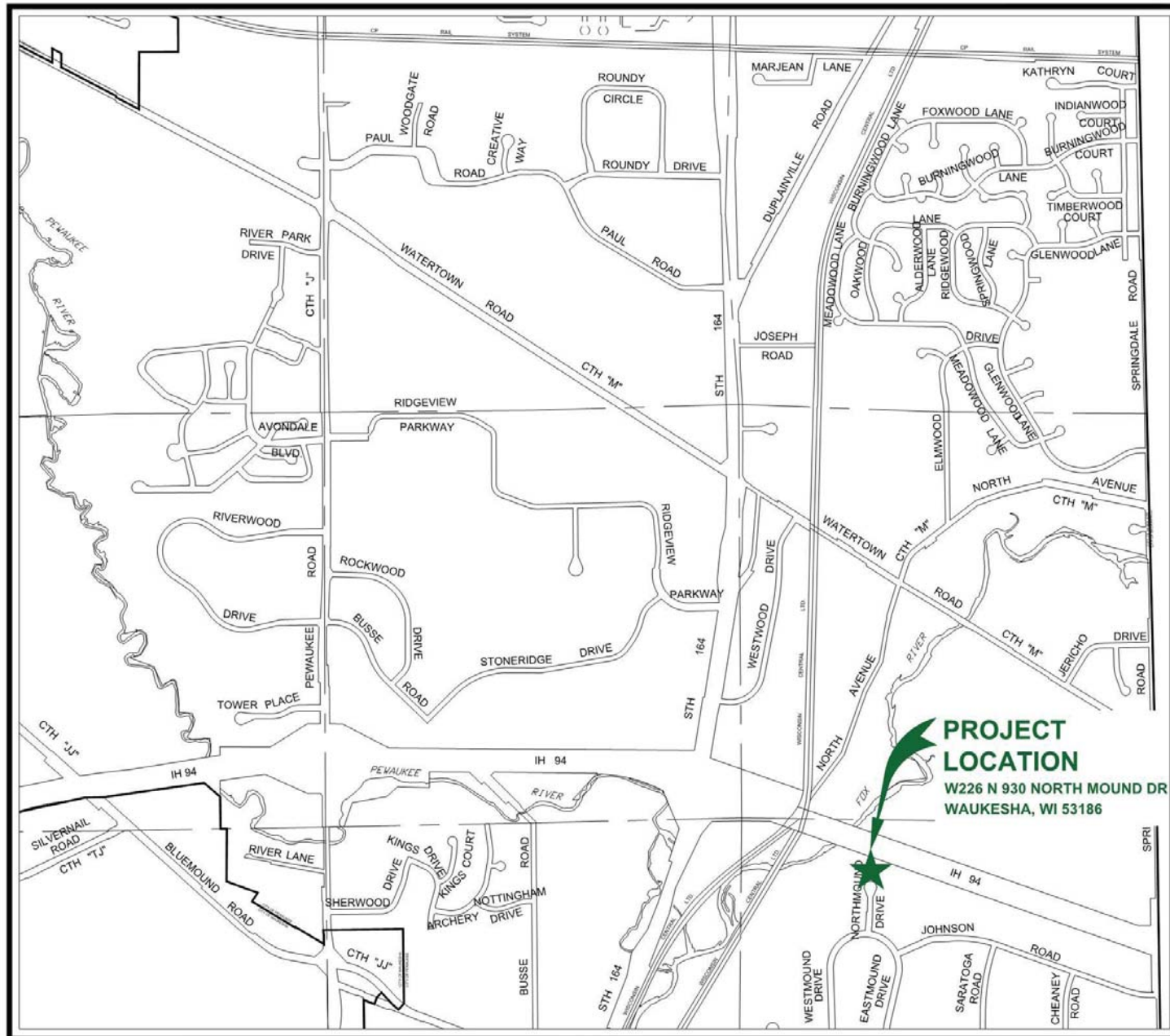
P01 PLUMBING FLOOR PLAN

HVAC DRAWINGS

H01 HVAC FLOOR PLAN

ELECTRICAL DRAWINGS

E01 ELECTRICAL PLAN



LOCATION MAP

TOWN	RANGE	SECTION (s)
T7N	R19E	25NW



SCALE IN FEET
0 500 1000 2000

ORIGINAL PLAN SET
IS IN COLOR

0 1/2" 1" IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT FULL SCALE

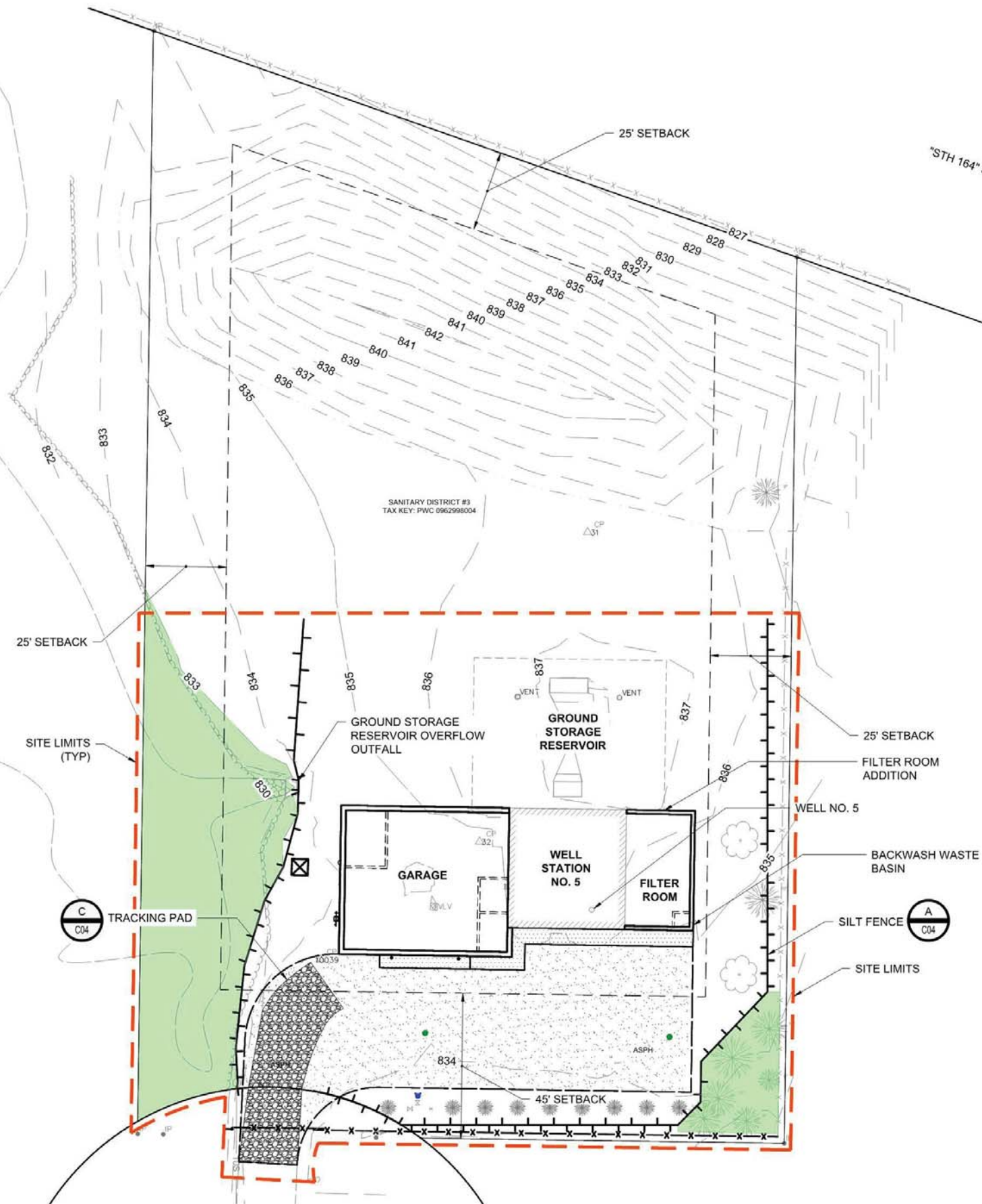
B:\1965\Peawaukee City 26-10103 Well Station No. 5 HMO Treatment Facility and Building Modifications\Civil
modified 09/23/20 AM

CONSTRUCTION SEQUENCE

1. INSTALL TRACKING PAD AND SILT FENCE.
2. CLEAR AND GRUB VEGETATION IN AREAS TO BE WORKED AS CONSTRUCTION OPERATIONS PROGRESS.
3. STRIP AND STOCKPILE ANY REMAINING TOPSOIL. PROTECT WITH SILT FENCE. STABILIZE USING TEMPORARY SEED AND MULCH IF STOCKPILE WILL REMAIN INACTIVE FOR MORE THAN 7 DAYS.
4. STOCKPILE TEMPORARY SPOILS AS CONSTRUCTION OPERATIONS PROGRESS. PROTECT WITH SILT FENCE. STABILIZE USING TEMPORARY SEED AND MULCH IF STOCKPILE WILL REMAIN INACTIVE FOR MORE THAN 7 DAYS.
5. INSTALL ADDITIONAL OR ADJUST EXISTING EROSION CONTROL MEASURES AS NECESSARY AS CONSTRUCTION OPERATIONS PROGRESS.
6. CONSTRUCT OVERALL SITE GRADING AND UTILITIES PRIOR TO, CONCURRENT WITH, OR AFTER BUILDING CONSTRUCTION. HOWEVER:
 - a. AREAS OF DISTURBED SOIL WHICH ARE PLANNED TO BE LEFT INACTIVE FOR A PERIOD OF 14 DAYS OR LONGER, SHALL BE STABILIZED USING TEMPORARY SEED AND MULCH. THIS MUST BE PLACED WITHIN 7 DAYS OF BECOMING INACTIVE.
 - b. FINAL RESTORATION SHALL BE COMPLETED USING TOPSOIL (SITE AND IMPORTED), SEED, MULCH, OR EROSION MATTING AND MUST BE COMPLETED WITHIN 7 DAYS OF ACHIEVING FINAL GRADE.
9. CONSTRUCT BUILDING, AND RELATED SITE WORK.
10. PAVE DRIVEWAY.
11. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER 95% OF VEGETATION IS ESTABLISHED AND RESTORE DISTURBED AREAS.
12. PERFORM FINAL CLEAN-UP.

LEGEND

DO NOT DISTURB



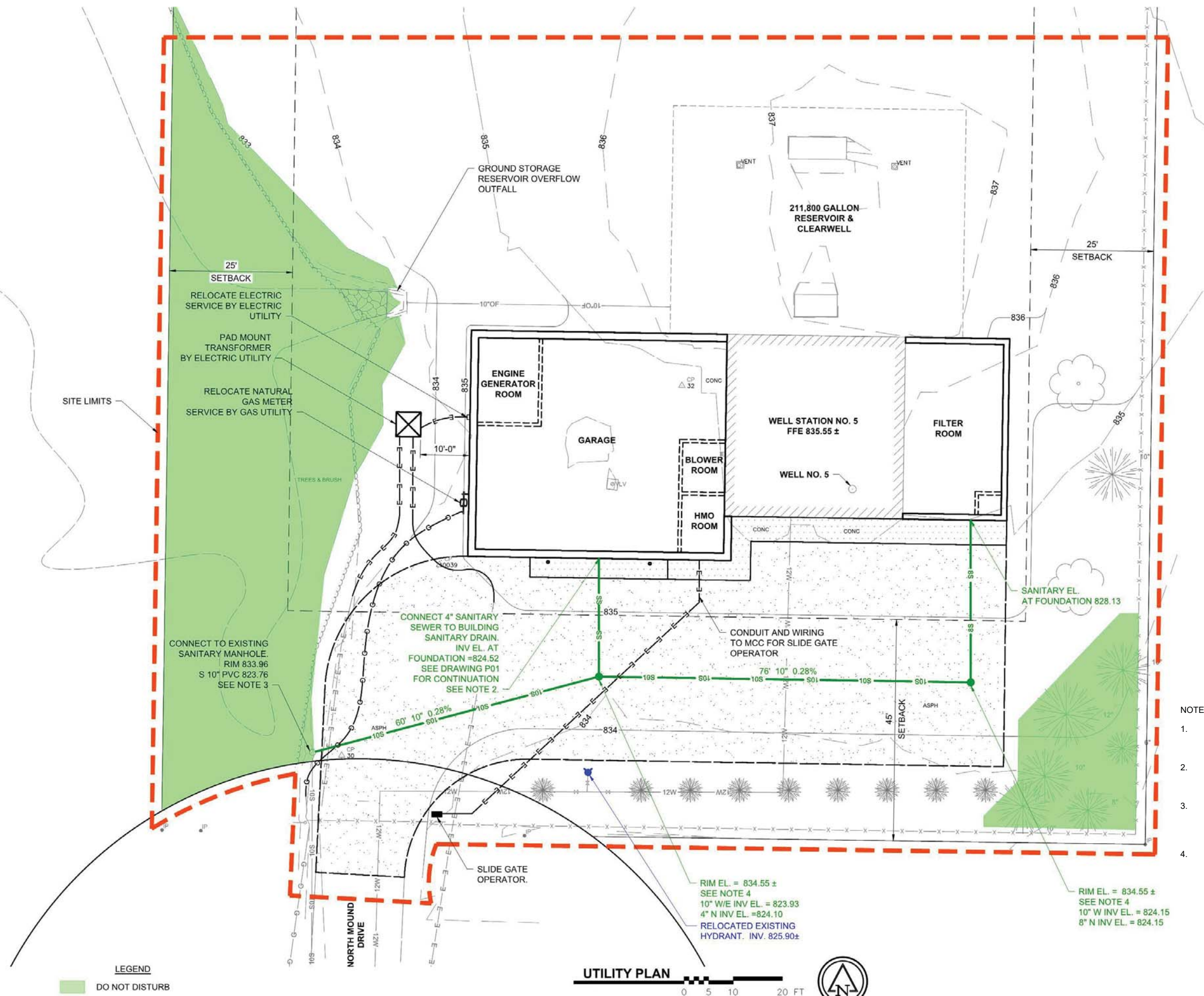
EROSION CONTROL PLAN

Z-cpl-Full Site Plan 20

0 10 20 40 FT

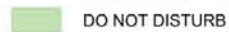


0 1/2" 1" IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT FULL SCALE



- NOTE:
1. CONSTRUCT SANITARY SEWER WITH PRESSURE RATED PVC PIPE (AWWA C900).
 2. VERIFY ELEVATION OF EXISTING BUILDING SANITARY DRAIN PRIOR TO CONSTRUCTION OF SANITARY SEWER.
 3. REMOVE EXISTING 6" LATERAL CONNECTION AND MODIFY EXISTING BENCH TO ACCOMMODATE NEW 10" CONNECTION.
 4. CONTRACTOR TO SET MANHOLE RIM TO AN ELEVATION 1-FT BELOW FFE.

CITY PLANNING COMMISSION SUBMITTAL						
1	2	3	4	5	6	7
1	2	3	4	5	6	7
REVISIONS						
Ruekert • Mielke						
Waukesha • Kenosha • Madison						
Global Water Center • Fox Valley						
www.ruekertmielke.com						
WELL NO. 5 HMO TREATMENT FACILITY & BUILDING MODIFICATIONS						
UTILITY SITE PLAN						
CITY OF PEWAUKEE						
WAUKESHA COUNTY, WI						
© COPYRIGHT RUEKERT & MIELKE INC.						
DESIGN BY: RMS						
DRAFTED BY: WCB						
CHECKED BY: DJH						
DATE: 10/1/2020						
FILE NO. 26-10103						
SHEET NO. C02						



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SHEET NO.
C03

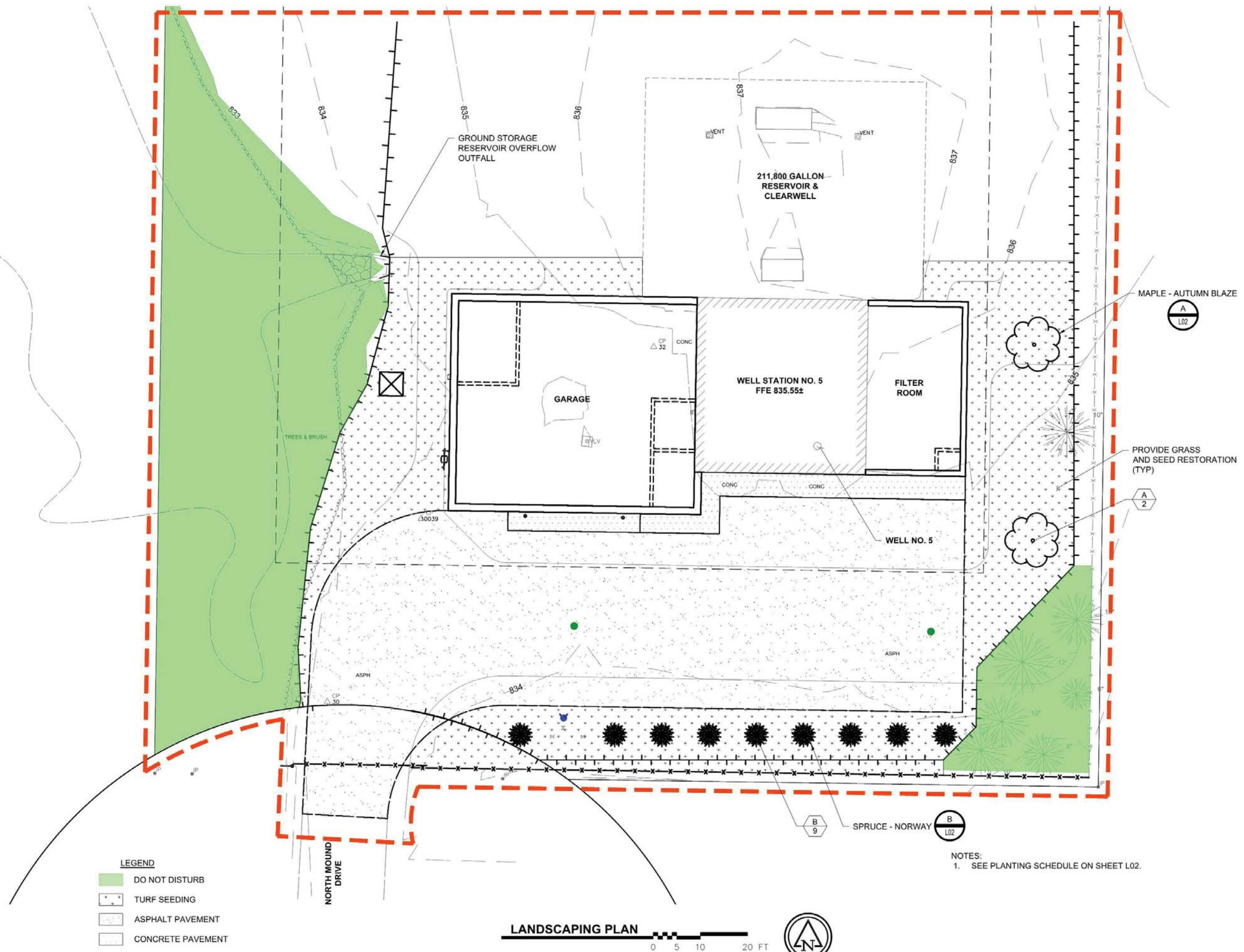
MODIFICATIONS

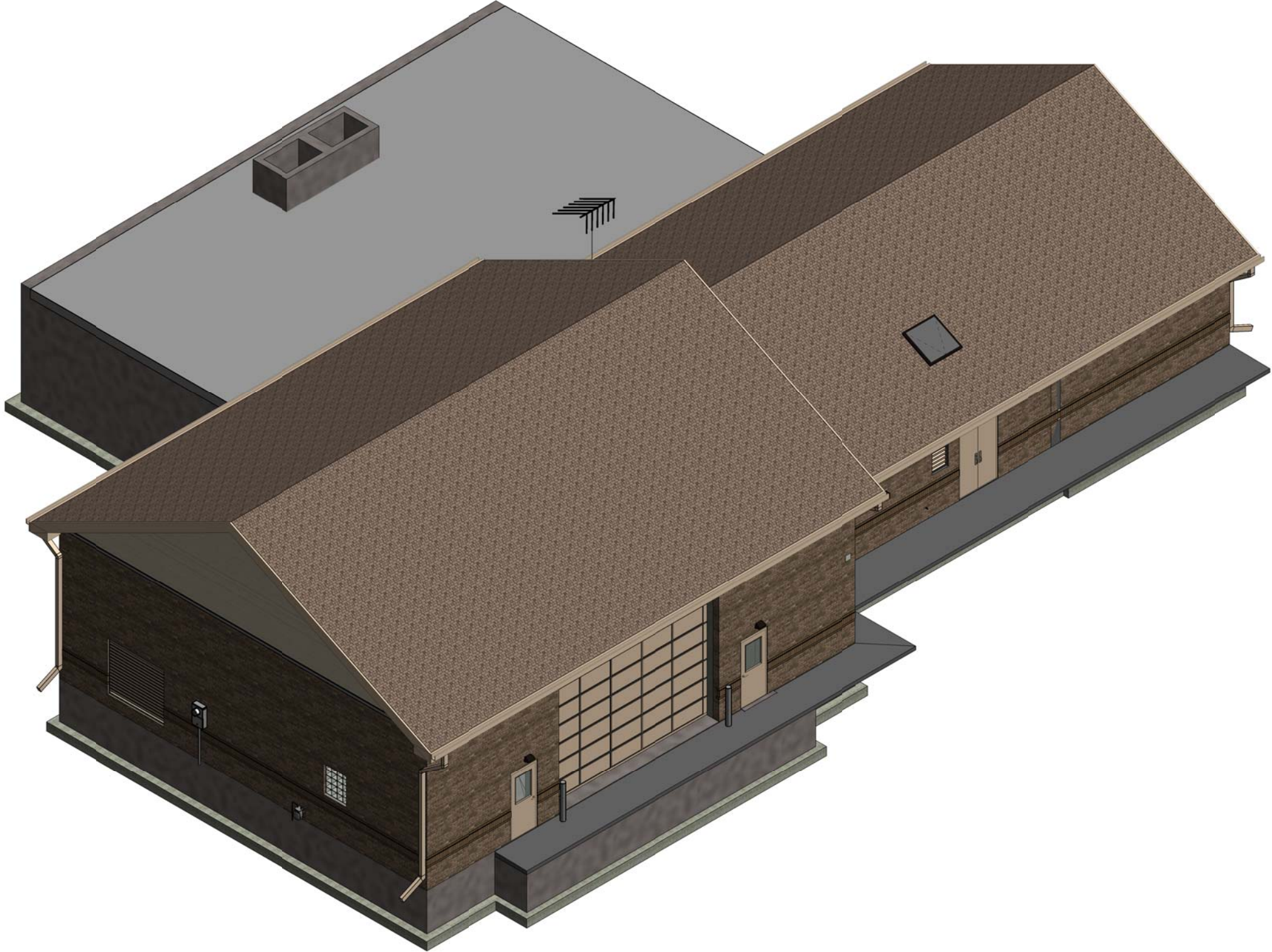
GRADING AND PAVING SITE PLAN

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ARCHITECTURAL ISOMETRIC - 1
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CITY PLANNING COMMISSION SUBMITTAL	
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WELL NO. 5 HMO TREATMENT FACILITY & BUILDING
MODIFICATIONS
ARCHITECTURAL ISOMETRIC - 1
CITY OF PEWAUKEE
WAUKESHA COUNTY, WI

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DESIGN BY: **RMS**

DRAFTED BY: **WCB**

CHECKED BY: **DJH**

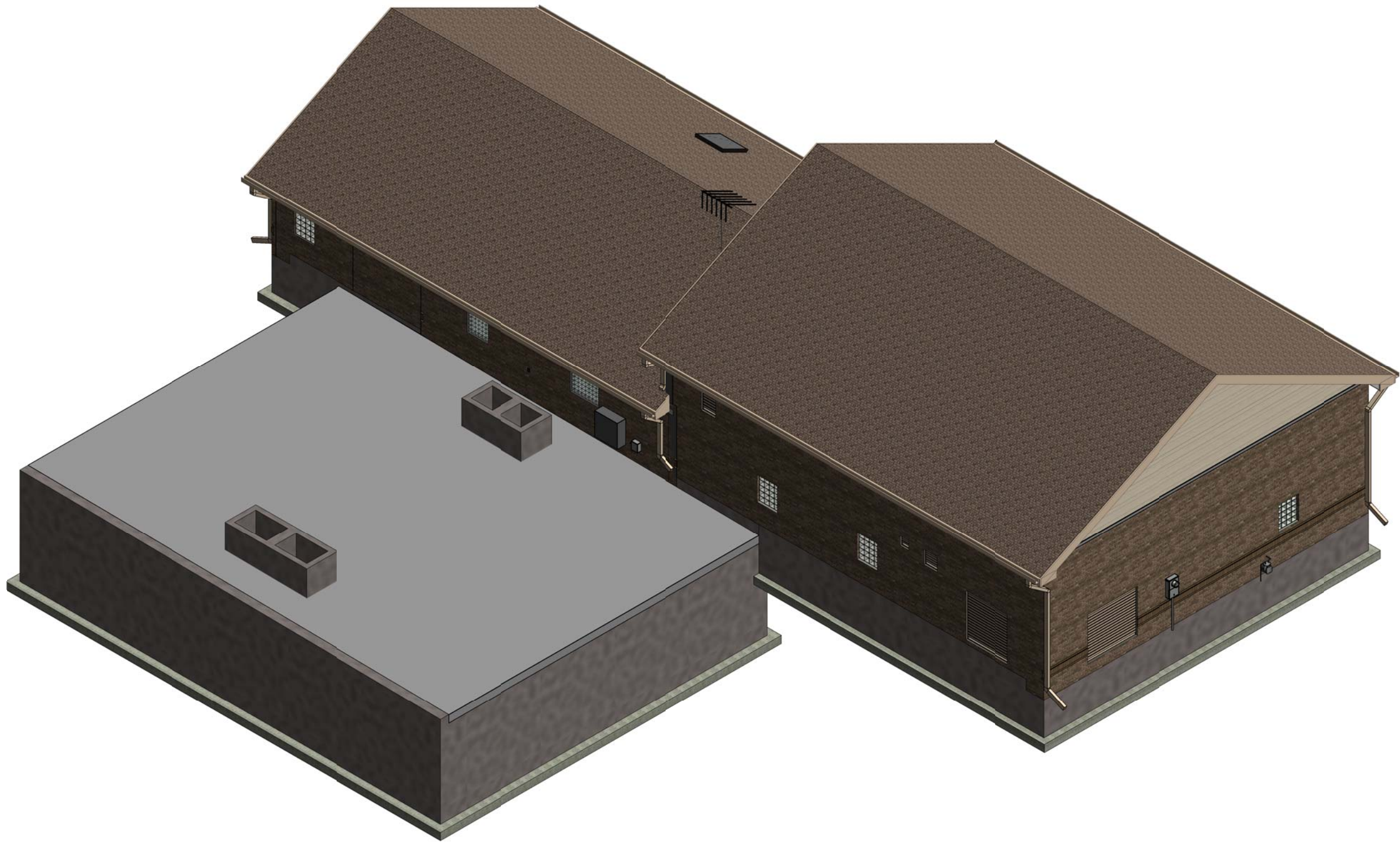
DATE: **10/1/2020**

FILE NO.
26-10103

SHEET NO.
A01

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ARCHITECTURAL ISOMETRIC - 2
NTS

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REVISIONS

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WELL NO. 5 HMO TREATMENT FACILITY & BUILDING
MODIFICATIONS
ARCHITECTURAL ISOMETRIC - 2
CITY OF PEWAUKEE
WAUKESHA COUNTY, WI

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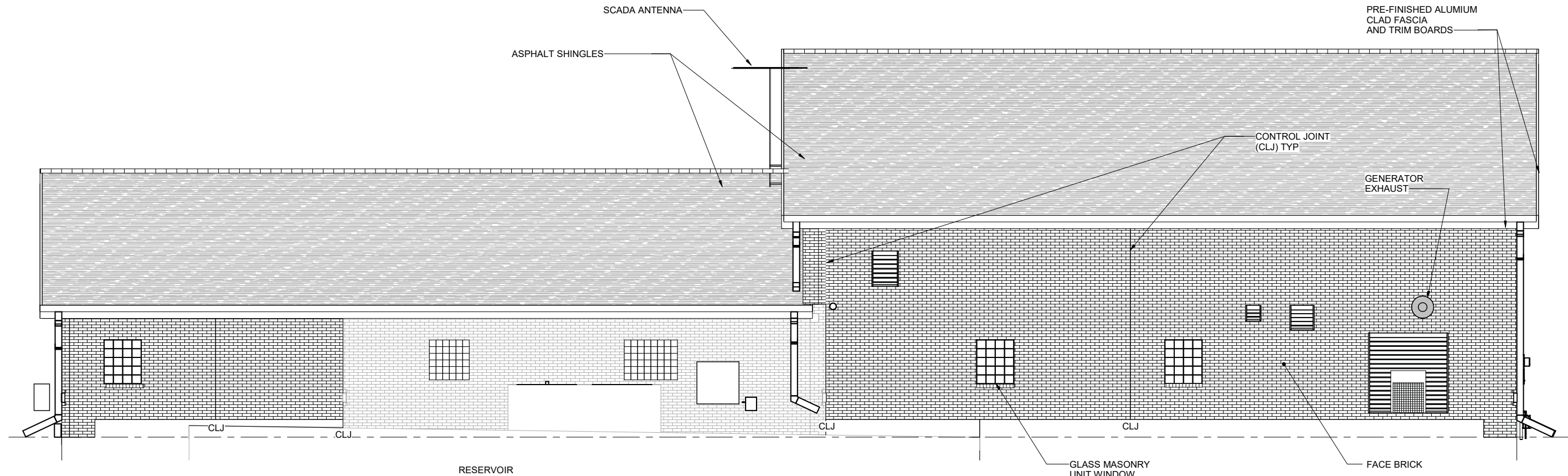
CHECKED BY: **DJH**

DATE: **10/1/2020**

FILE NO.
26-10103

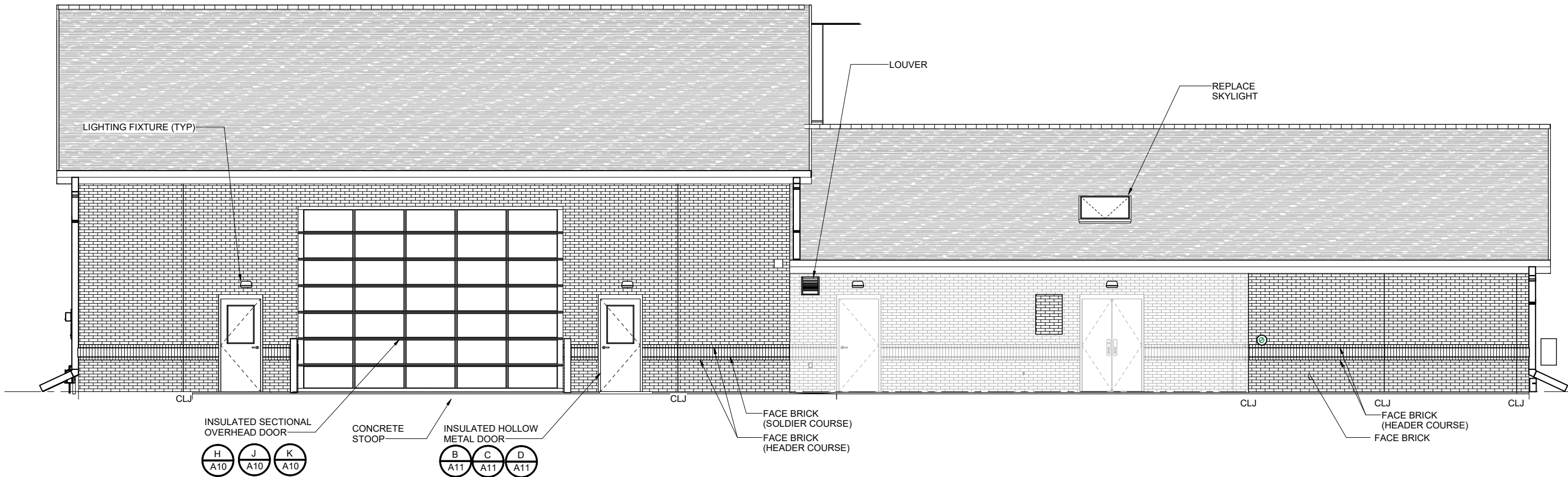
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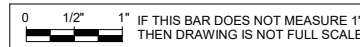
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



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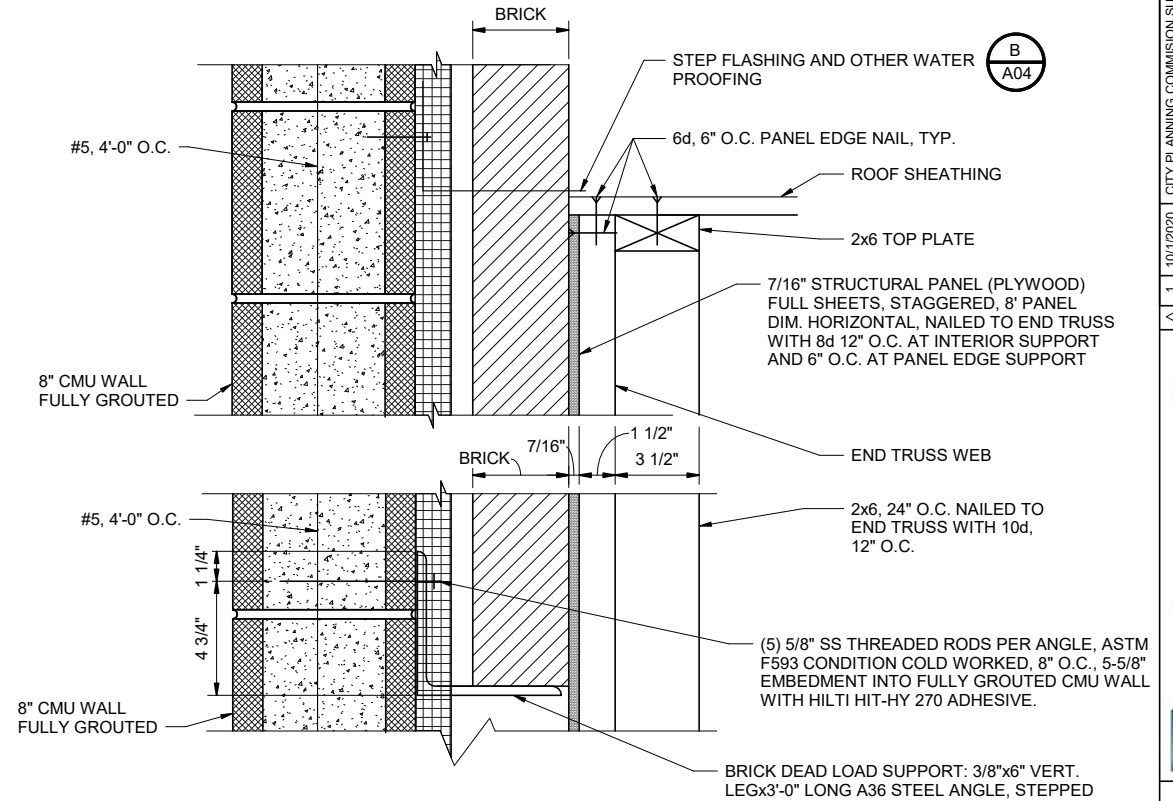
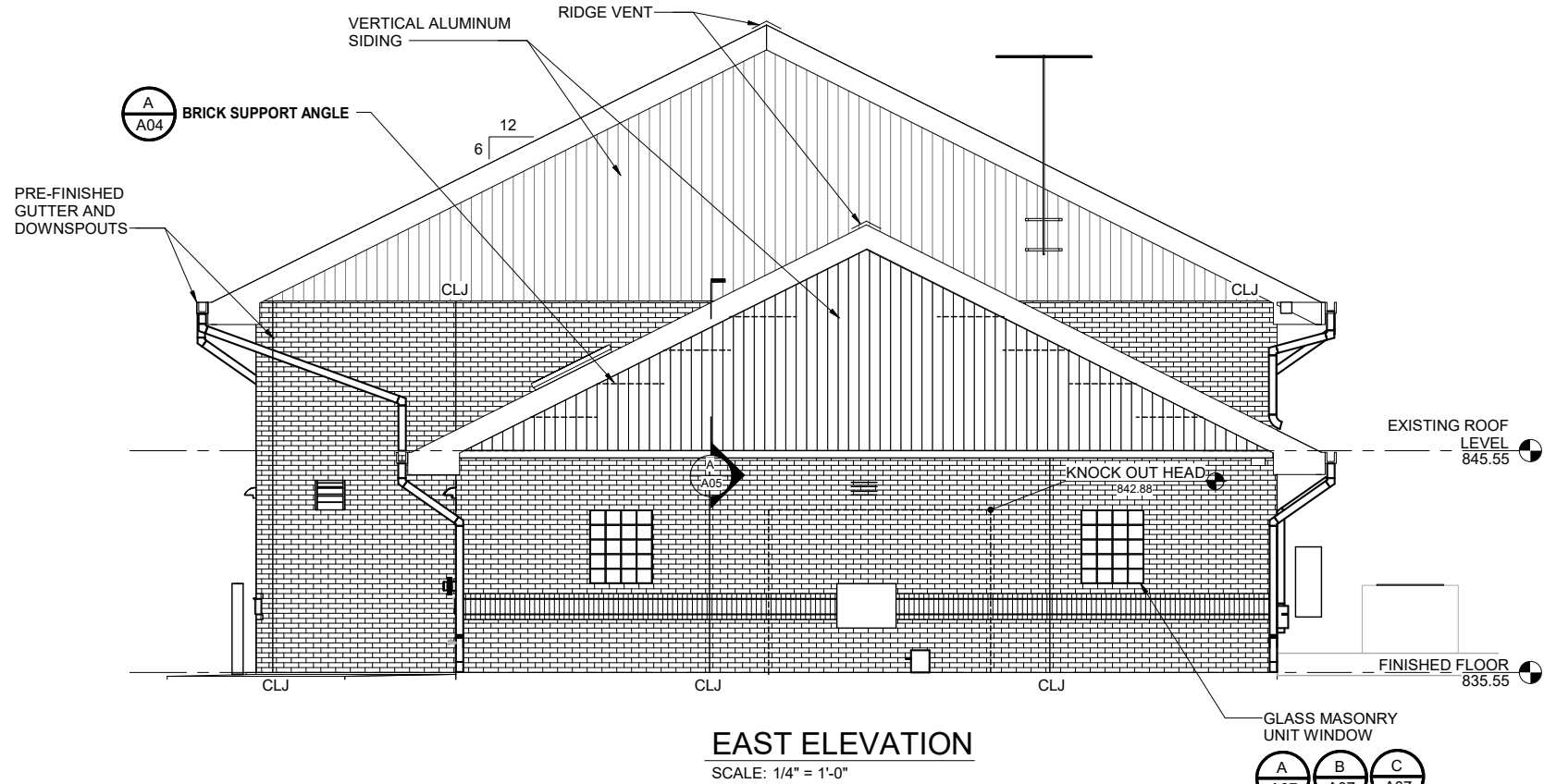
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**WELL NO. 5 HMO TREATMENT FACILITY & BUILDING
MODIFICATIONS**
ARCHITECTURAL ELEVATIONS
CITY OF PEWAUKEE
WAUKESHA COUNTY, WI

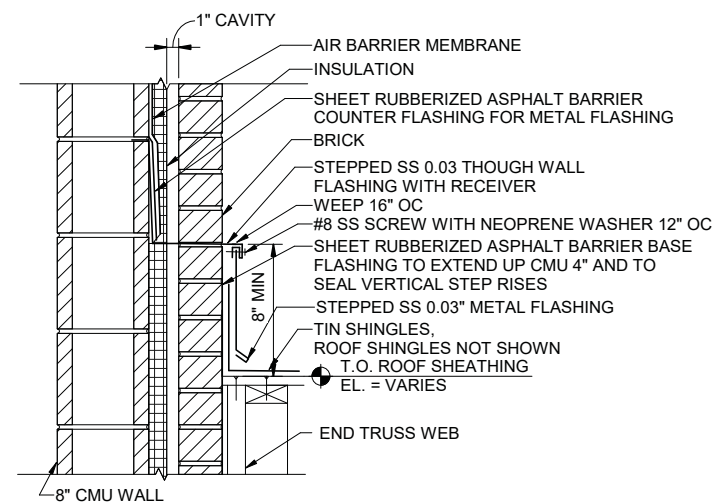
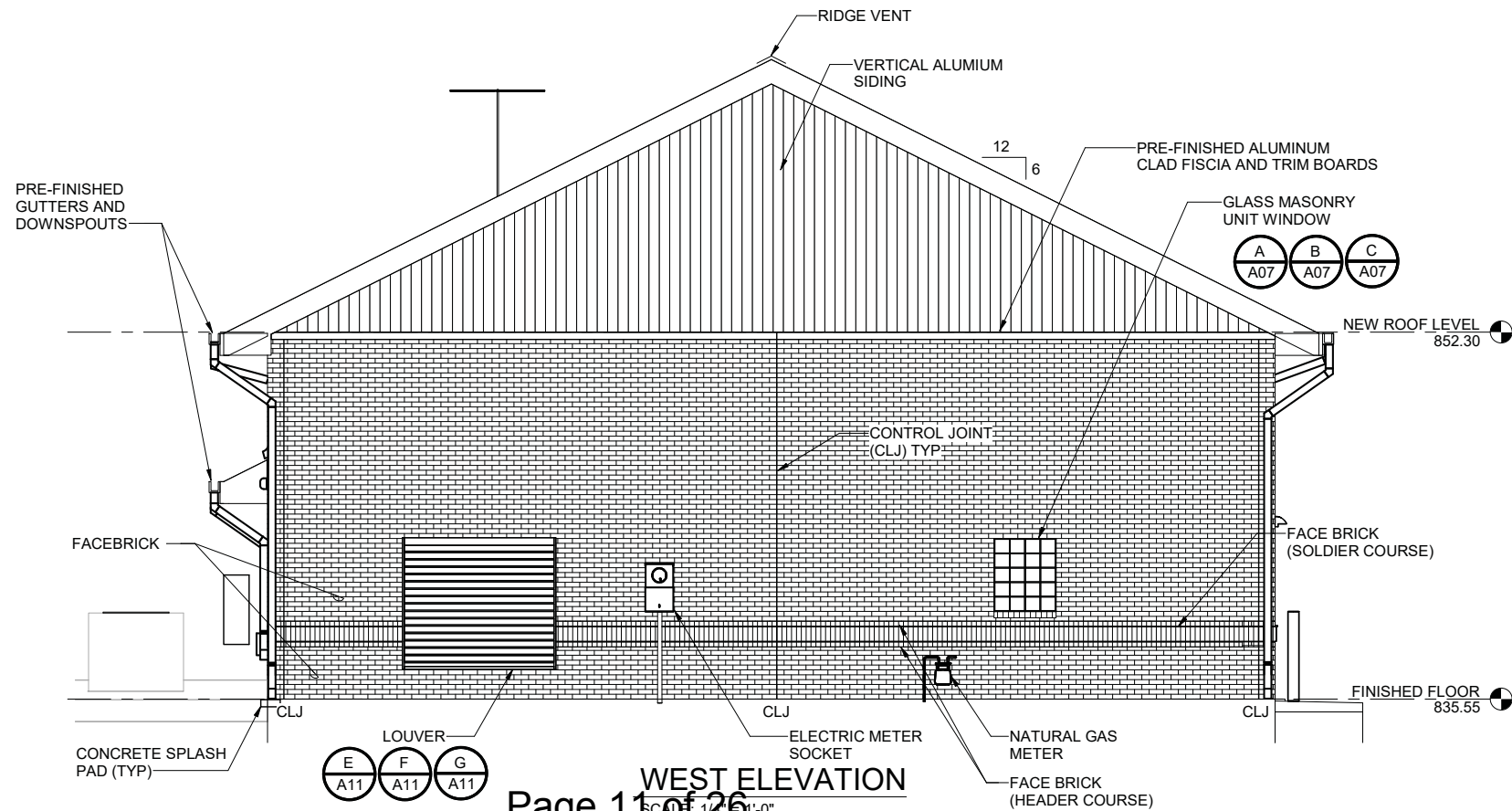
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BRICK SUPPORT ANGLES
SCALE: 3" = 1'-0"



STEP FLASHING
SCALE: 1 1/2" = 1'-0"



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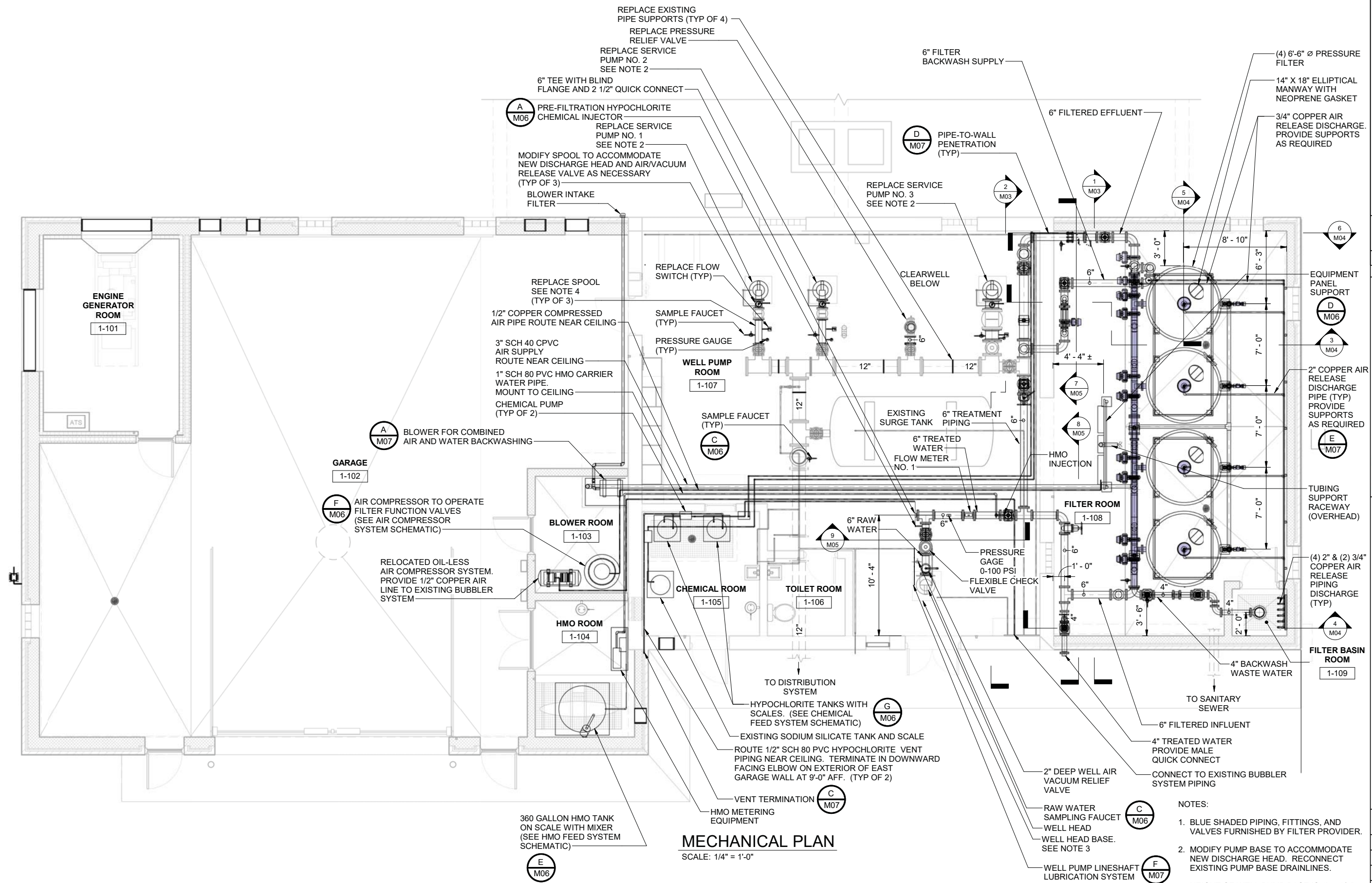
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WELL NO. 5 HMO TREATMENT FACILITY & BUILDING
MODIFICATIONS
ARCHITECTURAL ELEVATIONS AND DETAILS
CITY OF PEWAUKEE
WAUKESHA COUNTY, WI

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26-10103
SHEET NO.
A04

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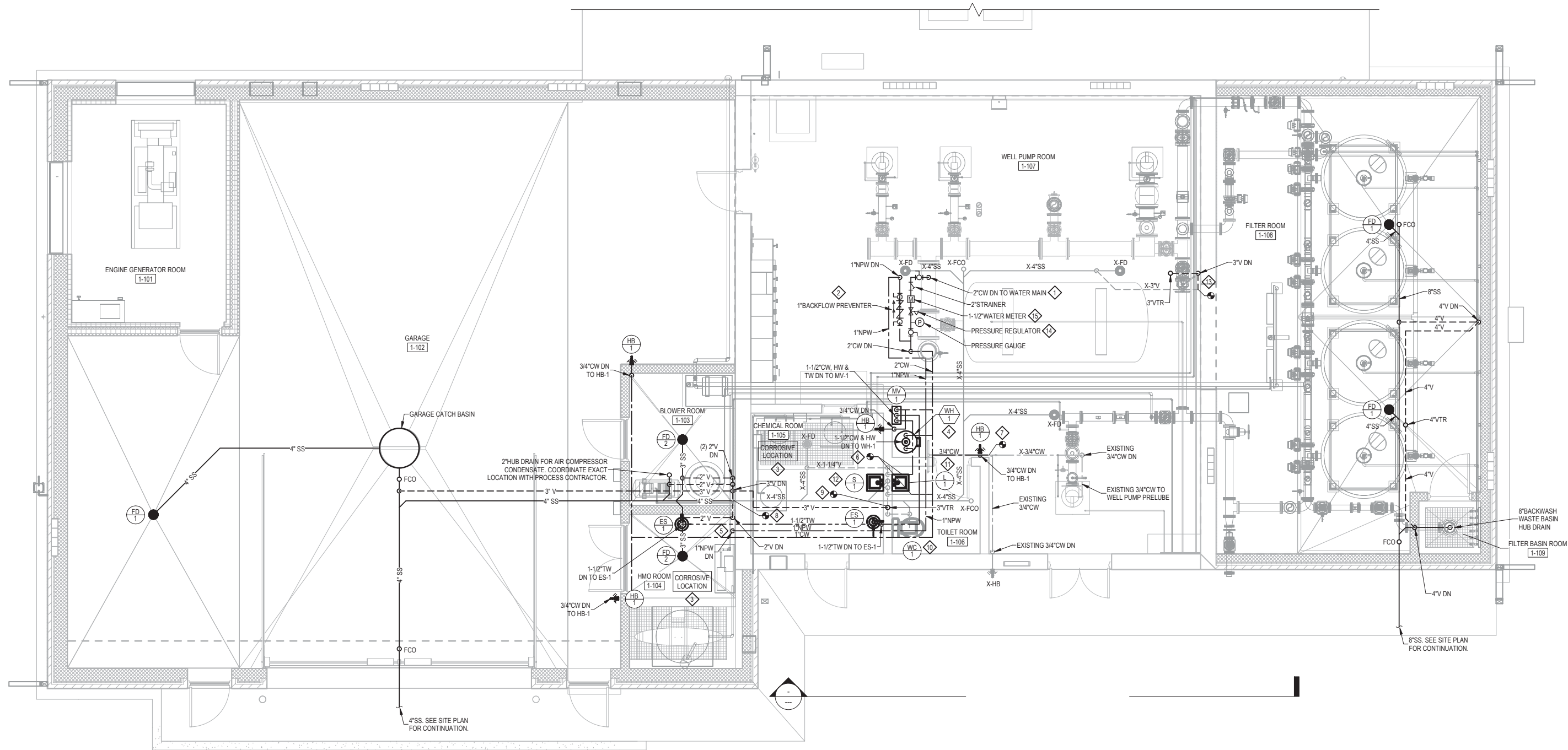




CITY PLANNING COMMISSION SUBMITTAL						
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REVISIONS						
WELL NO. 5 HMO TREATMENT FACILITY & BUILDING MODIFICATIONS						
PROCESS PIPING PLAN						
CITY OF PEWAUKEE						
WAUKESHA COUNTY, WI						
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CHECKED BY: DJH						
DATE: 10/1/2020						
FILE NO. 26-10103						
SHEET NO. M02						

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R02\Modell 18162-43 A01



KEY NOTES

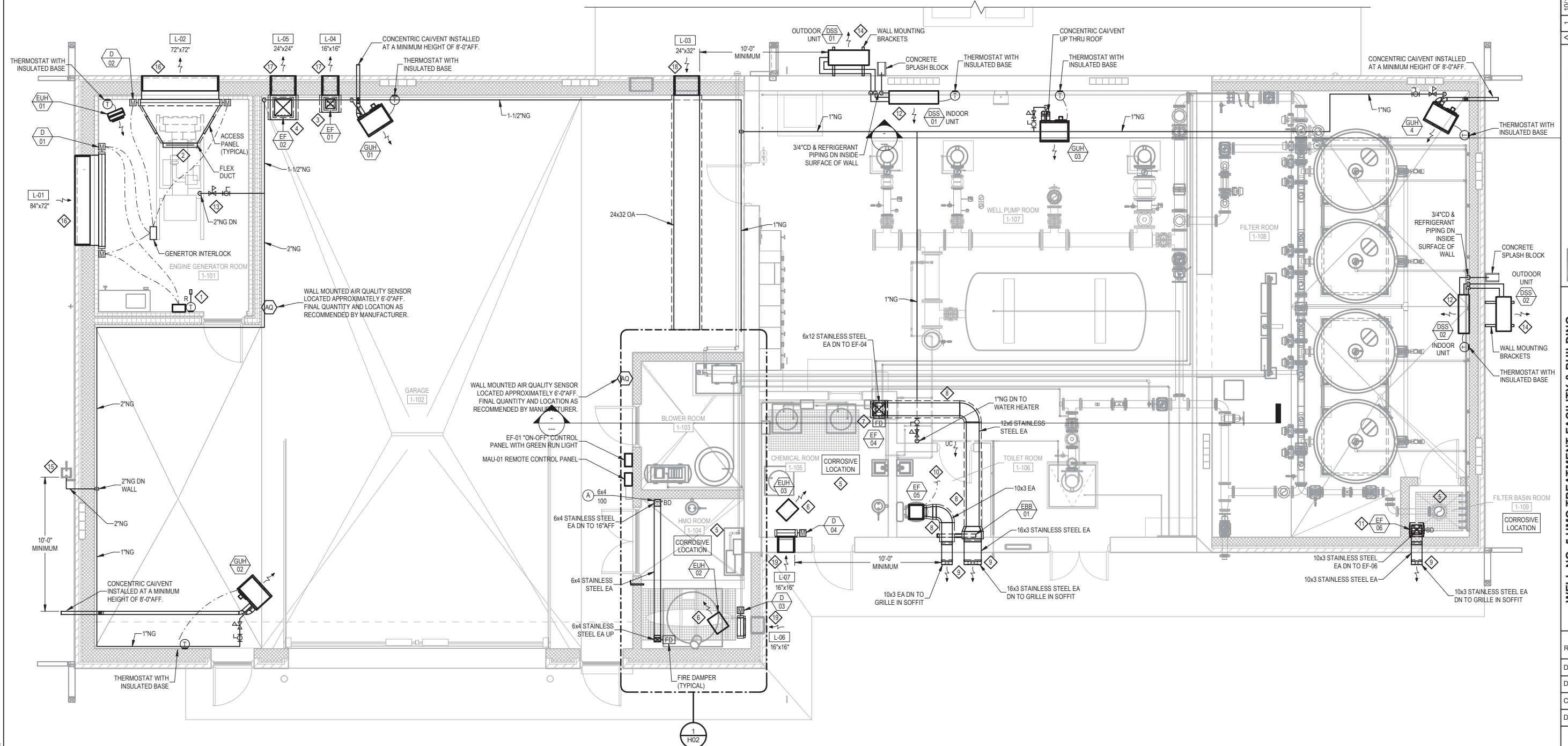
- | | | | |
|---|--|----|--|
| 1 | CONNECT NEW 2" CW TO EXISTING WATER MAIN AS REQUIRED. FIELD VERIFY EXACT SIZE AND LOCATION. COORDINATE WITH PROCESS CONTRACTOR. | 9 | PROVIDE NEW 3" V UP TO 3" VTR. RECONNECT EXISTING V PIPING SERVING CHEMICAL ROOM & TOILET ROOM PLUMBING FIXTURES. FIELD VERIFY EXACT SIZES AND LOCATIONS. |
| 2 | PROVIDE 1" BACKFLOW PREVENTER EQUAL TO WATTS SERIES LF908QT. PROVIDE WITH DRAIN LINE AND AIR GAP PIPED TO EXISTING FLOOR DRAIN BELOW. | 10 | PROVIDE AND INSTALL NEW WATER CLOSET (WC-1). RECONNECT TO EXISTING PIPING AS REQUIRED. |
| 3 | ALL EXPOSED WATER PIPING IN HMO ROOM (104) & CHEMICAL ROOM (105) SHALL BE SCHEDULE 80 CPVC. ALL SANITARY & VENT PIPING SHALL BE SCHEDULE 40 PVC. | 11 | PROVIDE AND INSTALL NEW LAVATORY (L-1). RECONNECT TO EXISTING PIPING AS REQUIRED. |
| 4 | PROVIDE NEW 4" CONCRETE HOUSEKEEPING PAD FOR NEW WATER HEATER. FIELD VERIFY EXACT SIZE AND LOCATION. SIZE AND INSTALL CAI & VENT PIPING PER MANUFACTURERS RECOMMENDATIONS. TERMINATE WITH CONCENTRIC VENT THRU ROOF. | 12 | PROVIDE AND INSTALL NEW SINK (S-1). RECONNECT TO EXISTING PIPING AS REQUIRED. |
| 5 | PROVIDE 1" NPW TO HMO METERING EQUIPMENT. FIELD VERIFY EXACT CONNECTION SIZE AND LOCATION. COORDINATE WITH PROCESS CONTRACTOR. | 13 | PROVIDE NEW 3" V FROM ROOF DN TO BELOW FLOOR AND CONNECT TO EXISTING. REROUTE V AROUND NEW WALL OPENING AS REQUIRED. SAW CUT EXISTING FLOOR AS NECESSARY. PATCH FLOOR TO MATCH EXISTING. |
| 6 | CONNECT NEW 3/4" CW & HW TO EXISTING AS REQUIRED. FIELD VERIFY EXACT SIZE AND LOCATION. | 14 | 2" PRESSURE REDUCING VALVE TO BE EQUAL TO WATTS SERIES LF223. SET OUTLET PRESSURE TO 60 PSI. FIELD VERIFY INLET PRESSURE. ADJUST OUTLET PRESURE AS REQUIRED. |
| 7 | CONNECT NEW 3/4" CW TO EXISTING AS REQUIRED. FIELD VERIFY EXACT SIZE AND LOCATION. | 15 | WATER METER SHALL BE EQUAL TO BADGER METER MODEL M120. |
| 8 | CONNECT NEW 4" SS TO EXISTING AS REQUIRED. FIELD VERIFY EXACT SIZE AND LOCATION. | | |

◆	HVAC CONTROL PANEL WITH ON-OFF AUTO SWITCH AND REVERSE ACTING THERMOSTAT WITH SENSING BULB NER THE CEILING FOR ELECTRIC CONTROL DAMPER (D-01). FIELD VERIFY FINAL LOCATION. SEE THE TYPICAL HVAC CONTROL DETAIL.
◆	PROVIDE DUCTED CONNECTION FROM GENERATOR RADIATOR TO LOUVER (L-02). COORDINATE RADIATOR CONNECTION SIZE WITH GENERATOR MANUFACTURER. PROVIDE ACCESS PANELS IN DUCTWORK.
◆	MOUNT INLINE EXHAUST FAN (EF-01) VERTICALLY ON WALL WITH VIBRATION ISOLATORS. TOP OF FAN SHALL BE AT AN APPROXIMATE HEIGHT OF 5'-0" AFF. PROVIDE A LENGTH OF 6"x4" INTAKE DUCTWORK ON FAN INLET AND EXTEND DOWN TO 16" AFF. TERMINATE WITH A BALANCING DAMPER AND TYPE "A" GRILLE. BALANCE TO 100 CFM.
◆	MOUNT INLINE EXHAUST FAN (EF-02) VERTICALLY ON WALL WITH VIBRATION ISOLATORS. TOP OF FAN SHALL BE AT AN APPROXIMATE HEIGHT OF 5'-0" AFF. PROVIDE A LENGTH OF 16"x14" INTAKE DUCTWORK ON FAN INLET AND EXTEND DOWN TO 16" AFF. TERMINATE WITH A BALANCING DAMPER AND TYPE "A" GRILLE. BALANCE TO 1250 CFM.

- | | |
|---|--|
| 5 | ALL DUCTWORK AND ACCESSORIES LOCATED IN AND/OR SERVING HMO ROOM, CHEMICAL ROOM, AND FILTER BASIN ROOM SHALL BE STAINLESS STEEL. |
| 6 | MOUNT ELECTRIC UNIT HEATER IN FRONT OF INTAKE LOUVER TO TEMPER THE INCOMING AIR. FIELD VERIFY EXACT LOCATION. |
| 7 | MOUNT INLINE EXHAUST FAN (EF-04) VERTICALLY ON WALL WITH VIBRATION ISOLATORS. TOP OF FAN SHALL BE AT AN APPROXIMATE HEIGHT OF 5'-0" AFF. PROVIDE A LEAF OF 8"x8" INTAKE DUCTWORK ON FAN INLET AND EXTEND DOWN TO 16" AFF. TERMINATE WITH A BALANCING DAMPER AND TYPE "A" GRILLE. BALANCE TO 215 CFM. |
| 8 | ROUTE DUCTWORK IN ATTIC JOIST SPACE. ALL DUCTWORK IN ATTIC SPACE TO BE INSULATED. |
| 9 | PROVIDE CONTRACTOR FABRICATED GRILLE MOUNTED 12" AFF. CONSTRUCTION TO BE 1" WIDE PVC BORDER W/ 1/2"x1/2" PLASTIC MESH SCREEN. TRANSITION DUCTWORK AS NECESSARY TO ROUTE OVER TOP OF WALL BETWEEN HMO TRUSSES AND INTO SOFFIT SPACE. |

- | | |
|----|--|
| 10 | INTERLOCK OPERATION OF TOILET ROOM EXHAUST FAN (EF-06) WITH TOILET ROOM LIGHT SWITCH. |
| 11 | MOUNT INLINE EXHAUST FAN (EF-06) VERTICALLY ON WALL WITH VIBRATION ISOLATORS. TOP OF FAN SHALL BE AT AN APPROXIMATE HEIGHT OF 8'-0". PROVIDE INLET GUARD ON FAN INLET. BALANCE TO 100 CFM. |
| 12 | MOUNT DSS INDUOOR UNIT ON WALL AT AN ELEVATION OF 8'-0" PER MANUFACTURER'S RECOMMENDATIONS. FIELD VERIFY EXACT LOCATION. CONDENSATE DRAIN PIPING AND REFRIGERANT PIPING SHALL DROP VERTICALLY ALONG THE INSIDE SURFACE OF THE WALL. AND PENETRATE THE WALL AT THE LOCATION OF THE SPLASH BLOCK AND CONDENSING UNIT RESPECTIVELY. SEE THE DUCTLESS SPLIT SYSTEM DETAIL. DO NOT RUN PIPING ON THE OUTSIDE SURFACE OF THE WALL. |
| 13 | CONNECT NG TO EMERGENCY GENERATOR PER MANUFACTURER'S RECOMMENDATIONS. COORDINATE EXACT CONNECTION SIZE AND LOCATION WITH GENERATOR MANUFACTURER. |

- | | |
|----|---|
| 14 | MOUNT DSS OUTDOOR UNIT TO WALL WITH WALL MOUNTING BRACKETS. BOTTOM OF UNIT SHALL BE AT A HEIGHT OF 2'-0" ABOVE GRADE. SEE THE DUCTLESS SPL SYSTEM DETAIL. FIELD VERIFY EXACT LOCATION, SIZE AND INSTALL REFRIGERANT PIPING PER MANUFACTURERS RECOMMENDATIONS. ALL EXTERIOR REFRIGERANT PIPING SHALL BE PAINTED WITH UV RESISTANT PAINT TO MATCH BUILDING COLOR. |
| 15 | NEW NATURAL GAS METER BY LOCALITY/UTILITY COMPANY. METER SHALL BE CAPABLE OF SUPPLYING 2,391 MBH AT AN INITIAL PRESSURE OF 2 PSI. FIELD VERIFY FINAL LOCATION. ALL EXTERIOR NG PIPING SHALL BE PAINTED WITH UV RESISTANT PAINT TO MATCH BUILDING COLOR. |
| 16 | TOP OF LOUVER SHALL BE AT A HEIGHT OF 8'-0" AFF. |
| 17 | TOP OF LOUVER SHALL BE AT A HEIGHT OF 10'-0" AFF. |
| 18 | TOP OF LOUVER SHALL BE AT A HEIGHT OF 14'-0" AFF. |
| 19 | TOP OF LOUVER SHALL BE AT A HEIGHT OF 8'-8" AFF. |



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SCALE: 1/4" = 1'-0"



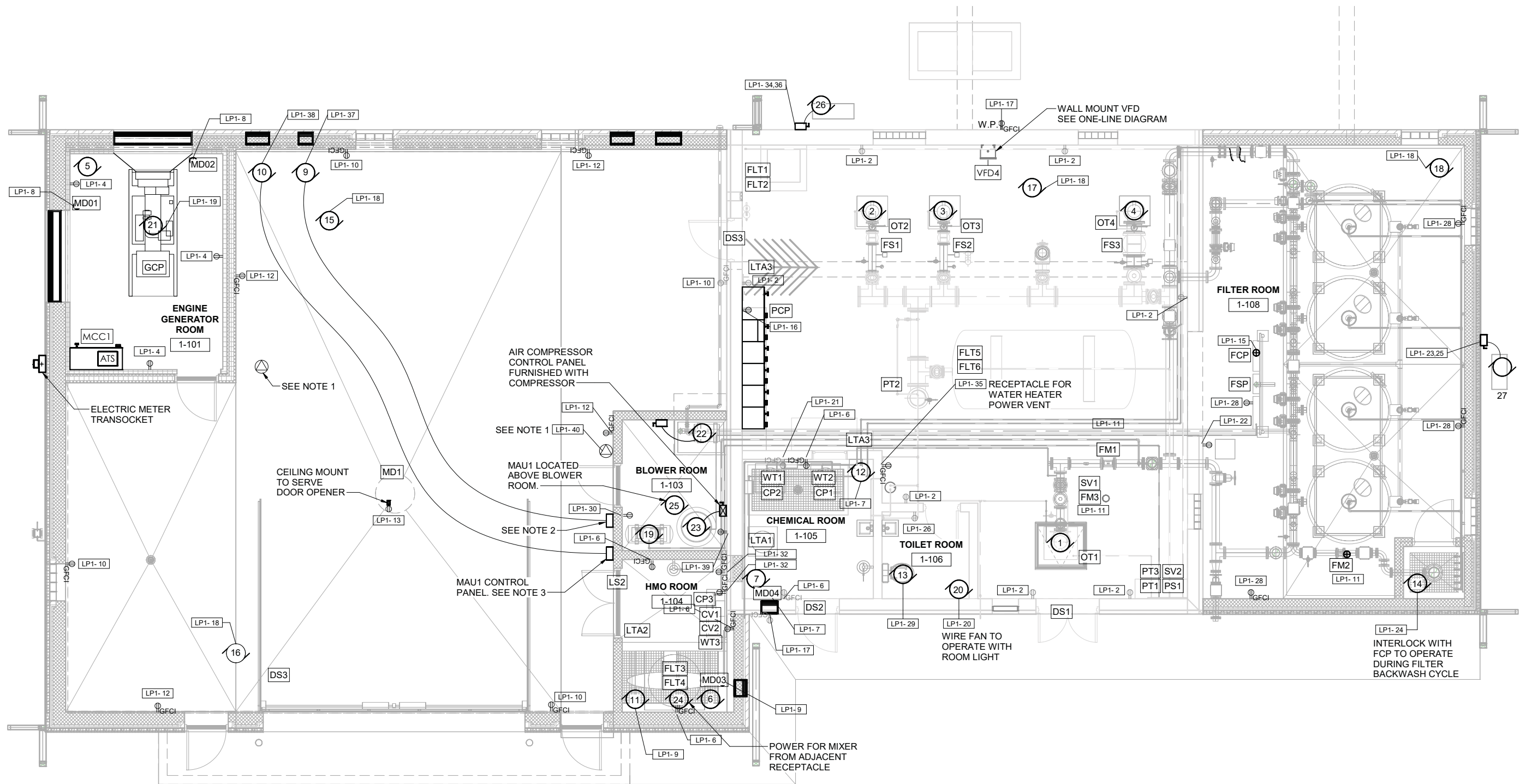
0 1/2" 1" IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT FULL SCALE

SHEET NO.
H01

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Page 15 of 26

BIM 360://Pewaukee City 26-10103 Well Station No. 5 HMO Treatment Facility and Building Modifications/2020018-1002/Model/10152:38 AM



ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



- NOTES:
1. PROVIDE POWER TO AIR QUALITY SENSOR SYSTEM. WIRING BETWEEN SENSOR AND MAIN UNIT BY SUBCONTRACTOR RESPONSIBLE FOR SECTION 23 09 33.
 2. CONTROL PANEL FOR EF-1 FURNISHED BY SUBCONTRACTOR RESPONSIBLE FOR SECTION 23 09 33
 3. MAU1 CONTROL PANEL, AND INTERLOCKS WITH AIR QUALITY SENSOR SYSTEM, AND EF2 BY SUBCONTRACTOR RESPONSIBLE FOR SECTION 23 09 33.

0 1/2" 1" IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT FULL SCALE



**Department of Public Works
Water & Sewer Utility**

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

To: City of Pewaukee Plan Commission
Nick Fuchs City Planner

From: Jane E. Mueller, Utility Manager

Date: 10/8/2020

Re: Well #5 Building Addition – Radium Treatment Facility & Building Modifications

The City of Pewaukee Water & Sewer Utility has experienced high levels of radium in multiple deep wells throughout our municipal water supply. Radium is a naturally occurring contaminant that is a result of water passing over or lying within rock that is radioactive. At four sites, the Utility has utilizes the blending of water from the shallow aquifer and the deep aquifer to reduce the level of radium pumped from the deep aquifer. The Utility currently has two wells with radium removal treatment, most recently, an HMO system (hydrous manganese oxide) was installed at Well #1 here at City Hall in 2018.

Well #5 is located in the Bluemound Industrial Park on Northmound Dr. just west of the recently developed Briohn/Paul Davis site. The building originally constructed in 1993 included the 400 gpm deep well, 211,000 gallon ground storage reservoir, large pressure tank, and a natural gas fired 5,000 gpm auxiliary pump. This station was originally designed to operate as a stand-alone water system capable of providing fire protection for the original industrial park. In mid to late 1990's the water system was expanded allowing for the pipe connection to the Main water system.

As time has progressed, Well #5 radium tests have increased beyond the maximum contaminant levels (5.0 pCi/l). The DNR recently issued a Consent Order requiring that Well #5 come into compliance with the radium standards by May 2023 thus creating the need for the building addition to house the treatment system.

Included in the building design is an additional oversized garage bay. This bay will house a permanent emergency generator, HMO chemical room, blower compressor room and a large bay that will eventually house a sewer jet truck.

The Utility has applied for review and approvals for the installation of an HMO treatment facility for Well #5 from the DNR and Wisconsin Public Service Commission. The plans that you see before you are the submittals sent to both Agencies. The DNR has already given approval for these plans. We are waiting for the PSC to complete their review.

The proposed building will be constructed of a brick material that will match the color of the brick on the existing structure. The building is located at the dead end of the Northmound cul du sac. The location is fairly remote within the industrial park. An existing berm runs parallel along the I-94 on the north side of the site. The berm blocks view of the majority of the structure from I-94.

W240 N3065 Pewaukee Road Phone – 262-691-9107 Fax – 262-691-6039		COMMERCIAL BUILDING PERMIT APPLICATION CITY or VILLAGE OF PEWAUKEE *NOTE*: All Highlighted Areas must be completed			Permit No. Parcel No. PWC #962-998-004		
Building Type Well #5 Building addition		Use Well #5 Radium Removal treatment & garage			Erosion Control Permit No.		
Building Site Address: W226N930 Northmound Dr.					Suite No.		
Owner's Name: City of Pewaukee Water & Sewer Jane Mueller-Utility Manager		Mailing Address W240N3065 Pewaukee Rd, Pewaukee WI 53072			Tel. (262)691-0804		
		Email Address jem@pewaukee.wi.us			Cell#		
Tenant's Name:		Mailing Address			Tel.		
		Email Address			Cell#		
Contractor's Name:		Mailing Address			Tel.		
Contractor License #/Expiration Date		Email Address			Cell#		
PROJECT DESCRIPTION Well #5 HMO Treatment Facility & Building Modifications				Is this property within 1000 feet of a lake or 300 feet of a stream/river? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
SITE INFORMATION		Total Lot area 60461.28 Sq. ft.		Bldg Footprint Area 4556 Sq. Ft.		All Hard Surfaces 9038 Sq. Ft.	
		Green Space Area 51423.28 Sq. Ft.					
Zoning District(s)		Subdivision Name			Lot No.		
					Block No.		
Sanitary Permit No.		Zoning Permit No.		Set backs	Front 45 ft.	Rear ft.	
					Left 25 ft.	Right 25 ft.	
1. PROJECT <input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Alteration <input type="checkbox"/> Raze <input type="checkbox"/> Addition <input type="checkbox"/> Move <input type="checkbox"/> Other:		2. STORIES <input checked="" type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other <input type="checkbox"/> Plus Basement		3. FOUNDATION <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> Other:		4. SEWER <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private System	
				5. WATER <input checked="" type="checkbox"/> Municipal Utility <input type="checkbox"/> Private On-Site Well			
6. AREA INVOLVED		COMMERCIAL		13. MULTI FAMILY BUILDINGS		MULTI TENANT BUILDINGS	
UNFINISHED AREA FINISHED AREA CANOPY AREA PORCH / FOYER AREA		EFFECTED AREAS Garage (west) appr. 2484 HMO treatment room east appr. 777 TOTAL Square Feet 3261 sq.ft.		No. of 1 Bedroom Units _____ No. of 2 Bedroom Units _____ No. of 3 Bedroom Units _____		No. of Tenant Spaces _____	
				14. FIRE SPRINKLER SYSTEM <input type="checkbox"/> Wet System <input type="checkbox"/> Dry System Area Serviced Wet _____ Area Serviced Dry _____			
				15. ESTIMATED BUILDING COST \$ 3,352,800			
I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done. No refunds issued after work has begun. By applying for this permit, you are authorizing City personnel to inspect this property within the scope of their duties.							
APPLICANT'S SIGNATURE <i>Jane Mueller</i>				DATE SIGNED 10/9/2020			
APPROVAL CONDITIONS		This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. <input type="checkbox"/> See below for conditions of approval.					
Land Disturbance over one (1) acre will require a DNR "Notice of Intent" to be completed							
PERMIT FEES:		BONDS		OTHER		PERMIT ISSUED BY:	
Permit \$ _____ Permit Seal \$ _____ Other \$ _____		Occupancy Bond \$ _____ Erosion Bond \$ _____ Impact Fee \$ _____				Name _____ Date _____ Tel. _____ Cert No. _____	



Legend

- Municipal Boundary_2K
- FacilitySites_2K_Labels
- Lots_2K
 - Lot
 - Outlot
 - Unit
- SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- Cartoline_2K
 - <all other values>
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
- Road Centerlines_2K
- Railroad_2K
- TaxParcel_2K
- Waterbodies_2K_Labels
- Waterlines_2K_Labels

0 88.80 Feet

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Notes:

Printed: 10/8/2020











