



Planning Department

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

REVISED

PLAN COMMISSION MEETING NOTICE AND AGENDA

Thursday, July 15, 2021

6:00 PM

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

-
1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of the April 15th, 2021 Meeting Minutes
 3. Continued Discussion and Action and Regarding a Petition for a Rezoning Public Hearing for Debra Aukofer to Rezone Property Located at N6 W27539 Northview Road from Rs-1 Single-Family Residential to Rs-4 Single-Family Residential (PWC 0983999005) (Tabled at the 6/17/2021 Plan Commission Meeting)
 4. Continued Discussion and Action Regarding a Certified Survey Map for Debra Aukofer for Property Located at N6 W27539 Northview Road for the Purpose of Dividing the Property Into Three Separate Lots (PWC 0983999005) (Tabled at the 6/17/2021 Plan Commission Meeting)
 5. Discussion and Action Regarding the Woodleaf Reserve Addition #3 Final Plat Located on Weyer Road (PWC 0865139 & PWC 0868998)
 6. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Property Located at W225 N3131 Duplainville Road from Floodplains, Lowland & Upland Conservancy and Other Natural Areas, Medium Density Residential, and Government/Institutional to Government/Institutional (PWC 0911993006)
 7. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for the City of Pewaukee to Rezone Property Located at W225 N3131 Duplainville Road from A-2 Agricultural and I-2 Rural Institutional to I-2 Institutional for the Purpose of Constructing a New DPW Garage and Recycling Yard for the City of Pewaukee (PWC 0911993006)
 8. Conceptual Review of Proposed Building and Sign Modifications for Property Located at W236 N1402 Busse Road (PWC 0955993)
 9. Adjournment

Ami Hurd
Deputy Clerk

7/14/2021

NOTICE

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

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the City Planner, Nick Fuchs, at (262) 691-6007 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: July 15, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of the April 15th, 2021 Meeting Minutes

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

4.15.21 Minutes

In attendance:

Mayor S. Bierce, Alderman B. Bergman, S. Sullivan, and D. Kiser.

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 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Zeilhofer Properties, LLC for Property Located at N4 W22540 Bluemound Road for the Purpose of Constructing a New Freestanding Two-Story Storage Building (PWC 0963997)

Chairman Bierce stated the applicant requested to be tabled. No action was taken.

3. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Octane Coffee for Property Located at W229 N1400 Westwood Drive for the Purpose of Installing and Operating a Drive-Thru Coffee Business (PWC 0959988004)

Mr. Fuchs noted the Plan Commission tabled the request at the last meeting, as there were concerns regarding traffic, safety, and building materials, as well as needed site improvements. The applicant has added curbing and landscape improvements, but they are still utilizing striping for the drive-thru lane. Staff was recommending approval subject to staff review of the landscape plan and the condition that signage will need to comply with the City sign ordinance. There is also a condition that the applicant must restore the site back to the parking area if the business discontinues or terminates after six months.

Adrian Deasy with Octane Coffee noted that the signs would match what is already there for Veloce. He noted they planned to have a digital screen on the front of the unit, and they would be amendable to taking it out, but it is a customer interaction feature. It would face Sky Zone towards Westwood Drive and would have no flashing.

Chairman Kiser felt this was outside of our sign ordinance. Mr. Fuchs noted that City does list directional signage in the ordinance as limited to nine square feet.

Mr. Deasy noted the screen was a 55-inch digital monitor and was right at 9 square feet.

Commissioner Bergman was concerned this would open the door to other developers asking for digital signs. He felt the City should incorporate language into the ordinance from other communities and place limits on it regarding brightness, how often the screen changes, and strobing.

Commissioner Bergman then referred to the final landscape plan and suggested a condition that it be approved at staff level.

Mr. Fuchs was concerned about where the sign falls into the sign code. He requested a condition that there be a review that this sign would not be in opposition to the City's code. It was suggested that the City Attorney review if the Plan Commission can condition a conditional use that is outside of the sign code.

A motion was made and seconded (B. Bergman, D. Kiser) to recommend approval of the conditional use subject to the conditions listed in the staff report and the conditions discussed regarding landscaping and signage review by the City Attorney. Motion Passed: 4-For, 0-Against.

4. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and the Site and Building Plans for TI Investors for Property Located at W232 N2950 Roundy Circle East for the Purpose of a Warehouse and Distribution Use (PWC 0917994030)

Mr. Fuchs stated this would be a warehouse with proposed site changes such as a parking lot addition on the east side to include 101 spaces. Additional items are proposed, such as landscaping, new lighting, stormwater management improvements, a smoking shelter, a new door, an awning on the east side of the building, new equipment and mechanicals, HVAC units and air rotation units. As there is a lot of vehicle traffic anticipated, staff recommended a traffic impact analysis, and the biggest issue brought up was the access to Redford Boulevard at Roundy Drive. Mr. Fuchs noted a traffic signal may be desirable and suggested approval be conditioned upon satisfying all conditions on page 3 of consultant's memo and Waukesha County review. He noted if a traffic signal is required at Redford Boulevard and Roundy Drive, the cost would be paid by the applicant. Mr. Fuchs also suggested removal or relocation of the smoking shelter, final review and approval of the new door and awning, and approval of the mechanical equipment. He also recommended final review and approval by the Engineering staff for grading, storm water and erosion plans.

Chairman Bierce stated his biggest concern was putting the parking lot right up to Highway 164.

Carl Broberg with Stantec discussed the landscaping plan and noted there would be a line of trees along the east side of the parking lot to screen it. There are further additions screening the front side of the property along the berm on Roundy Circle East.

Kyle DeGiulio with the Amazon development team described the project and stated this would be an Amazon same day facility. There are items housed in the building that customers want that same day. Items are picked off a shelf, boxed at the location and delivered via flex drivers, similar to an Uber or Lyft driver. Mr. DeGiulio noted that Amazon vans do not operate out of a site like this, and it is all personal vehicles; 3rd party contractors like Uber or Lyft. Three shifts would operate out of the 24-hour facility. Deliveries would occur between 4am and 10pm, with the highest volume between 4am and 6am. Mr. DeGiulio expected approximately 136 employees split between the three shifts, and he expected anywhere from 50 to 100 drivers at once

Discussion then took place regarding the lighting. Mr. Fuchs noted the plan showed a 40-foot mounting height on the north side of the building. Commissioner Bergman was concerned about the multi-family to the north with the high wall packs on the north elevation.

Commissioner Bergman referred to the smoking shelter and suggested it be moved further south towards the middle of the building or the northwest corner. He was also concerned about the placement of the HVAC units, and discussion took place regarding the screening of the equipment.

Discussion then took place regarding the amount of truck visits per day. Mr. DeGiulio noted that there would be no sitting truck area, as trucks are only bringing items to this building. He expected there would be approximately 15 truck visits per day bringing in new inventory.

A motion was made and seconded (B. Bergman, D. Kiser) to recommend approval of the conditional use subject to staff recommendations, Waukesha County approval of the applicant's TIA with respect to the intersection at Redford Boulevard, the screening of items discussed, shifting of the smoking kiosk further south, staff review of any awning additions or accents at the entrances, Engineering review, and a 20-foot limit on all wall lighting. Motion Passed: 4-For, 0-Against.

5. Discussion and Action Regarding Re-Approval of the Preliminary Plat for the Cardinal Meadows Subdivision, Now Known as Greenland Subdivision, Originally Approved by Plan Commission on January 17th, 2019 and Common Council on January 21st, 2019 (PWC 0928980)

Mr. Fuchs stated this was related to the expiration of approval for the previously approved 24-lot single-family subdivision. The only condition is that it is still subject to the original conditions that were approved. Nothing has changed, except for the name of the subdivision.

A motion was made and seconded (B. Bergman, S. Sullivan) to approve the reapproval of the preliminary plat for Greenland Subdivision subject to Waukesha County access approval. Motion Passed: 4-For, 0-Against.

6. Discussion and Action Regarding the Site and Building Plans for Badgerland Supply Located at W229 N2450 Homewood Court for the Purpose of Enclosing Three Existing Buildings (PWC 0915994001)

Mr. Fuchs stated the applicant would like to enclose and combine two buildings, as well as enclose the open structure on the northern parcel. Staff was recommending approval but recommended the metal wall panels be eliminated and upgraded to masonry. Mr. Fuchs also recommended combining the property via certified survey map, as it is functioning as a single development. It was noted that the Fire Chief was concerned the building would now be mostly enclosed, and he suggested fire suppression be included or a deed restriction to limit storage to noncombustible materials.

A representative from Badgerland Supply requested leniency on the use of the metal panels. He felt they would suit their need to shield their products from the weather, and if they go to an upgraded panel, the delay in materials will be until Christmas. He felt because of where they were located, the metal panels would be acceptable, and they were doing a good job of upgrading their facilities.

Further discussion then took place regarding the site and building plans as relates to the various building material options.

Chairman Bierce suggested the applicant discuss their options with the City Planner, and no action was taken on this item.

7. Discussion and Action Regarding a Certified Survey Map for the City of Pewaukee Engineering Department for Property Located at W223 N3251 Shady Lane for the Purpose of Dividing the Property Into Two Separate Lots and Installing a Dry Pond (PWC 0912982)

Ms. Wagner stated the topography on Shady Lane puts a low spot in the area, and they would be installing sewer into an easement and connecting to the Hill N Dale sewer. There are no plans to do any improvements other than underground. Ms. Wagner noted the right-of-way in Shady Lane would need to be extended.

Mr. Fuchs noted that there were conditions for approval including technical corrections, adding setbacks per code, and adding language regarding the dedication.

A motion was made and seconded (D. Kiser, S. Bierce) to approve the certified survey map including the conditions listed by staff. Motion Passed: 3-For, 0-Against, 1-Abstain (Sullivan).

8. Adjournment

A motion was made and seconded (B. Bergman, D. Kiser) to adjourn the meeting at 7:45pm. Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

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

DATE: July 15, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Continued Discussion and Action and Regarding a Petition for a Rezoning Public Hearing for Debra Aukofer to Rezone Property Located at N6 W27539 Northview Road from Rs-1 Single-Family Residential to Rs-4 Single-Family Residential (PWC 0983999005) (Tabled at the 6/17/2021 Plan Commission Meeting)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Aukofer Rezoning & CSM Staff Report

Aukofer rezoning application & map



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

REPORT TO THE PLAN COMMISSION

Meeting of July 15, 2021

Date: July 8, 2019

Project Name: Aukofer Rezoning and Certified Survey Map

Project Address/Tax Key No.: N6W27539 Northview Road/Tax Key Nos. 0983999005

Applicant: Debra A. Aukofer

Property Owner: Debra A. Aukofer

Current Zoning: Rs-1 Single-Family Residential District

Proposed Zoning: Rs-4 Single-Family Residential District

2050 Land Use Map Designation: Low-Medium Density Residential (1/2 Ac. - 2 AC. / D.U.)

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

Project Description

At their June 17, 2021 meeting, the Plan Commission tabled the Aukofer Rezoning and Certified Survey Map as the applicant requested to make revisions to the configuration of the three proposed lots. Note that the rezoning public hearing was open and closed at this meeting.

Below is a description of the requested rezoning and the most up-to-date Certified Survey Map.

Rezoning:

The applicant filed a Rezoning Application requesting approval to rezone property located at N6W27539 Northview Road from Rs-1 Single-Family Residential District to Rs-4 Single-Family Residential District.

The property is designated as Low-Medium Density Residential on the City's Year 2050 Land Use/Transportation Plan; therefore, the rezoning is consistent with the City's Comprehensive Master Plan.

The rezoning also matches the zoning of the Arrowhead Trails Subdivision located directly to the east.

Certified Survey Map:

A Certified Survey Map was also submitted requesting to divide the existing 5.48-acre lot into three separate parcels. Lot 1 has an area of 1.010-acres and is vacant. Lot 2 has an area of 2.889-acres and consists of the existing home, detached garage, and barn. Lot 3 has an area of 1.577-acres and is also vacant.

All proposed lots comply with the Rs-4 District minimum lot size of 20,000 square feet and minimum lot width at the setback line of 110-feet. The existing home and detached garage also meet the Rs-4

District development standards. Staff is recommending that all lots connect to public sewer, including the existing home on Lot 2.

It can be noted, and the applicant has been made aware, that if land disturbance to develop these lots exceeds 1-acre, storm water management requirements must be met. Staff recommends that a separate plan illustrating the anticipated areas of land disturbance, including driveways and the area needed to construct the homes be provided to the Engineering Department for review and conceptual approval prior to recording the CSM.

It can further be noted that the applicant has been made aware that Lot 1 and 3 will require access approval from the City. Staff also indicated that there are assessments that will be due prior to recording the CSM.

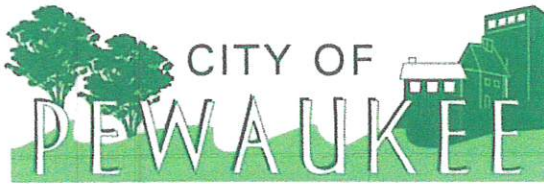
Finally, staff is not necessarily opposed or concerned with the proposed lot configuration considering the existing lot size and location, but please be aware of the City's lot design standard below.

18.0800f.(5) Excessive Depth of Lots in relation to width shall be avoided and a proportion of two to one (2:1) shall be considered a maximum depth to width ratio under normal conditions. Lots shall normally be rectangular in shape and lots having more than five (5) sides shall be avoided. Depth of lots or parcels designated for commercial or industrial use shall be adequate to provide for all off-street service and parking required by the use contemplated.

Recommendation

A motion recommending approval of the rezoning request to rezone property located at N6W27539 Northview Road from Rs-1 Single-Family Residential District to Rs-4 Single-Family Residential District.

A motion recommending approval of a 3 Lot Certified Survey Map for property located at N6W27539 Northview Road, subject to staff's recommended conditions noted in this report.



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W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
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fuchs@pewaukee.wi.us

PETITION FOR A REZONING DISTRICT MAP AMENDMENT

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

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin to rezone the following property **FROM** Rs-1

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

Legal description of property to be rezoned – Please attach.

Common property description or name:

Property Address: N6W27539 Northview Rd. **Tax Key Number(s):** PWC 0983999005

Property owner(s) (Full Legal Name): Debra A. Aukofer

Owner's Address: N6W27539 Northview Rd. **City/State/Zip:** Waukesha, WI 53188

Phone: 262-744-0682 **Email:** Debraaukofer@yahoo.com

This amendment to the zoning map is being proposed in order to Downsize partial w. th house to make it more manageable for widow spouse

Applicant (Full Legal Name):

Name: Debra A. Aukofer

Company:

Address: N6W27539 Northview Rd.

City/State/Zip: Waukesha WI 53188

Phone: 262-744-0682

Email: Debraaukofer@yahoo.com

Contact Person (Full Legal Name):

Name: Steve Beres (Stephen A.)

Company: John Beres Builders

Address: 17909 W. Lincoln Ave.

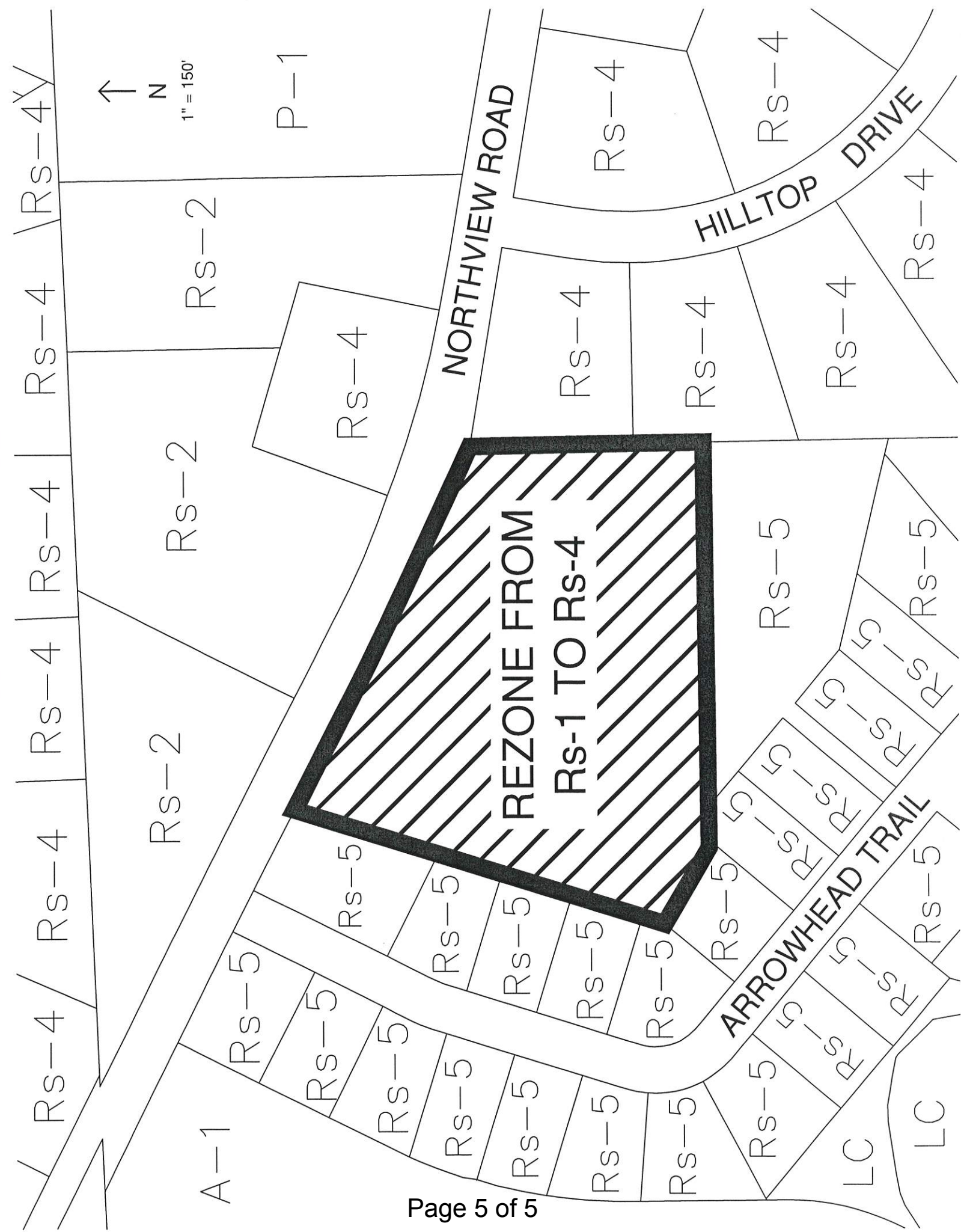
City/State/Zip: New Berlin, WI 53146

Phone: 414-333-2676

Email: Steve@johnberesbuilders.com

Rezoning submittals must include and be accompanied by the following:

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



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

DATE: July 15, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Continued Discussion and Action Regarding a Certified Survey Map for Debra Aukofer for Property Located at N6 W27539 Northview Road for the Purpose of Dividing the Property Into Three Separate Lots (PWC 0983999005) (Tabled at the 6/17/2021 Plan Commission Meeting)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

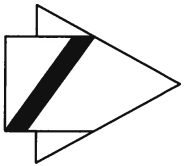
ATTACHMENTS:

Description

Aukofer Revised CSM

CERTIFIED SURVEY MAP NO. _____
Being a division of Lot 1 of Certified Survey Map No. 7955 and being part of the
Northeast 1/4 of the Southwest 1/4 of Section 30, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

Sheet 1 of 4



SCALE IN FEET

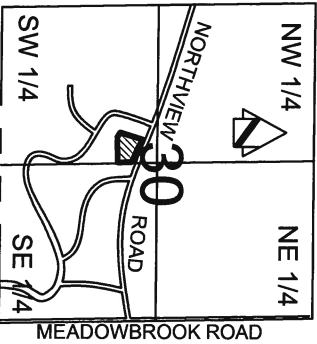


OWNER/SUBDIVIDER:
DEBRA A AUKOFFER
N6W27539 NORTHVIEW RD
WAUKESHA, WI 53188
PHONE: (262) 786-5003

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

LEGEND

- - 1" IRON PIPE FOUND
- - IRON PIPE 18" x 1" DIA. PLACED 1.13 LBS. PER LIN. FT.
- ⬢ - SECTION CORNER MONUMENT CONC. w/ BRASS CAP
- ⊙ - EXISTING WELL

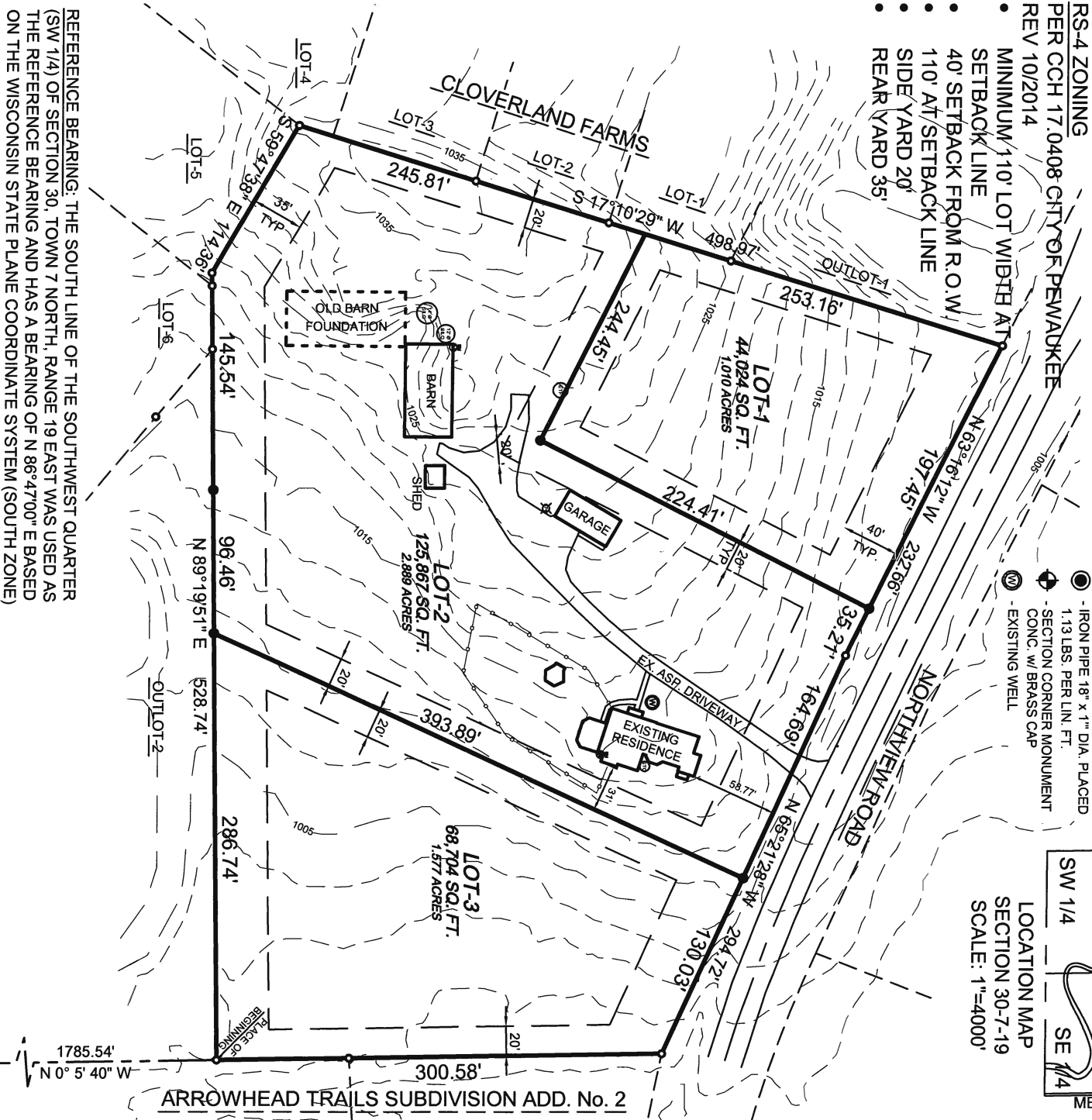


LOCATION MAP
SECTION 30-7-19
SCALE: 1"=400'

RS-4 ZONING

PER CCH 17.0408 CITY OF PEWAUKEE
REV 10/2014

- MINIMUM 110' LOT WIDTH AT SETBACK LINE
- 40' SETBACK FROM R.O.W.
- 110' AT/SETBACK LINE
- SIDE YARD 20'
- REAR YARD 35'



SW COR SW 1/4 30-7-19 2399.422' N 86° 47' 00\"/>

JOHN R. STIGLER - Wis. Reg. No. S -1820
DATED this _____th DAY of _____, 2021

INSTRUMENT DRAFTED BY JOHN R. STIGLER

P.S. Pewaukee 3541
FILE NAME: S:\PROJECTS\12-1-822\DWG\1-822\8R1.DWG

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

DATE: July 15, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Woodleaf Reserve Addition #3 Final Plat Located on Weyer Road (PWC 0865139 & PWC 0868998)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Woodleaf Reserve Addition #3 Final Plat Staff Report

Woodleaf Reserve Addition #3 Final Plat



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

REPORT TO THE PLAN COMMISSION

Meeting of July 15, 2021

Date: July 8, 2021

Project Name: Woodleaf Reserve Addition No. 3 Final Plat

Project Address/Tax Key No.: Not Assigned/PWC 0865139 and 0868998

Applicant: Woodleaf Investments LLC

Property Owner: Woodleaf Investments LLC

Zoning:

PWC 0865139 - Rs-6 Single-Family Residential District, LC Lowland Conservancy District, and F-1 Floodplain District

PWC 0868998 – UC Upland Conservancy District and F-1 Floodplain District

2050 Land Use Map Designation:

PWC 0865139 – Medium Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas

PWC 0868998 – Floodplains, Lowland & Upland Conservancy and Other Natural Areas

Use of Surrounding Properties: Single-family residential to the north and single-family, vacant agricultural and LC, F-1 and UC district zoning to the south, east and west

Project Description

The applicant, Woodleaf Investments, LLC, filed a Final Plat Application for Addition No. 3 of the Woodleaf Reserve single-family residential subdivision development located to the south of Woodleaf Way and Boxleaf Lane. This phase of the development consists of 34 lots and 1 outlot.

More specifically, this phase will include the construction of Timber Circle and a further extension of Timber Drive. Lots 140 through 145 are located along the Timber Drive extension and Lots 146 through 152, as well as Outlot 8, surround Timber Circle. Outlot 8 contains a wetland. The extension of Planetree Trail is also part of this phase and includes lots 119 through 131.

Note Lot 131 is zoned UC Upland Conservancy District. Any proposed development must meet the UC District development standards. It can be further noted that single-family dwellings are a permitted use within the UC District and as a Special Regulation within the District all building permits must be reviewed and approved by the Plan Commission.

Otherwise, all lots conform to the Rs-6 minimum lot area of 12,500 square feet and a lot width of at least 90 feet at the building setback line. Overall, staff finds that the Final Plat is in substantial conformance with the Preliminary Plat, subject to:

1. All road dedications shall be identified on the plat and shall be identified as “dedicated to the public.”
2. The Subdivision statistics note shall be revised to include the required minimum wetland and floodplain setbacks.
3. References to the floodplain shall be removed from the preservation restrictions (see Note H). There are no areas of the subject plat within the 100-year floodplain. Note that needed restrictions applicable to the 75-foot floodplain setback may remain.
4. Lot 48 setbacks shall be revised to meet the required minimum wetland setback of 25-feet.
5. Note E. under Utility and Stormwater Management Notes shall be revised to read as follows:

Landscaping shall be restricted to ground cover, which will not retard surface water drainage. Shrubs and trees may not be placed within the drainage easement areas. Any perennials, flowers or other plantings located within these areas shall be placed at the risk of the lot owner and lot owner may be requested to remove shrubs and trees at the lot owners sole cost. The City will not replace landscaping removal is necessary.

6. The following restriction shall be added as a note on the plat.

Any tree, shrub, or landscaping placed with the City’s right-of-way may be pruned, trimmed, or removed at any time at the Homeowner’s Association expense. The City will not be responsible for the maintenance or replacement of landscaping upon removal.

7. Lot 131 setbacks shall be revised to include the required minimum 100-year floodplain setback of 75-feet.

Recommendation

A motion to recommend approval of the Woodleaf Reserve Addition No. 3 Final Plat, subject to the conditions noted above.

Part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4, and the Northwest 1/4 of the Southeast 1/4 all of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

Owner/Developer
Woodleaf Investments, LLC
7900 Durand Ave., Building 10
Mount Pleasant, WI. 53177
David Tanner
DavidT@komdoerferhomes.com
PH. 414-651-0260

2. Outlots 8 to be maintained by the Woodleaf Reserve Homeowner's Association, Inc and each individual lot owner shall have an undivided fractional ownership in said Outlots and Waukesha County shall not be liable for any fees or special assessments in the event that they become the owner of any Lot or Outlot in the subdivision by reason of tax delinquency.

4. Subdivision statistics	
Subdivision to contain 34 Lots and 1 Outlots	
Lots 119-130, 132-152 are zoned Rs-5	
Minimum front setback	30'
Minimum side setback	12'
Minimum rear setback	35'
Corner lots have 2 side yards	
Lot 131 is zoned Rs-1	
Minimum front setback	50'
Minimum side setback	30'
Minimum rear setback	35'

	Front setback	Lot width
Lot 129	37.50'	90.04'
Lot 130	37.50'	90.17'
Lot 148	41.00'	90.08'
Lot 149	41.00'	90.08'

6. The height of plantings, berms, fences or other structures within the vision corner easement is limited to 24" above the elevation of the center of the intersection.

7. **Basement Restriction - Groundwater**

Although all lots in the subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots may contain soil conditions that, due to the possible presence of groundwater near the surface, could require additional soil engineering and foundation design with regard to basement construction. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

9. Subdivision is located in the Hamilton School District.

11. Lots 131, 132, 133 & 139 are impacted by a Primary environmental Corridor which does not affect the building area of the Lots.

12. Outlot 3, Woodleaf Reserve Addition No.1 contains a non-exclusive access easement for the benefit of the lands to the South. The Woodleaf Reserve Homeowners Association shall also have rights to this access easement for access to Outlot 3. Any improvements made within this access easement shall be installed, maintained, repaired & replaced by the owners of the lands to the South, benefiting from this easement.

Primary Environmental Corridor and Wetland restrictions
Those areas of land which are identified as "primary environmental corridor" & "wetland" on this subdivision plat shall be subject to the following restrictions:

A. Lots 131, 132, 133 & 139 are located within the primary environmental corridor and the construction of buildings is allowed on the lot. Any buildings constructed on these lots must follow the declaration of protective covenants and its amendment of the subdivision and the zoning regulation of the City of Pewaukee and must follow the restrictions of buildings within the primary environmental corridor, as promulgated by the City of Pewaukee.

B. Grading and filling shall be prohibited, except as provided in Section A.

C. The removal of topsoil or other earthen materials shall be prohibited, except as provided in Section A.

D. The removal or destruction of any vegetative cover, i.e., trees, grasses, etc., shall be prohibited, with the exception of: invasive species, the removal of dead, diseased or dying vegetation or invasive species at the discretion of the landowner, or silvicultural thinning upon the recommendation of a forester or naturalist, and the approval of City of Pewaukee, except for Section A.

E. Grazing by domesticated animals, i.e. horses, cows, etc. shall be discouraged to the greatest extent possible.

F. The introduction of plant material not indigenous to the existing environment of the primary environmental corridor preservation area, (except for section a), floodplain and wetland shall be prohibited.

G. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Planning and Zoning.

and Land Use, the Wisconsin Department of

Utility and Stormwater Management Notes:

A. Surface water drainage areas may not be filled. Surface water drainage easements, located on Outlots, shall be maintained by the Woodleaf Reserve Homeowner's Association. Surface water drainage easements located on all lots shall be maintained by the individual lot owners. Outlot 8 is intended for storm water management practices. During and following precipitation events, standing water may be present and is an acceptable condition within the Outlot and on surface water drainage easements. Outlot 8 contains a storm water retention pond and a water infiltration area which is to be maintained by the Woodleaf Reserve Homeowner's Association.

B. If not adequately maintained, the City of Pewaukee may maintain and levy a special charge pursuant to §66.027, Wis. Stats., against the Woodleaf Reserve Homeowner's Association or responsible lot owner.

C. Final grade for surface water drainage ditches shall be maintained by lot owners with surface water drainage ditches and for Woodleaf Reserve Homeowner's Association in Outlot.

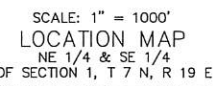
D. No structure may be placed upon the surface water drainage easement areas.

E. Landscaping shall be restricted to ground cover, shrubs and trees which will not retard surface water drainage. Shrubs and trees may be placed in the drainage easement areas but are placed at the risk of the lot owner and lot owner may be requested to remove shrubs and trees at the lot owners sole cost.

F. The Woodleaf Reserve Homeowner's Association and all lot owners shall conform to the stormwater management practices maintenance agreement and its amendment for the subdivision on file at the City of Pewaukee.

G. The drainage, sanitary sewer, watermain and storm sewer easements shall be maintained by the respective lot owners of the lots in which such easements are located. The lot owners shall maintain said easements in an unobstructed condition so as to maintain their intended purpose. Construction of any buildings, grading or filling in said easements is prohibited and are at the sole risk of the lot owner. The lot owners grant the City of Pewaukee the right (but not the responsibility) to enter upon said easements in order to inspect, repair or restore said easements to their intended purpose.

- INDICATES FOUND 1 1/4" IRON ROD
- INDICATES SET 1 1/4" IRON ROD
WT = 4.303 LBS./LIN. FT.
- 1.315"O.D.x18" IRON PIPES SET AT ALL OTHER LOT
AND OUTLOT CORNERS, WT = 1.68 LBS./LIN. FT.
- ⓪ INDICATES DEDICATED TO THE CITY OF PEWAUKEE
FOR PUBLIC ROAD PURPOSES
- — INDICATES BUILDING SETBACK LINE



WYER RD.

WOODLEAF RESERVE
ADDN NO.2

WOODLEAF RESERVE

WOODLEAF RESERVE
ADDN NO.2

NE

WOODLEAF RESERVE
ADDN NO.1

PLATTABLE LANDS BY OWNER

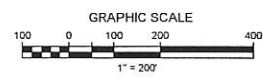
PLATTABLE LANDS BY OWNER

SE

SOUTHEAST 1/4
OF SECTION 1, T 7 N, R 19 E

SPRINGDALE RD.

N



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

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	Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
BNDY	C1	41.52	385.00	S89°41'38"E	41.50	S86°36'18"E	S72°47'00"E	06°10'42"
BNDY	C2	33.23	75.00	N33°30'56"W	32.98	N46°12'36"W	N20°49'15"W	25°23'21"
BNDY	C3	104.34	330.00	S89°02'19"E	103.90	N81°54'13"E	S79°58'51"E	18°06'56"
BNDY	C4	182.81	325.01	N04°15'16"E	180.21	N20°19'01"W	N11°52'30"E	32°11'31"

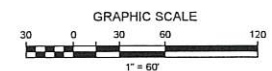
Part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4, and the Northwest 1/4 of the Southeast 1/4 all of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

<u>LOTS 129, 130, 148 & 149 REQUIRE EXTRA FRONT SETBACK</u>		
	Front setback	Lot width
Lot 129	37.50',	90.04'
Lot 130	37.50'	90.17'
Lot 148	41.00',	90.08'
Lot 149	41.00'	90.08'

	Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
BNDY	C4	184.34	330.00	S80°02'19"E	103.90	N81°54'13"E	S78°58'51"E	18°06'56"
BNDY	C3	102.61	325.01	N04°13'16"W	180.29	N20°09'01"W	N15°30'30"E	32°11'31"
C/L	C5	593.41	300.00	S41°30'24"E	504.56	S15°43'58"W	N81°05'15"E	114°28'43"
W.R.O.W.	C6	545.232	270.00	N41°50'13"E	456.12	N15°43'58"W	S80°27'32"E	115°16'15"
E.R.O.W.	C7	855.61	330.00	N41°10'54"W	552.99	N15°43'58"E	S81°54'13"W	113°49'45"
LTO 139	C8	138.572	270.00	S84°37'00"E	136.04	S70°21'31"E	N80°27'32"E	21°03'57"
LTO 138	C9	135.37	270.00	S55°59'45"E	133.95	S41°37'58"E	S70°21'31"E	28°43'33"
LTO 137	C10	137.58	270.00	S27°02'06"E	136.10	S12°28'14"E	S41°37'58"E	29°11'44"
LTO 136	C11	132.75	270.00	S01°38'02"E	131.41	S15°43'58"E	S12°28'14"E	28°10'12"
LTO 125	C12	51.795	330.00	N11°14'01"E	51.74	N06°44'28"E	N15°43'58"E	08°59'32"
LTO 124	C13	83.405	330.00	N00°30'01"W	83.18	N07°44'27"W	N06°44'28"E	14°28'52"
LTO 123	C14	83.405	330.00	N14°38'33"E	81.16	N22°13'19"E	N07°44'27"E	14°28'52"
LTO 122	C15	83.405	330.00	N29°27'45"E	83.16	N36°42'12"E	N22°13'19"E	14°28'52"
LTO 121	C16	83.405	330.00	N43°56'38"W	83.16	N51°10'04"E	N36°42'12"E	14°28'52"
LTO 120	C17	83.405	330.00	N58°25'30"E	83.16	N65°39'58"W	N51°10'04"E	14°28'52"
LTO 119	C18	82.45	330.00	N72°49'24"W	82.24	N78°58'51"E	N65°39'58"W	14°18'55"
E.R.O.W.	C42	551.27	330.00	N32°07'28"W	489.37	N15°43'58"E	N78°58'51"E	95°42'49"
LTO 133	C19	121.3	270.00	S33°51'41"E	121.11	S29°13'50"E	S36°28'32"E	09°15'42"
LTO 132	C20	65.52	75.00	S04°12'17"W	66.25	S20°49'15"E	S29°13'50"E	50°03'06"
LTO 131	C21	33.23	75.00	S58°58'17"E	32.96	S61°35'57"E	S46°12'36"E	25°23'21"
LTO 130	C22	57.18	75.00	N86°33'42"E	55.80	N74°22'57"E	S71°35'57"E	43°40'41"
LTO 129	C23	57.10	75.00	N42°54'39"E	55.73	N21°05'56"E	N64°43'22"E	43°37'26"
LTO 128	C24	37.08	75.00	N06°56'04"E	36.71	N07°13'47"W	N21°05'56"E	28°19'43"
S.R.O.W.	C25	295.47	75.00	N74°22'07"W	138.22	N36°28'32"E	S07°13'47"E	225°15'49"

Line #	Direction	Length
L1	S79°39'12"W	15.93
L2	N17°47'32"W	19.10
L3	S83°05'52"E	20.85
L4	S03°36'43"E	12.84
L5	N37°42'49"E	50.28
L6	S00°29'43"E	57.27
L7	N60°46'10"W	35.81
L8	S00°29'43"E	56.99
L9	S01°43'17"W	103.40
L10	S69°10'45"W	45.28

● INDICATES FOUND 1 1/4" IRON ROD
○ INDICATES SET 1 1/4" IRON ROD
WT = 4.303 LBS/LIN. FT.
1.315"O.D.x18" IRON PIPES SET AT ALL OTHER LOT
AND OUTLOT CORNERS, WT = 1.68 LBS/LIN. FT.
① INDICATES DEDICATED TO THE CITY OF PEWAUKEE
FOR PUBLIC ROAD PURPOSES
— — INDICATES BUILDING SETBACK LINE



raSmith
CREATIVITY. BEYOND ENGINEERING.

SHEET 2 OF 5 SHEETS

Part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4, and the Northwest 1/4 of the Southeast 1/4 all of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

Line #	Direction	Length
L7	N60°46'10"W	35.81
L8	S00°29'43"E	56.99
L9	S01°43'17"W	103.40
L10	S69°0'45"W	45.28
L11	N14°41'34"W	21.68
L12	N09°31'23"E	70.04
L13	S03°52'08"W	90.25

<u>LOTS 129, 130, 148 & 149 REQUIRE EXTRA FRONT SETBACK</u>		
	Front setback	Lot width
Lot 129	37.50'	90.04'
Lot 130	37.50'	90.17'
Lot 148	41.00'	90.08'
Lot 149	41.00'	90.08'

	Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
L02 133	C19	12.12	75.00	S33°11'41"W	12.11	S29°13'50"W	S36°29'32"W	09°15'42"
L02 132	C20	65.52	75.00	S40°21'17"W	63.45	S29°13'50"W	S29°13'50"W	50°03'06"
L02 131	C21	33.23	75.00	S58°51'17"W	32.98	S71°35'47"E	S44°12'38"E	25°23'21"
L02 130	C22	57.17	75.00	N86°33'49"E	55.86	N84°43'22"E	S71°35'57"E	43°40'41"
L02 129	C23	57.10	75.00	N42°54'39"E	55.73	N21°05'58"E	N84°43'22"E	43°37'28"
L02 128	C24	37.08	75.00	N06°56'40"E	36.71	N07°13'47"W	N21°05'58"E	28°19'43"
S. R.O.W.	C25	295.47	75.00	N74°22'07"W	138.22	N36°39'22"E	S07°13'47"E	22°45'19"

● INDICATES FOUND 1 1/4" IRON ROD
○ INDICATES SET 1 1/4" IRON ROD
WT = 4.303 LBS./LIN. FT.
1.315"O.D.x18" IRON PIPES SET AT ALL OTHER LOT
AND OUTLOT CORNERS, WT = 1.68 LBS./LIN. FT.
① INDICATES DEDICATED TO THE CITY OF PEWAUKEE
FOR PUBLIC ROAD PURPOSES
— — — — — INDICATES BUILDING SETBACK LINE

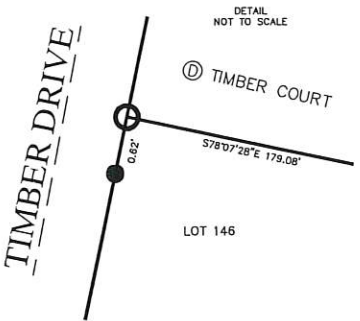
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration

WOODLEAF RESERVE ADDITION NO.3
FINAL PLAT

Part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4, and the Northwest 1/4 of the Southeast 1/4 all of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.



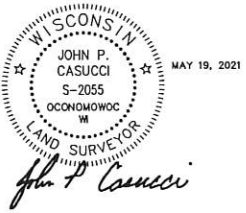
Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
ENDY C1	41.52	385.00	S89°41'39"E	41.50	S88°36'18"E	S72°47'00"E	06°10'42"
ENDY C4	182.61	325.00	N04°13'18"W	180.21	N20°19'01"W	N11°52'30"E	32°11'31"
C/L C28	289.58	355.00	S43°14'12"E	281.61	S19°52'08"E	S68°36'18"E	46°44'11"
S. R.O.W. C27	316.59	385.00	S43°02'51"E	307.75	S19°29'24"E	S68°36'18"E	47°06'54"
N. R.O.W. C28	282.56	325.00	N43°27'40"W	255.48	N20°19'02"W	N66°36'18"W	46°17'16"
N. R.O.W. C48	445.17	325.00	S27°21'53"E	411.17	N88°36'18"W	N11°52'30"E	78°28'48"
LOT 140 C29	100.28	385.00	S26°57'07"E	100.00	S34°24'51"E	S19°29'24"E	14°55'27"
LOT 141 C30	84.25	385.00	S40°40'58"E	84.08	S46°57'03"E	S34°24'51"E	12°32'14"
LOT 142 C31	66.70	385.00	S53°24'09"E	66.51	S59°31'13"E	S48°37'05"E	12°54'08"
LOT 143 C32	86.88	385.00	S66°19'07"E	86.70	S59°31'13"E	S72°47'00"E	12°55'47"
LOT 143 C44	45.36	385.00	S83°13'45"E	45.34	S59°31'13"E	S68°36'18"E	06°45'04"
S. R.O.W. C43	358.11	385.00	S46°06'12"E	345.34	S19°29'24"E	S72°47'00"E	53°17'36"
LOT 144 C33	126.13	325.00	N55°28'13"W	125.34	N44°22'08"W	N66°36'18"W	22°14'10"
LOT 145 C34	127.88	325.00	N33°05'47"W	127.06	N21°49'28"W	N44°22'08"W	22°32'42"
LOT 146 C35	191.16	325.00	S04°56'27"E	188.41	S11°52'30"W	S21°49'25"E	33°41'55"
LOT 146 C45	8.55	325.00	S21°04'14"E	8.55	S20°19'02"E	S21°49'25"E	01°30'24"
E. R.O.W. C36	295.47	75.00	N13°22'03"E	138.22	S53°46'18"E	S80°30'23"W	22°54'18"
LOT 147 C37	46.31	75.00	S71°27'38"E	45.58	S89°08'59"E	S53°46'18"E	35°22'41"
O.L. B C38	70.97	75.00	N63°44'30"E	68.35	N36°38'17"E	S89°08'59"E	54°12'44"
LOT 148 C39	55.55	75.00	N15°25'06"E	54.29	N05°48'05"W	N36°38'17"E	42°28'22"
LOT 149 C40	55.55	75.00	N27°01'17"W	54.29	N48°14'29"W	N05°48'05"W	42°28'24"
LOT 150 C41	67.09	75.00	N73°52'03"W	64.87	S80°30'23"W	N48°14'29"W	51°15'07"

LEGEND

- INDICATES FOUND 1 1/4" IRON ROD
- INDICATES SET 1 1/4" IRON ROD
WT = 4.303 LBS/LIN. FT.
- 1.315"O.D.x18" IRON PIPES SET AT ALL OTHER LOT
AND OUTLOT CORNERS, WT = 1.68 LBS/LIN. FT.
- ⓓ INDICATES DEDICATED TO THE CITY OF PEWAUKEE
FOR PUBLIC ROAD PURPOSES
- INDICATES BUILDING SETBACK LINE

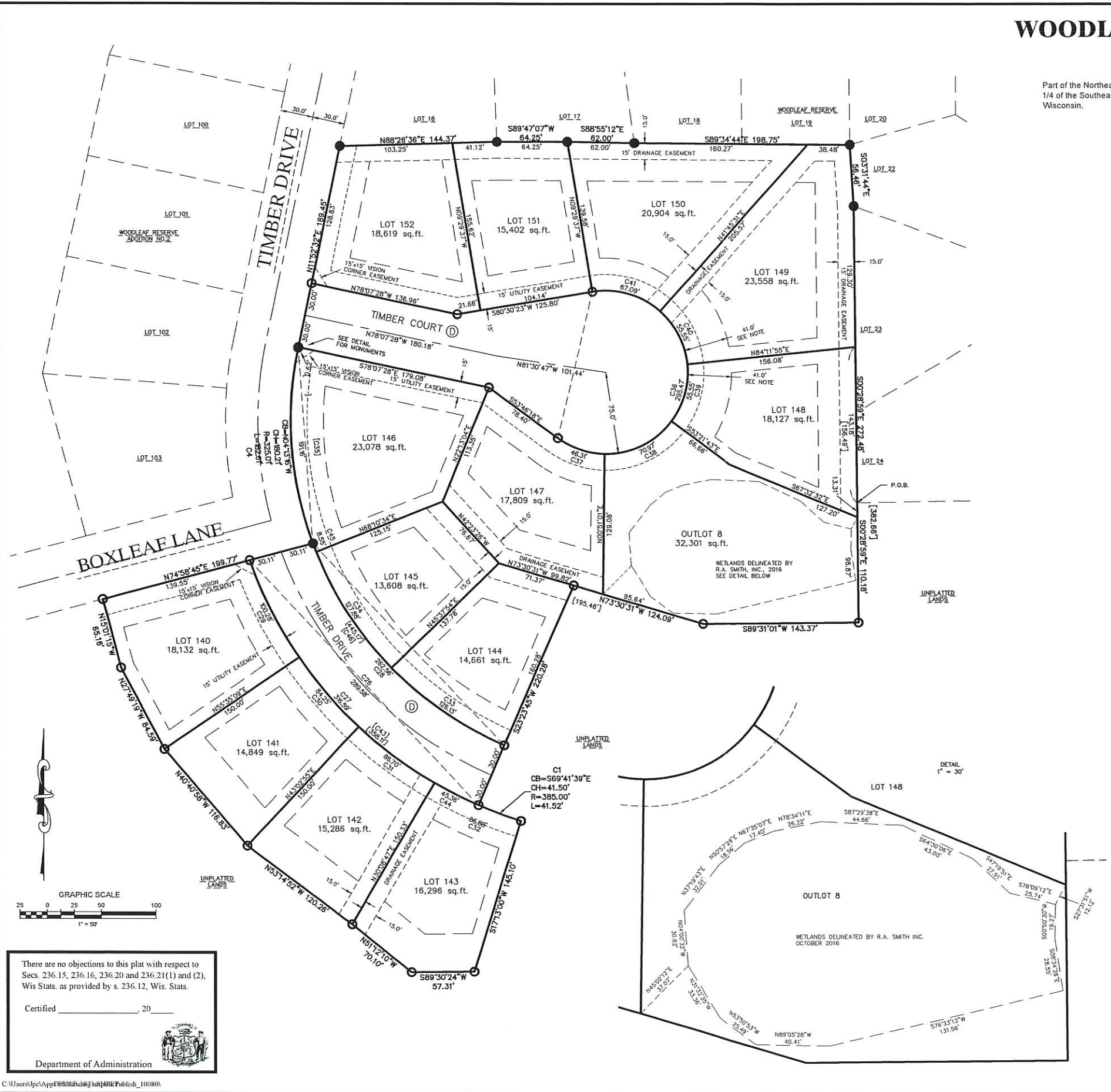
LOTS 129, 130, 148 & 149 REQUIRE EXTRA FRONT SETBACK

	Front setback	Lot width
Lot 129	37.50'	90.04'
Lot 130	37.50'	90.17'
Lot 148	41.00'	90.08'
Lot 149	41.00'	90.08'



raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Pewaukee, WI 53005-5938
(262) 781-1000
raSmith.com

SHEET 4 OF 5 SHEETS



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



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WOODLEAF RESERVE ADDITION NO.3
FINAL PLAT

Part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4, and the Northwest 1/4 of the Southeast 1/4 all of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

State of Wisconsin }
:SS
Waukesha county }

I, John P. Casucci, Professional Land Surveyor, certify:

That I have surveyed, divided and mapped

Part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4, and the Northwest 1/4 of the Southeast 1/4 all of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin:

Commencing at the Northeast corner of the Northeast 1/4 of said Section 1, thence South 00° 29' 12" East along the East line of said Northeast 1/4 Section a distance of 1150.12 feet to a point; thence South 89° 02' 56" West 637.35 feet to the Southwest corner of Lot 24 in Woodleaf Reserve Subdivision and the point of beginning of lands to be described; thence South 00° 28' 59" East along the West line of Lot 24 in said Subdivision and its extension 110.18 feet to a point; thence South 89° 31' 01" West 143.37 feet to a point; thence North 73° 30' 31" West 124.09 feet to a point; thence South 23° 23' 45" West 220.28 feet to a point; thence Southeasterly 41.52 feet along an arc of a curve whose center lies to the Northeast, whose radius is 385.00 feet, and whose chord bears South 69° 41' 39" East 41.50 feet to a point; thence South 17° 13' 00" West 145.10 feet to a point; thence South 89° 30' 24" West 57.31 feet to a point; thence North 51° 12' 10" West 70.10 feet to a point; thence North 53° 14' 52" West 120.26 feet to a point; thence North 40° 40' 58" West 116.83 feet to a point; thence North 27° 49' 19" West 84.59 feet to a point; thence North 15° 01' 15" West 65.16 feet to a point in the South line of Boxleaf Lane; thence South 74° 58' 45" West along said South line 204.97 feet to the Northeast corner of Outlot 7 in Woodleaf Reserve Addition No.2; thence South 15° 01' 15" East along the East line of said Outlot 135.99 feet to the Southeast corner of said Outlot; thence South 56° 48' 22" West along the South line of said Outlot and its extension 273.31 feet to the Southeast corner of Lot 116 in said Addition No.2; thence South 40° 38' 54" West along the South line of said Lot 87.89 feet to a point; thence South 67° 23' 58" East 94.16 feet to a point; thence South 58° 25' 30" East 121.44 feet to a point; thence South 43° 56' 38" East 121.44 feet to a point; thence South 29° 27' 45" East 121.44 feet to a point; thence South 14° 58' 53" East 121.44 feet to a point; thence South 00° 30' 01" East 121.44 feet to a point; thence South 07° 39' 20" West 108.36 feet to a point; thence South 10° 17' 07" West 99.83 feet to a point; thence South 10° 25' 00" West 71.12 feet to a point; thence South 11° 35' 35" West 148.54 feet to a point; thence South 26° 15' 43" West 143.04 feet to a point; thence South 13° 00' 22" East 245.32 feet to a point; thence South 03° 52' 08" West 395.14 feet to a point; thence South 29° 22' 23" West 197.27 feet to a point; thence North 84° 35' 11" West 59.98 feet to a point; thence North 45° 40' 10" West 164.81 feet to a point; thence North 00° 34' 12" West along the East line of Outlot 3 in Woodleaf Reserve Addition No. 1 and its extension 773.91 feet to a point; thence North 43° 47' 24" East along said East line 87.80 feet to a point in the Southerly line of Planetree Trail; thence Northwesterly 33.23 feet along said Southerly line and an arc of a curve whose center lies to the Northeast, whose radius is 75.00 feet, and whose chord bears North 33° 30' 56" West 32.96 feet to the Northeast corner of Said Outlot; thence South 69° 10' 45" West along the North line of said Outlot 154.45 feet to the Southeast corner of Lot 61 in said Addition; thence North 04° 02' 07" East along the East line of said Lot 194.40 feet to a point; thence North 37° 42' 49" East along said East line 115.82 feet to a point; thence North 13° 10' 51" East along said East line 227.62 feet to a point; thence North 34° 42' 59" West along said East line 129.49 feet to a point; thence South 79° 39' 12" West along said East line 59.50 feet to a point; thence North 17° 47' 32" West along said East line 65.89 feet to a point; thence North 09° 32' 28" West along said East line 82.17 feet to a point; thence North 01° 37' 54" West 60.47 feet to a point to the Southwest corner of Lot 114 in Woodleaf Reserve Addition No. 2; thence Southeasterly 104.34 feet along the South line of said Lot and an arc of a curve, whose radius is 330.00 feet, and whose chord bears South 89° 02' 19" East 103.90 feet to the Southeast corner of said Lot; thence North 10° 01' 09" East along the East line of said Lot 111.34 feet to the Southeast corner of Lot 115 in said Addition No.2; thence North 40° 38' 54" East along the East line of said Lot 53.42 feet to a point; thence North 40° 38' 54" East 87.89 feet to the Southeast corner of Lot 116 in said Addition No.2; thence North 56° 48' 22" East 273.31 feet to the Southeast corner of Outlot 7 in said Addition; thence North 15° 01' 15" West along the East line of said Outlot 135.99 feet to a point in the South line of Boxleaf Lane; thence North 74° 58' 45" East along said South line 204.97 feet to a point; thence North 74° 58' 45" East along said South line 199.77 feet to a point in the East line of Timber Drive; thence Northwesterly 182.61 feet along said East line and an arc of a curve, whose center lies the East, whose radius is 325.01 feet and whose chord bears North 04° 13' 16" West 180.21 feet to a point; thence North 11° 52' 32" East along said East line 189.45 feet to the Southwest corner of Lot 16 in Woodleaf Reserve Subdivision; thence North 88° 26' 36" East along the South line of Lots 16 thru 19 of said Subdivision 144.37 feet to the Southwest corner of Lot 17 of said Subdivision; thence North 89° 47' 07" East along the South line of said Lot 17 a distance of 64.25 feet to a point; thence South 88° 55' 12" East along said South line 62.00 feet to a point the Southwest corner of Lot 18 of said Subdivision; thence South 89° 34' 44" East along the South line of said Lot 198.75 feet to the Northwest corner of Lot 22 of said Subdivision; thence South 03° 31' 44" East along the West line of said Lot 56.46 feet to the Southwest corner of Lot 22 in said Subdivision; thence South 00° 28' 59" East along the West line of Lots 23 & 24 in said Subdivision and its extension 272.48 feet to the point of beginning.

Said land contains 915,822 square feet or 21.0243 acres.

That I have made such survey, land division and plat by the direction of WOODLEAF INVESTMENTS, LLC, owner of said land.

That such plat 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 in surveying, dividing and mapping the same.

Date: May 19, 2021

John P. Casucci
Professional Land Surveyor
Registration No. 2055



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



C:\Users\jpc\AppData\Local\Temp\1\jpc_Publish_10080\

OWNER'S CERTIFICATE OF DEDICATION

WOODLEAF INVESTMENTS, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

WOODLEAF INVESTMENTS, LLC, does further certify that this plat is required by: S.236.10 or S.236.12 to be submitted to the following for approval or objection:

- City of Pewaukee
- Wisconsin Department of Administration
- Waukesha County Parks and Land Use Department

In witness where, said WOODLEAF INVESTMENTS, LLC, has caused these presents to be signed by

_____, its sole member, this _____ day of _____, 20__

WOODLEAF INVESTMENTS, LLC
By:

by: _____

State of Wisconsin }
:SS
_____ County }

Personally came before me this _____ day of _____, 20__, _____ as

_____ to me known to be the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of the WOODLEAF INVESTMENTS, LLC, by its authority.

Notary Public, State of Wisconsin
my commission expires _____

CONSENT OF CORPORATE MORTGAGEE

_____, National Association, a national banking association, mortgagee of that portion of the above-described land identified in this Plat, does hereby consent to the surveying, dividing, dedicating and mapping of the land described in the foregoing affidavit of John P. Casucci, Surveyor, and does hereby consent to the certificate of said owner, WOODLEAF INVESTMENTS, LLC.

In witness whereof, the said _____, has caused these

presents to be signed by _____, its _____, and by _____

its _____, at _____, _____, and its corporate seal to be hereunto affixed.

this ____ day of _____, 20__.

STATE OF _____ }

COUNTY OF _____ }

PERSONALLY came before me this _____ day of _____, 20__, _____ and

_____, _____ of the above named organization, to me known as the person(s) who

executed the foregoing instrument, and to me known to be the _____ and the _____ of the organization, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of the organization, by its authority.

(SEAL)

Notary Public, State of _____
My commission expires _____

CITY TREASURER CERTIFICATE

State of Wisconsin }
:SS
Waukesha County }

I, Kelly Tarczewski, being the 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 _____,

20__, On any of the land included in the Plat of Woodleaf Reserve Addition No. 3.

Date: _____
Kelly Tarczewski, City Treasurer

COUNTY TREASURER'S CERTIFICATE

I, Pamela F. Reeves, being the 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 or unpaid special assessments as of _____, 20__, affecting the lands included in the Plat of Woodleaf Reserve Addition No. 3.

Date: _____
Pamela F. Reeves, County Treasurer

COMMON COUNCIL CERTIFICATE AND ACCEPTANCE OF DEDICATION

Resolved that the plat known as Woodleaf Reserve Addition No. 3, 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

Date: _____
Kelly Tarczewski, City Clerk

UTILITY EASEMENT PROVISIONS:
AN EASEMENT FOR ELECTRIC, NATURAL GAS AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

THE "WOODLEAF INVESTMENTS, LLC", GRANTOR, TO

Wisconsin Electric Power Company, and Wisconsin Gas, LLC, Wisconsin corporations doing business as WE Energies, grantee, Wisconsin Bell, Inc., d/b/a AT&T Wisconsin, a Wisconsin corporation, grantee, and Spectrum Mid-America, LLC, grantee, 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. Buildings 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

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Bloomfield, WI 53005-5938
(262) 781-1500
rasmith.com

SHEET 5 OF 5 SHEETS

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

DATE: July 15, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Property Located at W225 N3131 Duplainville Road from Floodplains, Lowland & Upland Conservancy and Other Natural Areas, Medium Density Residential, and Government/Institutional to Government/Institutional (PWC 0911993006)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

DPW Garage Staff Report & Exhibits



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

REPORT TO THE PLAN COMMISSION

Meeting of July 15, 2021

Date: July 7, 2021

Project Name: Pewaukee DPW Garage and Recycling Yard Comprehensive Master Plan Amendment & Rezoning

Project Address/Tax Key No.: W225N3131 Duplainville Road/PWC 0911993006

Applicant: City of Pewaukee

Property Owner: W225N3131 Duplainville Rd LLC

Current Zoning: I-2 Rural Institutional District and A-2 Agricultural District

2050 Land Use Map Designation: Floodplains, Lowland & Upland Conservancy and Other Natural Areas, Medium Density Residential, and Governmental/Institutional

Use of Surrounding Properties: Agriculture to the north, single-family residential and industrial to the south, industrial to the east and institutional and single-family residential to the west

Project Description

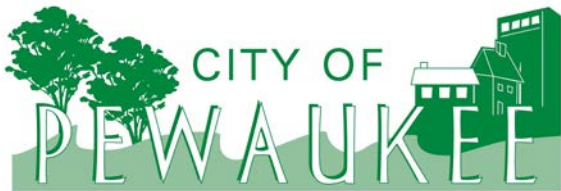
At their June 17, 2021 meeting, the Plan Commission approved Site & Building Plans for the construction of a new Department of Public Works garage and recycling yard upon property located at W225N3131 Duplainville Road. The approval was contingent upon approval of a Comprehensive Master Plan Amendment and Rezoning of the property.

As such, attached are the needed applications and exhibits to amend the current future land use designation **from** Floodplains, Lowland & Upland Conservancy and Other Natural Areas, Medium Density Residential, and Governmental/Institutional **to** Government/Institutional and to change the zoning **from** I-2 Rural Institutional District and A-2 Agricultural District **to** I-2 Rural Institutional District.

Note that the City is continuing discussions to purchase a portion of the property located to the east owned by Quad Graphics, Inc. If this purchase is made and the land incorporated into the City property, another Comprehensive Master Plan Amendment and Rezoning Application will be required to incorporate that area into the City's property.

Recommendation

A motion to approve the Comprehensive Master Plan Amendment and Rezoning for the City's DPW garage and recycling yard for property located at W225N3131 Duplainville Road.



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

PETITION FOR AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN

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

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin to amend the City's Year 2050 Land Use/Transportation Plan land use designation for the following property
FROM Floodplains, Lowland & Upland Conservancy and Other Natural Areas, Medium Density Residential, and Government/Institutional
TO Government/Institutional

Legal description of property to be rezoned – Please attach.

Common property description or name: _____

Property Address: W225N3131 Duplainville Road **Tax Key Number(s):** 0911993006

Property owner(s) (Full Legal Name): W225N3131 Duplainville Rd LLC

Owner's Address: 5715 Highway 83 **City/State/Zip:** Hartland, WI 53029-9702

Phone: _____ **Email:** _____

This amendment to the zoning map is being proposed in order to Construct a new DPW garage and recycling yard for the City of Pewaukee

Applicant (Full Legal Name):

Name: Scott Klein, City Administrator

Company: City of Pewaukee

Address: W240N3065 Pewaukee Road

City/State/Zip: Pewaukee, WI 53072

Phone: 262-691-0770

Email: klein@pewaukee.wi.us

Contact Person (Full Legal Name):

Name: Same as applicant

Company: _____

Address: _____

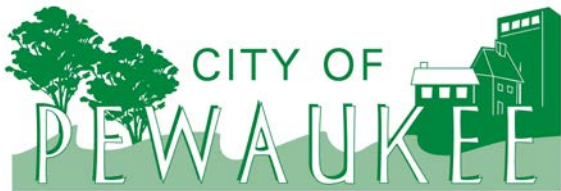
City/State/Zip: _____

Phone: _____

Email: _____

Comprehensive Master Plan Amendment submittals must include and be accompanied by the following:

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



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

The applicant and property owner(s) hereby certify that:

- 1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge;
- 2) the applicant and property owner(s) has/have read and understand all information in this application; and
- 3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval.

By execution of this application, the property owner(s) authorize the City of Pewaukee and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

PETITIONER'S/APPLICANT'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ **day of** _____, _____.

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ **day of** _____, _____.

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ **day of** _____, _____.

City Staff-

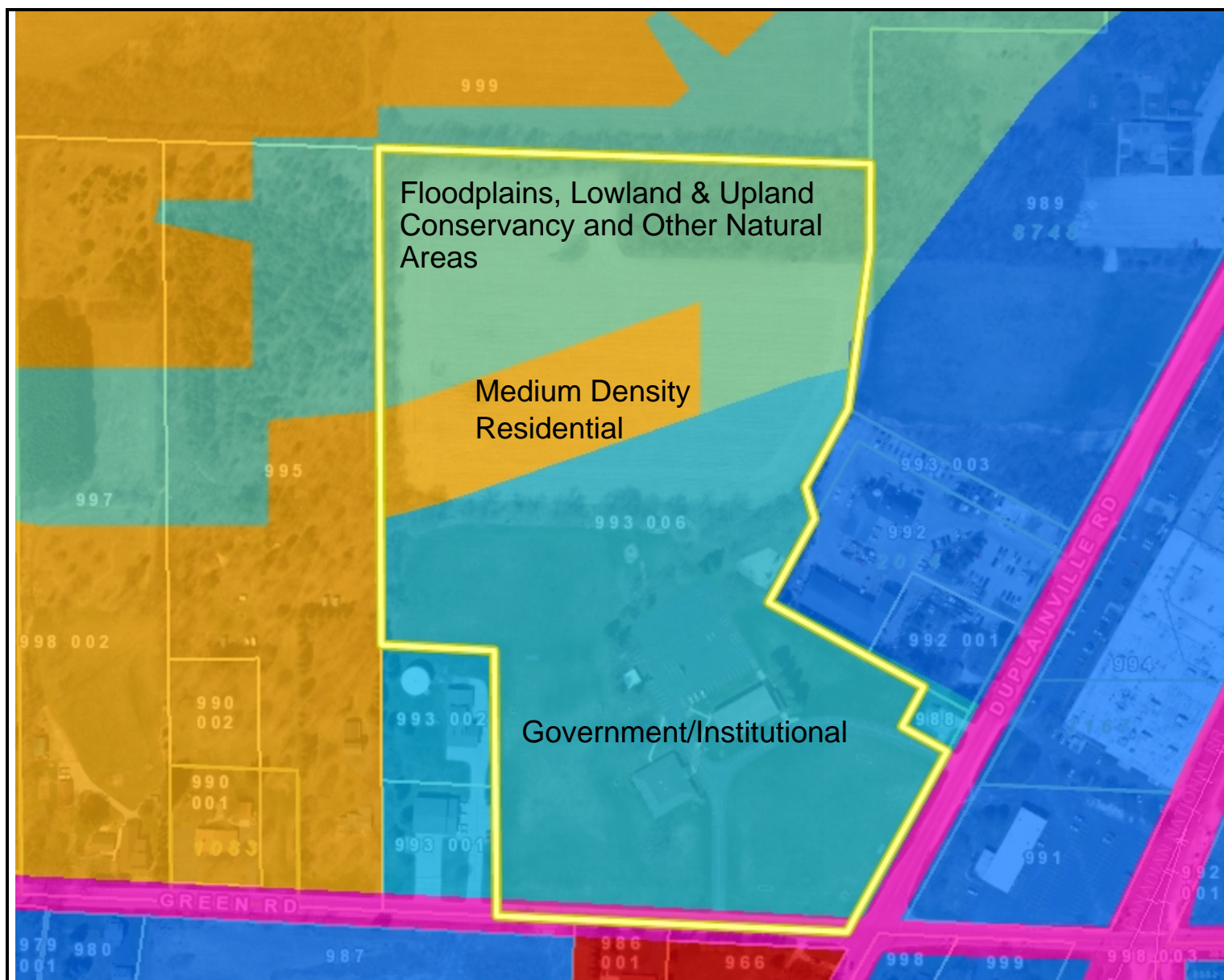
RECEIVED at City Hall by: _____ on _____

Fee paid: \$ _____ Date: _____



LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map



Legend

- Civil Division Boundary
- 2050 Land Use**
 - Water
 - Agriculture
 - Public or Private Park and R
 - Floodplains, Lowland & Upland Natural Areas
 - Low Density Residential (> 10 units/acre)
 - Low-Medium Density Residential
 - Medium Density Residential
 - High Density Residential (< 10 units/acre)
 - Office Commercial
 - Mixed Office/Retail Commercial
 - Retail/Service Commercial
 - Transportation/Utilities
 - Governmental/Institutional
 - Manufacturing/Fabrication/Wholesale
 - Mining
 - Transition
- Parks
- Assessment Data**
- Parcels**
- Plats**
- Retired Parcels**
- Retired Plats**
- Municipal Boundary_2K
- FacilitySites_2K_Labels**
- Lots_2K**
 - Lot
 - Unit
 - General Common Element
 - Outlot
- SimultaneousConveyance**
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- Cartoline_2K**
 - EA-Easement_Line

0 272.60 Feet

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

Notes:





















Printed: 7/7/2021



Waukesha County GIS Map



Legend

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

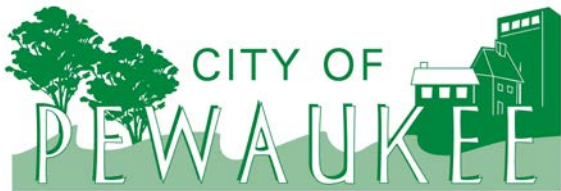
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Notes:

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

PETITION FOR A REZONING DISTRICT MAP AMENDMENT

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

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin to rezone the following property **FROM** A-2 Agricultural District and I-2 Rural Institutional District zoning district(s) **TO** I-2 Rural Institutional District zoning district(s):

Legal description of property to be rezoned – Please attach.

Common property description or name: _____

Property Address: W225N3131 Duplainville Road **Tax Key Number(s):** 0911993006

Property owner(s) (Full Legal Name): W225N3131 Duplainville Rd LLC

Owner's Address: 5715 Highway 83 **City/State/Zip:** Hartland, WI 53029-9702

Phone: _____ **Email:** _____

This amendment to the zoning map is being proposed in order to Construct a new DPW garage and recycling yard
for the City of Pewaukee

Applicant (Full Legal Name):

Name: Scott Klein, City Administrator

Company: City of Pewaukee

Address: W240N3065 Pewaukee Road

City/State/Zip: Pewaukee, WI 53072

Phone: 262-691-0770

Email: klein@pewaukee.wi.us

Contact Person (Full Legal Name):

Name: Same as applicant

Company: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Rezoning submittals must include and be accompanied by the following:

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



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

The applicant and property owner(s) hereby certify that:

- 1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge;
- 2) the applicant and property owner(s) has/have read and understand all information in this application; and
- 3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval.

By execution of this application, the property owner(s) authorize the City of Pewaukee and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

PETITIONER'S/APPLICANT'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ **day of** _____, _____.

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ **day of** _____, _____.

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ **day of** _____, _____.

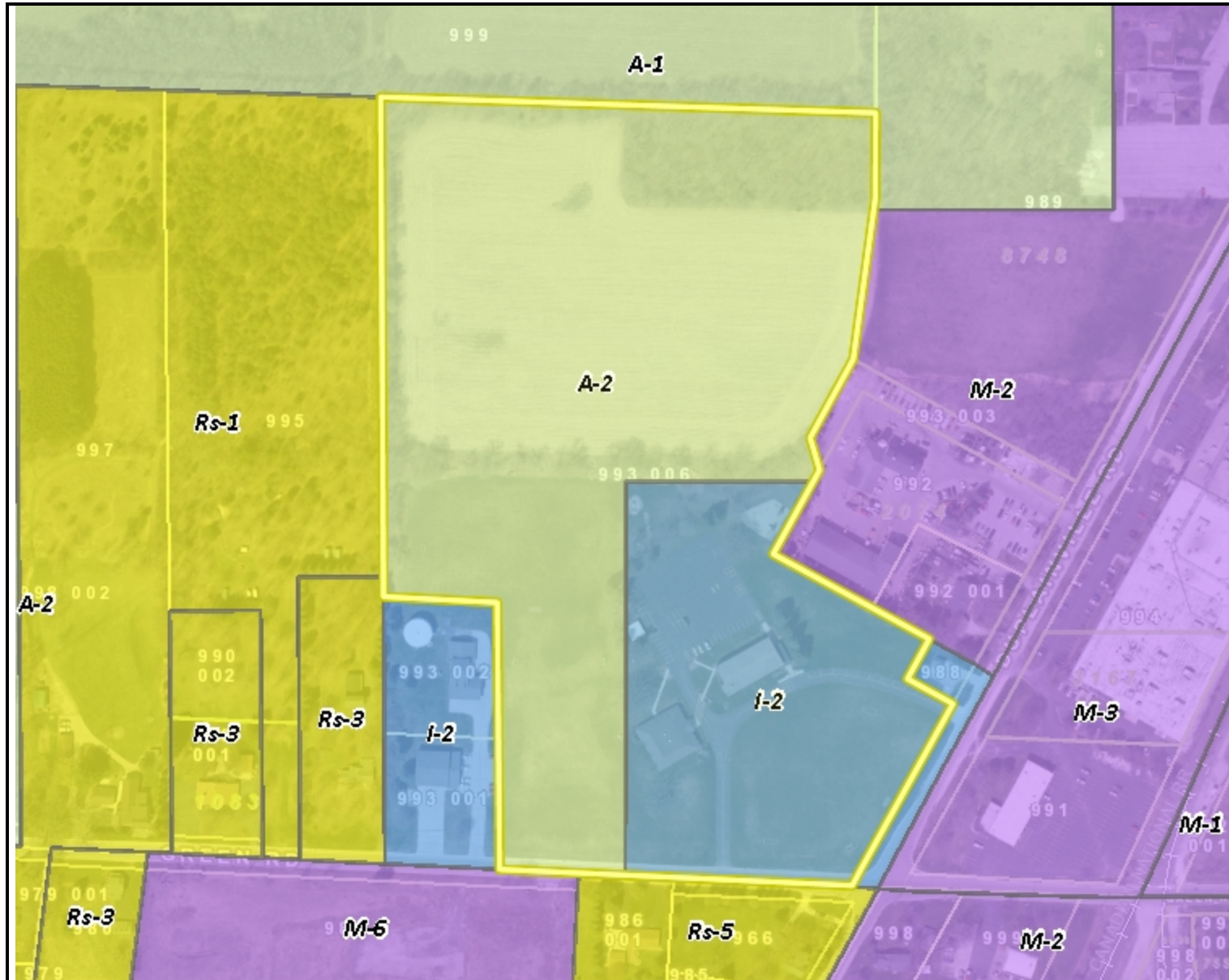
City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: \$ _____ Date: _____



Waukesha County GIS Map



Legend

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

0 272.60 Feet

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Notes:





















Printed: 7/7/2021



Waukesha County GIS Map



Legend

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

0 272.60 Feet

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Notes:

Printed: 7/7/2021



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

DATE: July 15, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for the City of Pewaukee to Rezone Property Located at W225 N3131 Duplainville Road from A-2 Agricultural and I-2 Rural Institutional to I-2 Institutional for the Purpose of Constructing a New DPW Garage and Recycling Yard for the City of Pewaukee (PWC 0911993006)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

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

DATE: July 15, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Conceptual Review of Proposed Building and Sign Modifications for Property Located at W236 N1402 Busse Road
(PWC 0955993)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

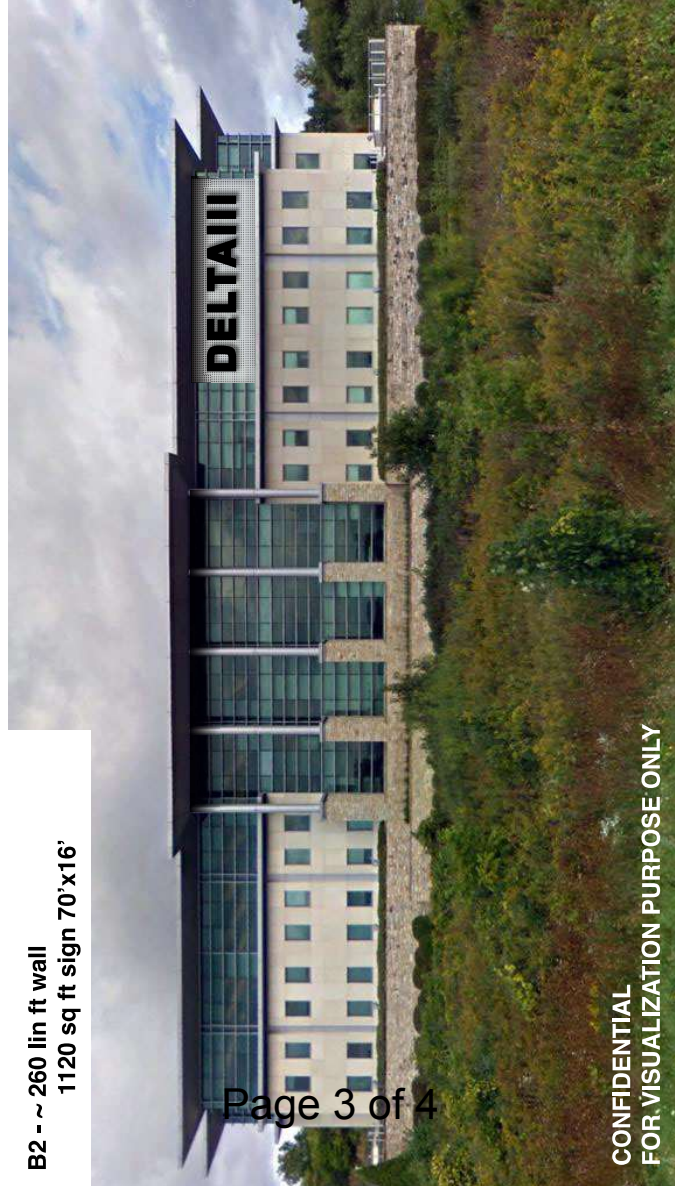
Description

Project Delta Signage Proposal

Project Delta Signage



B1 - ~ 260 lin ft wall
1120 sq ft sign 70'x16'



B2 - ~ 260 lin ft wall
1120 sq ft sign 70'x16'



B3 - ~ 260 lin ft wall
1120 sq ft sign 70'x16'