



PLAN COMMISSION AGENDA

December 14, 2023 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: https://www.youtube.com/live/JXwuoUhh7_A?si=Uq4xBROjFSVzUYUK

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
2. Public Hearings:
 - a. Conditional Use Grant request of applicant Lueth Properties LLC in c/o Chris Lueth, to construct a 3-stall garage addition off the west end of the existing multi-tenant business building on this site at an offset to the lot line less than required by Code. This .16-acre property, located at 112 Main Street, is zoned B-2 Downtown Business District.
 - b. Conditional Use Grant request of property owner/applicant Michelle Rimer, in c/o contractor David Leef, to construct a new, detached garage on this .2-acre, R-5 Single-Family Residential zoned lot (i.e., 423 Main Street) at an offset and setback from the side and street/front lot lines less than required by Code.
 - c. Conditional Use Grant request of applicant Logic Design & Architecture, Inc. in c/o Adam Stein, to add a food pick-up window on the east building elevation, add an outdoor seating/dining area, and make related site plan amendments in support of the restaurant use in the east most tenant space of this multi-tenant business building/site located at 1350 Capitol Drive. This 2.63-acre, B-1 Community Business zoned property is owned by Sheveland Properties III LLC in c/o Larry Sheveland.
3. Citizen Comments: *This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*
4. Approval of the Minutes:
 - a. Regular Plan Commission Meeting – November 9, 2023
5. Old Business. – None.
6. New Business.
 - a. Conditional Use Grant request of applicant Lueth Properties LLC in c/o Chris Lueth, to construct a 3-stall garage addition off the west end of the existing multi-tenant business building on this site at an offset to the lot line less than required by Code. This .16-acre property, located at 112 Main Street, is zoned B-2 Downtown Business District.
 - b. Conditional Use Grant request of property owner/applicant Michelle Rimer, in c/o contractor David Leef, to construct a new detached garage on this .2-acre, R-5 Single-

Family Residential zoned property at 423 Main Street with an offset and setback from the side and street/front lot lines less than required by Code.

- c. Conditional Use Grant request of applicant Logic Design & Architecture, Inc. in c/o Adam Stein, to add a food pick-up window on the east building elevation, add an outdoor seating/dining area, and make related site plan amendments in support of the restaurant use in the east most tenant space of this multi-tenant business building/site located at 1350 Capitol Drive. This 2.63-acre, B-1 Community Business zoned property is owned by Sheveland Properties III LLC in c/o Larry Sheveland.
- d. Review, discussion and possible Building, Site and Operating Plan approval for property owner Goff Investments LLC, in c/o agent Marshall Wisth of Walters Buildings, to add/construct a new 8,190 square foot accessory storage building in support of the existing light industrial use on this 5.68-acre, B-5 Light Industrial zoned property located at 700 Hickory Street.

7. Citizen Comments. – *This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*

8. Adjournment

Note: It is possible that members and/or possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; action will not be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in the notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. To request such assistance, contact the Village Clerk at 262-691-5660.

Dated: December 8, 2023

**Plan Commission Meeting
November 9, 2023 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072
DRAFT – DRAFT – DRAFT – DRAFT – DRAFT**

1. Call to Order and Roll Call, Pledge of Allegiance, & Moment of Silence

President Knutson called the meeting to order at approximately 6:00 p.m.

Plan Commission members present: Comm. Mark Grabowski; Comm. Theresa Hoff; Comm. Cheryl Mantz; Comm. Brian Belt; Comm. Ryan Lange; Trustee Craig Roberts; and President Jeff Knutson.

Also present: Village Planner, Mary Censky; Village Attorney, Matt Gralinski; Village Administrator, Scott Gosse, and Village Clerk Casandra Smith.

2. Public Hearings –

- a. **Conditional Use Grant request of applicant Matthew Backhaus, d/b/a Streetworks, to add the accessory use ‘vehicle sales/display’ to his existing automobile service facility use located at 600 Hickory Street. This 1.88-acre, B-5 Light Industrial zoned property, is owned by Road Runner Venture LLC.**

No comments made.

- b. **Conditional Use Grant request of Village of Pewaukee, in c/o Christopher Epstein of Ruckert & Mielke, Inc., to add a utility building next door to the existing Well #4 Pump Station building located along College Avenue on the Waukesha County Technical College (WCTC) Campus at 800 Main Street. This IPS Institutional & Public Service zoned campus is owned by WCTC.**

No comments made.

3. Citizen comments – None.

4. Approval of the Minutes –

- a. **Regular Plan Commission Meeting – October 12, 2023.
Comm. Belt motioned/seconded by Comm. Grabowski to approve the October 12, 2023, Regular Plan Commission minutes as presented.
Motion carried 6-0-1. Comm. Lange abstained.**

5. Old Business – None.

6. New Business

- a. **Review, discussion, and possible action on the Conditional Use Grant request of Village of Pewaukee, in c/o Christopher Epstein of Ruckert & Mielke, Inc., to add a utility building next door to the existing Well #4 Pump Station building located along College Avenue on the Waukesha County Technical College (WCTC) Campus at 800 Main Street. This IPS Institutional & Public Service zoned campus is owned by WCTC.**

Administrator Gosse stated that the items in Tim Barbeau’s memo have been addressed.

Comm. Mantz motioned/seconded by Trustee Roberts to approve per the Conditional Use Grant request of Village of Pewaukee, in c/o Christopher Epstein of Ruckert & Mielke, Inc., to add a utility

building next door to the existing Well #4 Pump Station building located along College Avenue on the Waukesha County Technical College (WCTC) Campus at 800 Main Street per Village Planner and Village Engineer recommendations.

Village Planner Recommendations:

1. Final exterior building and door colors to be presented for Village Staff review and approval prior to issuance of the building permit for this project.
2. Final landscaping plan, to include at least three pine trees (not less than 6' tall, balled, burlapped and staked at planting) to be planted along the west/south side/corner of the building within 12 months of completion, such plan being subject to review and approval by Village Staff prior to installation/placement of the plants at this site.
3. Final exterior lighting plan to be presented for Village Staff review and approval prior installation of exterior lights in support of the new building.

Village Engineer Recommendations:

1. Correction of the contour line labels south of the proposed building.
2. Design engineer procuring the proper permits for construction through the wetlands.
3. Provision and acceptance of Sheet C002, which includes details.

Motion carried 7-0.

- b. Review, discussion, and possible action on the Conditional Use Grant request of applicant Matthew Backhaus, d/b/a Streetworks, to add the accessory use 'vehicle sales/display' to his existing automobile service facility use located at 600 Hickory Street. This 1.88-acre, B-5 Light Industrial zoned property, is owned by Road Runner Venture LLC**

Administrator Gosse explained that this Conditional Use Grant was to update the existing Conditional Use Grant to allow for the business to add the vehicle/sales/display use.

Comm. Hoff motioned/seconded by Comm. Belt to approve the Conditional Use Grant request of applicant Matthew Backhaus, d/b/a Streetworks, to add the accessory use 'vehicle sales/display' to his existing automobile service facility use located at 600 Hickory Street with the Village Planner's recommendations as presented.

Village Planner Recommendations:

1. Only the following described vehicle types may be parked or displayed for sale in these identified spaces:
 - a. 'Regular Automobiles' defined as autos, including vans and sport utility vehicles, when more than 50% of the internal capacity is dedicated to seating, and eligible to be licensed by the State of Wisconsin Department of Transportation (WDOT) as a 'Regular Automobile', 'Light Trucks' defined as a motor truck with original manufacturer's design features intended to facilitate carrying cargo and pulling loads and eligible to be licensed by WDOT as a 'Light Truck', and 'Motorcycles' defined as two or three-wheeled motor vehicle steered by a handlebar from a saddle-style seat, having a gross vehicle weight of less than 1,500 pounds and eligible to be licensed by WDOT as a 'Motor Cycle' or 'Moped'.
2. Vehicles may only be parked/displayed for sale in these identified outdoor spaces during actual 'open for business' hours of the Streetworks Exotics principal use at this site.
3. Vehicles parked or displayed for sale, may not be parked or displayed anywhere else on this site except in the specifically identified spaces.
4. In the event the principal automotive service use at this site 'StreetWorks Exotics restoration and preservation of classic vehicles including related manufacturing, assembly, and fabrication thereof' shall cease operations at this site, this subordinate and accessory use permission for vehicle sales/display shall, concurrently, become void.
5. Full execution of the Conditional Use Grant document and related Land Covenant prior to start

of the vehicle parking display for sale use in the identified spaces.

Motion carried 7-0.

- c. Review, discussion, and possible action on the Sign Code waiver request of Jim Himmelstein of Signarama Menomonee Falls, to install an oversized wall mounted front façade sign for tenant Amy Kohl d/b/a We Rock the Spectrum, at 690 Westfield Way-Suite F. This 4.4-acre, B-1 Community Business zoned property is owned by 690 Westfield Way LLC.**

Planner Censky stated that the proposed signage is 172 square feet and the code allows 30 square feet maximum. This sign measures especially large because it is multiple parts that spread into a large regular polygon but with a lot of open space between the elements. The scale of the wall appears able to handle the scale of this sign. Due to the setback on Westfield Way there have been other signs at this site allowed to be larger than normally permitted by Code.

Comm. Grabowski motioned/seconded by Comm. Lange to approve the Sign Code waiver request of Jim Himmelstein of Signarama Menomonee Falls, to install an oversized wall mounted front façade sign for tenant Amy Kohl d/b/a We Rock the Spectrum, at 690 Westfield Way-Suite F Village Planner's recommendations as presented.

Village Planner Recommendations:

1. Applicant to secure all necessary permits, such as but not limited to Sign Permit, Electrical Permit,... prior to placement/installation at the site.

Motion carried 7-0.

7. Citizen Comments – None.

8. Adjournment

Trustee Mantz motioned/seconded by Comm. Hoff to adjourn the November 9, 2023, Regular Plan Commission meeting at approximately 6:10 p.m.

Motion carried 7-0.

Respectfully submitted,

Casandra Smith
Village Clerk

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: December 14, 2023

General Information:

Agenda Item: 6.a.

Property Owner/ Applicant:

Lueth Properties LLC in c/o Chris Lueth

Requested Action:

Conditional Use Grant approval to add an attached, ~1,007 sq.ft., three-stall garage to the west side of his existing business building.

Current Zoning:

B-2 Downtown Business District

Proposed Zoning:

same

Current Master Plan Classification:

Community Commercial

Surrounding Zoning/Land Use:

North: B-2 Downtown Business District
South: IPS Institutional & Public Service District
East: B-2 Downtown Business District
West: R-5 Single Family Residential District

Project Area:

.16-acres (~6,969 sq.ft.)

Property Location:

112 Main Street

Discussion:

The applicant proposes to construct this addition over three existing parking stalls in his west parking lot. The garage will hold three parked cars.

As recently revised, this plan places the addition approximately 2-feet off the south lot line so there is room for the standard soffit overhang and gutter without crossing over property boundaries. As a B-2 district use(s) and/or development on a lot less than 7,000 square feet in size, this is a conditional use. Furthermore, buildings greater than 5,000 square feet in the B-2 District may only be approved through conditional use grant.

Required side yard offset for the B-2 District is 10-feet. The proposed garage addition will not meet this requirement as to sideyards. Waiver or modification of this requirement can be approved by the Planning Commission through conditional use.

Village of Pewaukee Plan Commission
Engineer's Report for December 14, 2023

Chris Lueth Garage
112 Main Street

Report

The owner is requesting to construct a new garage west of his existing building on Main Street. The building will be placed in a location where there is existing asphalt. Three existing public parking spaces in the parking lot will be removed to construct the garage. The garage will be available for three vehicles according to the submitted plans.

Site Drainage

Existing stormwater runoff pattern is from the west side of the existing building towards an alley that is located west of the property. The slope of the parking lot is minimal, but adequate in the existing parking lot. The garage will be located where there is an existing asphalt surface, so no stormwater management is required. A curb is proposed along the northerly side lot line to contain landscaping on the adjacent lot and to direct water to the alley. The southerly side of the garage will be located on the lot line. There is no overhang, gutters or downspouts on the south side of the building; therefore, water runoff from the roof will be deposited onto the adjacent neighbor's property. Runoff from the roof to the north will fall approximately 2 feet from the property line onto an existing landscaped area.

Access

No access changes are being proposed.

Recommendation

I recommend approval of the garage subject to the applicant addressing the following items prior to issuance of a permit:

- The owner install gutters and downspouts on both the north and south sides of the roof and discharge the water onto the applicant's property in order to maintain the current runoff pattern.
- The owner provide proof of access permission from adjacent property owners north and south of the subject property since the building is on or close to the property line and he will need access for equipment and personnel to construct the building.
- Consideration and resolution of any comments heard at the public hearing.

Tim Barbeau, P.E.
Village Consulting Engineer
December 6, 2023



RECEIVED

NOV 07 2023

CONDITIONAL USE GRANT APPLICATION FORM

Complete all items entirely:

Property Address:	112 Main Street
Property Tax Key:	PWV 0899955
Zoning of Property:	Commercial, Mercantile
Property Owner Name:	Lueth Properties LLC.
Property Owner Mailing Address:	112 Main St. Pewaukee, WI 53072
Property Owner Phone:	262-617-9604
Property Owner Email:	CLueth@amfam.com
Applicant - Name:	Chris R. Lueth
Applicant Mailing Address:	112 Main St. Pewaukee, WI 53072
Applicant - Email:	CLueth@amfam.com
Applicant - Phone:	262-617-9604
Description of Request (Please be thorough and attach additional pages if needed)	30' x 33' Garage Addition



Provide detailed information with your application that addresses the following:

1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate your application such as architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, site grading and drainage, exterior lighting, dumpster location and screening, outside storage of any sort, and manner of control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & ensure general compatibility of the proposed use within its surroundings.
2. It is the responsibility of the applicant/owner to ensure that the proposed project complies with the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted Land Use Plan to ensure a proper understanding of the Village's future vision for the area in question.

Lueth Properties LLC

Chris R. Lueth

Property Owner Printed Name

Signature of Property Owner

The application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the Conditional Use Approval Application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

Chris R. Lueth

Applicant's Printed Name

Signature of Applicant

Return the completed application forms along with the required attachments, \$100 application fee, and a digital copy of the submittal (plus paper copies if required) to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072.

If you have any questions, please call Village Hall at (262) 691-5660.



PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

Pursuant to the Village of Pewaukee Code of Ordinances Sec 40.116(b), the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff or other expert consultants are retained by the Village in order to complete a proper project review results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge those service fees incurred by the Village to the applicant/property owner. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

By signing this form, I, the undersigned, have been advised that pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner, or any other Village professional staff or other expert consultants retained by the Village in order to complete a proper project review provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

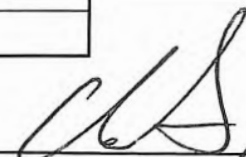
Complete the information below:

Responsible Party Name	Chris R. Lueth
Mailing Address	112 Main St.
City, State and Zip	Pewaukee, WI 53072
Email:	CLueth@amtam.com
Phone:	262-617-9604

ENTER EMAIL TO SEND INVOICES: CLueth@amtam.com
--

Lueth Properties LLC
 Chris R. Lueth

Property Owner Printed Name

 10/20/2023

Signature of Property Owner/Date Signed

Chris R. Lueth

Applicant Printed Name

 10/20/2023

Applicant Signature/Date Signed

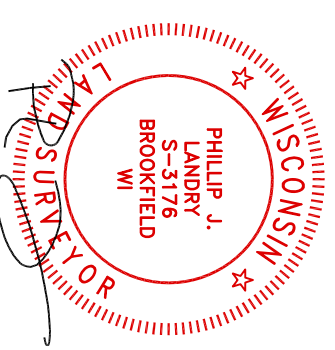
Village Staff Acceptance – Date

Plat of Survey

Property Description: Document No. 3579042

The Southeasterly 40.43 feet of the following described parcel of land: All that part of the Southwest One-quarter (1/4) of Section Nine (9), in Township Seven (7) North, Range Nineteen (19) East, in the Village of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Commencing at a point on the Westerly line of Main Street, distant South 26° East, 142.62 feet from the intersection of said Westerly line of Main Street with the Southerly line of Oakton Avenue; thence North 26° West on the Westerly line of Main Street, 41.50 feet to the extended Southerly line of Hotel Building; thence South 63°04'00" West along the Southerly line of said Building, 67.00 feet to the Southwest corner of said Building; thence South 64°00'27" West, 98.02 feet to the Easterly line of an alley in Lake View Addition; thence South 26° East, 40.44 feet to a Northerly line of a certain 1.50 foot strip of land as described in Volume 759 of Deeds, Page 546, as Document No. 471023; thence continuing South 26° East on the Westerly line of said strip of land, 1.50 feet to a point; thence North 64° East on the Southerly line of said strip, 165.00 feet to the Westerly line of Main Street; thence North 26° West, 1.50 feet to the point of commencement.

Suggested Top of Wall: 859.46'
Suggested Garage Floor: 859.13'
Suggested Final Yard Grade: 858.8'
Suggested Top of Footing: 855.46'
(Assuming 4" Poured Wall-check plans)



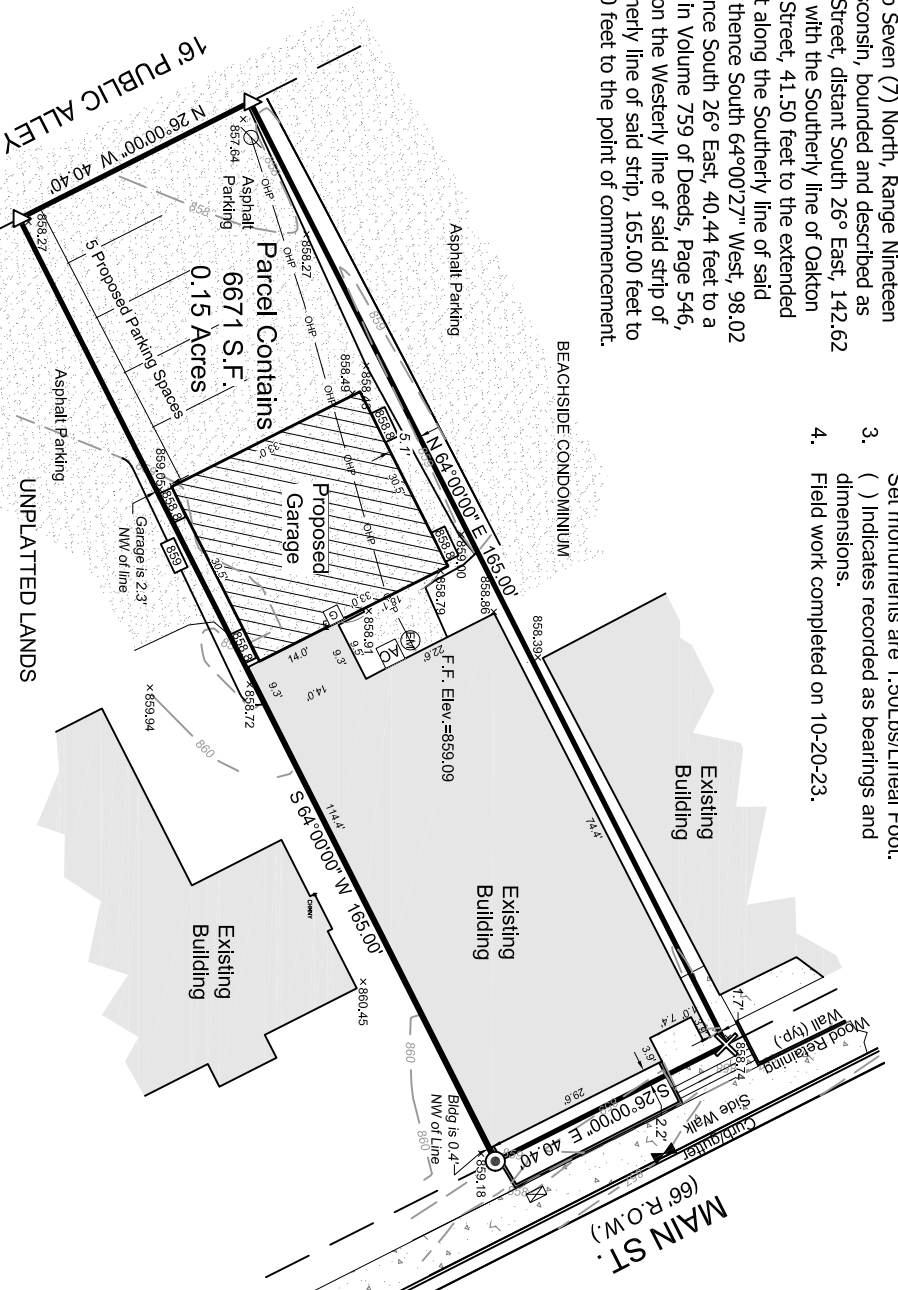
SURVEYOR'S CERTIFICATE

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 3rd Day of November, 2023: Phillip J. Landry S-3176

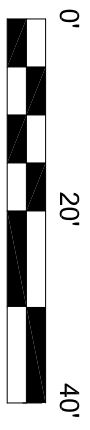
Notes:

1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments. Set monuments are 1.50Lbs./Lineal Foot.
3. () Indicates recorded as bearings and dimensions.
4. Field work completed on 10-20-23.



Notes:

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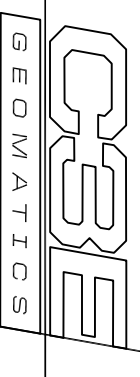


BEARINGS ARE REFERENCED SOUTHERLY LINE OF MAIN ST. BEARS S 26°00'00" E

PREPARED FOR:

American Family Insurance
112 Main St.
Pewaukee, WI 53072

LEGEND	
	Water Valve
	Utility Pole
	Gas Meter
	Air Condition
	Electric Hand Hole
	Mag Nail Set
	Chiseled Cross Set
	Electric Meter
	Monument Found as Noted
	3/4" Iron Rod Found
	3/4"X18" Iron Rod Set
	Existing Spot Grade
	Proposed Grade
	Proposed Contour
	Existing Contour



260 Regency Court • Suite L100
Brookfield, WI 53045 • (262) 312-1034
www.c3geomatix.com
Job# 23305

Revised 12-07-23 to update garage
Revised 11-27-23 to update parking spaces



FUTURE ADDITION OF:

CHRIS LUETH

112 MAIN STREET
PEWAUKEE, WI 53012

TABLE OF CONTENTS:

- PAGE 1: SURVEY & COVER
- PAGE 2: NORTH, WEST & SOUTH ELEVATIONS
- PAGE 3: FOUNDATION PLAN
- PAGE 4: FIRST FLOOR PLAN
- PAGE 5: SECTION & ROOF CONCEPT
- PAGE 6: NOTES & DETAILS
- PAGE 7: EXISTING PICTURES

NOTICE TO CONTRACTORS
& SUPPLIERS
ALTHOUGH EVERY EFFORT HAS BEEN
MADE TO MAKE THESE PLANS ACCURATE,
IT IS THE RESPONSIBILITY OF THE
CONTRACTOR TO VERIFY ALL DIMENSIONS
TO CONTACT ORIGINAL CONTRACTORS
ON DISCREPANCIES DURING THE
CONSTRUCTION OF THESE PLANS.

PRELIM
PLANS:
9.20.23

PRELIM
PLANS:
9.21.23

PRELIM
PLANS:
10.2.23

PRELIM
PLANS:
10.6.23

PRELIM
PLANS:
10.20.23

BEST EFFORT HAS BEEN MADE IN
ACCURACY OF ALL DIMENSIONS. IF A
DISCREPANCY IS FOUND PLEASE
CONTACT D4S TO MAKE
CHANGES ACCORDINGLY.

GARAGE ADDITION: 1005 SQ. FT.
PORCH ADDITION: 135 SQ. FT.

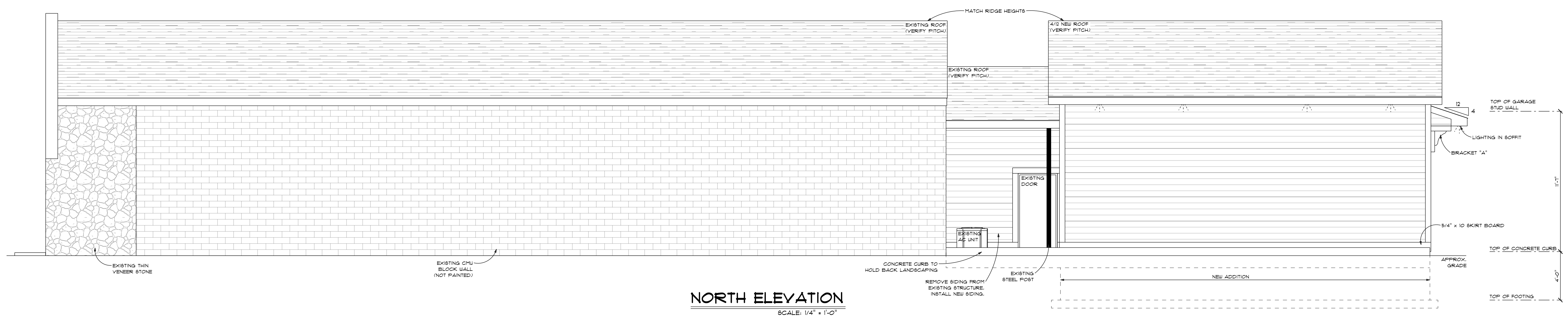
PRELIMINARY PLANS:
DO NOT USE
FOR CONSTRUCTION

FUTURE RESIDENCE OF: (BUYER)
LUETH, CHRIS

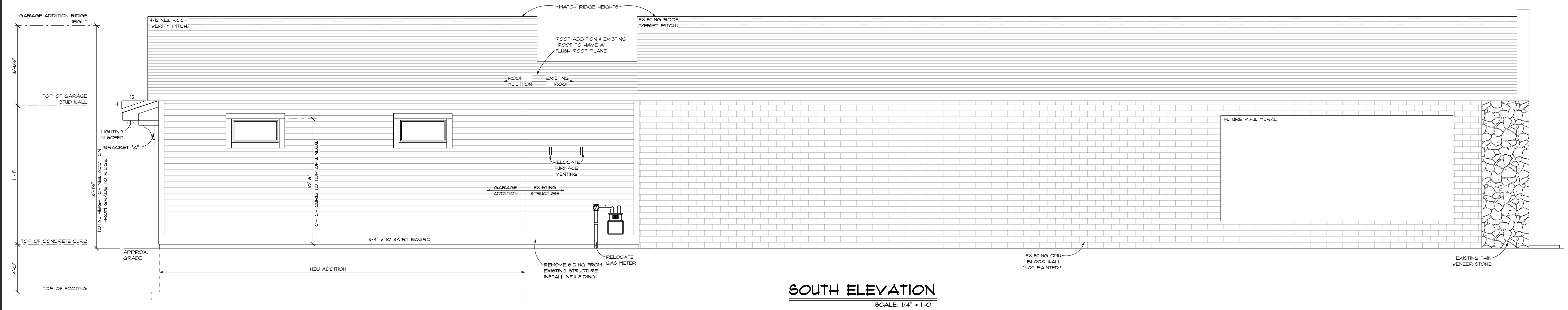
ADDRESS:
112 MAIN STREET
PEWAUKEE, WI 53012

NOTICE TO CONTRACTORS & SUPPLIERS

ALTHOUGH EVERY EFFORT HAS BEEN MADE TO VERIFY THE ACCURACY AND CHECKING THEIR FOR ACCURACY, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON SITE.



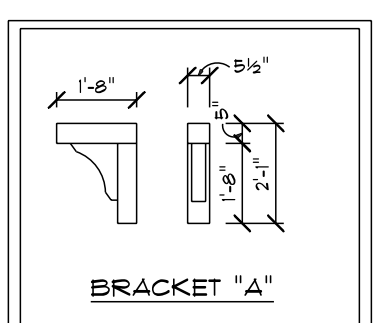
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



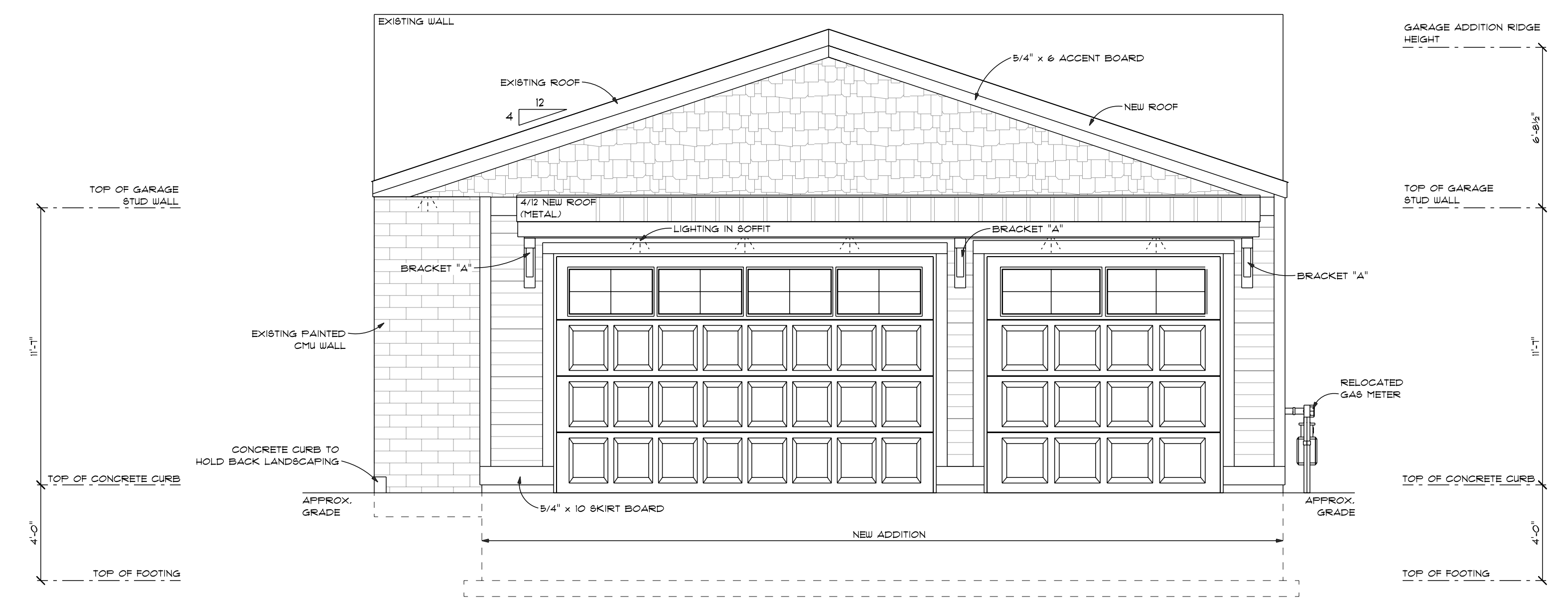
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

- EXTERIOR MATERIALS:**
- SIDING: UPPER GABLES: LP STAGGERED SHAKE
MAIN LEVEL: 6" LP SMARTSIDE HORIZONTAL SIDING
 - WINDOW & DOOR TRIM: LP SMARTSIDE AREA: 5/4" x 6" LP SMARTSIDE TRIM
 - CORNER TRIM: 5/4" x 6" LP SMARTSIDE
 - FASCIA/SOFFIT: 1x6 LP SMARTSIDE
LP SOFFIT
1x6 CEDAR T&G ON PORCHES & ACCENT ROOF
SOFFIT VENTS PER CODE
 - ACCENT BOARD: 5/4x6 LP SMARTSIDE
 - SKIRT BOARD: 5/4" x 10 LP SMARTSIDE
 - BRACKET MATERIAL: SEE DETAILS
 - SHINGLES: LIMITED LIFETIME DIMENSIONAL SHINGLE
METAL ROOF: PER ELEVATIONS
 - OVERHANGS:
EAVE OVERHANGS ARE 3/4" & 4'-6" AS NOTED
GABLE OVERHANGS ARE 1'-0"
OVERHANGS MEASURE FROM OUTSIDE OF
SHEATHING TO OUTSIDE OF SUBFASCIA
 - 5" PRE-FINISHED SEAMLESS ALUMINUM GUTTER
3"x4" PRE-FINISHED RECTANGULAR DOWNSPOUTS
INCLUDE GUTTER GUARDS
 - ALL SIDING & TRIM IS ORDERED PRIMED.
ALL SIDING & TRIM IS FINISHED ON-SITE.
ALL EXTERIOR MATERIAL IS PAINTED EXCEPT WOOD CEILING
ON PORCH & ACCENT ROOF

- EXTERIOR NOTES**
- EXTERIOR COACH LIGHTS & OTHER WALL MOUNTED LIGHTS
LIGHT TO BE MOUNTED ON 6"x18" FLINTH BLOCK
FLASH ABOVE ALL EXTERIOR FLINTH BLOCKS REGARDLESS
OF BLOCK MATERIAL
 - EXTERIOR VENT (I.E. DRYER VENT)
VENT TO BE MOUNTED ON 6"x6" FLINTH BLOCK



* ALL BRACKET MATERIAL IS CEDAR & PAINTED
BRACKETS SUPPLIED BY WOOD SPECIALTIES.



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

BEST EFFORT HAS BEEN MADE IN ACCURACY OF ALL DIMENSIONS. IF A DISCREPANCY IS FOUND PLEASE CONTACT D4S TO MAKE CHANGES ACCORDINGLY.

GARAGE ADDITION: 1005 SQ. FT.
PORCH ADDITION: 135 SQ. FT.

PRELIMINARY PLANS:
DO NOT USE
FOR CONSTRUCTION

PRELIM PLANS:
9.20.23

PRELIM PLANS:
9.21.23

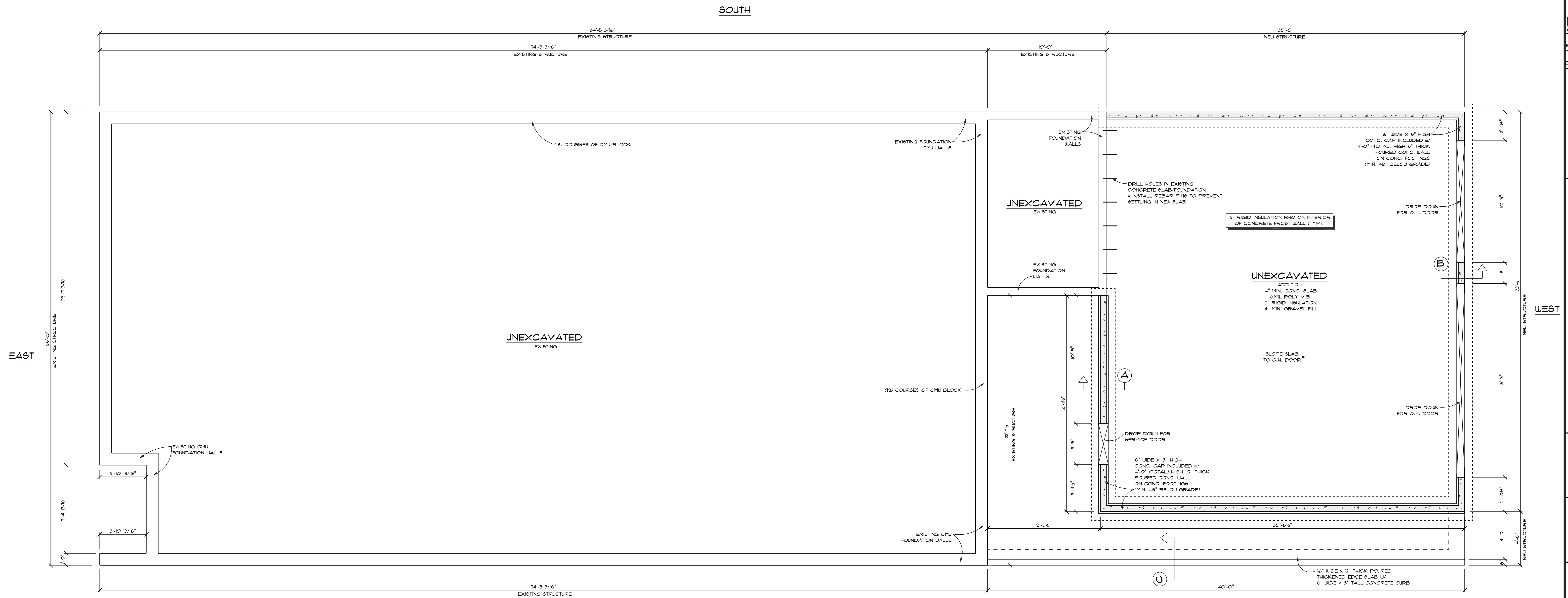
PRELIM PLANS:
10.2.23

PRELIM PLANS:
10.6.23

PRELIM PLANS:
10.20.23

FUTURE RESIDENCE OF: (BY/IER)
LUETH, CHRIS
ADDRESS:
112 MAIN STREET
PEWAUKEE, WI 53072

NOTICE TO CONTRACTORS & SUPPLIERS
ALTHOUGH EVERY EFFORT HAS BEEN MADE TO VERIFY THE ACCURACY OF THE INFORMATION SHOWN ON THESE PRELIMINARY PLANS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO CONSTRUCTION OF THESE PLANS.



SCOPE OF WORK:

DEMO:

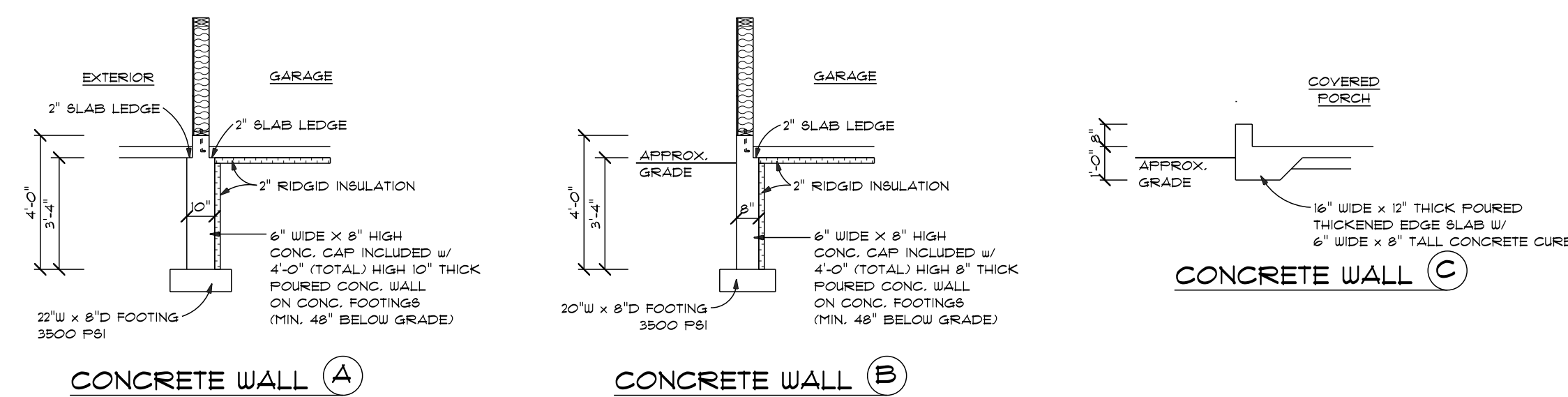
1. REMOVE EXISTING GUTTERS & FASCIA. REFURBISH GUTTERS IF POSSIBLE.
2. REMOVE EXISTING EXTERIOR SIDING ON MECHANICAL ROOM.
3. REMOVE EXISTING BLACK TOP NEAR BUILDING REAR ENTRANCE.
4. REMOVE EXISTING GAS METER.
5. REMOVE FURNACE VENTING.

REMODEL/ADDITION:

1. INSTALL NEW FASCIA ON EXISTING BUILDING W/ LP SMARTSIDE.
2. PAINT EXISTING GUTTERS & INSTALL NEW AS NEEDED.
3. INSTALL NEW SIDING & TRIM ON EXTERIOR OF MECHANICAL ROOM.
4. INSTALL NEW CONCRETE SLAB BETWEEN EXISTING BUILDING & GARAGE.
5. RELOCATE GAS METER.
6. RELOCATE FURNACE VENTING
7. INSTALL NEW GARAGE/COMMON SPACE AS SHOWN
8. INSTALL COVERED WALKWAY AS SHOWN.
9. PAINT EXISTING EXPOSED CMU BLOCK WALL.
10. INSTALL ELECTRICAL AS REQUESTED BY OWNER.

FOUNDATION PLAN

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



BEST EFFORT HAS BEEN MADE IN ACCURACY OF ALL DIMENSIONS. IF A DISCREPANCY IS FOUND PLEASE CONTACT D4S TO MAKE CHANGES ACCORDINGLY.

GARAGE ADDITION: 1005 SQ. FT.
PORCH ADDITION: 135 SQ. FT.

**PRELIMINARY PLANS:
DO NOT USE
FOR CONSTRUCTION**

PRELIM PLANS:
9.20.23

PRELIM PLANS:
9.21.23

PRELIM PLANS:
10.2.23

PRELIM PLANS:
10.6.23

PRELIM PLANS:
10.20.23

FUTURE RESIDENCE OF: (BUYER)
LUETH, CHRIS
ADDRESS:
112 MAIN STREET
PEWAUKEE, WI 53012

NOTICE TO CONTRACTORS & SUPPLIERS:
ALTHOUGH EVERY EFFORT HAS BEEN MADE TO VERIFY THE ACCURACY OF THE INFORMATION SHOWN ON THESE PRELIMINARY PLANS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE INFORMATION SHOWN ON THESE PLANS BY CONDUCTING FIELD SURVEYS AND CHECKING WITH LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DISCREPANCIES DURING THE CONSTRUCTION OF THESE PLANS.

PRELIM PLANS:
9.20.23

PRELIM PLANS:
9.21.23

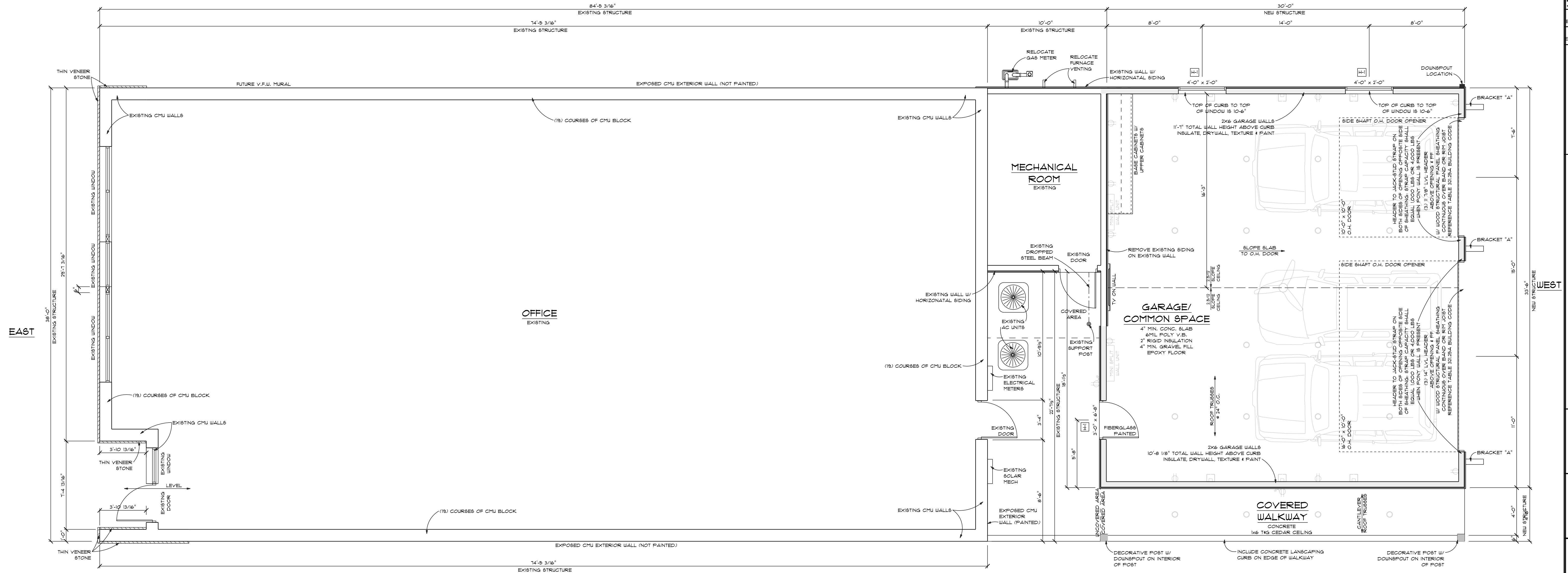
PRELIM PLANS:
10.2.23

PRELIM PLANS:
10.6.23

PRELIM PLANS:
10.20.23

FUTURE RESIDENCE OF: (OWNER)
LUETH, CHRIS
ADDRESS:
112 MAIN STREET
PEWAAKEE, WI 53012

SOUTH



NORTH

FIRST FLOOR PLAN

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

SCOPE OF WORK:

- DEMO:**
1. REMOVE EXISTING GUTTERS & FASCIA. REFURBISH GUTTERS IF POSSIBLE.
 2. REMOVE EXISTING EXTERIOR SIDING ON MECHANICAL ROOM.
 3. REMOVE EXISTING BLACK TOP NEAR BUILDING REAR ENTRANCE.
 4. REMOVE EXISTING GAS METER.
 5. REMOVE FURNACE VENTING.
- REMODEL/ADDITION:**
1. INSTALL NEW FASCIA ON EXISTING BUILDING W/ LP SMARTSIDE.
 2. PAINT EXISTING GUTTERS & INSTALL NEW AS NEEDED.
 3. INSTALL NEW SIDING & TRIM ON EXTERIOR OF MECHANICAL ROOM.
 4. INSTALL NEW CONCRETE SLAB BETWEEN EXISTING BUILDING & GARAGE.
 5. RELOCATE GAS METER.
 6. RELOCATE FURNACE VENTING
 7. INSTALL NEW GARAGE/Common SPACE AS SHOWN
 8. INSTALL COVERED WALKWAY AS SHOWN.
 9. PAINT EXISTING EXPOSED CMU BLOCK WALL.
 10. INSTALL ELECTRICAL AS REQUESTED BY OWNER.

THE ELECTRICAL PLAN MAY BE USED FOR SUGGESTED LOCATION OF ELECTRICAL FIXTURES & COMPONENTS. THIS PLAN MUST BE VERIFIED WITH ELECTRICAL CONTRACTOR FOR CODE COMPLIANCE & BE RESPONSIBLE FOR THE SAME.

NOTES:

1. DISCUSS QUANTITY & PLACEMENT OF SWITCHES (INCLUDING 2 & 4 WAY)
2. DISCUSS QUANTITY & PLACEMENT OF OUTLETS.
3. ALL EXTERIOR LIGHTS ARE SEALED.
4. SOME LIGHTS TO BE CONTROLLED BY DIMMERS. (VERIFY)
5. SOME LIGHTS MAY BE CONTROLLED BY TIMERS. (VERIFY)
6. INCLUDE ALL NECESSARY OUTLET FOR MECHANICALS.
7. INCLUDE UNDER CABINETS LIGHTING IN KITCHENETTE IF APPLICABLE.
8. ALL SMOKE/CO2 DETECTORS ARE HARD-WIRED

OPTIONS:

- INCLUDE STRUCTURAL WIRING FOR CABLING & SURROUND SOUND
- INCLUDE SECURITY SYSTEM

ELECTRICAL LEGEND	
NOT ALL OF THESE FIXTURES MAY BE INCORPORATED IN THIS DESIGN	
ELECTRICAL	SYMBOL
CEILING FAN - NO LIGHTS	
CEILING FAN - INCLUDE LIGHTS	
CEILING MOUNT LIGHT FIXTURE	
KEYLESS LIGHT FIXTURE	
CAN LIGHT 4" - ROUND	
CAN LIGHT 6" - ROUND	
CAN LIGHT 4" - ROUND	
CAN LIGHT 6" - ROUND	
CHANDELIER - DESIGN TBD	
CHANDELIER - DESIGN TBD	
PENDANT - DESIGN TBD	
PENDANT - DESIGN TBD	

ELECTRICAL LEGEND	
NOT ALL OF THESE FIXTURES MAY BE INCORPORATED IN THIS DESIGN	
ELECTRICAL	SYMBOL
WALL SCONCE - DESIGN TBD - SINGLE LIGHT	
WALL SCONCE - DESIGN TBD - MULTI LIGHTS	
LED LIGHT STRIP - LENGTH TBD	
LED LIGHT	
TV OUTLET	
FAN W/OUT LIGHT	
FAN WITH LIGHT	
OUTLET	
SPLIT RECEPTACLE	
FLOOR OUTLET	
OUTLET - WATERPROOF	
BACKLIT MIRROR	
EXTERIOR WALL SCONCE - DESIGN TBD	
EXTERIOR WALL SCONCE - DESIGN TBD	

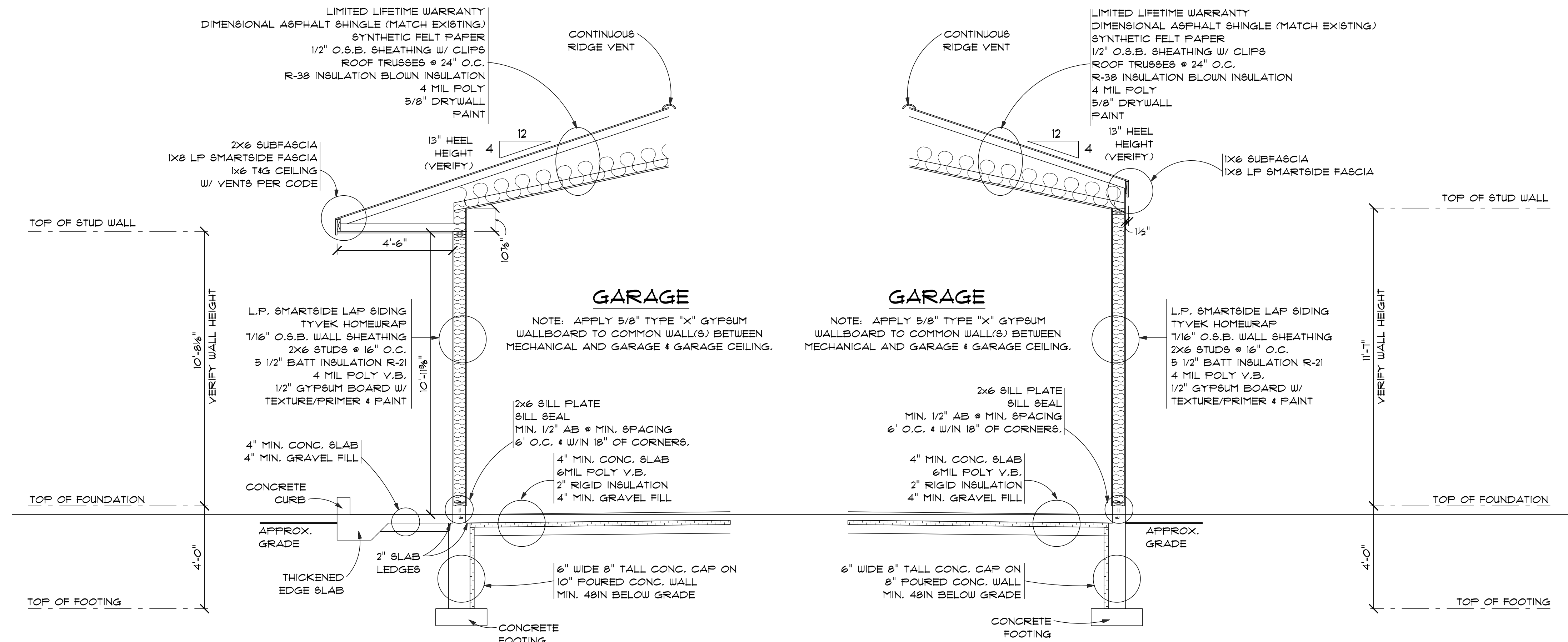
HEADER SCHEDULE	
H-1	(2) 2X10'S D.F. #2 or BTR
H-2	(2) 2X12'S D.F. #2 or BTR
H-3	(2) 1 3/4" X 9 1/2" LVL 2.OE
H-4	(2) 1 3/4" X 11 7/8" LVL 2.OE
H-5	(3) 1 3/4" X 14" LVL 2.OE
H-6	(3) 1 3/4" X 9 1/2" LVL 2.OE
H-7	(3) 1 3/4" X 7 1/4" LVL 2.OE
H-8	ENG. BY TRUSS COMPANY

BEST EFFORT HAS BEEN MADE IN ACCURACY OF ALL DIMENSIONS. IF A DISCREPANCY IS FOUND PLEASE CONTACT D4S TO MAKE CHANGES ACCORDINGLY.

GARAGE ADDITION: 1005 SQ. FT.
PORCH ADDITION: 135 SQ. FT.

PRELIMINARY PLANS:
DO NOT USE
FOR CONSTRUCTION

NOTICE TO CONTRACTORS & SUPPLIERS
ALTHOUGH EVERY EFFORT HAS BEEN MADE TO VERIFY THE ACCURACY OF THE INFORMATION AND DIMENSIONS SHOWN ON THESE PLANS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT GENERAL CONTRACTORS AND SUPPLIERS TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION OF THESE PLANS.

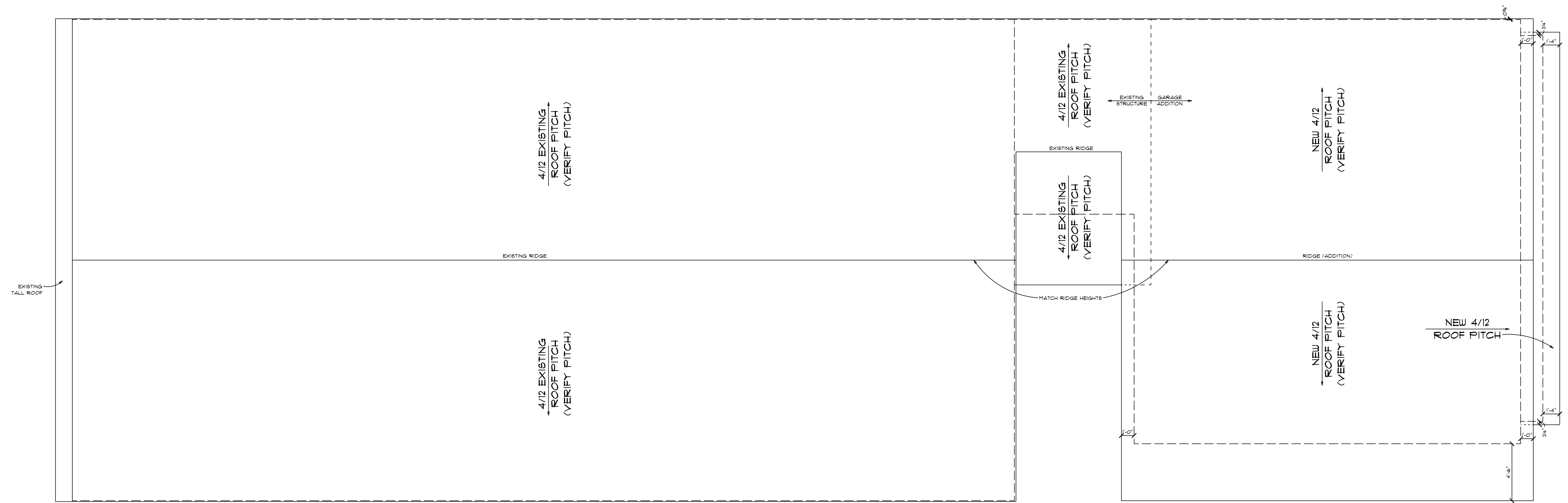


COVERED PORCH SECTION

SCALE: 3/8" = 1'-0"

GARAGE SECTION

SCALE: 3/8" = 1'-0"



OVERHANGS:
EAVE OVERHANGS ARE 3/4" & 4'-6"
GABLE OVERHANGS ARE 1'-0"
OVERHANGS MEASURE FROM OUTSIDE OF SHEATHING TO OUTSIDE OF SUBFASCIA

5" PRE-FINISHED SEAMLESS ALUMINUM GUTTER
3"x4" PRE-FINISHED RECTANGULAR DOWNSPOUTS
INCLUDE GUTTER GUARDS

ROOF CONCEPT
FOR REFERENCE ONLY

TRUSS MFG MUST INFORM D4S OF GIRDER TRUSS LOCATIONS AND POINT LOADS THAT LAND ABOVE WINDOWS. HEADERS MUST BE VERIFIED @ THESE LOCATION TO MAKE SURE ADEQUATE.

BEST EFFORT HAS BEEN MADE IN ACCURACY OF ALL DIMENSIONS. IF A DISCREPANCY IS FOUND PLEASE CONTACT D4S TO MAKE CHANGES ACCORDINGLY.

GARAGE ADDITION: 1005 SQ. FT.
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PRELIMINARY PLANS:
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PRELIM PLANS:
10.20.23

FUTURE REFERENCE OF: (BUYER)
LUETH, CHRIS
ADDRESS:
112 MAIN STREET
PEWaukee, WI 53012

GENERAL NOTES:

LOADS

ROOF DESIGN: LIVE LOAD = 30 PSF (SNOW LOAD)
DEAD LOAD = 11 PSF

*L/240 LIVE LOAD DEFLECTION

ROOFS SHALL WITHSTAND A PRESSURE OF AT LEAST 207 SQ. FT. ACTING UPWARD NORMAL TO THE ROOF SURFACE.

FLOOR DESIGN: LIVE LOAD = 40 PSF
DEAD LOAD = 10 PSF + (6 1/2 PSF ON 1ST FLOOR FOR GYPCRETE)

*L/480 LIVE LOAD DEFLECTION

* ANY TILE AREAS SHALL BE DESIGNED FOR AN ADDITIONAL 10 PSF DEAD LOAD
L/360 TOTAL LOAD + T/600 LIVE LOAD

WALLS

SQUASH BLOCKING + STUD COLUMNS BELOW POINT LOADS ARE TO CONTINUE AND TRANSFER LOADS DOWN TO FOUNDATION AND FOOTINGS.

ENGINEERED GLU-LAM COLUMNS AND LVL STUDS ARE NOTED SPECIFICALLY ON PLAN OR REFERENCE ON "TALL WALL" SPECIFICATIONS.

UNLESS OTHERWISE NOTED ALL MEMBERS BEARING ON WOOD MUST BE 1 1/2" MIN.

UNLESS OTHERWISE NOTED ALL MEMBERS BEARING ON CONC. OR MASONRY MUST BE 3" MIN.

ALL FRAMING FOR STUD WALLS AND PLATES IS 8"X2 UNLESS NOTED. ALL SPACING ON EXTERIOR WALLS IS 16" O.C. UNLESS NOTED. ALL SPACING ON INTERIOR WALLS IS 16" O.C. UNLESS NOTED. STUDS SHOULD NOT BE NOTCHED MORE THAN 1/3 OF DEPTH.

WOOD FRAMED WALLS MUST COMPLY WITH WI DEPT OF COMMERCE, CHAPTER 21 COMM TABLE 21.25-A

DIMENSIONS MEASURE TO EXTERIOR OF SHEATHING ON EXTERIOR SIDE OF WALLS AND INTERIOR SIDE OF EXTERIOR STUD ON INTERIOR SIDE. ALL INTERIOR STUDS MEASURE TO THE ROUGH STUD

FIRE BLOCKING:
INCLUDE FIRE BLOCKING @ FLOOR LEVELS,
CONNECTIONS BETWEEN CONCEALED VERTICAL + HORIZONTAL SPACES,
AT TOP + BOTTOM OF STAIRWAY STRINGERS

HEADERS

ALL BASE WINDOW HEADERS ON FIRST FLOOR ARE 8'-0" ABOVE SUBFLOOR
ALL BASE WINDOW HEADERS ON 2ND FLOOR ARE 8'-0" ABOVE SUBFLOOR

ALL HEADER ON EXTERIOR WALLS OR LOAD BEARING WALLS ARE NOTED ON PLAN. ALL HEADERS ARE DROPPED UNLESS NOTED OTHERWISE.

DOUBLE SHOULDER STUDS FOR HEADERS OVER 6' WIDE IN BEARING WALLS.

DOUBLE SHOULDER STUD FOR HEADERS OVER 6' WIDE.

ALL INTERIOR OPENINGS THAT HAVE DROPPED HEADERS ARE TO MATCH HEIGHT OF INTERIOR DOORS. ALL OPENINGS TO HAVE DRYWALL FINISH UNLESS NOTED TO BE CASED.

BUILDER MUST FOLLOW ALL INSTALLATION INSTRUCTIONS PROVIDED BY I-JOIST, LVL, FLOOR TRUSS, TALL WALL OR ROOF TRUSS MFG. REFER TO PRODUCT INSTALLATION GUIDE FOR ALL CONNECTION DETAILS.

ALL HOLES IN HANGERS, ANGLES, BRACKETS, CLIPS, AND TIE DOWNS MUST BE FILLED WITH THE APPROPRIATE FASTENERS PER THE MANUFACTURERS SPECS.

GRADE

EROSION CONTROL:
WHERE LAND DISTURBING CONSTRUCTION ACTIVITY IS TO OCCUR EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE EMPLOYED, AS NECESSARY, TO PREVENT OR REDUCE THE POTENTIAL DEPOSITION OF SOIL OR SEDIMENT TO WATERS OF THE STATE AND ADJACENT PROPERTIES.

GRADE:
SLOPE GRADE AWAY FROM DWELLING.

IF ACTUAL GRADE VARIES FROM ARCHITECTURAL PLANS, THE BUYER IS RESPONSIBLE FOR ALL COST INCREASES FROM ADDITIONAL HEIGHT OF FOUNDATION WALLS, FRAMED WALLS, EXTERIOR FACADE MATERIAL, OR ANY ADDITIONAL BUILDING MATERIALS + LABOR.

ABBREVIATIONS

A.B.	ANCHOR BOLT	H.D.	HIGH DENSITY
AFB	ABOVE FINISH FLOOR	INSUL.	INSULATION
APPROX.	APPROXIMATELY	L.B.W.	LOAD BEARING WALL
BTR	BETTER	MFG	MANUFACTURER
CAB	CABINET	MIN.	MINIMAL
CANTED	CANTILEVER	O.C.	ON CENTER
CATH	CATHEDRAL	O.H.	OVERHEAD
CM	CEILING MOUNT	P.T.	PRESSURE TREATED
CV	CENTRAL VAC OUTLET	REQ'D	REQUIRED
CONC.	CONCRETE	R.O.	ROUGH OPENING
CONV.	CONVENTIONAL	R.S.	ROUGH SAUN
DB	DOORBELL	SH + PL	SHELF AND POLE
DIA.	DIAMETER	SQ	SQUARE
DIM	DIMMER	T.B.	TOUJEL BAR
DF	DOUGLAS FIR	TEMP	TEMPERED GLASS
DRWR	DRAWERS	T.P.	TOILET PAPER HOLDER
DW	DISHWASHER	T.R.	TOUJEL RING
EXT.	EXTERIOR	TYP.	TYPICAL
F.G.	FIBERGLASS	V	VOLT
FND	FOUNDATION	VAN.	VANITY
FTG	FOOTING	V.B.	VAPOR BARRIER
G.B.	GRAB BAR	WD	WOOD
G.D.	GARBAGE DISPOSAL	WM	WALL MOUNT

ROOF

ROOF FRAMING MEMBERS + TRUSSES MATERIAL IS MADE FROM ENGINEERED GRADED LUMBER.

ROOF FRAMING MEMBERS SPANNING MORE THAN 6' MEASURED FROM THE OUTERMOST EDGE OF THE ROOF SHALL BE PERMANENTLY FASTENED TO THE TOP PLATE OF LOAD BEARING WALLS USING ENGINEERED CLIPS, STRAPS OR HANGERS.

ALL ROOF TRUSSES ARE TO BEAR ON EXTERIOR WALLS. (UNLESS NOTED)

TRUSS MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED ONLY IF NOTCHING OR BORING OF ENGINEERED WOOD PRODUCTS SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS PROVIDED THOSE INSTRUCTIONS WERE DEVELOPED THROUGH STRUCTURAL ANALYSIS OR PRODUCT TESTING.

BUILDER TO FOLLOW TRUSS MANUFACTURERS TRUSS LAYOUT AND SPECIFICATIONS.

DECAY-RESISTANT MATERIAL

IF HELL HEIGHT VARIES FROM THE ARCHITECTURAL PLANS, IT IS THE RESPONSIBILITY OF THE TRUSS MFG TO CONTACT DESIGN 4 STYLE + ANY ACCOMMODATIONS CAN BE MADE IN WINDOW SIZES OR ANY OTHER BUILDING MATERIALS + LABOR AFFECTED BY THIS CHANGE.

COVER ALL ROOF SHEATHING AS SOON AS POSSIBLE WITH ROOFING FELT OR SINGLE UNDERLAYMENT FOR PROTECTION AGAINST EXCESSIVE MOISTURE PRIOR TO ROOFING APPLICATION.

ANY GABLE ROOF OVERHANG OF MORE THAN 12" SHALL BE PROVIDED WITH LADDERS WHICH EXTEND INTO THE STRUCTURE A DISTANCE NO LESS THAN THE LENGTH OF THE OVERHANG. THE LADDERS SHALL BE FASTENED AT THE WALL. THE INTERIOR END OF EACH LADDER SHALL BE ATTACHED TO A RAFTER OR TRUSS WITH A HANGER.

MASONRY

IF THIS PROJECT IS BEING BUILT IN AN AREA WHERE INSECTS SUCH AS TERMITES, BEETLES, OR CARPENTER ANTS ARE KNOWN TO EXIST, BUYER IS RESPONSIBLE TO DETERMINE IF ANY PROTECTIVE MEASURES ARE NEEDED AGAINST SUCH INSECTS.

NO RESPONSIBILITY WILL BE ASSUMED BY DESIGN 4 STYLE FOR VARYING OR UNUSUAL SOIL CONDITIONS AFFECTING FOUNDATION DESIGN. OWNER OR BUILDER TO VERIFY SOIL BEARING CAPACITY AND GRADES AND SHALL INSTALL FOUNDATION IN COMPLIANCE WITH ALL GOVERNING CODES AND ORDINANCES.

ALL UNTREATED WOOD PRODUCTS MUST MAINTAIN A 8" MINIMUM ABOVE GRADE. EXCEPT SIDING MUST MAINTAIN A 6" MINIMUM ABOVE GRADE.

ALL P.T. MATERIAL SPECIFIED ON PLAN IS:
4X4 SYP #2 + BTR .4
6X6 SYP #2 + BTR .6
2X10 SYP #1 + BTR
2X12 SYP #1 + BTR
DECAY RESISTANT WOOD MUST BE USED ON ANY JOISTS LESS THAN 18" FROM EARTH. GIRDERS LESS THAN 12" FROM EARTH. SILL LESS THAN 6" FROM EARTH.

JOISTS SHALL NOT BE LESS THAN 18" FROM EARTH UNLESS PREVENTIVE DECAY MEASURES ARE TAKEN.

GIRDERS SHALL NOT BE LESS THAN 12" FROM EARTH UNLESS PRESERVATIVE DECAY MEASURES ARE TAKEN.

IF GRADE DROPS BELOW 8" OF THE TOP OF FOUNDATION, THE MASON IS TO PROVIDE FURRING STRIPS IN THE EXTERIOR SIDE OF THE FOUNDATION WALL FOR SIDING ATTACHMENT.

BRACED WALL ENGINEERING

24 CS WSP
NUMBER REPRESENTS: BRACING LENGTH

CS WSP REPRESENTS:
CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL

MIN. BRACED MATERIAL THICKNESS OR SIZE:
3/8" FOR MAX. 16" O.C. STUD SPACING
1/16" FOR MAX. 24" O.C. STUD SPACING

MIN. FASTENERS:
6d COMMON NAIL OR 8d BOX NAIL (2 1/2" LONG X 0.113" DIA.)
OR 1/16" CROWN 16 GAGE STAPLES, 1 1/4" LONG

MAX. SPACING: 6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)

24 FP
NUMBER REPRESENTS: BRACING LENGTH

FP REPRESENTS:
FIELD PORTAL

MIN. BRACED MATERIAL THICKNESS OR SIZE:
1/16"

MIN. FASTENERS:
FASTEN SHEATHING TO HEADER WITH 8d COMMON OR GALVANIZED BOX NAILS IN 3" GRID PATTERN

HEADER TO JACK-STUD STRAP ON BOTH SIDES OF OPENING OPPOSITE SIDE OF SHEATHING; STRAP CAPACITY SHALL EQUAL 1,000 LBS OR 4,000 LBS. WHEN ONLY WALL IS PRESENT.

MIN. DBL STUD FRAMING COVERED WITH MIN. 1/16" WOOD STRUCTURAL PANEL SHEATHING WITH 8d COMMON OR GALVANIZED BOX NAILS AT 3" O.C. IN ALL FRAMING (STUDS, BLOCKING AND SILLS) TYP.

MAX. SPACING: 6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)

MASONRY

COLD WEATHER WORK: WHEN AMBIENT AIR TEMPERATURE IS BELOW 40 DEG. F, THE COLD WEATHER CONSTRUCTION PROCEDURES UNDER ACI 530.1 SHALL BE FOLLOWED.

CORBELS ARE NOT TO EXCEED 1" AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI .30

TYPES OF MORTAR FOR VARIOUS KINDS OF MASONRY MUST FOLLOW WI DEPT OF COMMERCE, CHAPTER 21 COMM, TABLE 21.26-A

MASONRY OR BRICK VENEER SHALL BE ABOVE ABOVE FINAL EXTERIOR GRADE UNLESS THERE IS THROUGH-WALL FLASHING AT GRADE OR WITHIN 2 COURSES ABOVE GRADE.

VENEERS SHALL BE ANCHORED OR ADHERED IN ACCORDANCE WITH ACI 530 + ACI 530.1

ANY WOOD FRAMED WALL WHERE BRICK IS LOCATED, A MIN. 1" AIRSPACE SHALL BE PROVIDED BETWEEN BRICK AND THE WALL SHEATHING UNLESS A MANUFACTURER OFFSET MATERIAL IS USED. ALSO INSTALL 1 LAYER TAR PAPER AND 1 LAYER TYVEK OVER THE SHEATHING. (TYP)

VENEER FLASHING SHALL CONSIST OF MATERIALS THAT ARE DURABLE AND PERMANENTLY UV-RESISTANT. FLASHING SHALL BE INSTALLED AT THE BOTTOM OF VENEER AND SHALL EXTEND OVER THE TOP OF THE FOUNDATION AND UP AT LEAST 8" AND BE EMBEDDED IN THE BACKING COURSE.

MASONRY

WEFPHOLES SHALL BE 3/8" MIN. DIA., LOCATED EVERY 2' AND NOT BE PLACED BELOW FINAL GRADE.

1 CORRUGATED TIE EMBEDDED 2" IN JOINT
REQUIRED ON EVERY 2 SQ. FT. OF VENEER

REPRESENTS MASONRY VENEER PRODUCT
(UNLESS OTHERWISE SPECIFIED)

FIREPLACE, WOOD STOVE + GENERAL CHASE

ALL REFERENCE TO WOOD STOVE, FIREPLACE FLUE, HEARTH, CHIMNEY AND FOOTINGS FOR FIREPLACE ARE FOR SUGGESTED LOCATIONS ONLY. THE CONTRACTOR MUST MAKE SURE THAT WOOD STOVE, FIREPLACE STRUCTURE MEET OR EXCEEDS ALL APPLICABLE BUILDING CODES. NO BUILDING STRUCTURE SHALL REST ON OR BE WITHIN 2' OF WOOD STOVE, FIREPLACE STRUCTURES AND SUCH SPACE MUST BE FIRE STRIPPED WITH NON-COMBUSTIBLE MATERIALS. ALL STOVES AND PIPES MUST BE INSTALLED IN COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS.

DUE TO ANY DEVIATION OF THE PLANS, ALL CHIMNEY CHASES SHALL BE FRAMED 2' ABOVE ANY ROOF OR WALL WITHIN 10' OF THE TOP OF THE CHASE OR 3' ABOVE ADJACENT RIDGE LINE.

ANYTIME FIREPLACE IS WOOD BURNING, THE ENTIRE CHIMNEY CHASE MUST BE INSULATED TO FEAK TO PREVENT CONDENSATION AND BACKDRAFTS.

BUILDER SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF PROPER METAL FLASHING MATERIALS IN ALL LOCATIONS THAT REQUIRE THIS MATERIAL.

BUILDER TO VENT DRYER AND RANGE EXHAUST TO EXTERIOR.

SAFETY GLASS:
INCLUDE IN ALL DOORS AND SIDELIGHTS
AND AS NOTED ON PLAN.

MISC.

RAILINGS:
INTERIOR AND EXTERIOR RAILINGS ARE FOR REFERENCE ONLY. CONTACT BUILDER FOR RAILING SPECIFICATIONS AND RAIL/SPINDLE DESIGN AND PLACEMENT.

HORIZONTAL RAILING TO BE LOCATED AT LEAST 36" ABOVE TOP OF SURFACE (DECKING OR FINISHED FLOOR). RAILING MUST WITHSTAND 200 LB LOAD IN ANY DIRECTION. RAILING TO BE INSTALLED TO PREVENT PASSAGE OF OBJECTS OVER 4" DIA.

BRACED WALL ENGINEERING

24 CS WSP
NUMBER REPRESENTS: BRACING LENGTH

CS WSP REPRESENTS:
CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL

MIN. BRACED MATERIAL THICKNESS OR SIZE:
3/8" FOR MAX. 16" O.C. STUD SPACING
1/16" FOR MAX. 24" O.C. STUD SPACING

MIN. FASTENERS:
6d COMMON NAIL OR 8d BOX NAIL (2 1/2" LONG X 0.113" DIA.)
OR 1/16" CROWN 16 GAGE STAPLES, 1 1/4" LONG

MAX. SPACING: 6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)

BRACED WALL ENGINEERING

24 FP
NUMBER REPRESENTS: BRACING LENGTH

FP REPRESENTS:
FIELD PORTAL

MIN. BRACED MATERIAL THICKNESS OR SIZE:
1/16"

MIN. FASTENERS:
FASTEN SHEATHING TO HEADER WITH 8d COMMON OR GALVANIZED BOX NAILS IN 3" GRID PATTERN

HEADER TO JACK-STUD STRAP ON BOTH SIDES OF OPENING OPPOSITE SIDE OF SHEATHING; STRAP CAPACITY SHALL EQUAL 1,000 LBS OR 4,000 LBS. WHEN ONLY WALL IS PRESENT.

MIN. DBL STUD FRAMING COVERED WITH MIN. 1/16" WOOD STRUCTURAL PANEL SHEATHING WITH 8d COMMON OR GALVANIZED BOX NAILS AT 3" O.C. IN ALL FRAMING (STUDS, BLOCKING AND SILLS) TYP.

MAX. SPACING: 6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)

BRACED WALL ENGINEERING

24 GB
NUMBER REPRESENTS: BRACING LENGTH

GB REPRESENTS:
GYPSUM BOARD (INSTALLED BOTH SIDES OF WALL)

MIN. BRACED MATERIAL THICKNESS OR SIZE:
1/2" FOR MAXIMUM 24" O.C. STUD SPACING

MIN. FASTENERS:
5d COOLER NAILS, OR #6 SCREWS

BEST EFFORT HAS BEEN MADE IN ACCURACY OF ALL DIMENSIONS. IF A DISCREPANCY IS FOUND PLEASE CONTACT D4S TO MAKE CHANGES ACCORDINGLY.

GARAGE ADDITION: 1005 SQ. FT.
PORCH ADDITION: 135 SQ. FT.

PRELIMINARY PLANS:
DO NOT USE
FOR CONSTRUCTION

2023 COPYRIGHT
DESIGN 4 STYLE, LLC

Design 4 Style
ARCHITECTURE

TEL: 483.6849
ELIASH@DESIGN4STYLE.COM

P: 930.427.2681
E: NAT@DESIGN4STYLE.COM

NOTICE TO CONTRACTORS
+ SUPPLIERS
ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PREPARE THESE PLANS ACCURATELY, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB. CONTACT DESIGN 4 STYLE IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES DURING THE CONSTRUCTION OF THESE PLANS.

PRELIM PLANS:
9.20.23

PRELIM PLANS:
9.21.23

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10.2.23

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LUETH, CHRIS

ADDRESS:
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PEWAWAKEE, WI 53012

PAGE
6 OF 7

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: December 14, 2023

General Information:

Agenda Item: 6.b.

Property Owner/ Applicant:

Michelle Rimer, in c/o contractor David Leef

Requested Action:

Conditional Use Grant approval to add a new 832 sq. ft. detached garage to this residential property.

Current Zoning:

R-5 Single-Family Residential District

Proposed Zoning:

same

Current Master Plan Classification:

Single-Family Residential

Surrounding Zoning/Land Use:

North: R-5 Single-Family Residential District

South: R-5 Single-Family Residential District

East: R-5 Single-Family Residential District

West: R-5 Single-Family Residential District

Project Area:

8,705 sq. ft. (~.2-acres)

Property Location:

423 Main Street

Discussion:

The applicant proposes to construct a replacement detached garage. It will be larger than the existing detached garage. It will be placed at a 9-foot setback from the alley and a 16.61-foot setback from Marshall Street. In the R-5 District, a 35-foot setback from the public right of way is required unless waived or modified by action of the Planning Commission through Conditional Use grant approval.

The existing garage is only 8.66 feet from the alley. The existing (and remaining) home on this lot is setback just 13.72 feet from Marshall Avenue.



Recommendation:

The Planner does not raise any specific objections to this request as submitted but recommends the following conditions be considered for attachment to any approval the Planning Commission may be inclined toward granting in this matter:

- 1) Full execution and recording of the Conditional Use Grant document prior to issuance of any building permits in support of this project;
- 2) Village Engineer review and approval of all necessary grading, drainage, erosion control, and utility plans prior to issuance of a building permit in support of this project;
- 3) New building materials and colors shall match/coordinate to those of the principal structure.

Village of Pewaukee Plan Commission
Engineer's Report for December 14, 2023

Michelle Rimer New Garage
423 Main Street

Report

The owner is requesting to construct a new garage with additional storage space in place of an existing garage currently located north of the existing house.

Site Drainage

The existing garage is located on a flat portion of the property, with drainage that flows to the east and north. The proposed garage appears to be such that the existing drainage pattern would remain the same. The existing garage collects water from the roof in gutters and downspouts on the north side of the garage and directs the water north to an existing alley. Water along the west side of the existing garage flows to the west. The proposed plans do not show gutters and downspouts or lot grades.

Access

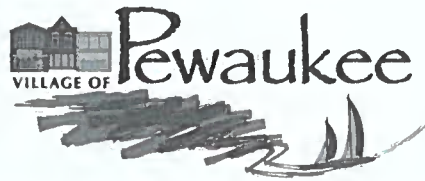
No access changes are being proposed.

Recommendation

I recommend approval of the garage subject to the applicant addressing the following items prior to a permit being issued:

- The applicant providing existing and proposed spot grades around the garage and for the garage slab to confirm the drainage pattern.
- The owner install gutters and downspouts that will discharge to the north similar to the existing flow pattern.
- Consideration and resolution of any comments heard at the public hearing.

Tim Barbeau, P.E.
Village Consulting Engineer
December 6, 2023



CONDITIONAL USE GRANT APPLICATION FORM

Complete all items entirely:

Property Address:	423 Main Street, Pewaukee, WI
Property Tax Key:	PWV 0899 079
Zoning of Property:	R-5
Property Owner Name:	Michelle K. Rimer
Property Owner Mailing Address:	423 Main Street, Pewaukee, WI 53072
Property Owner Phone:	(608) 642-2749
Property Owner Email:	michellerimer@icloud.com
Applicant - Name:	Michelle K. Rimer
Applicant Mailing Address:	423 Main Street, Pewaukee, WI 53072
Applicant - Email:	michellerimer@icloud.com
Applicant - Phone:	(608) 642-2749
Description of Request (Please be thorough and attach additional pages if needed)	The request is to raze the existing single space garage and construct a more functional two-car garage in approximately the same location with an additional storage room. Please see the attached sheet.

Conditional Use Grant Application Form, 423 Main Street, continued

The lot is non-conforming as it is undersized at 8,712 sq ft., not the 10,500 required in 40.205.

All current structures are compliant with both the First Floor Footprint (40.205.75) and Greenspace (40.205.5) limits.

The existing garage / workshop is barely functional for housing an auto, as it has a center, load bearing wall. It has a single overhead door. It was also constructed with some of it below grade, so there is standing water inside, at times, with the associated wood rot and water damage/mold. The new garage will be either an overpour or a new slab at the proper height to allow for proper drainage, determined after demolition of the structure. Because of the required turn-in approach for the new east stall, the new garage will be 6' shorter. This size does not provide much storage space, so an adjacent 16'x16' room on the east side is proposed.

The garage is the first phase of a larger home improvement vision. The home is very old, 1901 construction, and currently only has access to the small root cellar from the outside. The overall plan is to build an addition (stacked basement, first floor bathroom and second floor office) next year. This would allow for some basement storage and access to it from inside the home, as well as introducing drain tiles and a sump crock/pump to deal with the occasional water intrusion into the current cellar.

All proposed structures (new garage and addition) would be compliant with both the First Floor Footprint (40.205.75) and Greenspace (40.205.5) limits.

The current garage is less than 4' from the side lot line at the back corner, less than 9' from the rear lot line and 39' from the Marshall Street right of way.

The new garage would not be compliant with the side lot line (10'), rear lot line (25') and Marshall Street set-back (35') requirements. It would be 5' from the side lot line, be 9' from the rear lot line (with the new storage room at 13') and be 20.6' from the Marshall Street right of way, with the storage room/generator slab at 16.61'. The new garage would be compliant with the 900 sq. ft maximum (40.203 a) and 15' maximum height (40.210.7) restrictions.

The plan includes an emergency back-up generator, located outside the structure but under the roof on the east side. The electrical service will also be brought up to 200 amp service as a part of the garage project, with the ATS installed in the cellar. This is in anticipation of up-grades within the home (mainly AC) and the installation of a Level 2 EV charging station.

Proper clearance and non-operating windows on that generator wall are specified in the plan. There are four wall mounted sconce lights and two motion activated security lights planned. The lawn will be restored on the east side. The generator will be screened with landscaping in the Spring.

Ultimately both projects will be sided and roofed to match, in neighborhood friendly colors.

A more complete landscaping plan would be submitted with the addition plan, as that will likely involve removal of the current patio and all the connecting walkway for foundation and drain tile work.

PLAT OF SURVEY

LOCATION: 423 Main Street, Pewaukee, Wisconsin

LEGAL DESCRIPTION: Lot 4 in Block B, in CAIRNCROSS & WILSON'S SECOND ADDITION, being a Subdivision of a part of the Southwest 1/4, Section 9, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

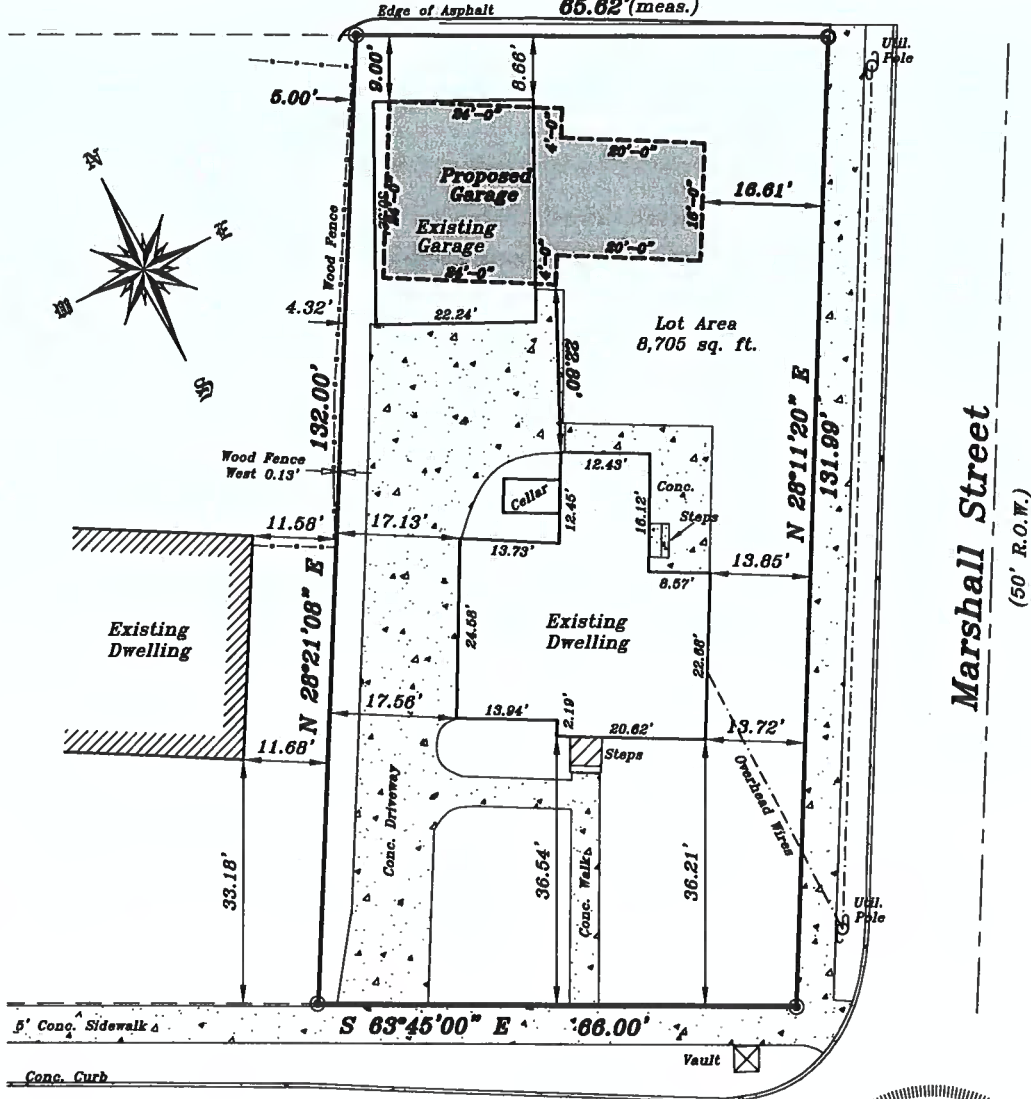
August 21, 2023

Survey No. 114537

October 20, 2023 Added Proposed Garage (Not Staked)

October 30, 2023 Rotated Proposed Garage (Not Staked)

16' Public Alley
S 63°45'00" E
65.62'(meas.)



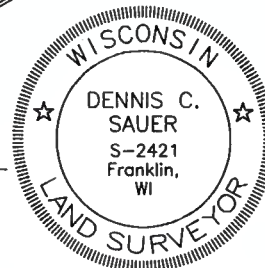
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Main Street

(66' R.O.W.)



METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS

8482 South 76th Street
Franklin, Wisconsin 53132
PH. (414) 529-5380

survey@metropolitansurvey.com
www.metropolitansurvey.com



- ⊙ — Denotes Iron Pipe Found
- — Denotes Iron Pipe Set

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

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

SIGNED

A handwritten signature of Dennis C. Sauer in black ink.

Dennis C. Sauer

Professional Land Surveyor S-2421

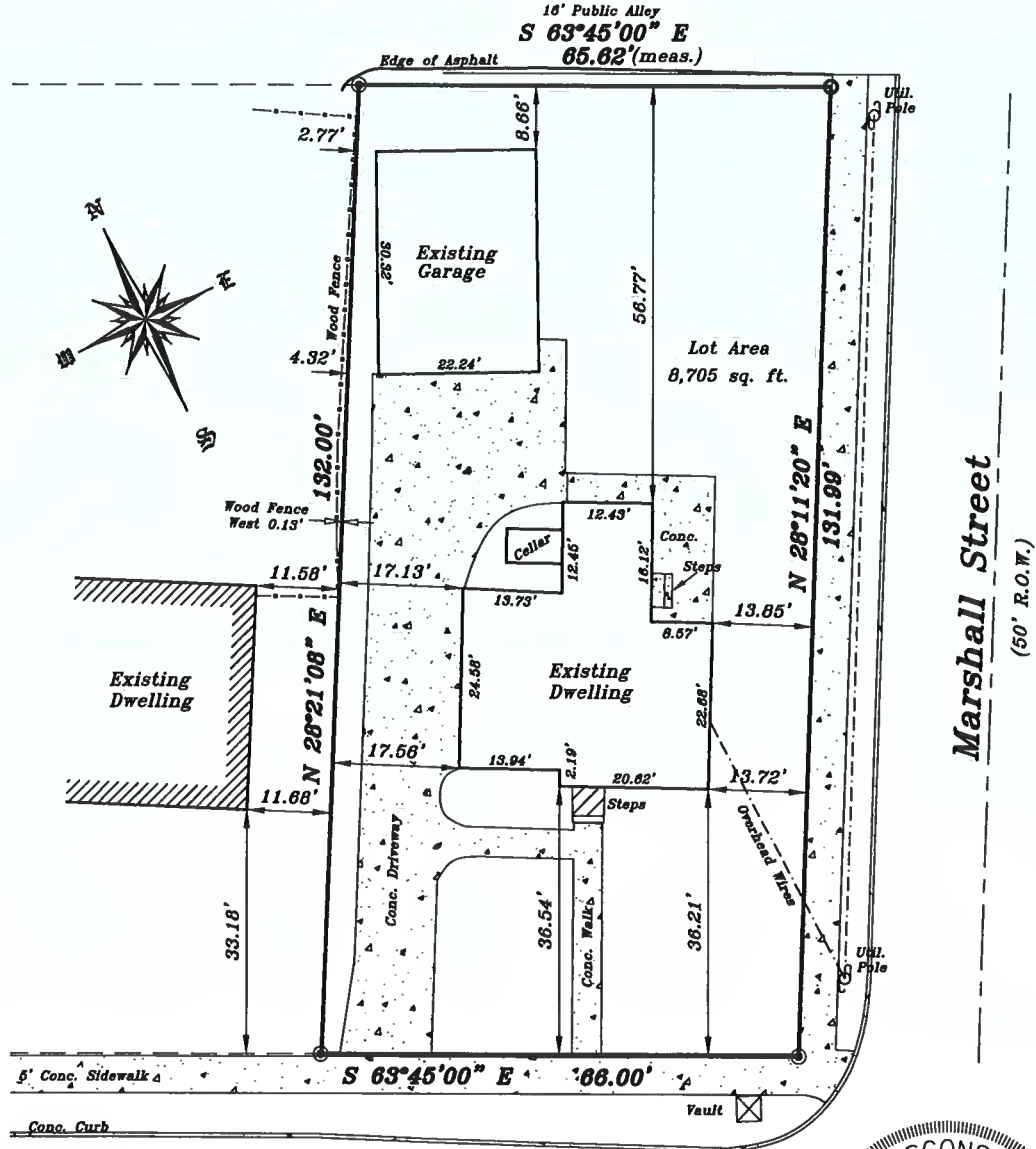
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August 21, 2023

Survey No. 114537

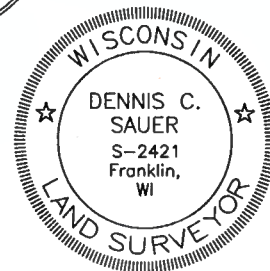


GRAPHIC SCALE



Main Street

(66' R.O.W.)



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SIGNED

A handwritten signature of Dennis C. Sauer in black ink.

Dennis C. Sauer

Professional Land Surveyor S-2421

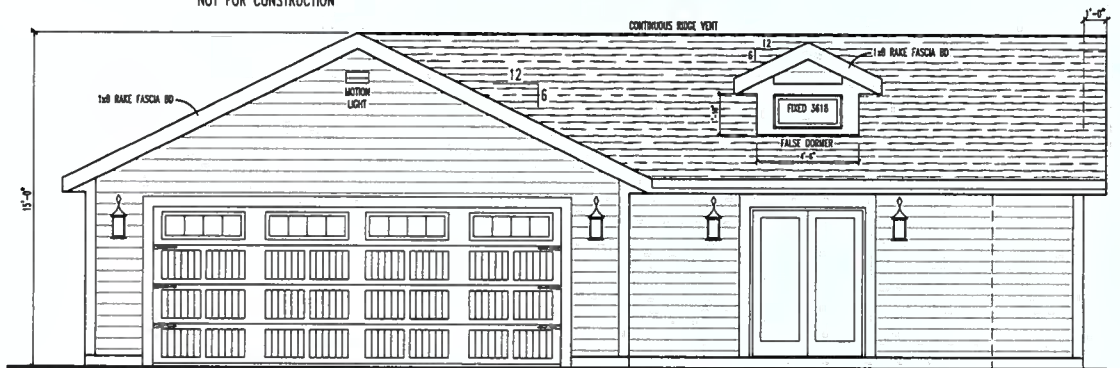
REVIEW PLANS ONLY

NOT FOR CONSTRUCTION



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

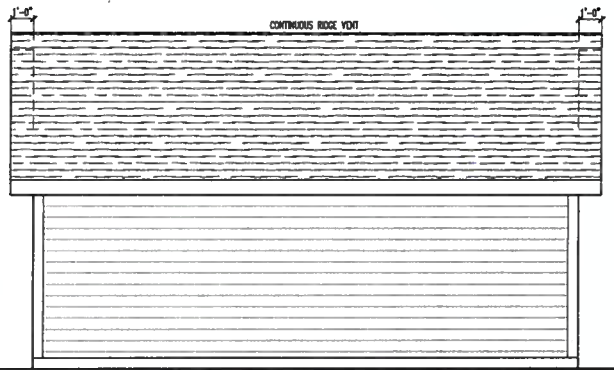


FRONT ELEVATION

SCALE: 3/16" = 1'-0"

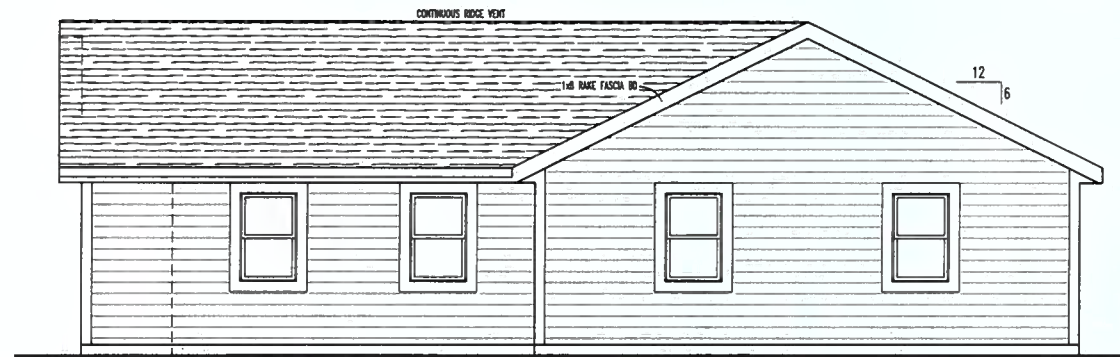
EXTERIOR MATERIALS

- METAL SHAKE SHINGLES
- CONTINUOUS RIDGE VENTING
- LP FASCIA & VENTED SOFFIT PANELS
- LP LAP SIDING W/ 3/4x6 CORNERS
- 3/4x6 WINDOW & DOOR TRIM PER PLAN
- 3/4 LIGHT FIXTURE BLOCKS



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



BACK ELEVATION

SCALE: 3/16" = 1'-0"

Sheet No.

1 of 2

SPECIAL NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN
PREPARING THESE PLANS, THE ARCHITECT
CHECKS THEM FOR ACCURACY, THE INSTALLER,
OWNER, OR CONTRACTOR MUST CHECK ALL DETAILS
AND DIMENSIONS AND BE RESPONSIBLE FOR ANY
CHANGES OR ADJUSTMENTS REQUIRED DURING
CONSTRUCTION. THE ARCHITECT ASSUMES NO
LIABILITY FOR ACCURACY.

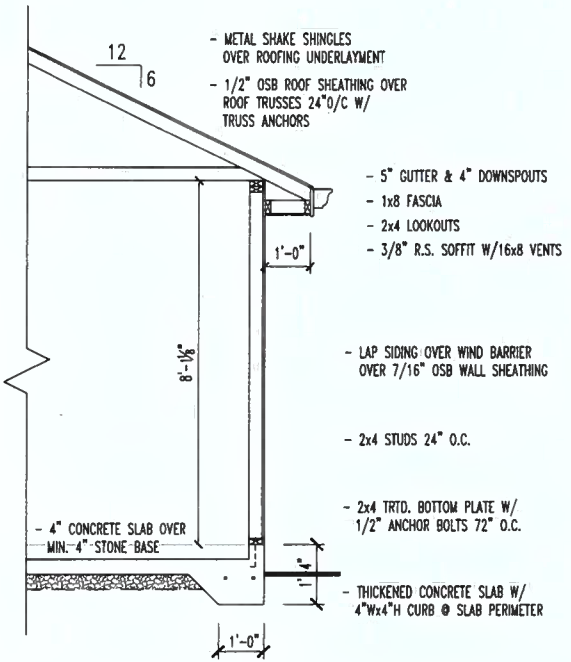


Customer:	Rimer Leaf
Project:	Accessory Building
Date:	9-8-2023
Rev. Date:	9-21-2023

REVIEW PLANS ONLY
NOT FOR CONSTRUCTION

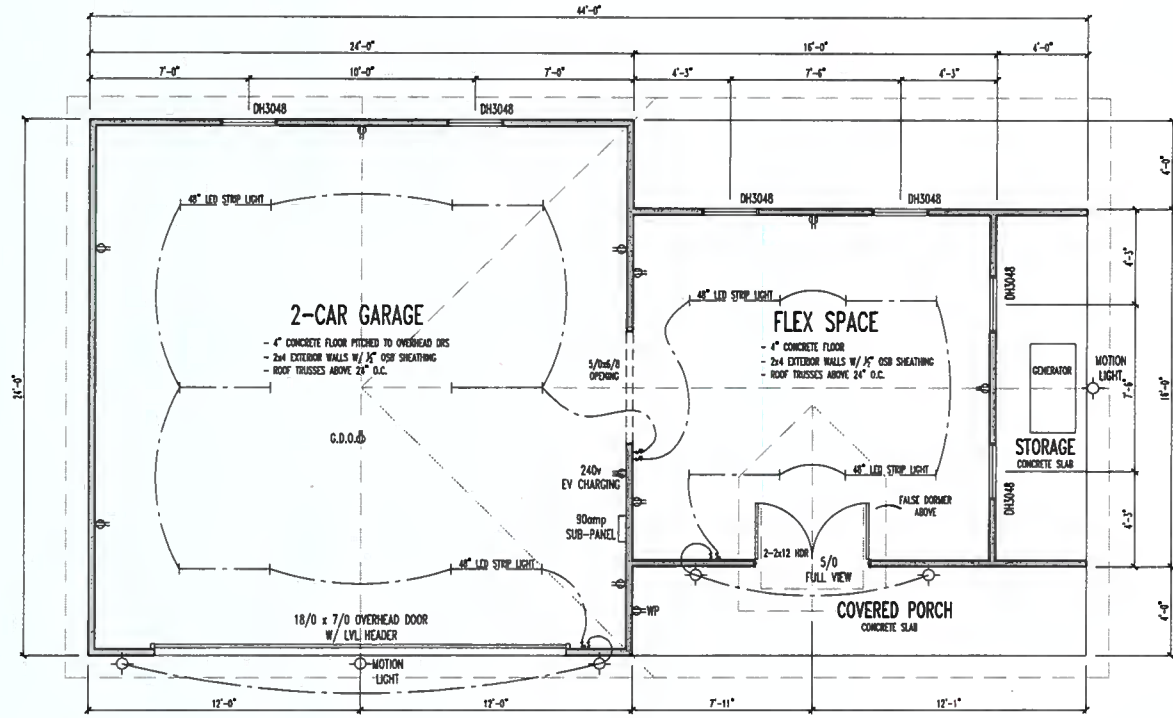
Sheet No.
2 of 2

SPECIAL NOTICE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN
DESIGNING AND PREPARING THESE PLANS AND
SPECIFICATIONS TO BE COMPLETE AND CORRECT,
THE CONTRACTOR MUST CHECK ALL DETAILS
AND DIMENSIONS AND BE RESPONSIBLE FOR ANY
CHANGES OR ANOMALIES BEFORE MAKING
ACTUAL CONSTRUCTION AND REPRESENTATION IS
MADE ON IMPACT FOR ACCURACY.



TYPICAL WALL SECTION

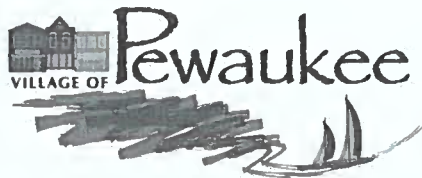
SCALE: 3/8" = 1'-0"



FLOOR PLAN

SCALE: 3/16" = 1'-0"

Customer: Rimer Leaf
Project: Accessory Building
Date: 9-8-2023
Rev/Date: 9-21-2023



Provide detailed information with your application that addresses the following:

1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate your application such as architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, site grading and drainage, exterior lighting, dumpster location and screening, outside storage of any sort, and manner of control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & ensure general compatibility of the proposed use within its surroundings.
2. It is the responsibility of the applicant/owner to ensure that the proposed project complies with the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted Land Use Plan to ensure a proper understanding of the Village's future vision for the area in question.

Michelle K. Rimer

Property Owner Printed Name

Michelle K. Rimer

Signature of Property Owner

The application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the Conditional Use Approval Application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

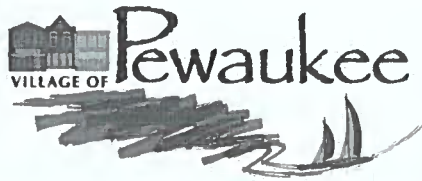
Same

Applicant's Printed Name

Signature of Applicant

Return the completed application forms along with the required attachments, \$100 application fee, and a digital copy of the submittal (plus paper copies if required) to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072.

If you have any questions, please call Village Hall at (262) 691-5660.



PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

Pursuant to the Village of Pewaukee Code of Ordinances Sec 40.116(b), the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff or other expert consultants are retained by the Village in order to complete a proper project review results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge those service fees incurred by the Village to the applicant/property owner. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

By signing this form, I, the undersigned, have been advised that pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner, or any other Village professional staff or other expert consultants retained by the Village in order to complete a proper project review provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

Complete the information below:

Responsible Party Name	Michelle K. Rimer
Mailing Address	423 Main Street
City, State and Zip	Pewaukee, WI 53072
Email:	michellerimer@icloud.com
Phone:	(608) 642-2749

**ENTER EMAIL TO SEND
INVOICES:**

michellerimer@icloud.com

Michelle K. Rimer
Property Owner Printed Name

Michelle K. Rimer 11/13/2023
Signature of Property Owner/Date Signed

Same
Applicant Printed Name

Applicant Signature/Date Signed

Village Staff Acceptance – Date

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: December 14, 2023

General Information:

Agenda Item: 6.C.

Applicant/Property Owner:

Sheveland Properties III LLC in c/o
Larry Sheveland

Requested Action:

Conditional Use Grant approval to add a restaurant pick-up window on the east elevation of this existing multi-tenant commercial building, and including related site modifications regarding parking area, outdoor dining.

Current Zoning:

B-1 Community Business District

Current Master Plan Classification:

Community Commercial

Surrounding Zoning/Land Use:

North: B-1 Community Business District

South: R-M Multi-Family Residential

East: B-1 Community Business District

West: B-1 Community Business District

Project Area:

2.63-acres

Property Location:

1350 Capitol Drive

Discussion:

The applicant requests approval to add a restaurant pick-up window in the east building elevation. Related site plan changes include the addition of an outdoor seating area along the north side of the east tenant space, relocation of the dumpster/enclosure, and parking/drive configuration adjustments. It is represented that this window is for pick-up service attendant to preplaced food orders only, and that there will be no drive-thru-type order boards or service offered.

Recommendation:

The Planner raises no specific objections to the applicants request as presented but recommends the following conditions be considered for attachment to any approval as the Planning Commission may inclined toward granting:

- 1) Full execution and recording of the Conditional Use Grant document prior to start of work in support of this project at the site;
- 2) Issuance of a building permit prior to start of any work toward constructing the proposed building and site changes;
- 3) Village Staff review and approval as to the type and configuration of tables, chairs, umbrellas, and related accessories to be placed in the outdoor seating area, prior to such placement.
- 4) Applicant to present, for Village Staff review and approval prior to project completion, a suitable landscaping plan, if one is determined by Village Staff to be needed, to screen the relocated dumpster from the surrounding view. Applicant shall complete the installation of any required landscaping plantings within 12 months of project completion;
- 5) Applicant to present a detailed plan for replacing the removed landscaping around the outdoor seating area. This plan shall be subject to review and approval by Village Staff prior to completion of the project and must be installed by the applicant within 12 months of project completion;
- 6) Applicant to replace the tree being removed along the east edge of the parking area (near the existing dumpster location) with a like kind and similar sized tree, prior to completion of the project;
- 7) Village Engineer review and approval of all necessary grading, drainage, erosion control, and utility plans prior to issuance of a building permit in support of this project.

Village of Pewaukee Plan Commission
Engineer's Report for December 14, 2023

Sheveland Properties – Parking Lot Modifications
1350 Capitol Dr

Report

The owner is requesting to reconfigure the parking lot on the east side of the building at 1350 Capitol Dr to allow for a pick-up window for on-line and call-in orders. Proposed improvements include eliminating the two-way through traffic along the east side of the building in favor of one-way northbound traffic flow, relocating the garbage enclosure to the south of the building, slightly expanding the parking lot to create angle parking to the east (currently 90° parking) and grading associated with a new swale east of the expanded parking area.

Site Drainage

For the area east of building at 1350 Capitol Drive, water sheet flows off the east side of the parking lot into a swale that flows to the north and empties into a storm sewer. The proposed drainage pattern is similar; however, the water will sheet flow to a curb and gutter along the east side of the new parking area and flow north in the gutter to a flume that will direct the water into the existing storm sewer system. The curb and gutter will extend the parking lot approximately 2 feet to the east. Pavement improvements near the proposed garbage enclosure will not change the existing drainage pattern.

Traffic Circulation

Since southbound traffic will not be able to access Greenhedge Road on the east side of the 1350 Capitol Dr. building, traffic exiting the site will have to go west to the west side of the building and then south to exit onto Greenhedge Road. The site also has other exit options such as Meadowcreek Drive and Willow Grove Drive through adjacent properties. With the change in the traffic pattern, additional signage and line marking will be necessary as shown on the plans. There are a few other markings that I am recommending below.

Sanitary Sewer and Water Main

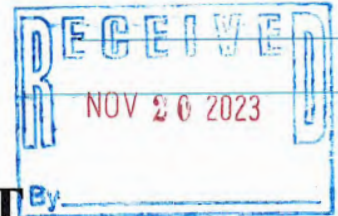
No modifications of the sanitary sewer or water main are required for the proposed improvements.

Recommendation

I recommend approval of the parking lot and site modifications shown in drawings C-1 through C-3 prepared by Pinnacle Engineering Group dated 11/03/23, subject to the applicant addressing the following items prior to issuance of a permit:

- Installation of a “Do Not Enter” symbol sign at the northeast corner of the building.
- Including arrows to direct traffic to merge right at the north end of the pick-up lane
- Provision of a dividing line where traffic flow from the east enters the site.
- Provision of an exit arrow at the Greenhedge driveway located at the southeast corner of the building.
- Provision of rip-rap or other solution to minimize erosion of soil at the end of the concrete flume into the drainage swale.
- Approval from the DPW for a depressed sidewalk at the Greenhedge entrance to the site.

Tim Barbeau, P.E.
Village Consulting Engineer
December 6, 2023



CONDITIONAL USE GRANT APPLICATION FORM

Complete all items entirely:

Property Address:	1350 Capitol Dr, Pewaukee, WI 53072
Property Tax Key:	PWV 0904023006
Zoning of Property:	Community Business
Property Owner Name:	Sheveland Properties III, LLC - Attn: Larry Sheveland
Property Owner Mailing Address:	34821 Valley Road Oconomowoc, WI 53066
Property Owner Phone:	
Property Owner Email:	shevco@wi.rr.com
Applicant - Name:	Logic Design & Architecture, Inc.
Applicant Mailing Address:	10400 W Innovation Dr #330, Milwaukee, WI 53226
Applicant - Email:	astein@logicda.com
Applicant - Phone:	414.909.0080
Description of Request (Please be thorough and attach additional pages if needed)	Minor site modifications to an existing multi-tenant building to include pickup window as previously reviewed with staff and Village Engineer. Modifications will be limited to the east side of the site adjacent to Moe's Southwest Grill. Request is for addition of pickup window, supporting site modifications, and addition of patio area.



Provide detailed information with your application that addresses the following:

1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate your application such as architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, site grading and drainage, exterior lighting, dumpster location and screening, outside storage of any sort, and manner of control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & ensure general compatibility of the proposed use within its surroundings.
2. It is the responsibility of the applicant/owner to ensure that the proposed project complies with the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted [Land Use Plan](#) to ensure a proper understanding of the Village's future vision for the area in question.

Lawrence Sheveland

Property Owner Printed Name

Lawrence D Sheveland Digitally signed by Lawrence D Sheveland
Date: 2023.11.17 11:32:16 -0600

Signature of Property Owner

The application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the Conditional Use Approval Application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

Adam J. Stein

Applicant's Printed Name

A handwritten signature in blue ink, appearing to read "Adam J. Stein", is written over a horizontal line.

Signature of Applicant

Return the completed application forms along with the required attachments, \$100 application fee, and a digital copy of the submittal (plus paper copies if required) to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072.

If you have any questions, please call Village Hall at (262) 691-5660.



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The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

Complete the information below:

Responsible Party Name	Sheveland Properties III, LLC - Attn: Larry Sheveland
Mailing Address	34821 Valley Road
City, State and Zip	Oconomowoc, WI 53066
Email:	shevco@wi.rr.com
Phone:	

**ENTER EMAIL TO SEND
INVOICES:**

shevco@wi.rr.com

Lawrence Sheveland


Property Owner Printed Name

Lawrence D Sheveland Digitally signed by Lawrence D Sheveland
Date: 2023.11.17 11:33:53 -05'00'

Signature of Property Owner/Date Signed

Adam J. Stein

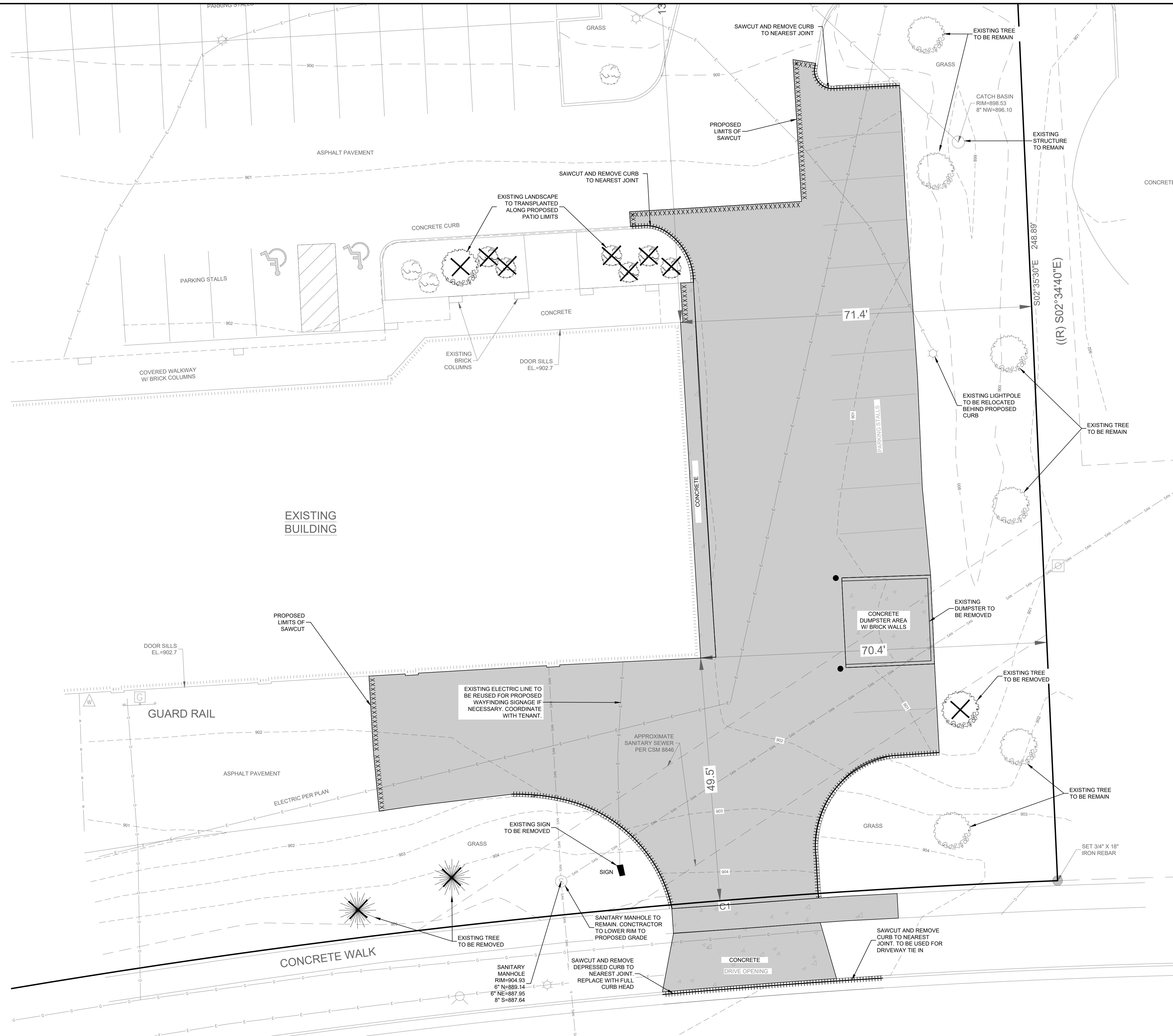
Applicant Printed Name

 11.16.23

Applicant Signature/Date Signed

Village Staff Acceptance – Date

DESIGNED: DMS
 DRAFTED: DMS
 REVIEWED: MTS
 THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.



LEGEND	
SANITARY MANHOLE	STORM SEWER
STORM MANHOLE	WATER MAIN
CATCH BASIN	LIGHTING
INLET	ELECTRICAL CABLE
PRECAST FLARED END SECTION	ELECTRICAL TRANSFORMER OR PEDESTAL
CONCRETE HEADWALL	POWER POLE
VALVE VAULT	POWER POLE WITH LIGHT
VALVE BOX	GUY WIRE
FIRE HYDRANT	STREET SIGN
BUFFALO BOX	GAS MAIN
CLEANOUT	TELEPHONE LINE
SANITARY SEWER	CONTOUR
FORCE MAIN	TREE
CONCRETE SIDEWALK	EASEMENT LINE

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP, ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

LEGEND	
[Symbol]	REMOVE EXISTING ASPHALT
[Symbol]	REMOVE EXISTING CONCRETE
[Symbol]	REMOVE EXISTING UTILITY
[Symbol]	REMOVE EXISTING CURB AND GUTTER
[Symbol]	SAWCUT EXISTING PAVEMENT

DEMOLITION NOTES

- PERIMETER SILT FENCING AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. PLEASE REFER TO GRADING AND EROSION AND SEDIMENT CONTROL PLAN SHEETS FOR FURTHER DETAILS.
- EXISTING FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "MISS DIG" PRIOR TO ANY DEMOLITION.
- CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES AND THE MUNICIPALITY TO PROTECT EXISTING FUNCTIONING UTILITIES. BULKHEAD/REMOVE CONNECTIONS AS NECESSARY, AND TO ENSURE ALL UTILITIES ARE INACTIVE PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO ENSURE PROTECTION OF EXISTING UTILITIES THAT ARE NOT TO BE IMPACTED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY EXISTING UTILITIES DAMAGED AS A RESULT OF THE DEMOLITION.
- VOIDS LEFT BY REMOVAL OF FEATURES SHALL BE MODIFIED/FILLED TO PREVENT PONDING OF WATER.
- DEMOLISH AND DISPOSE EXISTING PIPING, CABLEWIRES, STRUCTURES, OR OTHER SURFACE FEATURES INDICATED ON THE PLANS TO BE REMOVED.
- CLEARING AND GRUBBING DESIGNATIONS SHALL INCLUDE CLEARING, GRUBBING, REMOVING, AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF CONSTRUCTION, AS DESIGNATED ON THE PLANS. CONTRACTOR SHALL REMOVE ONLY THOSE TREES ABSOLUTELY NECESSARY TO ALLOW FOR CONSTRUCTION.
- CONTRACTOR SHALL REMOVE EXISTING FENCING IN A MANNER TO ALLOW REUSE. ANY FENCING MATERIAL TO BE REUSED IN THE CONSTRUCTION OF RELOCATED FENCE LINES SHALL BE PRESENTED TO ENGINEER FOR INSPECTION AND PROPOSED CONTRACT DEDUCT ASSOCIATED WITH REUSE OF THE SALVAGED MATERIAL. ENGINEER OR OWNER WILL PROVIDE WRITTEN ACCEPTANCE OF THE PROPOSED SALVAGED MATERIAL.
- CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY FOR TERMINATION OF PUBLIC UTILITY CONNECTIONS TO SITE.
- CONTRACTOR SHALL COORDINATE STOCKPILE LIMITS AND LOCATIONS WITH ENGINEER/OWNER PRIOR TO DEMOLITION.



GRAPHICAL SCALE (FEET)
 0 1" = 10' 20'

PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING
 20725 WATERTOWN ROAD, SUITE 100
 BROOKFIELD, WI 53186
 (262) 754-8888
 CHICAGO | MILWAUKEE | NATIONWIDE

1350 CAPITOL DRIVE
IMPROVEMENTS
1350 CAPITOL DRIVE, PEWAUKEE WI

EXISTING CONDITIONS & DEMO PLAN

REVISIONS	DATE	BY	DESCRIPTION

PEG JOB No. 5231.00
 REG. NO. MTS
 START DATE 11/03/23
 SCALE 1" = 10'
 SHEET C-1
 C-3

www.pinnacle-engr.com
 EXISTING CONDITIONS & DEMO PLAN
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DESIGNED: DMS
 DRAFTED: DMS
 REVIEWED: MTS
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 PROPOSED IMPROVEMENTS
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LEGEND	
	ASPHALT PAVEMENT - 8" - 1 1/2" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305. - 4" HMA PAVEMENT (2 LIFTS) - 2" BINDER COURSE - 3 LT 58-28.5 - 1" SURFACE COURSE - 5 LT 58-28.5
	CONCRETE PAVEMENT - 4" CONCRETE SLAB WITH 6" x 6" - W2.9 x W2.9 W.W.M. - 6" MIN. - 1 1/2" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305.
	CONCRETE SIDEWALK - 3" F.C. - 4" - 1 1/2" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305.
	PAVEMENT IN PUBLIC R.O.W. - MATCH VILLAGE OF PEWAUKEE SPECIFICATIONS
	CURB AND GUTTER REVERSE PITCH CURB & GUTTER
	4" WHITE STRIPE
	CONCRETE FLUME (SEE DETAIL)
	TAPER CURB HEAD (SEE DETAIL)
	18" CURB & GUTTER (SEE DETAIL)
	18" REVERSE PITCH CURB & GUTTER (SEE DETAIL)
	PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

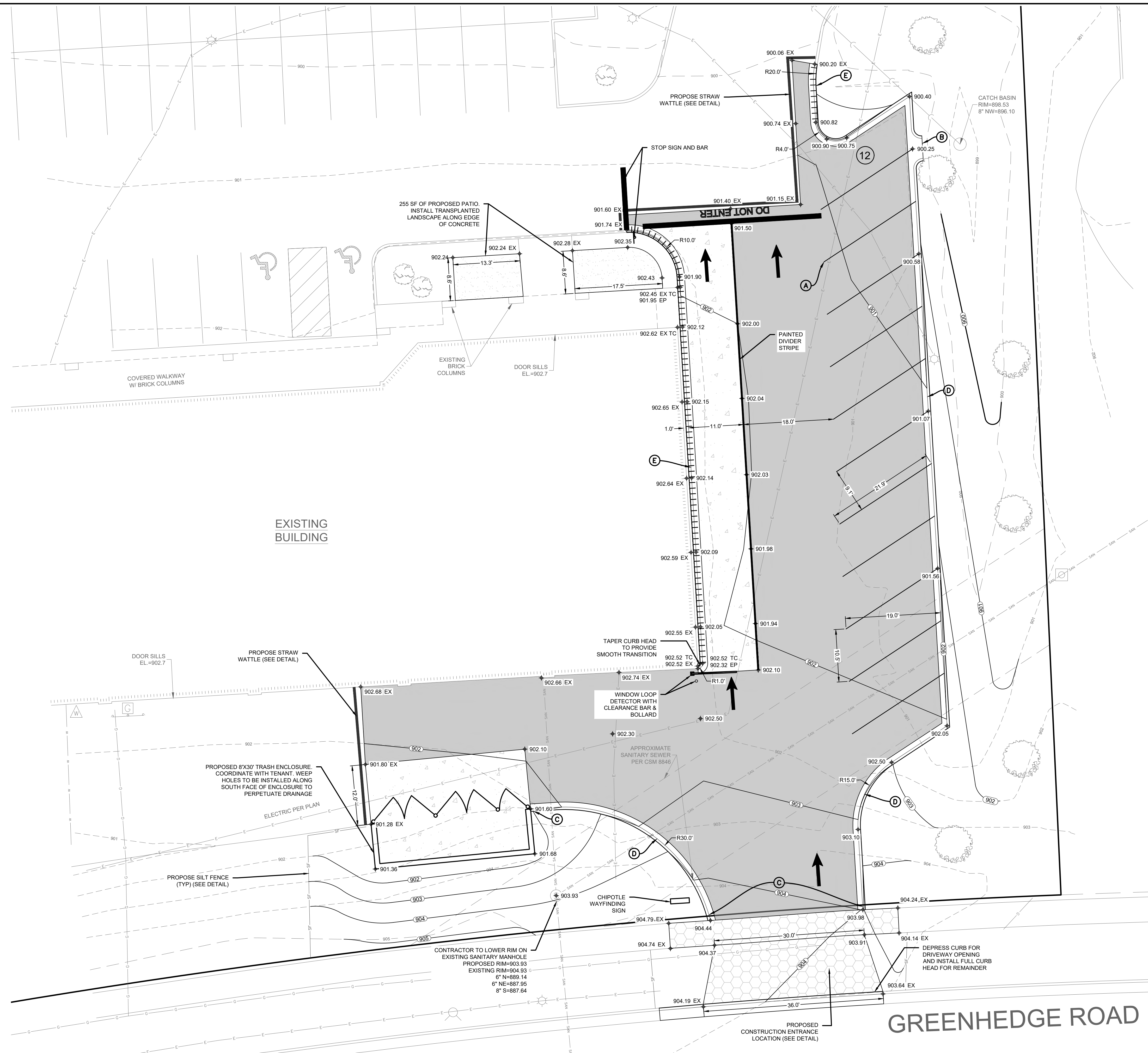
CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-3

ALL INLETS DOWNSTREAM OF DISTURBANCE SHALL BE PROVIDED WITH INLET PROTECTION SEE DETAILS ON SHEET C-3

SITE DATA	
SITE AREA:	2.66 AC (115,958 SF)
DISTURBANCE LIMITS:	0.33 AC (14,458 SF)
EXISTING IMPERVIOUS AREA:	0.21 AC (9,298 SF)
PROPOSED IMPERVIOUS AREA:	0.23 AC (10,232 SF)
NET NEW IMPERVIOUS AREA:	0.02 AC



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1350 CAPITOL DRIVE IMPROVEMENTS

1350 CAPITOL DRIVE, PEWAUKEE WI

PROPOSED IMPROVEMENTS

REVISIONS	

REG. JOB No. 5231.00	MTS	SHEET
REG. PM	11/03/23	C-2
START DATE	SCALE 1" = 10'	C-3

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GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

- 1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE... 2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK... 3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION...

GENERAL EROSION AND SEDIMENT CONTROL NOTES

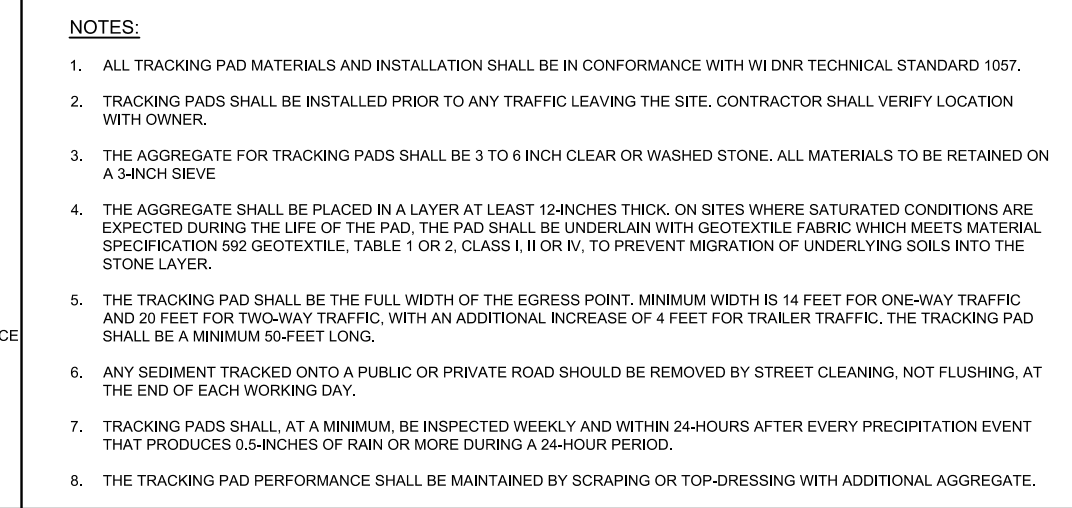
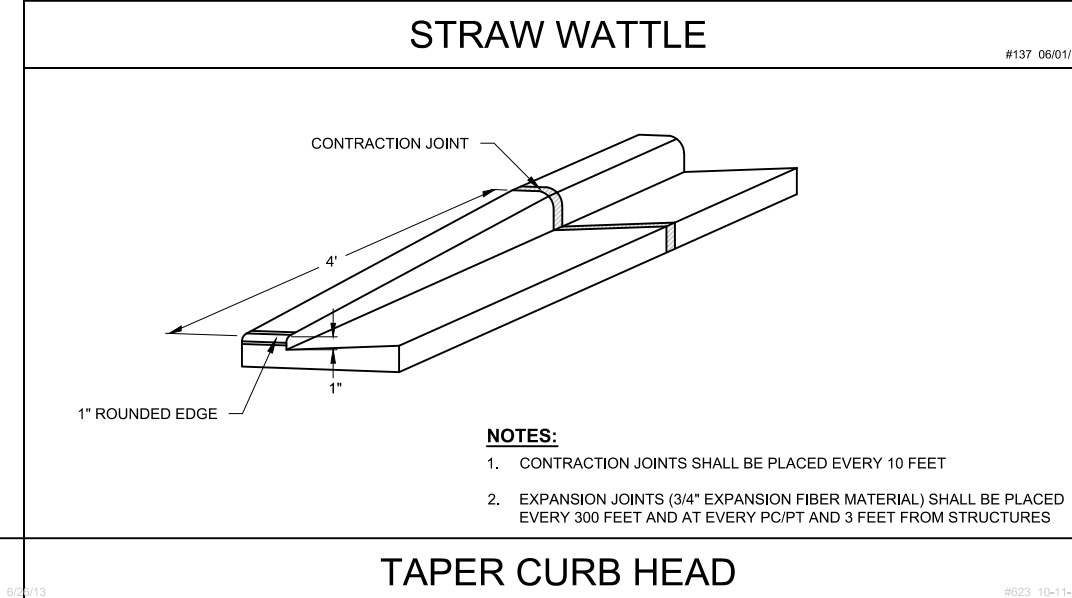
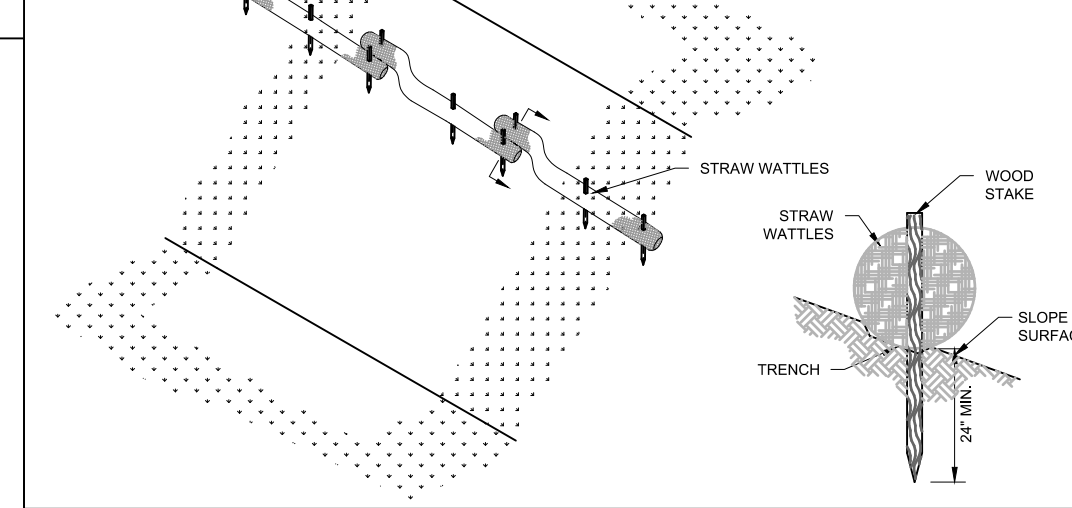
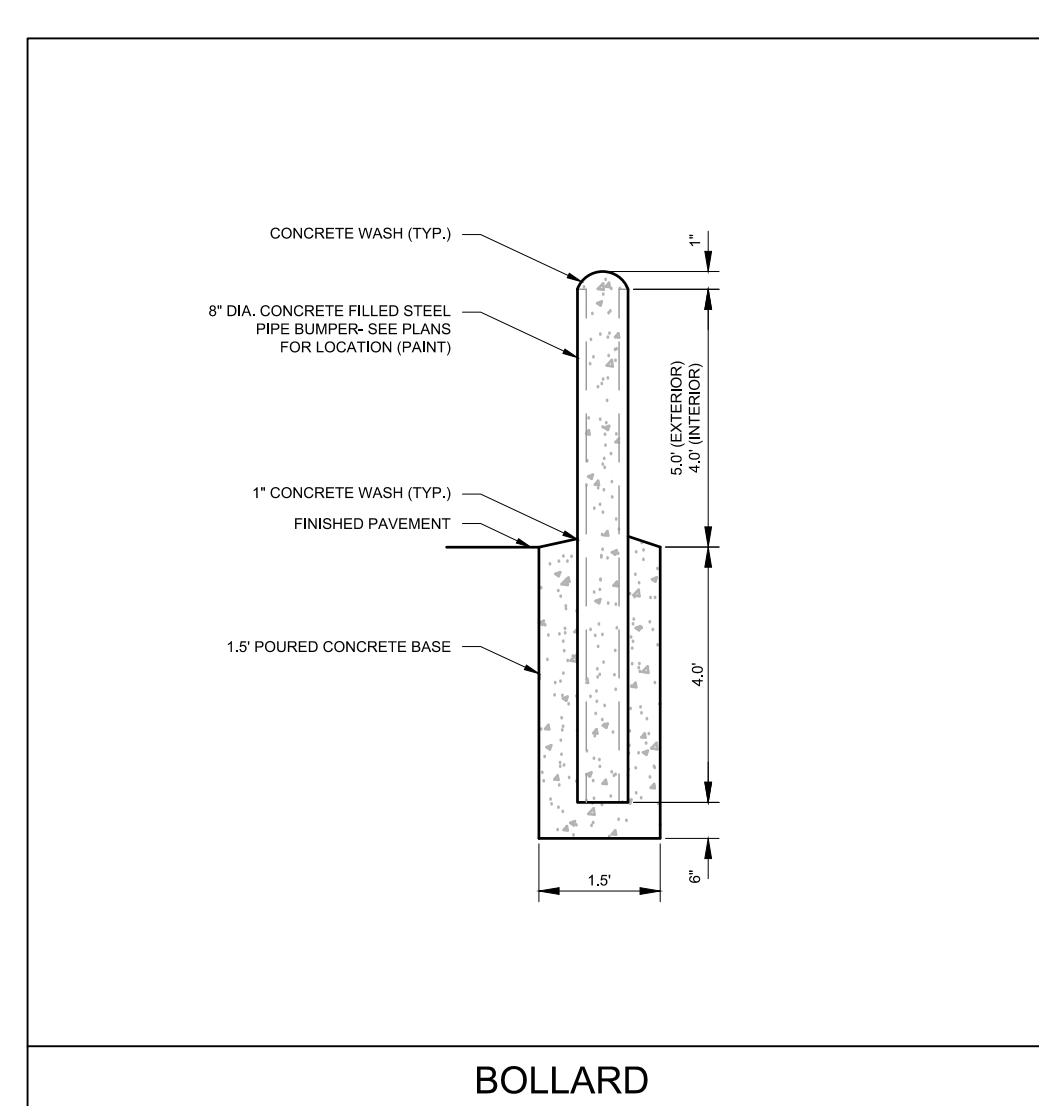
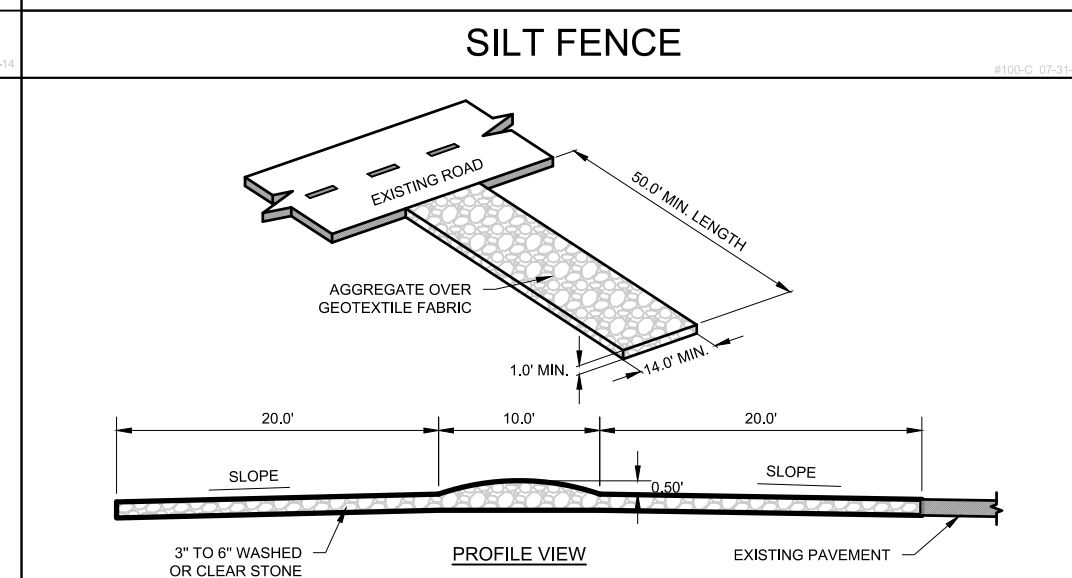
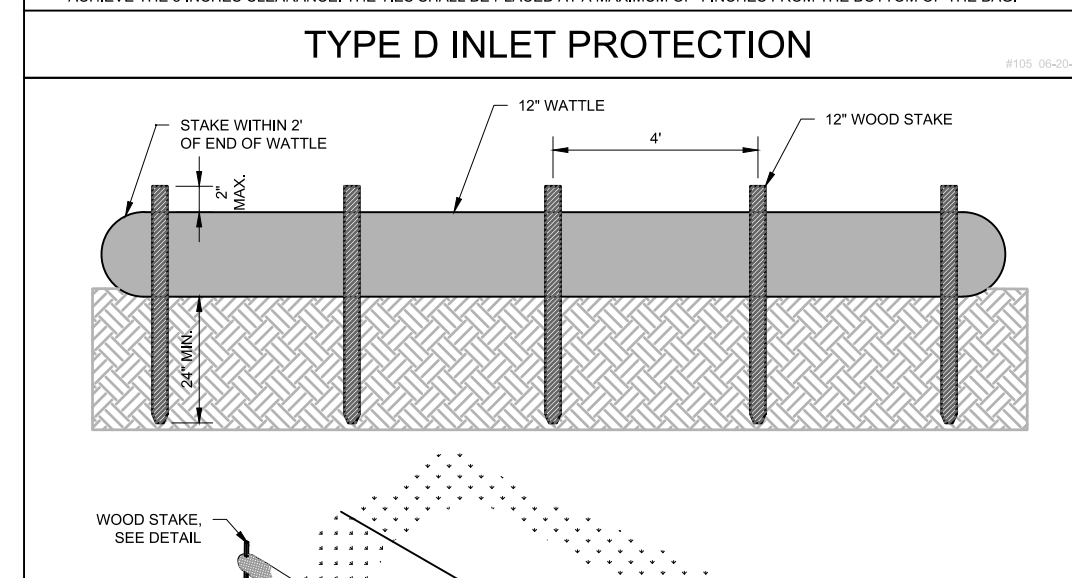
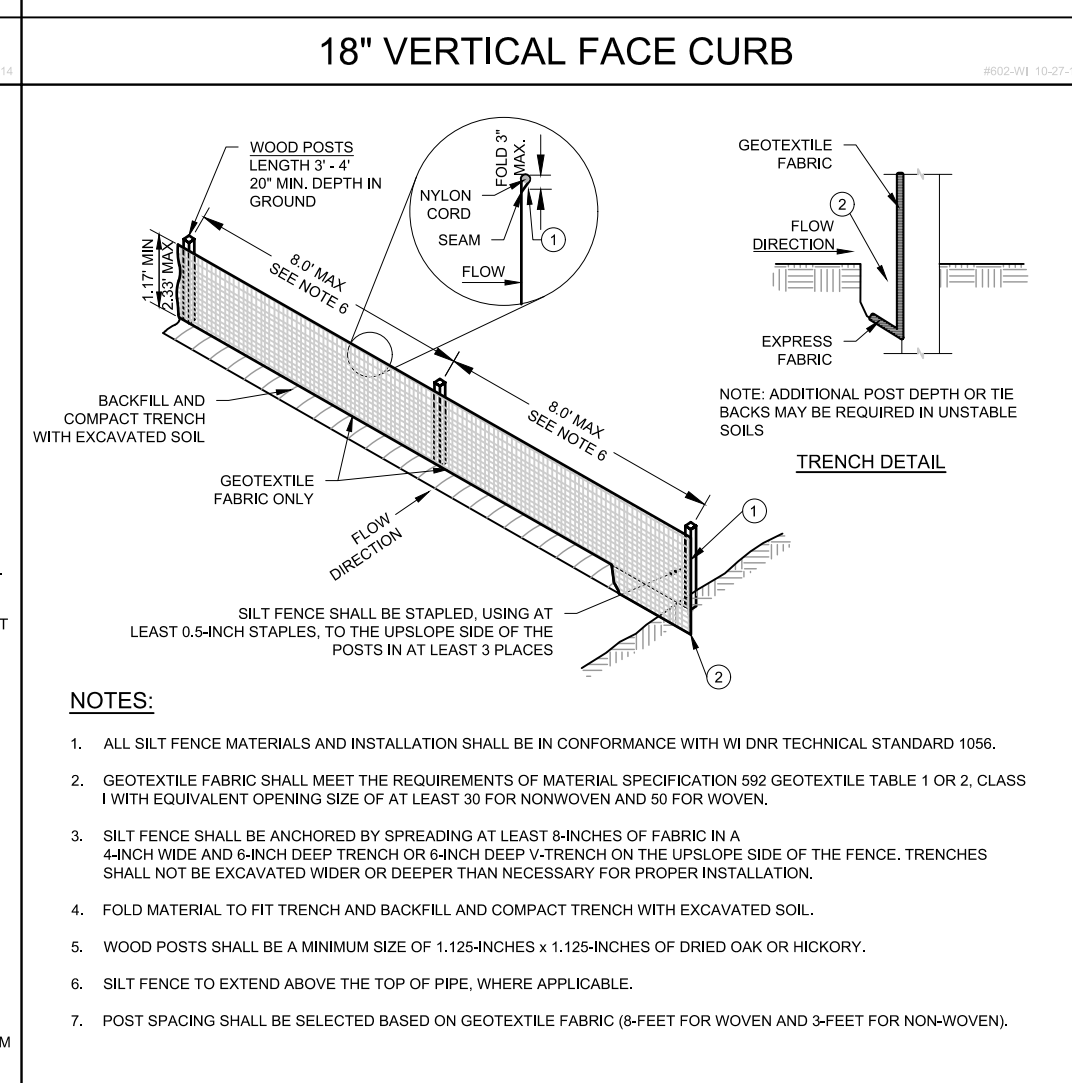
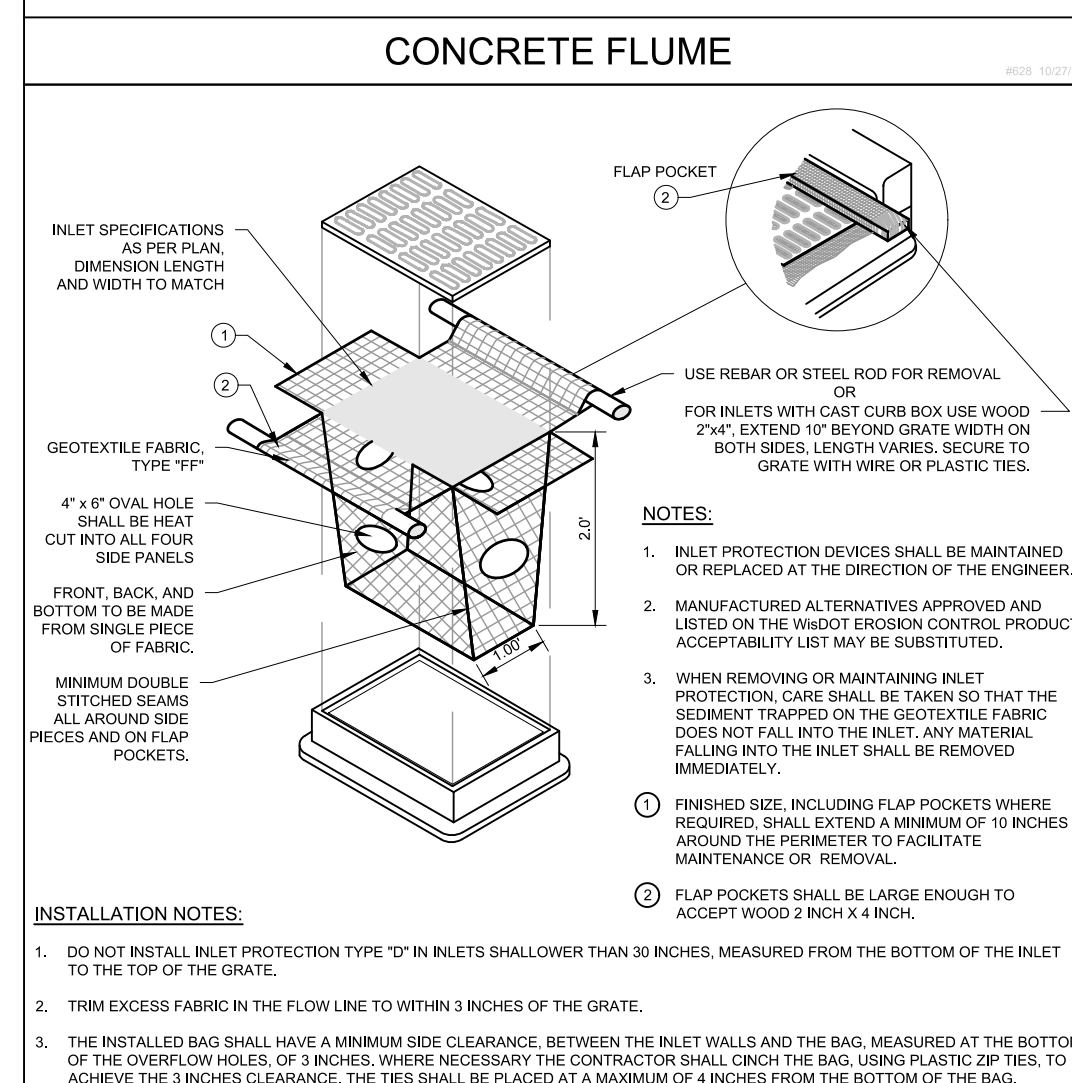
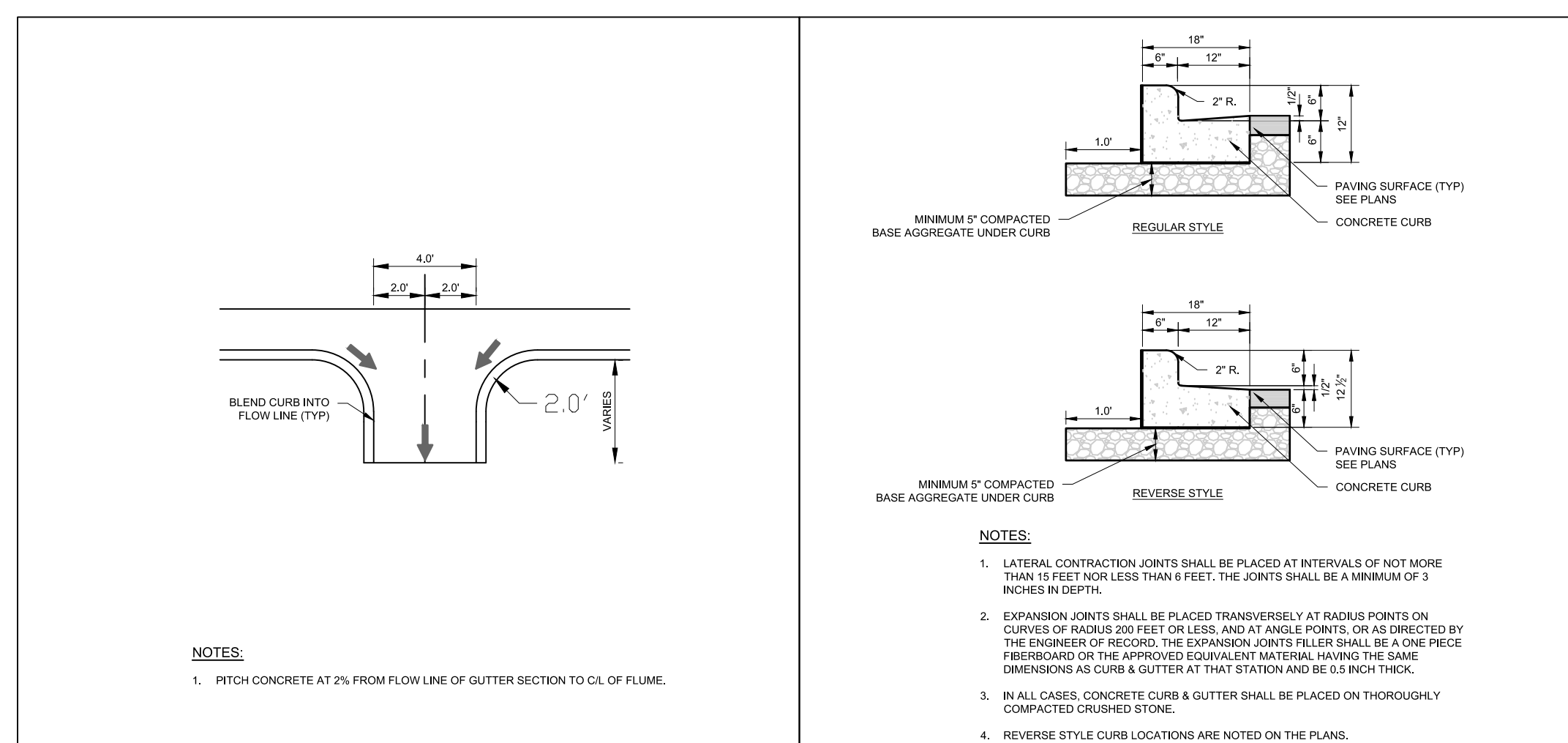
- 1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT... 2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS... 3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S...

SPECIFICATIONS FOR GRADING & EROSION CONTROL

- 1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE... 2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION... 3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS... 4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD...

SPECIFICATIONS FOR PAVING

- 1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE... 2. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS... 3. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE...



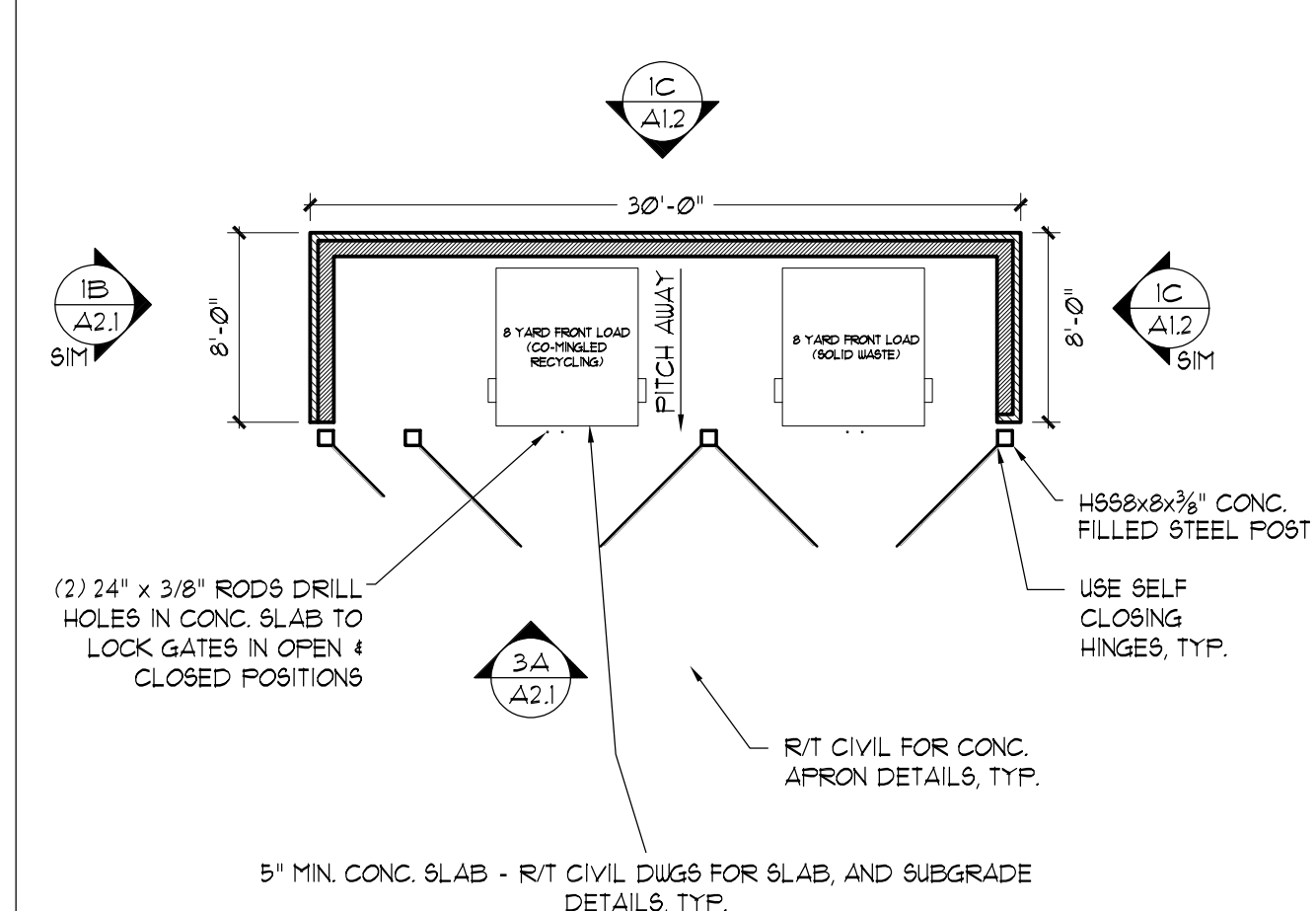
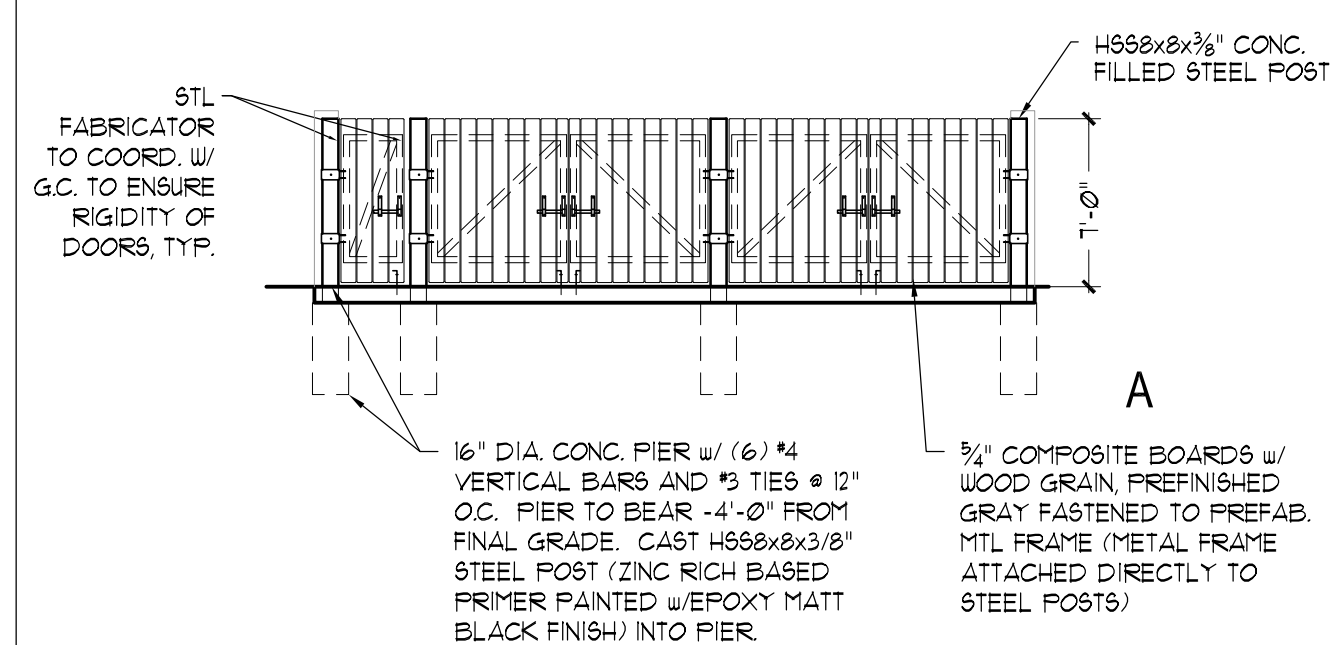
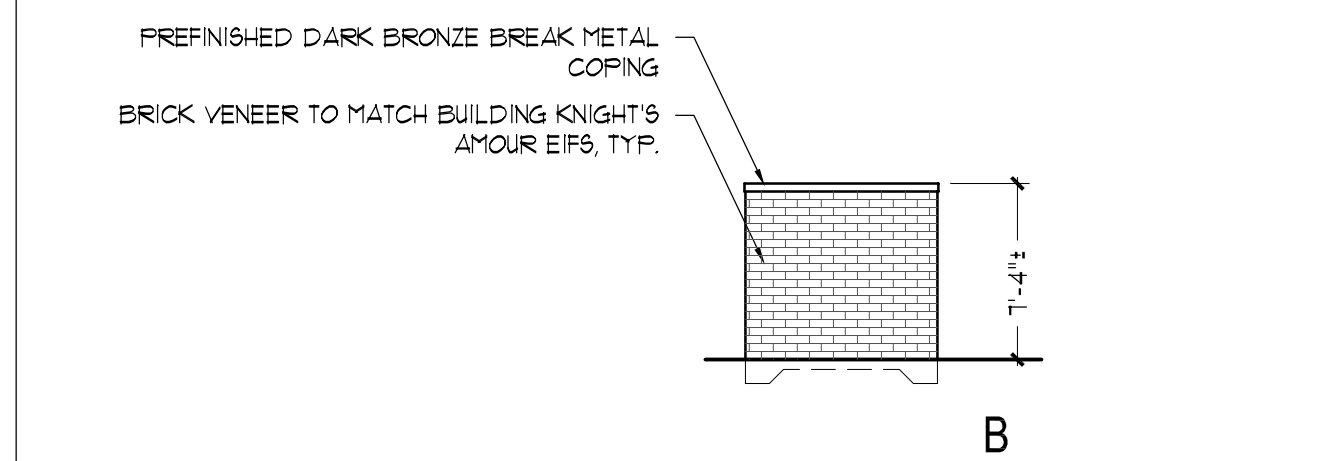
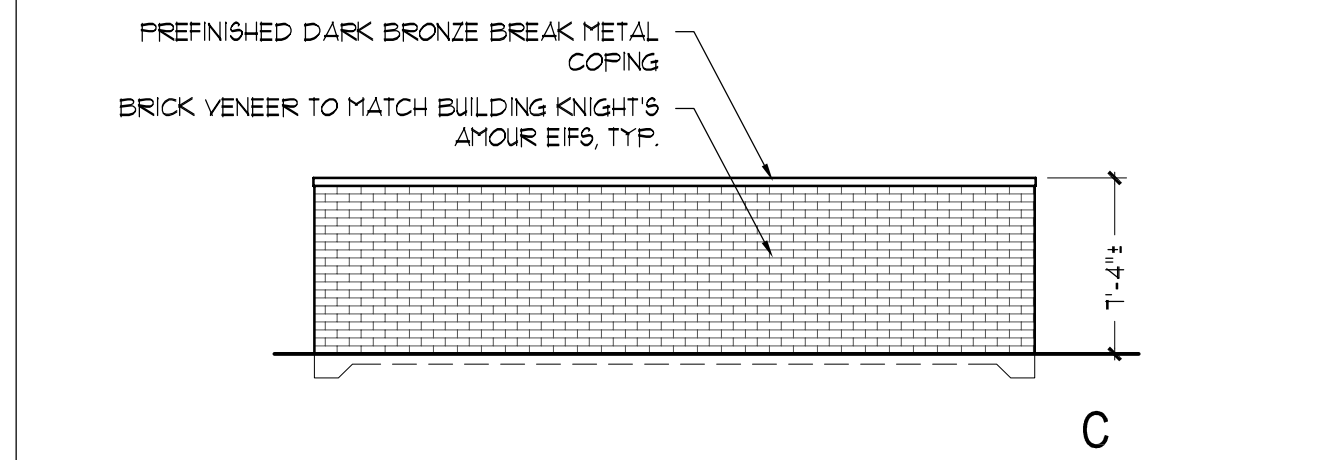
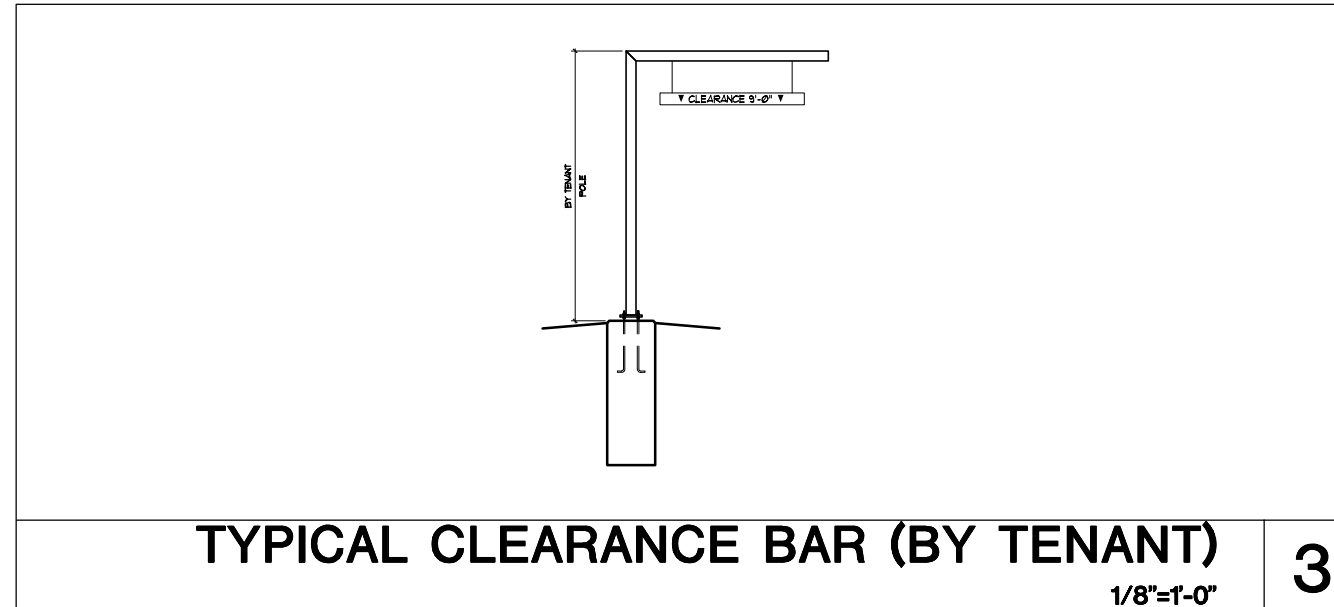
1350 CAPITOL DRIVE IMPROVEMENTS 1350 CAPITOL DRIVE, PEWAUKEE WI

GENERAL NOTES & CONSTRUCTION DETAILS

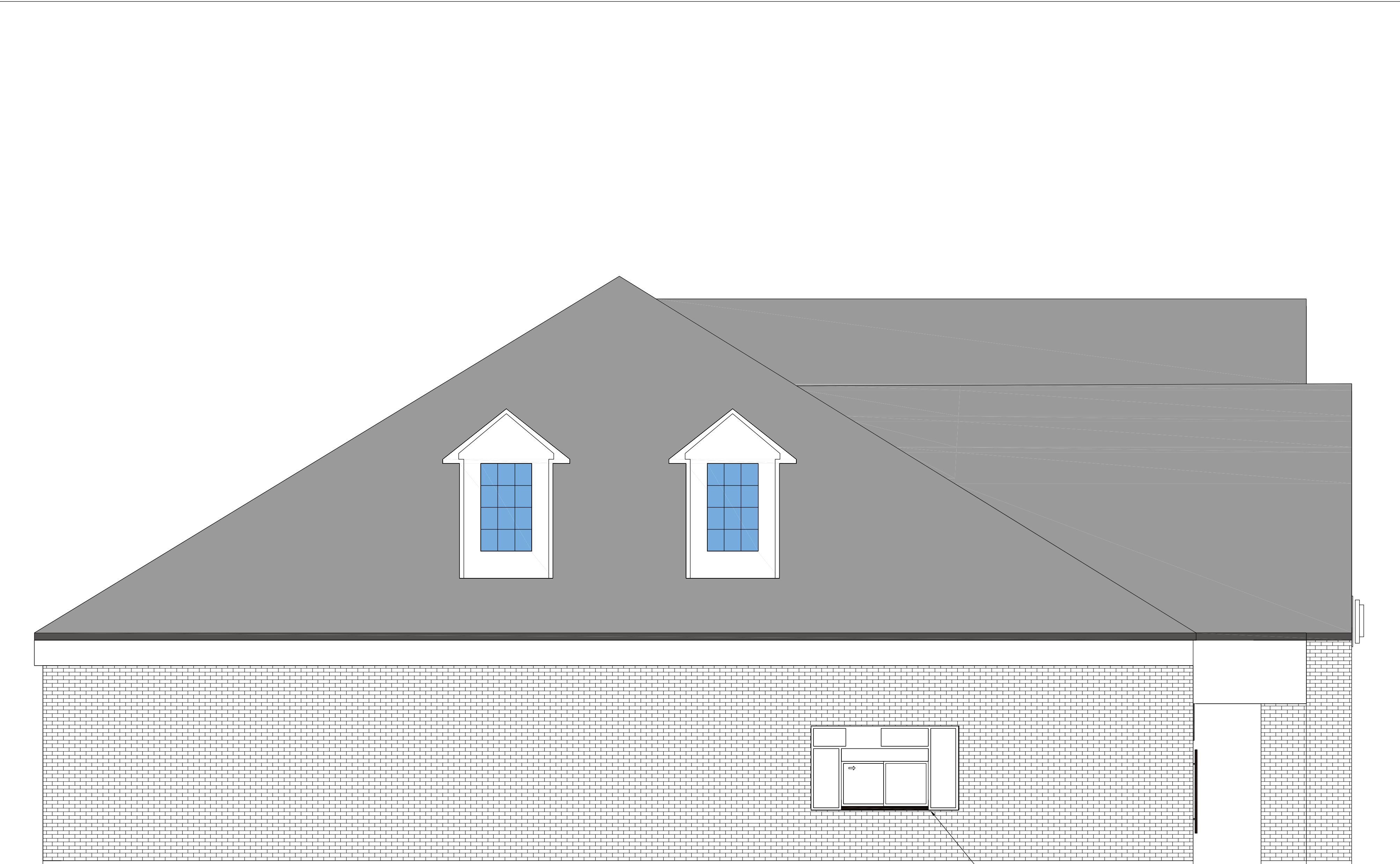
Table with columns for REVISIONS, SHEET C-3, and C-3. Includes project information like JOB NO. 5231.00 and DATE 11/03/23.

PINNACLE ENGINEERING GROUP logo and contact information including address in Brookfield, WI and website URL.

www.pinnacle-engr.com GENERAL NOTES & CONSTRUCTION DETAILS



TRASH ENCLOSURE
1/8"=1'-0" 2



EAST ELEVATION
1/8"=1'-0" 1

LogicDA.com | 414.909.0080
Project Manager: TVS
Job Number: 23-041

Additional Info

Project Name

PROPOSED PICK-UP WINDOW & SITE WORK
1350 Capitol Dr
Pewaukee, WI 53072

Dates/Revisions

12.06.23
PLAN COMMISSION

Drawing Title

PROPOSED ELEVATION

A201

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- PRELIMINARY -
NOT FOR CONSTRUCTION

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: December 14, 2023

General Information:

Agenda Item: 6.d.

Property Owner/ Applicant:

Goff Investments LLC, in c/o agent
Marshall Wisth of Walters Buildings

Requested Action:

Building, Site and Operating Plan approval
to add/construct a new 8,190 square foot
accessory storage building on this site.

Current Zoning:

B-5 Light Industrial District

Proposed Zoning:

same

Current Master Plan Classification:

Industrial-Business Park

Surrounding Zoning/Land Use:

North: B-5 Light Industrial District

South: B-5 Light Industrial District

East: B-5 Light Industrial District

West: Hwy 16

Project Area:

5.68-acres

Property Location:

700 Hickory Street

Discussion:

The applicant proposes to construct an accessory storage building/garage east of the existing light industrial principal use building on this site. It will be used to enclose materials, equipment, and supplies related to the principal business use on the premises, which items are presently being stored outdoors on the site – in the same general location as the new building is proposed to be built.

The proposed structure will not decrease the open space percentage of the lot as it's to be built over an existing compacted gravel area.

The building floor area ratio in the B-5 district shall not exceed 30 percent. A calculation to confirm this site will be compliant is not provided. The applicant is the owner of an adjacent, vacant parcel which may have to capacity to offset for any shortcoming to ensure that the maximum permitted floor area ratio is not exceeded.

The proposed building, at approximately 30 feet in height, is well within the 50-foot maximum permitted structure height for the B-5 District.

The applicant depicts a building setback from Hickory that is less than 50-foot minimum required by Code.

The materials as presented appear to be all steel construction with no masonry or window enhancements. Two overhead doors will face west toward the existing principal building.

This building location is presently well screened from the surrounding view due to its specific placement within the existing site layout, and given the existing mature vegetation along the north and west sides.

Specific building materials and color samples have not yet been provided.

Recommendation:

The Planner does not raise any specific objections to this request as submitted but recommends the following conditions be considered for attachment to any approval the Planning Commission may be inclined toward granting in this matter:

- 1) Applicant to provide a survey-based site plan depicting the building footprint dimensions and an actual building setback from Hickory Street not less than 50 feet;
- 2) Applicant to provide a survey-based calculation to confirm that the combined buildings floor area ratio does not exceed 30 percent;
- 3) Applicant to provide sample building materials and colors for Village Staff review and approval prior to issuance of a building permit. The colors shall match/coordinate with the colors of the existing principal building. The west and north sides of the proposed new building shall include a masonry base course not less than 4 feet high from grade;
- 4) Following completion and occupancy approval of the new building, no more outside storage of materials, equipment, vehicles or supplies shall be permitted at this site;
- 5) Following completion and occupancy approval of the new building, any/all dumpsters shall be stored out of the public view or inside of dumpster enclosure(s) that have been approved by Village Staff and permitted as to their location and design;
- 6) If the existing vegetation along the north and east sides of this new building should wane or die-off to such extent that the new building is no longer fully screened from the east and south, the Village may require the applicant to develop and install a landscaping plan at that time to be installed by the applicant as will ensure an enduring screening from the public view as to these east and south building elevations;
- 7) Village Engineer review and approval of all necessary grading, drainage, erosion control, and utility plans prior to issuance of a building permit in support of this project.

Village of Pewaukee Plan Commission
Engineer's Report for December 14, 2023

Goff Investments New Building
700 Hickory Street

Report

The owner is requesting to construct a new building on lands currently used for outside storage. Based on aerial photos, the location proposed for the new building has been used for storage, filled in with stone and enlarged over the past 50 years. A site visit revealed that the site is surrounded on the east and south by cattails, which is a wetland indicator; however, wetlands are not shown on the Waukesha County GIS.

Site Drainage

Since the site has been filled and there is no known drainage related issues resulting from the current configuration, the proposed building should not pose a new drainage concern. The site drains internally to a low spot south of the proposed building. The land disturbance does not meet the threshold to require stormwater management.

Access

No access changes are being proposed.

Sanitary Sewer and Water Main

The proposed building will be used for storage only; therefore, sanitary sewer and water service is not needed for the new building.

Recommendation

I recommend approval of the new building subject to the applicant addressing the following items prior to issuance of a building permit:

- The applicant providing an engineered grading and erosion control plan for the new building.
- The applicant delineating the wetland and showing the building location and wetland on a plat of survey to assure that wetland disturbance will not take place.

Tim Barbeau, P.E.
Village Consulting Engineer
December 6, 2023



**Business Site Plan
Application Form**

Address/Parcel No. of Property Involved: _____

Zoning of Property: _____

Current Owner of Property: _____

Applicant – Name: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

Name of Business that Corresponds to Site Plan: _____

Summary of Request (New Construction, Addition, Modification, etc.):

Provide detailed information with your application that addresses the following:

1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate the suitability of architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, drainage, exterior lighting, control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & general compatibility of the proposed use with the area in which it is located.

2. It is the responsibility of the applicant/owner to ensure that the proposed project meets the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted Land Use Plan.

3. Signage shall be determined through a sign permit process and/or a sign plan approved by the Plan Commission. Permits for individual signs may be applied for with the Village's Code Compliance Officer.

Signature of Property Owner as listed on this Application:

Application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the Site Plan Approval Application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

Signature of Applicant (if different than Owner):

Please return Completed Application Forms along with **11 copies** of all attachments (**as well as a digital copy**) you wish to have considered by the Plan Commission as part of your application to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072. If you have any questions, please call Village Hall at (262) 691-5660.



PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

Pursuant to the Village of Pewaukee Code of Ordinances, the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

I, the undersigned, have been advised that, pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

RESPONSIBLE PARTY & MAILING ADDRESS

Name of Company and/or Individual

Street City State Zip

Phone: _____ Fax: _____ E-Mail: _____

Signature of Applicant & Date

Signature of Property Owner & Date

Village Official Accepting Form

**SEND ALL PROFESSIONAL
SERVICES INVOICES TO:
(Check One)**

____ Property Owner

____ Applicant



Legend

- Municipal Boundary_2K
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K
 - Lot
 - Unit
 - General Common Element
 - Outlot
- SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- Cartoline_2K
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - <all other values>
- Railroad_2K



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Notes:
 Printed: 11/9/2023

