



PLAN COMMISSION AGENDA

May 13, 2021 – 7:00pm

Meeting Available on Zoom.us at the following meeting number:

<https://us02web.zoom.us/j/84647989742>

In lieu of participating via the Zoom website, the alternative telephone only dial-in is:

Dial in: 312-626-6799 846 4798 9742

"Due to the COVID-19 Pandemic and in recognition of the declaration of states of emergency by the President, the Governor and the Village President, this meeting will not be open to the public in an in-person capacity. Those wishing to observe may do so by downloading the ZOOM app to your personal computer, tablet or smart phone and utilizing the above information to join via either computer or telephone. If you wish to communicate in written format with the Commission you may send written comments to the Village Clerk at 235 Hickory St. Pewaukee, WI 53072 or you may email the Clerk at csmith@villageofpewaukee.com."

1. Call to Order and Roll Call
2. Public Hearings.
 - a. Conditional Use Grant request to develop an outdoor dining/seating area accessory to their existing restaurant use, The Chocolate Factory, using four of the public parking stalls situated in the W. Wisconsin Avenue right-of-way directly in front of the business located at 161 W. Wisconsin Avenue – Unit b. Applicant is Blommer, Inc., d/b/a The Chocolate Factory, in c/o Valera Smokvin. Building owner is Siepman Development Company. Right-of-way is owned by the Village of Pewaukee. Property is Zoned B-2 Downtown Business District. NO ACTION WILL BE TAKEN AT THIS MEETING.
3. Citizen Comments – *This is an opportunity for citizens to share their opinions with Board Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Board is not able to answer questions or respond to your comments. All comments should be directed to the Board. 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 – April 8, 2021
 - b. Special Plan Commission Meeting – April 12, 2021
5. Old Business
 - a. Review, discussion and possible recommendation to the Village Board to modify the language of Section 40.424 of the Municipal Code regarding Vision Clearance Triangles at intersections. Village initiated.
 - b. Review, discussion and possible recommendation to the Village Board to modify Section 40.204 of the Municipal Code adding the use "Private Neighborhood-Based Clubhouse with or without Indoor and/or Outdoor Recreational Facilities" as a conditional Use in the R-5 Single Family Residential Zoning District. Village initiated.
 - c. Review and discussion regarding portions of the Village of Pewaukee Comprehensive Plan update in progress – i.e. Chapter 8 - Transportation and Facilities Element. There may also be discussion regarding its relationship(s)/connectivity to the recently completed Village of Pewaukee Strategic Plan Update.
6. New Business
 - a. Review and discussion on the Conditional Use Grant request to develop an outdoor dining/seating area accessory to their existing restaurant use, The Chocolate Factory, using four of the public parking stalls situated in the W. Wisconsin Avenue right-of-way directly in front of the business located at 161 W.

Wisconsin Avenue – Unit b. Applicant is Blommer, Inc., d/b/a The Chocolate Factory, in c/o Valera Smokvin. Building owner is Siepmann Development Company. Right-of-way is owned by the Village of Pewaukee. Property is Zoned B-2 Downtown Business District. NO ACTION WILL BE TAKEN AT THIS MEETING.

- b. Review, discussion and possible recommendation to the Village Board of the proposed 36 lot single-family residential subdivision Preliminary Plat for Riverside Preserve. The applicant is Riverside 321 Partners LLC in c/o Christian Hlavinka. The property, located at 321 Riverside Drive, is zoned R-5 Single-Family Residential District with Residential Infill-Redevelopment Overlay District.
- c. Review, discussion and possible recommendation to the Village Board of the Development Agreement drafted in support of the proposed Glen at Pewaukee Lake subdivision. This proposed 46 lot subdivision is located on approximately 14 acres of land near 449 W. Wisconsin Avenue. The property owner is the Village of Pewaukee. The developer is John Wahlen of Cornerstone Development (d/b/a The Glen at Pewaukee Lake).
- d. Review discussion and possible action on concurring with sale of Village property at 449 W. Wisconsin Avenue.
- e. Discussion and possible action on scheduling a Special Meeting for possible action on the Conditional Use Grant Application Items.

7. Citizen Comments. – *This is an opportunity for citizens to share their opinions with Board Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Board is not able to answer questions or respond to your comments. All comments should be directed to the Board. 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: May 7, 2021



VILLAGE OF PEWAUKEE
PLAN COMMISSION MEETING MINUTES APRIL 8, 2021

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1. Call to Order and Roll Call

President Jeff Knutson called the Zoom meeting to order at approximately 7:01 p.m. Plan Commission members present: Comm. Joe Zompa, Comm. Eric Rogers, Comm. Jim Grabowski, Trustee Craig Roberts and President Jeff Knutson. Comm. Cheryl Mantz and Comm. Ryan Lange were excused.

Also present: Village Planner Mary Censky, Village Attorney Mark Blum, Village Engineer Tim Barbeau, Village Administrator Scott Gosse and Deputy Clerk-Treasurer Jackie Schuh.

2. Public Hearings

a. Review and discussion on the Conditional Use Grant request of applicant/property owner Jeffrey Krueger to construct a 4,000 square foot accessory storage structure on his 3.97acre parcel located at 849 Sussex Street. The property is Zoned R-2 Single Family Residential District. NO ACTION WILL BE TAKEN AT THIS MEETING.

None.

b. Review and discussion on the Conditional Use Grant request of applicants/property owners Jeff and Suzi Ellington to permit side yard offsets and front yard setback less than Code requirement for a new home they propose to construct at 433 Park Avenue. The property is Zoned R-5 (LO) Single Family Residential with Lakefront Overlay District. NO ACTION WILL BE TAKEN AT THIS MEETING.

Jeff and Suzi Ellington @ 433 Park Ave Mr. Ellington informed the Commission that they are both present to answer any questions. Planner Mary Censky requested permission to share a letter she received from a neighbor of the Ellingtons which she was granted. The letter was displayed on the screen.

c. Review and discussion on the Conditional Use Grant request of applicant Ken Kreitlow to utilize a 10,000 sq. ft. area within the existing building located at 1045 Hickory Street for indoor parking/storage of boats, boat-related accessories and RV's. The property owner is RTE Corporation. The property is Zoned B-5 Light Industrial District. NO ACTION WILL BE TAKEN AT THIS MEETING.

None.

d. Review and discussion on the Conditional Use Grant request of property owner/applicant 1151 Hickory Street LLC in c/o Ken Kreitlow to develop an outdoor parking/storage area for boats, boat-related accessories and RV's on the 2.8-acre lot located north of and adjacent to 1151 Hickory Street. The property is Zoned B-5 Light Industrial District. NO ACTION WILL BE TAKEN AT THIS MEETING.

None.

3. Citizen Comments

Mike Wood @ 166 Ormsby St - Mr. Wood stated he was speaking on behalf of himself and others in attendance at the meeting in regards to the proposed business "The Zone." Mr. Wood believes

there are presently issues with traffic, speeding and disregard for stop signs in this neighborhood. He has concerns about increased traffic and safety issues as there are young children in the neighborhood. He submitted a petition signed by neighbors on the street and asked that alternate access drives be considered at a minimum. He inquired as to the proposed hours of operation. Ken Neumann @ 140 Caldwell St - Per Mr. Neumann, there are already traffic and parking concerns with the existing business on the corner. He believes there is no need for a business like 'The Zone' as there is already a park right there.

Mike Bogart @ 151 Ormsby St - Mr. Bogart is a 30-year resident who loves his neighborhood. He believes traffic is already an issue with The Harvest House business on the corner, as well as frequent trains. He has concerns for the wetland and inquired as to what the setbacks/offsets for The Zone are.

Joe Orendorf of Cornerstone Development @ N63W2389 Main St, Sussex - Mr. Orendorf stated he is present as a representative of Cornerstone.

Barbie Fera @ 117 Ormsby St - Ms. Fera is the mother of small children in the area where The Zone is proposed. She already cannot let her children play in the front with the traffic issues from The Harvest Home business. She believes that traffic problems would increase.

4. Approval of the Minutes:

a. Regular Plan Commission Meeting – March 11, 2021

Comm. Grabowski motioned, seconded by Comm. Rogers to approve the minutes of the March 11, 2021, Regular Plan Commission meeting as presented.

Motion carried by roll call vote 5-0-0.

b. Special Plan Commission Meeting – March 16, 2021

Comm. Zompa motioned, seconded by Comm. Rogers to approve the minutes of the March 16, 2021, Special Plan Commission meeting as presented.

Motion carried by roll call vote 4-0-1 with Comm. Grabowski abstaining.

5. Old Business Item 5a. was postponed to a later meeting.

a. Review and discussion regarding portions of the Village of Pewaukee Comprehensive Plan update in progress – i.e. Chapter 8 Transportation and Facilities Element. There may also be discussion regarding its relationship(s)/connectivity to the recently completed Village of Pewaukee Strategic Plan Update.

6. New Business

a. Withdrawn - Item 6a. was withdrawn prior to the meeting.

b. Review and discussion on the Conditional Use Grant request of applicant/property owner Jeffrey Krueger to construct a 4,000 square foot accessory storage structure on his 3.97acre parcel located at 849 Sussex Street. The property is Zoned R-2 Single Family Residential District. NO ACTION WILL BE TAKEN AT THIS MEETING.

Per Planner Censky, the proposed 4000 sq. ft. accessory storage building/detached garage may be permitted in the R2 single-family zone with approval of a conditional use grant. Effective screening plans/implementation may be required as a condition of a CUG to mitigate the impacts of a larger structure. With the addition of the proposed structure, the site would still be compliant with the minimum required 30% open space and 20% maximum building coverage ratio. It is 16 feet in height where 15 feet is allowable. Intended use is the storage of personal motor vehicles including an RV. No paved drive is proposed. The building material is proposed to be primarily metal. Engineer Tim Barbeau stated there is no need for sanitary sewer or water and that he does not find any drainage issues that will cause adverse effects on adjacent properties. Discussion followed regarding the size of the building, its intended use, possible needs for extra screening as well as the definition of a garage. Attorney Blum indicated that the applicant must show hardship in order to be granted a variance as to height if he chooses to pursue that at the Board of Appeals. The applicant indicated that the size of his camper requires a larger door. Attorney Blum clarified that the request is not related to the site itself to which the applicant responded, "No." The need for utilities is likely just for lights for the interior but unknown for the exterior at this time. The applicant

noted that there is a possibility for security-type lighting in the future. President Knutson directed him to come back to the Commission with more information at a later date.

c. Review and discussion on the Conditional Use Grant request of applicants/property owners Jeff and Suzi Ellington to permit side yard offsets and front yard setback less than Code requirement for a new home they propose to construct at 433 Park Avenue. The property is Zoned R-5 (LO) Single Family Residential with Lakefront Overlay District. NO ACTION WILL BE TAKEN AT THIS MEETING.

Per Planner Censky, this was the topic of a consult at the prior month's Plan Commission meeting. The applicant proposes to tear down the existing structures and replace them with a single-family dwelling with an attached garage. They are proposing a 13-ft. setback instead of the required 35 ft., as well as a 7-ft. offset instead of the required 8 ft. Although there is no action to be taken at this meeting, Planner Censky's recommendations include the following: 1) Applicant to remove the depiction of a vehicle and/or driveway space parked on/placed in the public right-of-way from any drawings and exhibits related to this request; 2) Recording of the Conditional Use Grant prior to issuance of a building permit for the new house with attached garage. Engineer Barbeau indicated that the plans submitted did not include any drainage plans. He highly recommends that all the gutters and downspouts be connected underground and directed towards the lake, out-letting past any adjacent house onto the grass so that there are some water quality benefits before it gets to the lake. If the owner is inclined to run the water along the side lot lines since they have additional room, swales should be created such that the water runs towards the lake on their own property and is not directed onto an adjacent property. He recommends that a stipulation be added for staff approval of a drainage plan for the property prior to any building permits being issued. Attorney Blum indicated that there should also be recertification of the grades showing compliance with the plans following completion of construction. The Commission responded favorably.

d. Review, discussion and possible action on the Sign Code Waiver request of applicant Courtney Fryatt d/b/a Venture Wellness to install a wall sign on her tenant space façade in excess of the Code maximum as to size. The property is located at 690-G Westfield Way. It is zoned B-1 Community Business District. The property owner is 690 Westfield Way LLC.

Planner Censky relayed the applicant's position that a 30 sq. ft. sign for the remote location of this building is insufficient as to visibility from surrounding streets and/or drives. The applicant proposes a 35.73 sq. ft. tenant identification wall sign where code provides for 30 sq. ft. Per Censky, the Commission has granted similar requests for other tenants in this building. She notes that the proposed sign fits the scale of the intended facade space. Discussion followed.
Comm. Zompa motioned, seconded by Comm. Grabowski to approve the Sign Code Waiver request to install a 35.73 sq. ft. wall sign on the tenant space in excess of the Code maximum as to size with the following 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 by roll call vote 5-0-0.

e. Review, discussion and possible recommendation to the Village Board to modify the language of Section 40.424 of the Municipal Code regarding Vision Clearance Triangles at intersections. Village initiated.

Planner Censky walked the Commission through the logistics of how the 'Vision Triangle' is calculated and explained the language changes that will clarify it further. She also reviewed with the Commission what other municipalities have established for comparison. Discussion followed regarding past discussions on this topic, how to enforce such limits, speed limits and how they may impact these calculations. Attorney Blum suggested adding parameters such as 'safety, health and well-being' when referring to reprieve being granted by the Plan Commission for special circumstances. Engineer Barbeau indicated there may already be some items defined and suggested contact with the Director of the DPW, Dan Naze. President Knutson requested that Planner Censky rework the language utilizing the suggestions made, as well as with the assistance of Attorney Blum, and return to the Plan Commission at a later meeting.

f. Review, discussion and possible recommendation to the Village Board to modify Section 40.204 of the Municipal Code adding the use "Private Neighborhood-Based Clubhouse with or without Indoor and/or Outdoor Recreational Facilities" as a Conditional Use in the R-5

Single-Family Residential Zoning District. Village initiated.

Planner Censky indicated that the R-5 Single-Family Residential Zoning District does not currently list 'private clubhouse-type facilities' as a conditional use, but there may be a need for such language in the code. She described what this type of facility might entail. Discussion followed regarding whether such language should be a part of the R-5 or the Infill District as well as what constitutes a structure and whether that would include something such as a pagoda or grill in a common area or a playground/park-type area. The Commission desired to see the language further developed.

Comm. Grabowski motioned, seconded by Trustee Roberts to table Item 6f.

Motion carried by roll call vote 5-0-0.

g. Review, discussion and possible recommendation to the Village Board of the 46-lot single-family residential Preliminary Plat for The Glen at Pewaukee Lake Subdivision. The applicant is John Wahlen of Cornerstone Development (d/b/a The Glen at Pewaukee Lake). The property owner is Queen of Apostles and/or Village of Pewaukee. The property is zoned R-5 Single-Family Residential District with Residential Infill Redevelopment Overlay District.

Planner Censky reviewed updates to the Plat as discussed at the last meeting. The 46 lots are all compliant as to minimum area (i.e. minimum required lot area = 7,000 sq.ft., and minimum required average lot size = 8,500 sq.ft.). The plat depicts a compliant "detail" regarding setbacks and offsets except that they propose a 20 ft. setback from the private streets while still maintaining the required 25 ft. setback along the public streets. All interior roads are proposed to be privately owned and maintained. No sidewalks are proposed along the private interior roads. All existing sidewalks along W. Wisconsin Avenue, Quinlan Drive and High Street will be maintained in place and replaced if damaged during the course of construction. One deciduous tree is proposed to be located within 15 feet of the curb of the private street in each lot's street frontage area. These trees will be at least 2-inch caliper at chest height at planting and the species will be approved by Village staff prior to installation. Prior to or concurrent with the final plat submission, the applicant will submit a portfolio of sample architectural intentions. They will also provide a plan confirming the buildable footprint within each lot as adequate to meet the minimum home size (i.e. 1,100 minimum total sq.ft. with minimum 900 sq. ft. on the first floor), and confirming the ability to meet the minimum open space ratio (25%) and maximum building coverage ratio (35%). Street lighting details are not yet settled but at least one street light should be included at the W. Wisconsin Avenue street intersection and at the Quinlan Drive intersection. The building and other improvements (i.e. clubhouse and related outdoor recreation + parking) in Outlot 4 will require that the use first be added to the R-5 underlying District as a prospective conditional use then properly applied for and ultimately approved by the Planning Commission). Outlot 7 will be retained by the developer (vs. owned by the future homeowners' association) as an unbuildable outlot. There is an easement proposed to serve Lots 31-33 which lies over an easement already granted to "others". The applicant must obtain proper easement approval from the "others" to utilize that space for private driveway/walkway purposes related to this development. All of the existing buildings underlying this plat must be removed prior to recording the final plat as the buildings will not comply with the setback and offset requirements of the District. Comm. Zompa indicated the need for adequate lighting on the street with the absence of sidewalks.

Comm. Grabowski motioned, seconded by Comm. Rogers to recommend to the Village Board the 46-lot single-family residential Preliminary Plat for The Glen at Pewaukee Lake Subdivision with the following recommendations:

- 1) Outlot 3 should be labeled;**
- 2) Easement must be obtained for access to Lot 3133;**
- 3) Vision clearance triangles shall be Code compliant and dimensioned at the intersections with existing public streets;**
- 4) Applicant to enter into a Development Agreement and Stormwater Management with the Village to memorialize the requirements and responsibilities of the developer as to all required improvements and terms of approval as to this development prior to or concurrent with Final Plat submittal.**
- 5) The CSM number will need to be added to the final plat for all references to the CSM (several locations)**
- 6) All easements should either be defined with notes on the final plat indicating the**

purpose, rights granted, to whom those rights are granted to and who is responsible for maintenance of the easement areas, or can be created by separate document and recorded when the final plat is recorded, with the document number of the recorded document noted on the final plat.

7) Soil borings have not been completed, but are required as part of the preliminary plat. The developer shall submit the soils report and boring locations to the Village when completed to determine if any additional notes need to be placed on the original plat (high groundwater, etc.).

8) The distance for the “legs” of the vision corner easements shall be shown on the final plat (15 feet).

9) Proposed centerline grades were not shown on the plat. If the road grades become a concern during the review of the construction plans, the Village may require additional notes to be placed on the final plat to notify owners of potential concerns.

10) Based on preliminary sizing information provided by the developer’s engineer, there is adequate space for the stormwater management facilities; however, we reserve the right to add notations to the final plat if needed based on the final stormwater management plan.

Motion carried by roll call vote 500.

h. Review, discussion and consultative feedback regarding the concept development plan of Tammy Ott d/b/a The Zone in c/o Tim Knepprath d/b/a Wellspring Construction for a ~40,000 sq.ft., indoor, multisports and recreation/entertainment facility to be constructed on a lot that would be split out of the southwest corner of 227 Sussex Street. The property owner is 230 Sussex Street LLC. The property is zoned B5 Light Industrial District.

Planner Censky reviewed the setbacks/offsets of the proposed structure, as well as its intended uses, including tournaments and birthday parties. Entry/exit points are proposed for Maiden Lane at Ormsby and Caldwell, which feed directly into a residential neighborhood. Forty-five parking stalls are depicted and the building would be principally metal with some masonry enhancements on the south and east walls. The applicant notes that a mezzanine level may also be included in the floor plan for presently unknown purposes. Engineer Barbeau expressed concerns with sewer and water and states the roads proposed for access are narrow and do not meet specifications for commercial use. He stated he has not received a grading plan and indicated that a developer faces several challenges with this lot. Discussion followed regarding inadequate streets for commercial use, the need for a traffic study, the facade of the proposed building and expressed concern for the proximity to a residential area. The Commission favored the concept but not in a residential area.

i. Review, discussion and possible recommendation to the Village Board to modify Section 40.316 of the Municipal Code adding the use “Indoor or Outdoor Recreational and Entertainment Facilities” as a Conditional Use in the B-5 Light Industrial Zoning District. The applicant is Tim Knepprath d/b/a Wellspring Construction.

The Commission reviewed this item in conjunction with item 6h. Planner Censky indicated that the B-1 Community Business and the B-2 Downtown Business District already list 'Indoor or outdoor recreational and entertainment facilities' among the conditional uses that can be considered for approval. Attorney Blum suggested that the need for a neighborhood information meeting may be present based on the feedback of several residents already. This information can then be utilized in creating any language changes to code. He also reminded the Commission and applicant that should the Commission recommend to the board any changes that a public hearing would also be necessary. Blum also reminded the Commission that any conditional use should be specific in nature, rather than vague, so as to have complete criteria for approval/denial.

Comm. Grabowski motioned, seconded by Comm. Rogers to table the discussion on Item 6i.

Motion carried by roll call vote 5-0-0.

j. Review and discussion on the Conditional Use Grant request of applicant Ken Kreitlow to utilize a 10,000 sq. ft. area within the existing building located at 1045 Hickory Street for indoor parking/storage of boats, boat-related accessories and RV’s. The property owner is RTE Corporation. The property is Zoned B5 Light Industrial District. NO ACTION WILL BE TAKEN AT THIS MEETING.

Planner Censky reviewed the applicant's request to occupy approximately 70,000 sq. ft. for indoor

parking and storage of RVs and boats, with approximately 4,000 sq. ft. for use as sales/retail. This is a permitted use in the B-5 district. Per Censky, the applicant would plan a phased approach to occupancy of the remainder of the building. Discussion followed regarding ventilation/air exchange needs if there are vehicles entering/leaving the facility. The Commission responded favorably to the applicant's request.

k. Review and discussion on the Conditional Use Grant request of property owner/applicant 1151 Hickory Street LLC in c/o Ken Kreitlow to develop an outdoor parking/storage area for boats, boatrelated accessories and RV's on the 2.8-acre lot located north of and adjacent to 1151 Hickory Street. The property is Zoned B-5 Light Industrial District. NO ACTION WILL BE TAKEN AT THIS MEETING.

Planner Censky reviewed details of the consultation from the December 10, 2020 meeting and indicated that the applicant is now requesting full consideration and possible approval of his outdoor storage lot for boats, RV's and related accessories such as docks, lifts, and similar through Conditional Use Grant. Per Censky, this lot is only accessible via the lot to the south at 1151 Hickory Street and only because they're in common ownership at this time. A permanent ingress/egress easement (in addition to the temporary "construction access") shown on the plan, should be provided to serve this use. The plan calls for a gravel lot (ultimately finished with a compacted recycled asphalt pavement (RAP) surface) to cover the majority of the site. While the Code would call for a 50foot setback for the fencing from Forest Grove Drive, the applicant is requesting a 20 ft. setback. A preexisting fence along the west lot line is less than 10 ft. offset (as required by Code). Where the proposed new fence ties into this existing fence is also less than 10 ft. offset. An 8 ft. tall woven metal fence with privacy slats surrounding on the outside by Colorado Spruce trees planted at 15 ft. on center, 68 ft. tall at installation is proposed. The balance of the green space outside of the fence will be maintained as turf. There is one entry/exit gate shown and it faces the west lot line. No outdoor lighting or signage is proposed at this time. Engineer Barbeau spoke of the possible drainage issues with the proposed location of the access point. He noted that they are proposing to extend the edge of the pond into the parking area such that in times of the 100-year storm, there will be parking areas that would be inundated with water. He noted several inconsistencies between their plans and the reports. Discussion followed regarding the need for a water quality analysis and fencing slats. Planner Censky indicated the need to draft, review and record an easement with staff collaboration.

I. Discussion and possible action on scheduling a Special Meeting for possible action on the Conditional Use Grant Application Items.

The Commission agreed to a Special Pan Commission meeting on Monday, April 12, 2021 at 6pm.

7. Citizen Comments

Eric Rogers @ 1154 Riverway Ct - Mr. Rogers announced that his term on the Village of Pewaukee Plan Commission ends at the end of this month and that the April 12th meeting will be his last meeting. He is retiring.

Judy Berg @ 169 Ormsby St - Ms. Berg spoke against the proposed sporting facility on Maiden Lane. She spoke to the applicants prior to the meeting and they discussed it as a competitive facility. She requested a neighborhood meeting and/or public hearings for items such as the recreational facility. She stated the proposed building would be 100 ft. from her yard. She is also concerned about parking issues.

Theresa Hoff @ 1276 Timber Ridge - Ms. Hoff thanked Comm. Eric Rogers for his years of service on behalf of the 'church ladies' and Queen of Apostles. She thanked him and wished him good luck!

8. Adjournment

Comm. Rogers motioned, seconded by Comm. Zompa to adjourn the April 8, 2021 Regular Plan Commission meeting at approximately 10:08 p.m.

Motion carried by roll call vote 5-0-0.

Respectfully submitted,

Jackie Schuh
Deputy Clerk Treasurer Village of Pewaukee



VILLAGE OF PEWAUKEE
SPECIAL PLAN COMMISSION MINUTES
April 12, 2021

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1. Call to Order and Roll Call

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

Plan Commission members present: Comm. Jim Grabowski, Comm. Eric Rogers, Comm. Joe Zompa, Trustee Craig Roberts and President Jeff Knutson. Comm. Cheryl Mantz and Comm. Ryan Lange were excused.

Also present: Village Planner Mary Censky; Village Administrator Scott Gosse; Deputy Clerk-Treasurer Jackie Schuh.

5. Old Business

a. Possible Action on the Conditional Use Grant request of applicants/property owners Jeff and Suzi Ellington to permit side yard offsets and front yard setback less than Code requirement for a new home they propose to construct at 433 Park Avenue. The property is Zoned R-5 (LO) Single Family Residential with Lakefront Overlay District.

Comm. Rogers motioned, seconded by Comm. Grabowski to approve the Conditional Use Grant request to permit side yard offsets and front yard setback less than Code requirement for a new home proposed to be constructed at 433 Park Avenue with the following recommendations:

- 1) Applicant to remove the depiction of a vehicle and/or driveway space parked on/placed in the public right-of-way from any drawings and exhibits related to this request;
- 2) Recording of the Conditional Use Grant prior to issuance of a building permit for the new house with attached garage.

Motion carried by roll call vote 5-0-0.

b. Possible Action on the Conditional Use Grant request of applicant Ken Kreitlow to utilize a 10,000 sq.ft. area within the existing building located at 1045 Hickory Street for indoor parking/storage of boats, boat related accessories and RV's. The property owner is RTE Corporation. The property is Zoned B-5 Light Industrial District.

Planner Censky explained that the applicant contacted her requesting that an outdoor storage area be added to the original plans submitted for the April 8, 2021 meeting. This area would be on the far north side of the property abutting the railroad tracks. Planner Censky reiterated that this is not part of the original submittal but rather something that may be better considered at a later date as part of a CUG amendment should this one be approved. Discussion followed with the Commission in agreement with Planner Censky.

Comm. Rogers motioned, seconded by Comm. Grabowski to approve the Conditional Use Grant to utilize a 10,000 sq.ft. area within the existing building located at 1045 Hickory Street for indoor parking/storage of boats, boat related accessories and RV's. with the following recommendations:

- 1) Prior to the start of construction/build-out of the tenant space and prior to occupancy, the applicant shall return to the Planning Commission with the following plans/details for review and approval:

- a) Floor Plan;

b) Depictions of all architectural elevations where any exterior changes will be made such as for overhead doors, painting, pedestrian access-way, ...;

c) Site parking and circulation plan description/depiction;

2) There is no outdoor placement/storage of things such as boats, RV's, boat trailers, logs, boat and RV accessories and similar,... proposed or approved on this site at this time;

3) No modifications to the existing exterior lighting, landscaping and/or signage is proposed or approved at this time.

Motion carried by roll call vote 5-0-0.

c. Possible Action on the Conditional Use Grant request of property owner/applicant 1151 Hickory Street LLC in c/o Ken Kreitlow to develop an outdoor parking/storage area for boats, boat related accessories and RV's on the 2.8 acre lot located north of and adjacent to 1151 Hickory Street. The property is Zoned B-5 Light Industrial District.

Planner Censky reviewed updates as discussed at the April 8, 2021 meeting in regards to lowering the opaque fencing requirement from 90% to 75% in exchange for an increase in plantings, which the Commission deemed as possibly unnecessary. Also discussed was the ingress/egress easement to be recorded before construction may commence. As there is no direct access to this property without an ingress/egress easement, the Commission agreed that the property owner would be motivated to make this change should the property sell, if not before.

Comm. Rogers motioned, seconded by Comm. Grabowski to approve Conditional Use Grant request of property owner/applicant 1151 Hickory Street LLC in c/o Ken Kreitlow to develop an outdoor parking/storage area for boats, boat related accessories and RV's on the 2.8 acre lot located north of and adjacent to 1151 Hickory Street with the following recommendations:

1) Prior to the sale of the proposed new storage lot to a separate owner, the applicant shall draft and record a permanent ingress/egress easement through the lot at 1151 Hickory Street to serve this use. The location, surfacing plan, language and depiction for such easement shall be subject to review and approval by Village staff prior to recording. This condition may be removed in the event the applicant sooner combines this lot with the neighboring lot to the west and accomplishes direct access to Hickory Street in that way.

2) The fencing and slats shall be black in color and the slats shall be such that at least 75% opacity is achieved;

3) The final compacted RAP surfacing shall be completed within 12 months of occupancy approval for the storage lot;

4) No things except boats, RV's and related accessories such as docks, lifts, logs and similar may be placed, parked or stored in this lot and all of these things shall be intact and in good repair. No tarping or plastic materials that are ripped/torn, and no boats, RV's and related accessory items that are in a condition of disrepair, shall be visible from the surrounding view;

5) Prior to the start of construction, the applicant shall provide Village Staff with evidence of a temporary access easement to Hickory Street for construction purposes;

6) No fencing, construction activity or other disturbance may encroach upon or be permanently placed within 10 feet of the delineated wetland;

7) Village Engineer review and approval of all grading, drainage, utilities, stormwater management, erosion control, and tracking plans prior to the start of construction at this site;

8) No exterior lighting or signage is approved at this time.

9) The proposed fencing shall be completed prior to the start of lot use/occupancy;

10) The proposed landscaping shall be completed within 3 months of completion of the fencing unless this time would be extended in writing by the Village Administrator due to extenuating circumstances such as weather.

Motion carried by roll call vote 5-0-0.

8. Adjournment

Comm. Rogers motioned, seconded by Comm. Zompa to the adjourn the April 12, 2021 Special Plan Commission meeting at approximately 6:18 p.m.

Motion carried by roll call vote 5-0-0.

Respectfully submitted,

Jackie Schuh
Deputy Clerk-Treasurer

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: May 13, 2021

General Information:

Agenda Item: **5.a.**

Applicant:

N/A

Status of Applicant:

Village initiated item

Requested Action:

Review, discussion and possible recommendation to the Village Board to modify the language of Section 40.424 of the Municipal Code regarding Vision Clearance Triangles at intersections.

Background/Discussion:

Back in 2016 the Planning Commission did recommend an amendment to the vision clearance triangle standards as follows. It never was formally approved by the Village Board. Another discussion was had on the topic at the April 8, 2021 Planning Commission meeting.

Currently, "Sec. 40.424. - Traffic visibility requirements." Reads as follows:

"No obstructions greater than three feet in height, except necessary street signs and public utility lines, shall be permitted within the 50-foot vision triangle space of intersecting road rights-of-way (i.e., base setback lines)."

As compared to several neighboring and similar communities, 50 feet across the board/at all intersections is a very restrictive standard.

The Planner recommends the following language for the Commissions consideration:

40.424. – Traffic Visibility Requirements.

(a) In order to provide a clear view along intersecting streets to motorists, cyclists and pedestrians there shall be a triangular area of clear vision at the intersection of any two streets; or the intersection of a street and a railroad.

(b) For purposes of this Section 40.424, the following Functional Classification System shall be based upon the Villages annual "Wisconsin Information System For Local Roads" system report.

(c) In the case of intersecting local streets or in the case of local streets intersecting with

collector streets, the distances to be used along the property lines to establish the vision triangle clearance space shall be 15 feet.

(d) In the case of intersecting collector streets, the distances to be used along the property lines to establish the vision triangle clearance space shall be 25 feet.

(e) At all other intersections, the distances to be used along the property lines to establish the vision triangle clearance space shall be 30 feet.

(e) The vision clearance requirements may be increased or decreased by the Planning Commission on a case-by-case basis if it shall determine that the unique, site specific conditions in a particular setting warrant an increase in order preserve the public health and safety or that a decrease would not compromise the public health and safety. The Planning Commission shall consult the Village Engineer and Director of Public Works for their input on matters of increasing or decreasing the vision clearance triangle distance standards and shall recite the specific basis for their final determinations in the minutes of any meeting at which any waiver or modification to the vision clearance triangle has been granted or required.

(f) This Section does not apply to intersecting private streets but it does apply to private streets that intersect with public streets, railroads or alleys.

Recommendation:

The Planner still feels that the Village's 50 foot standard across the board is excessive and favors the modifications as setforth above.

**STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION
WISCONSIN INFORMATION SYSTEM FOR LOCAL ROADS**

City / Village / Town / County Certified Mileage List - (R-03)
January 1, 2021

COUNTY OF WAUKESHA (67)

VILLAGE OF PEWAUKEE (171)

| Road Name | Gross Miles | County Miles | Municipal Miles | County Jurisdiction | | | Municipal Jurisdiction | | |
|-----------------|-------------|--------------|-----------------|---------------------|-----------|-------|------------------------|-----------|-------|
| | | | | Arterial | Collector | Local | Arterial | Collector | Local |
| 1st St | 0.09 | | 0.09 | | | | | | 0.09 |
| 2nd St | 0.09 | | 0.09 | | | | | | 0.09 |
| 3rd St | 0.11 | | 0.11 | | | | | | 0.11 |
| Alex Ct | 0.10 | | 0.10 | | | | | | 0.10 |
| Arrow Wood Ct | 0.04 | | 0.04 | | | | | | 0.04 |
| Barrington Ct | 0.05 | | 0.05 | | | | | | 0.05 |
| Bending Brae Ct | 0.04 | | 0.04 | | | | | | 0.04 |
| Bending Brae Dr | 0.16 | | 0.16 | | | | | | 0.16 |
| Bluestem Ct | 0.06 | | 0.06 | | | | | | 0.06 |
| Brandt Ct | 0.15 | | 0.15 | | | | | | 0.15 |
| Briar Ct | 0.07 | | 0.07 | | | | | | 0.07 |
| Brooke Ct | 0.03 | | 0.03 | | | | | | 0.03 |
| Caldwell St | 0.14 | | 0.14 | | | | | | 0.14 |
| Capitol Dr | 0.78 | | 0.78 | | | | 0.27 | 0.51 | |
| Carlee Ann Ln | 0.13 | | 0.13 | | | | | | 0.13 |
| Cecelia Dr | 0.57 | | 0.57 | | | | | 0.57 | |
| Cecelia Dr (1) | 0.49 | | 0.49 | | | | | | 0.49 |
| Charter Oak Dr | 0.06 | | 0.06 | | | | | | 0.06 |
| Cheshire Ct | 0.05 | | 0.05 | | | | | | 0.05 |
| Cheshire Ln | 0.23 | | 0.23 | | | | | | 0.23 |

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VILLAGE OF PEWAUKEE (171)

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|-----------------|-------------|--------------|-----------------|---------------------|-----------|-------|------------------------|-----------|-------|
| | | | | Arterial | Collector | Local | Arterial | Collector | Local |
| Chesterwood Ct | 0.04 | | 0.04 | | | | | | 0.04 |
| Chesterwood Ln | 0.35 | | 0.35 | | | | | | 0.35 |
| Cheviot Dr | 0.22 | | 0.22 | | | | | | 0.22 |
| Clark St | 0.19 | | 0.19 | | | | | 0.19 | |
| Concord Rd | 0.24 | | 0.24 | | | | | | 0.24 |
| Costco Dr | 0.07 | | 0.07 | | | | | | 0.07 |
| CTH G | 0.09 | 0.09 | | 0.09 | | | | | |
| CTH JJ | 0.11 | 0.11 | | 0.11 | | | | | |
| CTH KF | 0.37 | 0.37 | | 0.37 | | | | | |
| CTH M | 0.38 | 0.38 | | 0.38 | | | | | |
| CTH SS | 0.41 | 0.41 | | 0.41 | | | | | |
| CTH T | 0.40 | 0.40 | | 0.40 | | | | | |
| Deer Chase Ct | 0.04 | | 0.04 | | | | | | 0.04 |
| Dynex Dr | 0.14 | | 0.14 | | | | | | 0.14 |
| Elm St | 0.08 | | 0.08 | | | | | | 0.08 |
| Evergreen Ln | 0.31 | | 0.31 | | | | | | 0.31 |
| Evert St | 0.11 | | 0.11 | | | | | | 0.11 |
| Forest Grove Dr | 0.56 | | 0.56 | | | | | 0.56 | |
| Foxtail Dr | 0.07 | | 0.07 | | | | | | 0.07 |
| George St | 0.09 | | 0.09 | | | | | | 0.09 |

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VILLAGE OF PEWAUKEE (171)

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|-----------------|-------------|--------------|-----------------|---------------------|-----------|-------|------------------------|-----------|-------|
| | | | | Arterial | Collector | Local | Arterial | Collector | Local |
| George Towne Dr | 0.07 | | 0.07 | | | | | | 0.07 |
| Glacier Rd | 0.26 | | 0.26 | | | | | 0.26 | |
| Greenhaven Ct | 0.05 | | 0.05 | | | | | | 0.05 |
| Greenhedge Rd | 0.18 | | 0.18 | | | | | | 0.18 |
| Greenwood Ct | 0.05 | | 0.05 | | | | | | 0.05 |
| Hickory St | 1.53 | | 1.53 | | | | | | 1.53 |
| Hidden Creek Ct | 0.05 | | 0.05 | | | | | | 0.05 |
| Highland Ave | 0.16 | | 0.16 | | | | | | 0.16 |
| High St | 0.59 | | 0.59 | | | | | 0.02 | 0.57 |
| Hillwood Blvd | 0.65 | | 0.65 | | | | | | 0.65 |
| Hillwood Ct | 0.04 | | 0.04 | | | | | | 0.04 |
| Holly Patch Ct | 0.05 | | 0.05 | | | | | | 0.05 |
| Isle Ct | 0.08 | | 0.08 | | | | | | 0.08 |
| Jonathan Dr | 0.15 | | 0.15 | | | | | | 0.15 |
| Joshua Ct | 0.03 | | 0.03 | | | | | | 0.03 |
| Kerry Glen Ct | 0.04 | | 0.04 | | | | | | 0.04 |
| Kettle Woods Ct | 0.11 | | 0.11 | | | | | | 0.11 |
| Kingston Ct | 0.06 | | 0.06 | | | | | | 0.06 |
| Kopmeier Dr | 0.27 | | 0.27 | | | | | | 0.27 |
| Kopmeier Rd | 0.12 | | 0.12 | | | | | | 0.12 |

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|----------------|-------------|--------------|-----------------|---------------------|-----------|-------|------------------------|-----------|-------|
| | | | | Arterial | Collector | Local | Arterial | Collector | Local |
| Lake Park Ct | 0.07 | | 0.07 | | | | | | 0.07 |
| Lake Park Dr | 0.45 | | 0.45 | | | | | | 0.45 |
| Lake St | 0.51 | | 0.51 | | | | | 0.32 | 0.19 |
| Lakeview Ct | 0.11 | | 0.11 | | | | | | 0.11 |
| Laureate Ct | 0.08 | | 0.08 | | | | | | 0.08 |
| Laureate Dr | 0.63 | | 0.63 | | | | | | 0.63 |
| Laurelwood Ct | 0.05 | | 0.05 | | | | | | 0.05 |
| Leanore Ct | 0.16 | | 0.16 | | | | | | 0.16 |
| Lexington Ct | 0.09 | | 0.09 | | | | | | 0.09 |
| Lilac Ln | 0.11 | | 0.11 | | | | | | 0.11 |
| Lindsay Rd | 0.57 | | 0.57 | | | | | 0.57 | |
| Lookout Dr | 0.53 | | 0.53 | | | | | | 0.53 |
| Maiden Ln | 0.12 | | 0.12 | | | | | | 0.12 |
| Main St | 0.71 | | 0.71 | | | | 0.71 | | |
| Majeskie Dr | 0.33 | | 0.33 | | | | | | 0.33 |
| Maple St | 0.09 | | 0.09 | | | | | | 0.09 |
| Marshall St | 0.10 | | 0.10 | | | | | | 0.10 |
| Maryknoll Dr | 0.11 | | 0.11 | | | | | | 0.11 |
| Meadowcreek Ct | 0.06 | | 0.06 | | | | | | 0.06 |
| Meadowcreek Dr | 0.54 | | 0.54 | | | | | | 0.54 |

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|----------------|-------------|--------------|-----------------|---------------------|-----------|-------|------------------------|-----------|-------|
| | | | | Arterial | Collector | Local | Arterial | Collector | Local |
| Meadowlark Ct | 0.02 | | 0.02 | | | | | | 0.02 |
| Meadowside Ct | 0.17 | | 0.17 | | | | | | 0.17 |
| Morris St | 0.43 | | 0.43 | | | | 0.43 | | |
| Nicole Ct | 0.03 | | 0.03 | | | | | | 0.03 |
| North Shore Ct | 0.02 | | 0.02 | | | | | | 0.02 |
| North Shore Dr | 0.32 | | 0.32 | | | | | | 0.32 |
| Oak Cir | 0.55 | | 0.55 | | | | | | 0.55 |
| Oaklawn Ct | 0.12 | | 0.12 | | | | | | 0.12 |
| Oakton Ave | 0.33 | | 0.33 | | | | 0.33 | | |
| Oakton Ct | 0.08 | | 0.08 | | | | | | 0.08 |
| Ole Dairy Dr | 0.27 | | 0.27 | | | | | | 0.27 |
| Orchard Ave | 0.11 | | 0.11 | | | | | | 0.11 |
| Ormsby St | 0.15 | | 0.15 | | | | | | 0.15 |
| Overlook Ct | 0.05 | | 0.05 | | | | | | 0.05 |
| Park Ave | 0.64 | | 0.64 | | | | 0.02 | | 0.62 |
| Park Hill Dr | 0.54 | | 0.54 | | | | | | 0.54 |
| Parkland Ct | 0.06 | | 0.06 | | | | | | 0.06 |
| Parkview Ct | 0.12 | | 0.12 | | | | | | 0.12 |
| Partridge Ct | 0.14 | | 0.14 | | | | | | 0.14 |
| Pirate Pass | 0.28 | | 0.28 | | | | | | 0.28 |

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|------------------|-------------|--------------|-----------------|---------------------|-----------|-------|------------------------|-----------|-------|
| | | | | Arterial | Collector | Local | Arterial | Collector | Local |
| Pond View Ct (1) | 0.19 | | 0.19 | | | | | | 0.19 |
| Pond View Ct (2) | 0.02 | | 0.02 | | | | | | 0.02 |
| Prospect Ave | 0.56 | | 0.56 | | | | 0.56 | | |
| Quail Ct | 0.20 | | 0.20 | | | | | | 0.20 |
| Quietwood Ct | 0.07 | | 0.07 | | | | | | 0.07 |
| Quinlan Ct | 0.05 | | 0.05 | | | | | | 0.05 |
| Quinlan Dr | 0.96 | | 0.96 | | | | | | 0.96 |
| Richmond Dr | 0.31 | | 0.31 | | | | | | 0.31 |
| Ridge Ct | 0.10 | | 0.10 | | | | | | 0.10 |
| Ridgeway Dr | 0.26 | | 0.26 | | | | | | 0.26 |
| Ringtail Ct | 0.04 | | 0.04 | | | | | | 0.04 |
| Riverbend Ct | 0.02 | | 0.02 | | | | | | 0.02 |
| Riverside Dr | 0.29 | | 0.29 | | | | | | 0.29 |
| Riverwalk Ct | 0.16 | | 0.16 | | | | | | 0.16 |
| Riverway Ct | 0.16 | | 0.16 | | | | | | 0.16 |
| Royal Oak Ct | 0.06 | | 0.06 | | | | | | 0.06 |
| Sanctuary Ct | 0.05 | | 0.05 | | | | | | 0.05 |
| Savoy Ct | 0.05 | | 0.05 | | | | | | 0.05 |
| School St | 0.22 | | 0.22 | | | | | 0.22 | |
| Simmons Ave | 0.17 | | 0.17 | | | | | | 0.17 |

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VILLAGE OF PEWAUKEE (171)

| Road Name | Gross Miles | County Miles | Municipal Miles | County Jurisdiction | | | Municipal Jurisdiction | | |
|--------------------|-------------|--------------|-----------------|---------------------|-----------|-------|------------------------|-----------|-------|
| | | | | Arterial | Collector | Local | Arterial | Collector | Local |
| Spring St | 0.18 | | 0.18 | | | | | | 0.18 |
| Stepping Stone Way | 0.48 | | 0.48 | | | | | | 0.48 |
| Stone Ct | 0.10 | | 0.10 | | | | | | 0.10 |
| Stony Meadow Cir | 0.07 | | 0.07 | | | | | | 0.07 |
| Sunnyridge Rd | 0.77 | | 0.77 | | | | | | 0.77 |
| Sunset Dr | 0.30 | | 0.30 | | | | | | 0.30 |
| Sussex Rd | 0.55 | | 0.55 | | | | | 0.55 | |
| Sussex St | 0.50 | | 0.50 | | | | | | 0.50 |
| Swan Rd | 0.08 | | 0.08 | | | | | 0.08 | |
| Timber Ridge | 0.30 | | 0.30 | | | | | | 0.30 |
| Tower Ct | 0.16 | | 0.16 | | | | | | 0.16 |
| Turnberry Ct | 0.04 | | 0.04 | | | | | | 0.04 |
| Turnberry Dr | 0.42 | | 0.42 | | | | | | 0.42 |
| Westfield Cir | 0.06 | | 0.06 | | | | | | 0.06 |
| Westfield Way (1) | 0.03 | | 0.03 | | | | | | 0.03 |
| Westfield Way (2) | 1.28 | | 1.28 | | | | | | 1.28 |
| West St | 0.14 | | 0.14 | | | | | | 0.14 |
| Whitetail Ct | 0.06 | | 0.06 | | | | | | 0.06 |
| Willow Grove Dr | 0.68 | | 0.68 | | | | | | 0.68 |
| Wisconsin Ave E | 1.03 | | 1.03 | | | | 1.03 | | |

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January 1, 2021

COUNTY OF WAUKESHA (67)

VILLAGE OF PEWAUKEE (171)

| Road Name | Gross Miles | County Miles | Municipal Miles | County Jurisdiction | | | Municipal Jurisdiction | | |
|--------------------|--------------|--------------|-----------------|---------------------|-------------|-------------|------------------------|-------------|--------------|
| | | | | Arterial | Collector | Local | Arterial | Collector | Local |
| Wisconsin Ave W | 0.91 | | 0.91 | | | | 0.91 | | |
| Woodberry Ct | 0.04 | | 0.04 | | | | | | 0.04 |
| Zachary Ct | 0.04 | | 0.04 | | | | | | 0.04 |
| Total Miles | 34.26 | 1.76 | 32.50 | 1.76 | 0.00 | 0.00 | 4.26 | 3.85 | 24.39 |

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: May 13, 2021

General Information:

Agenda Item: **5.b.**

Applicant:

N/A

Status of Applicant:

Village initiated item

Requested Action:

Review, discussion and possible recommendation to the Village Board to modify Section 40.367.4 of the Municipal Code adding the use “Private Neighborhood-Based Clubhouse with or without Indoor and/or Outdoor Recreational Facilities” as a conditional Use in the Residential Infill-Redevelopment Overlay District (as a subset of the R-5 Zoning District).

Discussion:

The R-5 Single-Family Residential district does not presently provide for “Private Neighborhood-Based Clubhouse with or without Indoor and/or Outdoor Recreational Facilities” either as a use by right or as a conditional use. The same is true of the Residential Infill-Redevelopment Overlay District. The Planner anticipates developments seeking to incorporate this type of use in new subdivisions and views it as a favorable addition to neighborhood planning provided its location, layout, architectural design, proposed use characteristics and hours, manner of ownership and care, proposed beneficiaries, ... are determined to be consistent with the character of the surrounding area. To limit the occurrence of these uses, it has been recommended by the Village Attorney that the CUG be added only to the portions of the R-5 District which have the Residential Redevelopment Infill Overlay District attached.

To that end, the following language is proposed for your consideration:

40.367.4.– Conditional Uses.

(4) “Private Neighborhood-Based Clubhouse with or without Indoor and/or Outdoor Recreational Facilities” subject to the following requirements:

- a) The building(s) land and facilities associated with the clubhouse use shall be owned and operated by a corporation, association, person or persons, for a social, educational, entertainment or recreational purpose and to which membership is required for use and participation and not operated to render a service that is**

customarily carried on as a business. The Village Attorney shall review and approve copies of the proposed covenants and restrictions of the ownership/association describing the intended use, care and operating plans for “Private Neighborhood-Based Clubhouse with or without Indoor and/or Outdoor Recreational Facilities”.

- b) Membership shall be limited to the owners of a specifically defined set of benefitting lots and or units within a neighborhood level boundary contiguous the clubhouse property.
- c) The clubhouse may not be occupied for residential dwelling or business purposes [ref paragraph a) above] except, when approved by the Planning Commission and for a limited time only, as a model/sales center if the clubhouse is located in a new and developing neighborhood.
- d) The building scale and the architectural style/materials/colors shall be consistent with the surrounding buildings within the neighborhood. All buildings must comply minimally with the Residential Design Standards as setforth in Chapter 40, Article IX, Division I, Section 40.436 of the Village Code.
- e) All structures shall meet the setback, offset, open space, maximum building coverage ratio and height regulations of the R-5 District with Residential Redevelopment Infill Overlay District attached.
- f) Sufficient parking shall be supplied onsite for owner and guest parking. Landscaping shall be used to minimize the view of the parking lot from the street.
- g) Exterior lighting and landscaping shall be subject to the Planning Commissions review and approval taking into consideration such special needs as screening the use from neighboring lots/units, preventing light trespass or glare issues, the general landscaping characteristics of the neighborhood.
- h) The proposed hours of use for the Private Neighborhood-Based Clubhouse, including the surrounding property and the facilities shall be subject to review and approval of the Planning Commission bearing in mind the residential characteristics of the neighborhood.
- i) Outdoor recreational and gathering facilities shall be subject to review and approval of the Planning Commission as to suitability within a residential neighborhood and more specifically their proposed spatial placement within the property. Suitable uses would not include uses that may have an adverse impact on the peace and quiet of the immediately surrounding neighbors or the Village as a whole in terms of such things as, but not necessarily limited to, noise, traffic, light trespass, glare.
- j) Use of the Private Neighborhood-Based Clubhouse, including the surrounding property and the facilities, shall be exclusive to the Members and their guests.

Recommendation:

The Planner would favor adding this use as a conditional use that can be requested in the limited portions of the R-5 Single Family District where Residential Infill-Redevelopment Overlay District has been attached. Through conditional use review, the Planning Commission will determine whether the proposed location, layout, architectural design, proposed use characteristics and hours, manner of ownership and care, proposed beneficiaries, ... are consistent with the character of the surrounding area prior to granting any approval.

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: May 13, 2021

General Information:

Agenda Item: 5.c.

Applicant:

N/A

Status of Applicant:

Village initiated item

Requested Action:

Review and discussion regarding portions of the Village of Pewaukee Comprehensive Plan update in progress – i/e Chapter 8 - Transportation and Facilities Element. There may also be discussion regarding the relationship(s)/connectivity of this chapter to the recently completed Village of Pewaukee Strategic Plan Update.

Discussion:

The Planner will present the redline revisions proposed to Chapter 8 of the Comprehensive Plan – Transportation and Facilities.

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: May 13, 2021

General Information:

Agenda Item: **6.a.**

Applicant/Property Owner:

Blommer, Inc., d/b/a The Chocolate Factory, in c/o Valera Smokvin. Building owner is Siepmann Development Company. Right-of-way is owned by the Village of Pewaukee.

Requested Action:

Conditional Use Grant Amendment approval to add an incidental, accessory, seasonal, outdoor dining area in the West Wisconsin Avenue right-of-way over 4 existing, striped parking stalls located directly in front of their restaurant.

Current Zoning:

B-2 Downtown Business District

Current Master Plan Classification:

Community Commercial

Surrounding Zoning/Land Use:

North: B-2 Downtown Business District

South: B-2 Downtown Business District

East: Pewaukee River

West: Pewaukee Lake

Lot Size:

N/A

Location:

161 West Wisconsin Avenue

Background:

The applicant seeks Conditional Use Grant Amendment approval to use 4 existing, on-street paved parking stalls to place tables/chairs/umbrellas/similar patio appurtenances/railings/planters/barriers,... in support of an expanded incidental, seasonal outdoor dining opportunity for their patrons (see site plan/design information attached).

Recommendation:

The Planner does not object to the applicants request as submitted but recommends the following conditions be considered for attachment to any approval the Planning Commission may be inclined to grant:

- 1) Approval is subject to the terms of the attached DRAFT CUG document and related exhibits.

CONDITIONAL USE GRANT

To permit the use “**outdoor dining/seating area accessory to their existing, approved restaurant use, The Chocolate Factory, using four of the public parking stalls situated in the public road right-of-way directly in front of the existing business**”.

Before the Planning Commission of the Village of Pewaukee, Waukesha County, Wisconsin, in regard To Premises located at **161 (Unit 1.b.) W. Wisconsin Avenue** in The Village of Pewaukee, Waukesha County, State of Wisconsin, and further defined as follows:

PWV 0898954002

PARCEL 1 CERT SURV 9251 VOL 83/356 PT NW1/4 SEC 9 T7N R19E DOC# 2697282

WHEREAS, the Zoning Code and Zoning District Map of the Village of Pewaukee, pursuant to State Statutes, provide that the premises may not be used of right for purposes hereinafter described but that, upon petition, such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinances; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the Village of Pewaukee having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, IT IS GRANTED, subject to compliance with the terms and conditions hereinafter state that the Premises may be used for the purpose of “outdoor dining/seating area accessory to their existing, approved restaurant use, The Chocolate Factory, using four of the public parking stalls situated in the public road right-of-way directly in front of the existing business”.

GRANTED by action of the Planning Commission of The Village of Pewaukee this 13th day of May, 2021.

Village Planning Commission Secretary
Cassie Smith

Planning Commission Chairperson
Jeffrey Knutson

Original filed at the Pewaukee Village Hall.

The **GENERAL CONDITIONS** of this Grant are:

- a. This grant shall become effective upon the execution and recording by the owners of the Premises of an acceptance hereof in such form as to constitute an effective covenant that shall run with the land subject to the provisions contained herein.
- b. This grant shall be void unless, pursuant to the building and Zoning Codes of the Village, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of the Planning Commission approval noted above.
- c. This grant is subject to amendment and termination in accordance with the provision of the Zoning Code of the Village.
- d. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and exhibited hereto.
- e. Construction and operation of the use granted shall be subject to full compliance with any other applicable rules/laws as set forth by any other governmental or quasi-governmental departments/entities with jurisdiction over this site, construction and/or operation such as, but not necessarily limited to, the Village's Building Inspections, Public Works, Police and Fire Departments, Waukesha County, Wisconsin DNR, the State of Wisconsin, ... and similar.
- f. Any of the conditions of this Grant which would normally be the responsibility of tenants of the premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
- g. This Grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
- h. Failure to allow reasonable and routine inspections of the property constitutes grounds for revocation of the Conditional Use Grant.
- i. **Conditions on the Use/Operations:**
 1. Annual renewal of this CUG is not a condition of the approval but that is based upon the continued willingness of the applicant to work cooperatively with the Village on adjustments to the site/operating plans as the use goes along in the event unforeseen issues or concerns as to safety or suitability should arise.
 2. The permitted seasonal period of use for the right-of-way shall be March 1 to October 31 annually.
 3. Outdoor music and/or PA may be permitted as a part of this outdoor dining/seating area use. The hours for such music and/or PA shall be limited to the actual open hours of the principal use and no later than 11pm daily.
 4. Days/Hours of use for this right-of-way dining/seating area shall be limited to days/hours that the principal use The Chocolate Factory is actually open but in no case later than 1 am daily.
 5. On the W.Wisconsin Avenue side of the space a fence must be constructed utilizing the concrete base (not less than 10' x 10') and railings as shown in the attached Exhibit A which is attached hereto and made a part hereof by reference. This fence must fully surround the W.Wisconsin Avenue side of this dining area and turn in toward the sidewalk on both sides at least 4 feet. The balance of the area as delimited on the attached site plan shall be separated from the public by weighted stanchions with rope/chain (or similar) or by a continuation of the fencing. The curbing shown on the site plan for use between the drive lane of West Wisconsin Avenue and this seating area shall be sized not less than 10" by 10".

Reference all this in Exhibit "A" which is attached hereto and made a part hereof by reference.

6. As to both seasonal and permanent cessation of operations, the right-of-way area shall be immediately returned to its original state by the applicant - as it was before the street dining use was approved and implemented.
7. All parts of the proposed right-of-way dining appurtenances shall be bound within the approved area as depicted in Exhibit "A" and shall not spread onto the street, sidewalk or curbs surrounding.
8. Consumption of any alcoholic beverages is prohibited in this street dining/seating area.
9. The enclosure/barrier separating the dining area from the sidewalk(s) and the vehicle accessible part(s) of the right-of-way shall be as setforth in Exhibit "A".
10. Landscaping/potted planting enhancements for aesthetic purposes shall be maintained in seasonally robust fashion and located per Exhibit "A".
11. The public markings on the surface of the right-of-way (i.e. the stall striping) shall not be washed away or permanently covered over in the course of this use.
12. Director of Public Works approval, prior to installation, as to the manner of attachment of anything that is proposed to be affixed to any public object and/or the public way.
13. Electric and/or water service to the outdoor dining area may not be run on grade across the sidewalk. Any alternate plans for electric and/or water service to the outdoor dining area shall be subject to review and approval by Village Staff prior to implementation.
14. Any substantiated material adverse impacts upon surrounding properties or the Village generally resulting from this use (including, though not necessarily limited, to noise, odor, litter, animal infestation, loitering, glare, public safety, illegal activity,...) shall be the responsibility of the owner/applicant to correct timely upon notice from the Village and failure to do so may result in revocation of this conditional use grant amendment or portions thereof.
15. Village Staff final review and approval, prior to placement, of all appurtenances (such as but not necessarily limited to tables, chairs, planters, heaters, fire tables, trash receptacles, serving tables,... and similar) proposed to be placed in the right-of-way area(s) ref Exhibit A attached.
16. The only food and/or beverage that may be consumed within this specific right-of-way seating space shall be limited to that emanating from the adjacent, approved use, The Chocolate Factory.
17. A clear public sidewalk aisle-way not less than 5 feet wide shall be maintained at all times throughout the frontage of this lot.
18. The right-of-way dining area shall comply fully with any/all applicable requirements attendant to handicapped accessibility and ADA requirements.
19. The final placement/location of the proposed wheelchair ramp shall be subject to review/approval of the Village's Engineer.
20. Recording of the Conditional Use Grant Amendment prior to the start of any right-of-way occupancy.
21. Village Board approval of a right-of-way access/occupancy/use permit and agreement prior to recording of the Conditional Use Grant Amendment – the date and terms of such approval to be memorialized in the Village's CUG record/file for this property for the duration of time that this use is permitted.
22. Execution of a hold harmless and indemnity agreement satisfactory to the Village Attorney and approved by the Village Board for construction and operation of the use herein granted, the date and terms of such agreement to be memorialized in the Village's CUG record/file for this property for the duration of time that this use is permitted.

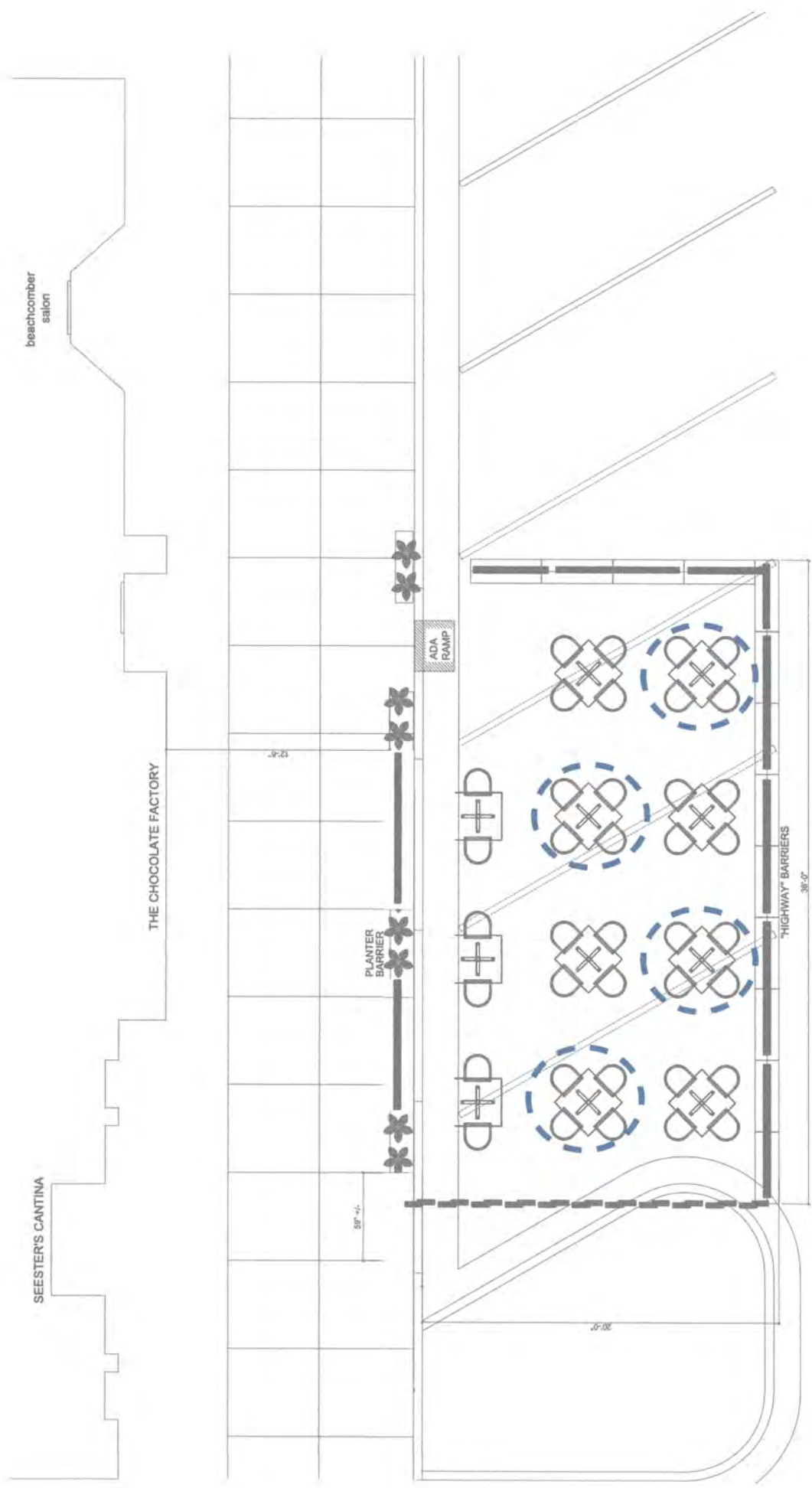
23. Provision of general liability and property damage insurance naming the Village of Pewaukee as an additional insured shall be provided to the Village Attorney for review and approval as to adequacy – evidence of the final and approved insurance documents to be retained on file in the Village’s CUG record for this property for the duration of time this use is permitted.
24. Any new/extra lighting proposed for this right-of-way seating area use shall be subject to review and approval by Village Staff prior to implementation.
25. No signage is requested or approved as a part of this CUG Amendment. Any future signage shall be subject to review under the Village Sign Code prior to placement at the site.
26. The Village Board shall make the final determination as to who has precedence in terms of the right-of-way use on any dates/times where use of this specific right-of-way space may have been requested by multiple parties/special events. During special events in the downtown area, the permit holder shall refer to the Village Administrator for the priority determination as may have been set forth by the Village board in regard to this specific right-of-way space and shall abide by those specific instructions.

j. Conditions on the Existing Structures, Existing Site and Existing Outdoor Dining/Seating Area:

- a. All per existing conditions and approvals.

k. Other: None.

SEE EXHIBIT “A” ATTACHED BELOW



36 SEATS
DISTANCED
CAPACITY
850 SQ. FT. +/-

Key

- Fencing
- - - Retractable Rope Barrier
- Umbrella

Chocolate Factory Parklet Project

Fencing Specs

AVANT 36" X 8' Black Sand Preassembled Aluminum Panel

(Actual Size 32.5" X 93.5")

Model Number: 503002 Menards® SKU: 1710702

Features

- Durable, FortressLock product provides a premium powder-coated finish creating a virtually maintenance-free system
- Measures 96" W x 36" H installed with a 3.5" bottom kick space
- Also available in 72" W sections
- Includes 15-year warranty



Chocolate Factory Parklet Project

Fencing Post Specs

AVANT 2.5 x 2.5 x 39.5" Black Sand Aluminum Post W/base Cover

(Actual Size 2.5" x 2.5" x 39.5")

Model Number: 503006 Menards® SKU: 1710706

Features

- Designed to be installed with AVANT prefabricated panels for a 36" railing height
- Durable, premium powder-coated finish creates a virtually maintenance-free system
- Includes 15-year warranty
- Includes Post Cap



Chocolate Factory Parklet Project

Fencing Information

- 1) Fencing on the street will be attached to concrete slabs as pictured below.
- 2) Concrete slabs will be painted dark navy blue will to improve appearance.
- 3) Exterior side of fence post will include reflective strips to improve visibility for vehicles driving in the evening.



Chocolate Factory Parklet Project

Umbrella Specs

Brand

California Umbrella

Color

Navy Blue

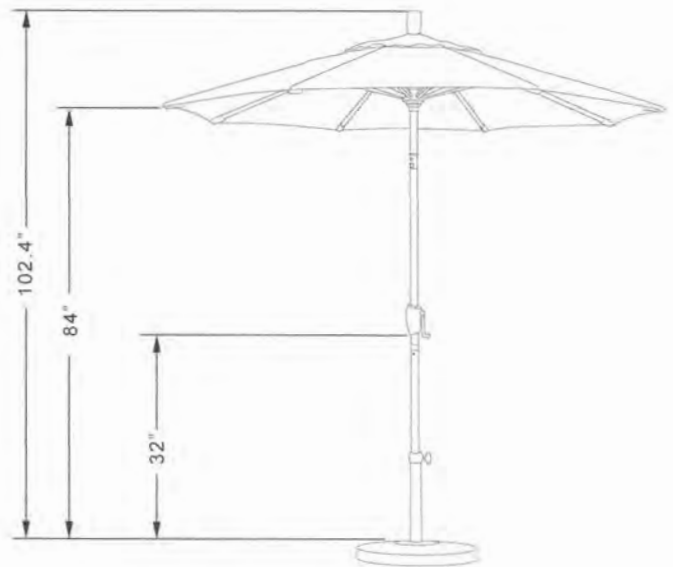
Width

7.5 feet

Height

102.4 inches

Crank operated with fiberglass ribs for flexibility. Connected to a 95 lb California Umbrella cast iron stand.



Chocolate Factory Parklet Project

Umbrella Base Specs

Brand

California Umbrella

Color

Black

Maximum Rise

30 in

Width

26"

Weight

95 lbs.

Material

Cast Iron



Chocolate Factory Parklet Project

ADA Ramp Specs

Designed to provide accessibility for all mobility devices, including wheelchairs, scooters, walkers, and canes, this Silver Spring aluminum modular threshold ramp can support up to 600 lbs. and is ideal for single steps, uneven floors, thresholds, and more with a maximum rise of 5-1/4".

Minimum Rise

4-3/4"

Maximum Rise

5-1/4"

Length

26-5/8"

Width

34"

Weight

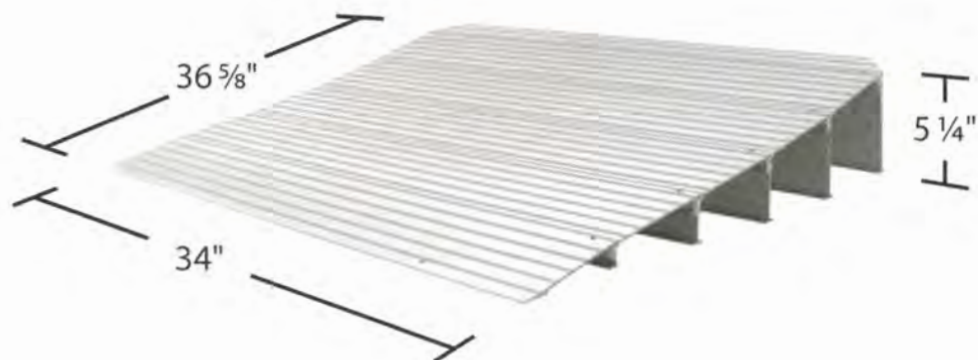
18 lbs.

Maximum Capacity

600 lbs.

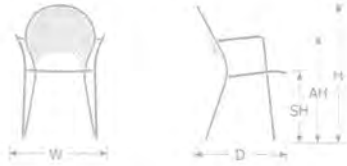
Material

Aluminum





DETAILS



| H | W | D | SH | AH | Lbs |
|-------|-----|-------|-----|-----|-----|
| 34.5" | 23" | 24.5" | 18" | 27" | 14 |

Outdoor/Indoor Stacking Armchair

E-coated powder coat finish

Frame: Tubular Steel

Seat/Back: Interlace Steel Mesh

Stackability: 4

SHIPPING

Master Pack Quantity: 4

Master Pack Dimensions: 42"x25"x29"

Master Pack Weight: 70 Lbs.

Density: 4.4

Master Cartons/Pallet: 6

Freight Class: 250

FOB: PA 17042

Quick Ship Finishes:



22 A/Iron

Special Order Ship Finishes:



23 A/White



24 A/Black



37 A/Moss Grey



41 A/Bronze



50 A/Cherry



60 A/Green



75 A/Dark Green

DETAILS



| H | BW | TS | Lbs |
|-------|-------|---------|-----|
| 29.5" | 32.5" | 32" Sq" | 33 |

Outdoor/Indoor Umbrella Table

Umbrella Hole Dia. 1 9/16"

E-coated powder coat finish

Top Thickness: 1 1/4"

Top: Extended Steel Mesh

Base: Tubular Steel Legs

Assembly Required: Yes

SHIPPING

Master Pack Quantity: 1

Master Pack Dimensions: 42"x33"x5"

Master Pack Weight: 35 Lbs.

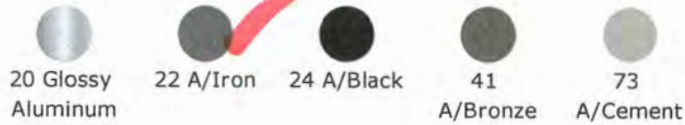
Density: 9

Master Cartons/Pallet: 15

Freight Class: 100

FOB: PA 17042

Quick Ship Finishes:



Special Order Ship Finishes:



STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: May 13, 2021

General Information:

Agenda Item: **6.b.**

| | |
|--|---|
| Applicant: | Riverside 321 Partners LLC in c/o Christian Hlavinka |
| Status of Applicant: | Property owner |
| Requested Action: | Recommendation to the Village Board for approval of the 36 lot Riverside Preserve Preliminary Plat. |
| Existing Zoning: | R-5 Single-Family Residential District with Residential Infill-Redevelopment Overlay District |
| Proposed Zoning: | Same |
| Surrounding Zoning/Land Use: | North: Single-Family Residential South: City of Pewaukee East: P-1 Park and Recreation West: Single-Family Residential |
| Existing Master Plan Classification: | Single-Family Residential |
| Proposed Master Land Use Plan Category: | Same |
| Location: | 321 Riverside Dr. |
| Lot Size: | ~13.84 acres |

Discussion:

The applicants plan depicts 36 lots which are all compliant as to minimum area (i.e. minimum required lot area = 7,000 sq.ft., and minimum required average lot size = 8,500 sq.ft.). There is no specific minimum lot width requirement in the R-5 (RIR) District, rather the lot widths are simply subject to plan review and approval by the Commission and Village Board as a part of the platting/review process.

The plat depicts a compliant “detail” regarding setbacks and offsets on each lot at 25’ front, 20’ rear and not less than 5 on the sides. On certain lot combinations, such as 25-26, this leads to very narrow building separation which may require special building construction standards that the developer and future builders must take into consideration.

They have provided a plan confirming the buildable footprint within each lot as adequate to meet the minimum home size (i.e. 1,100 minimum total sq.ft. with minimum 900 sq.ft. on the first floor), and will

need to provide a lot list confirming that each lot can also conform to the minimum open space ratio (25%) and maximum building coverage ratio (35%).

Prior to or concurrent with the final plat submission, the applicant will need submit a portfolio of sample architectural intentions for the Planning Commissions review. A detailed description of the plans for fencing and swimming pool permissions in the development will also be needed.

All roads are proposed to be public and appear to meet the standard Village requirements as to paving width, curb/gutter, terraces and sidewalks (defer to the Village Engineer for specific details).

The areas of this plat that are floodplain, wetland and environmental corridor are left undisturbed by the platting of the lots and proposed home locations.

Street lighting and street tree planting details will need to be addressed between the applicant and Staff as a part of the Development Agreement preparation that will follow preliminary plat approval..

The Outlots 1-3 will all be owned by a homeowners association.

Recommendation:

This plat is considered to be consistent with both the purpose and spatial requirements of the R-5 Single-Family Residential District with Residential Infill-Redevelopment Overlay District. The Planner recommends the following matters be made a condition of approval:

- 1) Clarify the detail of the 10' pedestrian easement by Lot 26;
- 2) Show the vision corner on Lot 10;
- 3) Applicant acknowledges that narrow spacing between buildings may result in modified design/construction standards for the buildings;
- 4) Applicant to provide a lot list confirming that each lot can conform to the minimum open space ratio (25%) and maximum building coverage ratio (35%);
- 5) The applicant will need submit a portfolio of sample architectural intentions, a detailed description of the plans for fencing and swimming pool permissions in the development – these items to be presented to the Planning Commission for their review;
- 6) Street lighting and street tree planting layouts must be worked out between the developer and Village Staff for incorporation into the Development Agreement;
- 7) Village Engineer review and approval of all grading, drainage, erosion control, stormwater management, utility and similar infrastructure related details attendant to this development prior to final plat consideration.

Planning Commission Report for May 13, 2021

Riverside Reserve Preliminary Plat

Applicant: Riverside 321 Partners, LLC

Project: Riverside Preserve

Requested Action: Approval of Preliminary Plat

Location: 321 Riverside Dr.

Report

Plat Comments

A 36-lot single family subdivision has been submitted for development of the property adjacent to Riverside Drive and Ridgeway Drive in the Village. I have reviewed the plat for adherence to Village of Pewaukee code requirements and note the following items:

1. The plat will be made up of the parcel of land on which the 36 lots and Outlot1 are located and two separate lots shown as Outlots 2 and 3.
2. The land contains 100-year floodplain and floodway; wetlands and Primary Environmental Corridor. All have been depicted on the preliminary plat. The lots in the development are outside all environmental areas. Open lands designated as Outlots do contain environmental features.
3. All easements should be defined by written documents with the document number added to the final plat and written in when the final plat is recorded. The easements must indicate the purpose, rights granted, to whom those rights are granted to and who is responsible for maintenance of the easement areas.
4. Soil maps and soil information indicate that there is high groundwater throughout the site. Development plans indicate that the land will be filled substantially (2 to 10 feet) to raise up the homes and allow basements. Regardless, a note should be added to the final plat stating, "*Lands that are part of this subdivision plat are located in an area with mapped soils that may contain seasonal high groundwater. The lowest level of any residence should be at an elevation that is greater than those Proposed Basement Floor Elevations listed on Page 1 of 6 of the Soil Report prepared by Butler Engineering dated 6/12/20 to minimize wet basements and substantial sump pump activity.*"
5. Oxbow Court is proposed to have a 130 foot right-of-way width. Plans show a green space island in the middle of the right-of-way. Director of Public Works Naze as indicated that snow removal may be an issue in the cul-de-sacs. Consideration should be given to depressing the center island in both cul-de-sacs for stormwater (bioswale/rain garden) and snow storage in the winter, but have the Homeowner's Association maintain the green space.
6. The distance for the "legs" of the vision corner easements can be reduced to 15 feet per the new code recently approved by the Village.
7. Proposed centerline grades were provided on a preliminary grading plan for the site. No road grades will exceed 4%.

8. Owner shall make sure that the previous plat has been properly vacated. Notes on the preliminary plat seem to indicate that the lots from the River Hills Park subdivision are still in place.
9. Access shall be granted to the Village to be able to inspect the storm water management facility.
10. A storm water maintenance agreement shall be prepared, signed and recorded with the final plat.
11. There are two utility easement (storm sewer between lots 16 and 17, and a water main between lots 19 and 20) that would be placed in a 20-foot easement between homes. These may be too close to homes to perform and maintenance work. Additional easements may be necessary after review of the development engineering plans.
12. The water main easement along the west side of Lot 1 should extend westerly to the lot line.
13. There are several drive openings along the public roads. I recommend that the developer be required to replace those curbs with vertical face curb that is located adjacent to the driveway openings.

General Comments from DPW Naze:

The Riverside dead-end right-of-way and the old unneeded clay sanitary sewer in it should be vacated and abandoned. Higher quality asphalt ends at approximately the northwesterly lines of Outlots 1 and 3. Right of way vacation would allow for the street and pavement to be removed, for added green space and the land could be included in the Outlots. A turn-around or hammerhead would be required at the new southerly end of Riverside Drive.

The internal cul-de-sacs present a very significant future operational and winter operations concern. The high- density does not appear to allow for or present anywhere apparent to store snow. Higher density cul de sacs generate nearly all of our winter complaints due to storage and snow filled driveways. In this case there are 16 driveways in those two bulbs, much more than any we have in the Village now. It would become an unnecessary DPW burden to load snow and haul away regularly in a subdivision. I suggest they investigate something creative like narrow pavement and depressed storage medians in those areas. Not seeing the street geometry I'm still not sure that would provide enough storage. I would like the covenants to have the HOA maintain the green areas in the cul-de-sacs, not the Village.

Staff Recommendation:

I recommend approval of the Preliminary Plat, subject to:

1. Incorporation of items noted above on the final plat
2. Incorporation of additional notes, if any are needed, on the final plat based on a review of the engineering plans.

Tim Barbeau
May 5, 2021

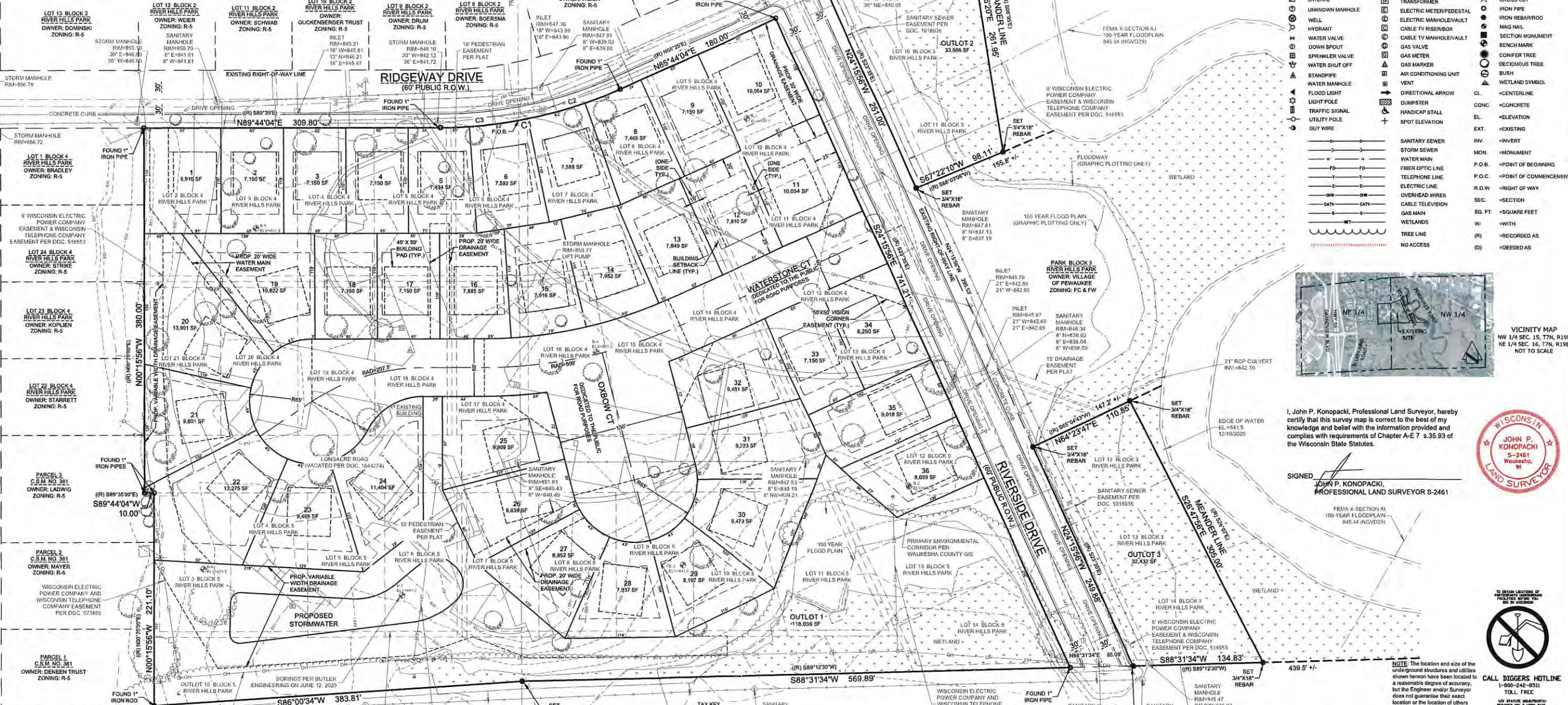
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.

www.pinnacle-engr.com

GENERAL NOTES

- 1. Field work completed on DECEMBER 9, 2020.
2. Flood Zone Classification: The property lies within Zone 'X', Zone 'AE' and FLOODWAY of the Flood Insurance Rate Map Community Panel No. 55133C0203G with an effective date of NOVEMBER 5, 2014.
3. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain.
4. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20205004048, #20205003920 & #20204913813 with a clear date of DECEMBER 9, 2020.
5. Wetlands delineated by Wetland & Waterway Consulting LLC on July 7 & 8, 2020.
6. The Pewaukee River was located and measured on December 10, 2020 and the boundary is subject to change due to natural causes and that it may or may not represent the actual location of the limit of title.
7. Soils on site are BtA (Brookston silt loam, CD), HmB2 (Hochheim loam, D), LmB (Lamarfine silt loam, B/D), Ph (Pella silt loam, B/D)
8. Outlot Statement: Each individual lot owner shall have an undivided fractional ownership in Outlots 1-3. The Village of Pewaukee and Waukesha County shall not be liable for any fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
9. Vision corner easement: No obstructions greater than three feet in height, except necessary street signs and public utility lines, shall be permitted.

SUNSET DRIVE



TAX KEY

#PWV 0925 964 UNPLATTED LANDS OWNER: WAUKESHA COUNTY ZONING: P-1
#PWV 0922 990 UNPLATTED LANDS OWNER: WAUKESHA COUNTY ZONING: P-1

OWNER/SUBDIVIDER:

RIVERSIDE 321 PARTNERS, LLC ATTN: CHRISTIAN HLAVINKA PO BOX 752 ARLINGTON HEIGHTS, IL 60006 PH: 414-699-4326

SURVEYOR/ENGINEER:

JOHN P. KONOPACKI, PLS ANTHONY S. ZANON, PE PINNACLE ENGINEERING GROUP 20728 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 PH: 262-754-8888

WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY EASEMENT PER DOC. 573895

WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY EASEMENT PER DOC. 573895

CURVE TABLE with columns: CURVE NO., LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. Includes curves C1, C2, C3 with recorded bearings.

ZONING: R-5 RESIDENTIAL DETACHED DISTRICT WITH REDEVELOPMENT DISTRICT OVERLAY
MINIMUM AVERAGE LOT AREA = 8,500 SF
(AVERAGE LOT AREA = TOTAL SF OF BUILDABLE PROJECT AREA - PUBLIC ROADS/# OF LOTS)

North arrow, Graphical Scale (Feet) 0 to 100', and bearings information: Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011).

LEGEND OF SYMBOLS & ABBREVIATIONS. Lists symbols for Sanitary Manhole, Storm Manhole, Storm Inlet, Cleanout, Catch Basin, Lateral, Unknown Manhole, Well, Hydrant, Water Valve, Down Spout, Sprinkler Valve, Water Shut Off, Standpipe, Water Manhole, Flood Light, Light Pole, Traffic Signal, Utility Pole, Guy Wire, Fiber Optic Marker, etc.



I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.



SIGNED JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

FEMA X SECTION A) 100-YEAR FLOODPLAIN 845.64 (NGVD29)

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Digger's Hotline, Inc., etc.

LEGAL DESCRIPTION:

AS DESCRIBED IN KNIGHT BARRY TITLE INSURANCE COMPANY POLICY NUMBER 72306-45971889 WITH AN EFFECTIVE DATE OF OCTOBER 4, 2016.
Lots 9 through 14, inclusive, in Block 3 and Lots 2 through 21, inclusive in Block 4 and Lots 3 through 14, inclusive, in Block 5, and all that portion of vacated Longacre Road lying between the described Lots in Block 4 and 5, and Outlot 15, in Block 5, excepting the West 160.20 feet thereof, all being in River Hills Park, being a Subdivision of the Southeast 1/4 of Section 9, and part of the Northwest 1/4 of Section 15 and part of the Northeast 1/4 of Section 16, in Township 7 North, Range 19 East, in the Village of Pewaukee, County of Waukesha, State of Wisconsin. Containing 587,086 sq. ft. (13,0185 acres) to the meander line of the Pewaukee River, 588,357.2 sq. ft. (13,7364+ acres) to the waters edge.

Tax Key Number: PWV 0925-038 Address: 321 Riverside Drive

PINNACLE ENGINEERING GROUP logo and contact information. Includes 'PLAN | DESIGN | DELIVER' slogan, address (20728 Watertown Road, Brookfield, WI 53186), phone (262) 754-8888, and website www.pinnacle-engr.com. Also includes 'REVISIONS' table and 'SHEET C-1' information.

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: May 13, 2021

General Information:

Agenda Item: 6.c.

Applicant:

John Wahlen of Cornerstone Development (d/b/a The Glen at Pewaukee Lake)

Property Owner:

Village of Pewaukee

Requested Action:

Recommendation to the Village Board of the Development Agreement drafted in support of the proposed Glen at Pewaukee Lake subdivision.

Current Zoning:

R-5 Single-Family Residential District with Residential Infill-Redevelopment (RIR) Overlay District

Current Master Plan Classification:

Single-Family Residential

Requested Master Plan Classification:

Single Family Residential

Surrounding Zoning/Land Use:

North: R-5 Single Family Residential
South: R-5 Single Family Residential
East: R-5 Single Family Residential
West: R-5 Single Family Residential

Lot Size:

14.06 acres

Location:

Near 449 W. Wisconsin Avenue

Discussion:

The proposed Development Agreement will be presented by Village Staff for review, discussion, and possible recommendation to the Village Board for approval.



To: Jeff Knutson, President
Plan Commission

From: Scott A. Gosse
Village Administrator

Date: May 5, 2021

Re: Agenda Items 6d, Discussion and Possible Action on Concurring with Sale of Village
Property at 449 W. Wisconsin Avenue

BACKGROUND

The Plan Commission may aware that the Village Board is in the process of selling the St. Mary's Church parcel, containing 1.6627 acres, to Agape Community Church. As part of this process, Wisconsin Statutes Section 62.23(5) indicates that the Village Board shall refer to the Plan Commission the sale of the property "for its consideration and report before final action is taken" by the Village Board.

ACTION REQUESTED

The action requested of the Plan Commission is to concur with the sale of 1.6627 acres of land owned by the Village to Agape Community Church.