



PLAN COMMISSION AGENDA

March 14, 2024 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: <https://www.youtube.com/live/DKGauIQWB1Y?si=w-H25DRZwFPb-3Uk>

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
2. Public Hearings:
 - a. Conditional Use Grant request of applicant Alltrux Holdings LLC, in c/o Richard Yezzi and d/b/a JX Truck Center-Battle Motors, to add the subordinate, accessory use Medium/Heavy Duty Truck Sales to his current, principal use of the premises for vehicle service center at 1291 Hickory St. This 3.27-acre, B-5 Light Industrial zoned property is owned by Zimmermann & Schwartz Real Estate LLC in c/o John Schwartz.
 - b. Conditional Use Grant request of applicant Jennifer & Ben Washburn, d/b/a Daily Dose Juice Bar, to locate their health café in ~2,450 sq. ft. of space at 115 W. Wisconsin Ave. This 0.16-acre, B-2 Downtown Business zoned property is owned by Joseph Grasc Development LLC in c/o Joseph Grasc.
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 – February 8, 2024
5. Old Business. – None.
6. New Business.
 - a. Review and Possible Action on Conditional Use Grant request of applicant Alltrux Holdings LLC, in c/o Richard Yezzi and d/b/a JX Truck Center-Battle Motors, to add the subordinate, accessory use Medium/Heavy Duty Truck Sales to his current, principal use of the premises for vehicle service center at 1291 Hickory St. This 3.27-acre, B-5 Light Industrial zoned property is owned by Zimmermann & Schwartz Real Estate LLC in c/o John Schwartz.
 - b. Review and Possible Action on Conditional Use Grant request of applicant Jennifer & Ben Washburn, d/b/a Daily Dose Juice Bar, to locate their health café in ~2,450 sq. ft. of space at 115 W. Wisconsin Ave. This 0.16-acre, B-2 Downtown Business zoned property is owned by Joseph Grasc Development LLC in c/o Joseph Grasc.
 - c. Review and Possible Action on the Building and Site Plan Amendment request of property owner/applicant Wisconsin Shirdi Sai Inc. to add screened HVAC equipment along the south side/wall of their existing temple building located at 111 Prospect Avenue. This .98-acre property is zoned IPS Institutional & Public Service District.
 - d. Review, discussion, and possible action on the Sign Code waiver request of Aaron Grochowski of Signarama, Glendale Heights, IL, to install an oversized wall mounted front façade sign for tenant Rosati's Pizza in c/o John Bakas, at 690 Westfield Way-Suite C. This 4.4-acre, B-1 Community Business zoned property is owned by 690 Westfield Way LLC in c/o Saf Sarich.
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: March 8, 2024

**Plan Commission Meeting
February 8, 2024 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072**

https://www.youtube.com/live/9nEVczWqIWg?si=qzfy5KbcEo7YJm_y

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

President Knutson called the meeting to order at approximately 6:01 p.m.

Plan Commission members present: Comm. Mark Grabowski; Comm. Theresa Hoff; Comm. Sam Liebert; Comm. Brian Belt; Trustee Craig Roberts; Comm. Katie Jelacic, and President Jeff Knutson.

Also present: Village Planner, Mary Censky; Village Attorney, Matt Gralinski; and Village Deputy Clerk, Jenna Peter.

2. Public Hearings –

- a. **Conditional Use Grant request of applicant L Lazar Konda, to locate a restaurant use with full bar and outdoor seating in tenant space 1-H of the multi-tenant building located at 161 W. Wisconsin Avenue. This B-2 Downtown Business zoned property is owned by Siepman Development Company.** – No comments.

3. Citizen comments – None.

4. Approval of the Minutes –

Regular Plan Commission Meeting – January 11, 2024.

Comm. Hoff motioned/seconded by Comm. Grabowski to approve the January 11, 2024, Regular Plan Commission Meeting minutes.

Motion carried 7-0.

5. Old Business – None.

6. New Business

- a. **Discussion and possible action on Conditional Use Grant request of applicant L Lazar Konda, to locate a restaurant use with full bar and outdoor seating in tenant space 1-H of the multi-tenant building located at 161 W. Wisconsin Avenue. This B-2 Downtown Business zoned property is owned by Siepman Development Company.**

Planner Censky explained the applicant was requesting to have acoustic music outside, up to five times a month. It was clarified that this is not an extension of the existing Conditional Use Grant at Beach House Bistro, it is a separate use and space unto itself even though the two spaces may have a connecting door between them. Censky stated that Village Engineer, Tim Barbeau did go out and measure the seating area and determined there is adequate room to place outdoor seating and still have a 5-foot-wide public sidewalk space adjacent to the back of the curb on W. Wisconsin Ave. Applicant – L Lazar Konda explained there will be an interior door connecting both uses within this building. The business hours will be the same as Beach House Bistro's. Mr. Konda stated that Beach House Bistro did apply for a Conditional Use Grant for street dining, but it was never recorded due to setup expense issues. Planner Censky noted that past street dining approval is now void by time elapsed.

Village Planner Recommendations:

1. Approval is subject to the terms of the attached DRAFT CUG document and related floor plan and seating area exhibits.

Comm. Grabowski motioned/seconded by Comm. Belt to approve the Conditional Use Grant with the Village Planner’s recommendations as setforth in the DRAFT Conditional Use Grant document with the change to allow unlimited days per year of outdoor acoustic music in the outdoor seating area. Motion carried 7-0.

- b. Review, discussion and possible action/recommendation to the Village Board regarding a draft amendment to Chapter 70, Section 70.103, of the Village Code pertaining to Administrative Exceptions for signs.**

Censky stated the amendments presented are very consistent with the discussion at the previous month’s meeting and incorporate the input of the Village Administrator and Village Attorney on the matter.

Trustee Roberts motioned/seconded by Comm. Hoff to approve recommendation to the Village Board for the sign code amendments as presented by the Village Planner. Motion carried 7-0.

7. Citizen Comments – None.

8. Adjournment

Comm. Grabowski thanked Trustee Roberts for his work in developing the New Planning Commissioner Handbook and welcomed the New Plan Commission members Sam Liebert and Katie Jelacic.

Comm. Grabowski motioned/seconded by Comm. Hoff to adjourn the February 8, 2024, Regular Plan Commission meeting at approximately 6:28 p.m.

Motion carried 7-0.

Respectfully submitted,

Jenna Peter
Deputy Clerk

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: March 14, 2024

General Information:

Agenda Item: **6.a.**

Applicant/Property Owner:

Richard Yezzi, d/b/a Alltrux Holdings, LLC
with consent of underlying property owner
Zimmermann & Schwartz Real Estate LLC

Requested Action:

Conditional Use Grant approval

Existing Zoning:

B-5 Light Industrial District

Proposed Zoning:

Same

Surrounding Zoning/Land Use:

North: Railroad tracks
South: B-5 Light Industrial use and zoning
East: B-5 Light Industrial use and zoning
West: B-5 Light Industrial use and zoning

Existing Master Plan Classification:

Industrial-Business Park

Proposed Master Plan Classification:

Same

Location:

1291 Hickory Street

Lot Size:

3.27 acres

Discussion:

The applicant requests approval to add the subordinate, accessory use of Medium/Heavy Duty Truck Sales to his pre-existing, approved/permitted vehicle service facility in the B-5 Light Industrial District. The existing use is generally oriented toward servicing medium-duty to heavy-duty trucks.

Commissioners will recall that the accessory use:

“Medium-Heavy Duty Truck’ sales/display use (not to exceed one (1) outdoor vehicle parking or display space, as a subordinate and accessory use conducted in support of an approved principal conditional use “Automobile service facility”. ‘Medium-Heavy Duty Truck’ shall be defined as vehicles greater than 14,000 pounds Gross Vehicle Weight Rating (GVWR) and eligible to be licensed by WDOT as a ‘Truck’, excluding motor trucks used as a motor home with a slide-in camper unit (dual-purpose vehicle).” was recently added to the list of Conditional Uses that can be considered for approval in the B-5 Light Industrial Zoning District.

The applicant is not requesting any outdoor display space be included as a part of this approval, however, he does show in a site plan attachment, an area of the site that could accommodate parking for up to one medium/heavy duty truck could be displayed for sale.

Waukesha County GIS Aerial Map View – 1291 Hickory Street



Google Map Street View – 1291 Hickory Street



Recommendation:

The Planner raises no specific objections to this plan as presented provided the following conditions are considered for attachment to any approval the Commission may inclined toward granting:

- 1) Conditional Use Grant document (see draft attached) to be fully signed and recorded prior to the start of vehicle sales use at this site.



CONDITIONAL USE GRANT APPLICATION FORM

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukee.gov— 262-691-5660

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: 1291 Hickory Street, Pewaukee, WI 53072 Tax Key: PWV 0922997
Property Owner Name: Zimmermann & Schwartz Real Estate LLC Zoning of Property: B-5 Light Industrial

APPLICANT INFORMATION

Applicant Name: Alltrux Holdings, LLC. Applicant Phone #: 262-709-3131
Applicant Address: 1291 Hickory Street, Pewaukee, WI 53072 Applicant Email: ryezzi@jxe.com
Applicant Email: ryezzi@jxe.com

DESCRIPTION OF REQUEST (Please be thorough and attach additional pages if needed)

Business Name, if applicable: JX Truck Center - Battle Motors
FEIN, if applicable: 88-3326028
Description of Proposed Use (Restaurant/Retail/Office) _____
Primary use will remain as a vehicle service center, with a secondary use of conducting medium/heavy duty truck sales. This address is being used as equipment manufacturers in our industry will not approve a competing line to hold the same address. This site will be used for handling the necessary paperwork with the trucks themselves being delivered to other locations rather than to this address. Vehicles will not be displayed at the site.

DIRECTIONS / NOTES—See page 4 for specific items required

NOTE: As this is for consultative purposes only, an engineering review will not take place at this time. An engineering review will take place if/when a formal application for approval is submitted.

Please include the following required items with this application:

- 1. One paper copy of the submittal, including plans/drawings/applicable attachments. **11 paper copies are only required for documents larger than ledger size (11" X 17").**
- 2. One digital copy of the submittal, including plans/drawings/applicable attachments. (Jump drive)
- 3. Completed Professional Services Reimbursement Form
- 4. Signatures on page 3
- 5. Conditional Use for Restaurant/Night Club must be attached if applicable

For Office Use Only

Staff Initials: _____

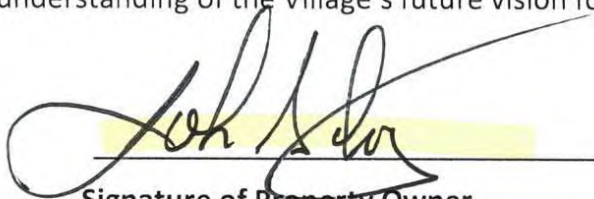
Date/Time Received: _____

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.

John Schwartz _____

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.

Richard C. Yezzi, Jr. _____

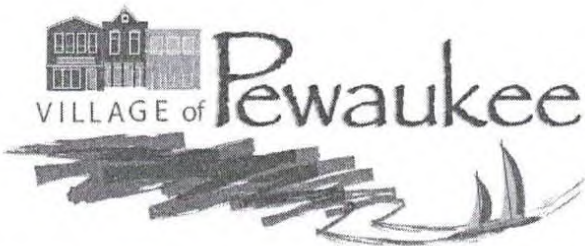
Applicant's Printed Name



Signature of Applicant

Return the completed application forms along with the required attachments, **\$190** 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 AGREEMENT

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukeewi.gov—262-691-5660

PROPERTY INFORMATION

Property Address: 1291 Hickory Street, Pewaukee, WI 53072 Tax Key: PWV 0922997
Property Owner's Name: John Schwartz Phone Number: 262-993-4993

RESPONSIBLE PARTY INFORMATION - All invoices will be mailed to this address.

Business Name: Alltrux Holdings, LLC. FEIN: 88-3326028
Person Responsible for Payment / Business Contact Name: Richard C. Yezzi, Jr.
Mailing Address: 1291 Hickory Street, Pewaukee, WI 53072
Responsible Party / Contact Phone Number: 262-709-3131
Responsible Party / Contact Email Address: ryezzi@jxe.com

AGREEMENT / SIGNATURES - Property Owner signature is required.

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.

Property Owner Signature: Printed Name: John Schwartz Date: 1/30/24

Applicant Signature: Printed Name: Richard C. Yezzi, Jr. Date: 1/30/24

For Office Use Only Staff Initials: _____ Date Received: _____

Site Plan

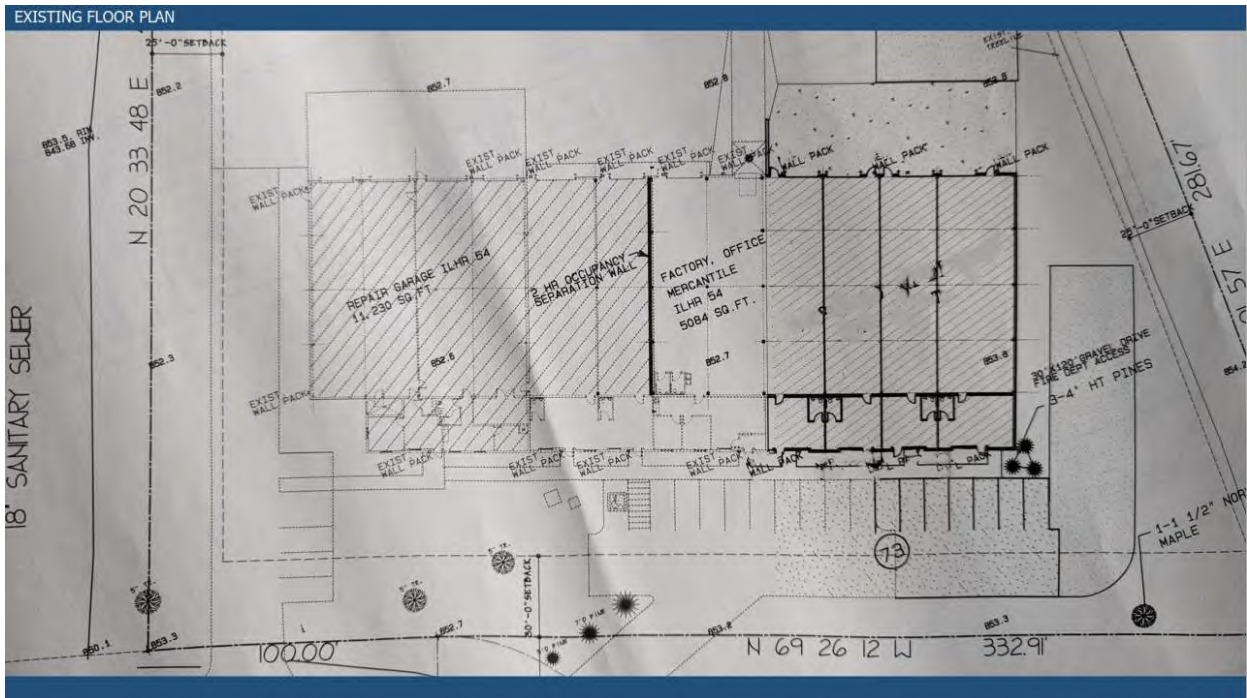


The area highlighted in blue is where any potential outside parking would occur. Vehicles will be delivered to customers or other designated locations directly from the manufacturer, so there will be no need for a display of any kind.

There are no planned changes to the site, as this is intended to simply be an office to handle the paperwork for these transactions.

Architectural Plan

There are no planned changes to the building as part of this request. Below you will find the floor plan and architectural drawings of the existing facility.



Landscaping Plan

As no changes are planned, we would like to maintain the existing landscaping plan for the facility. Landscaping is visible in the aerial photo provided.

Signage Plan

There is no additional signage being installed. The name of the business and hours of operation will simply be posted on the entry to the office.

Exterior Lighting Plan

There are no planned changes to the existing lighting at the site.

N 20 33 48 E

25'-0" SETBACK

10000

N 69 26 12 W

332.9'

EXIST'G WALL

EXIST'G WALL

REPAIR GARAGE 11,230 SQ. FT.

2 HR OCCUPANCY SEPARATION WALL

FACTORY OFFICE
MERCANTILE
5084 SQ. FT.

50'-0" SETBACK

892.1

892.6

892.1

893.2

892.7

892.8

893.3

893.8

893.8

73

30'x120' DRIVE
WITH REPT ACCESS
B-4' HT PIN

EXIST'G WALL

WALL PACK

WALL PACK

WALL PACK

WALL PACK

EXIST'G WALL

EXIST'G WALL

EXIST'G WALL

EXIST'G WALL

EXIST'G WALL

EXIST'G WALL

EXIST'G WALL

EXIST'G WALL

EXIST'G WALL

EXIST'G WALL

EXIST'G WALL

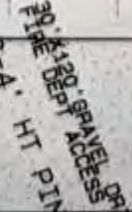
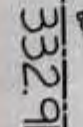
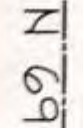
EXIST'G WALL

EXIST'G WALL

EXIST'G WALL

EXIST'G WALL

EXIST'G WALL



CONDITIONAL USE GRANT

To permit the “subordinate, accessory use ‘Medium/Heavy Duty truck sales/display use (not to exceed up to one (1) outdoor vehicle display space and/or up to one (1) indoor vehicle display space) in support of their permitted principal use (i.e. vehicle service facility)”.

Before the Planning Commission of the Village of Pewaukee, Waukesha County, Wisconsin, in regard To Premises located at 1291 Hickory Street in the Village of Pewaukee, Waukesha County, State of Wisconsin, and further defined as follows:

PWV 0922997

PARCEL 1 CERT SURV 3980 VOL 31/62 REC AS DOC# 1151697 PT SW1/4 SEC 10 & NW1/4 SEC 15 T7N R19E DOC# 4063294 & DOC# 4063295

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 purpose 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 stated, that the Premises may be used for the purpose of “subordinate, accessory use ‘Medium/Heavy Duty truck sales/display use (not to exceed up to one (1) outdoor vehicle display space and/or up to one (1) indoor vehicle display space) in support of their permitted principal use (i.e. vehicle service facility)’.

GRANTED by action of the Planning Commission of The Village of Pewaukee this 14th day of March 2024.

Village Planning Commission Secretary
Cassie Smith, Village Clerk

Planning Commission Chairperson
Jeffrey Knutson, Village President

Original filed at the Pewaukee Village Hall.

The **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. 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.
- f. This Grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
- g. Failure to allow reasonable and routine inspections of the property constitutes grounds for revocation of the Conditional Use Grant.

h. Conditions on the Operations:

- 1. For purposes of this Conditional Use Grant, permitted vehicles to be displayed shall include 'Medium-Heavy Duty Trucks' defined as vehicles greater than 14,000 pounds Gross Vehicle Weight Rating (GVWR) and eligible to be licensed by WDOT as a 'Truck', excluding motor trucks used as a motor home with a slide-in camper unit (dual-purpose vehicle).
- 2. No more than 1 permitted vehicle may be displayed for sale outdoors on this site at any one time, such display to be limited to the blue hatched area identified in Exhibit "A" which is attached hereto and made a part hereof by reference.
- 3. No more than 1 permitted vehicle may be displayed for sale indoors on this site at any one time, such display to be limited to the Alltrux tenant occupancy space.
- 4. Permitted vehicles may only be parked/displayed for sale in the identified outdoor spaces during actual 'open for business' hours of the vehicle service center principal use at this site.
- 5. Vehicles parked or displayed for sale, may not be parked or displayed anywhere else on this site except in the specifically identified area.
- 6. In the event the principal use at this site 'Alltrux vehicle service center' shall cease operations at this site, this subordinate and accessory use permission for vehicle sales/display shall, concurrently, become void.

i. Conditions on the Site and Structures:

- 1. Per existing approved conditions.

j. Other:

- 1. Any substantiated, material, adverse impacts arising with respect to such things as, (but not necessarily limited to) noise, odor, smoke, light, vibration, litter, loitering, glare, health, public safety, and similar... arising as result of this use/operation shall be the responsibility of the property owner and/or business operator to correct timely upon notice from the Village and failure to correct any such problem in a timely manner may result in action to initiate partial or complete revocation or modification of this grant to the extent permitted in accordance with Section 40.154(e) of the Land Development Code.
- 2. All terms and conditions of previously approved, and still current/effective, conditional use(s) and/or site plan/plan of operation permissions at this site shall remain in full force and effect except to the extent such terms and conditions are specifically waived or modified by this Conditional Use Grant Amendment.

**EXHIBIT "A" to Conditional Use Grant
1291 Hickory Street**

Site Plan



STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: March 14, 2024

General Information:

Agenda Item: **6.b.**

Applicant:	Jennifer & Ben Washburn, d/b/a Daily Dose Juice Bar
Property Owner:	Joseph Grasch Development LLC in c/o Joseph Grasch
Requested Action:	Conditional Use Grant approval
Current Zoning:	B-2 Downtown Business District
Current Master Plan Classification:	Community Commercial
Surrounding Zoning/Land Use:	<u>North:</u> B-2 Downtown Business District <u>South:</u> B-2 Downtown Business District <u>East:</u> Savoy Court/B-2 Downtown Business District <u>West:</u> W. Wisconsin Ave/B-2 Downtown Business District
Lot Size:	.17-acres (7,405 sq. ft.)
Location:	115 W. Wisconsin Avenue

Background:

Section 40.265(2) of the Village Code specifically lists “Restaurants and nightclubs (including outside seating)” as a Conditional Use that may be considered for approval in the B-2 Downtown Business District.

The applicant requests such approval for their proposed Daily Dose Juice Bar, a health café use including outdoor seating, at the above referenced location.

This tenant space shares the use/benefit of an existing off-street parking lot (*containing ~7 parking stalls*) with the 1-unit residential tenant occupancy located upstairs in this multi-tenant building. Based on the plans submitted, the Code required number of stalls to support this use would be approximately six stalls (*i.e., ~2400 gross square feet floor area/300=8; 8 x 80%=6.4*).

No changes to the exterior of the site or building are proposed at this time with respect to/such as walls, roofing, doors, landscaping, parking exterior lighting,... and similar.

No alcohol is proposed to be served at this café.

Proposed hours of operation are Tues - Friday 7am - 2pm & Saturdays 9am - 3pm. They would also like to be open extended hours during community and special events happening in the downtown area.

While the site plan does not prescribe an outdoor seating area specifically, there is space available directly adjacent to the front building wall to place a few patio tables/chairs on the sidewalk while leaving well more than 5 feet of clear public sidewalk space for the public to maneuver back and forth between the building and the curb.

Excerpt Waukesha County GIS Aerial Map View – 115 W. Wisconsin Avenue



Google Map Street View – 115 W. Wisconsin Avenue



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 applicants' full compliance with the terms of the attached DRAFT CUG document and related floor plan and site plan.
- 2) Applicant to secure all required building, electrical, plumbing, ... and similar permits prior to the start of any building or site work in support of this project.
- 3) Full signatures and recording of the Conditional Use Grant prior to the start of any building or site work in support of this project.
- 4) Applicant to work with Village Staff in resolving the final location and structure details as to a dumpster/enclosure to serve this site as well as any other exterior structures or improvements as may be required by building code due to this new occupancy type in the building (such as handicapped ramp for instance). Occupancy as to this café use shall not be permitted until the dumpster/enclosure are in place at this site and any other exterior structures or improvements as may be required by building code due to this new occupancy type in the building (such as but not necessarily limited to handicapped ramp for instance) are completed and ready for use.

RECEIVED
FEB 20 2024



By: _____
CONDITIONAL USE APPLICATION—
RESTAURANT/NIGHT CLUB

235 Hickory St, Pewaukee WI 53072 - villagehall@villageofpewaukee.gov - 262-691-5660

BUSINESS LOCATION INFORMATION

Property Address: 115 W Wisconsin Avenue Pewaukee, WI 53072 Tax Key: PWV0898-011
Zoning of Property: B-2 Downtown Business D Property Owner Name: Joe Grasc
Property Owner Email: jgrasch@hicipropertieswi.com Property Owner Phone #: 414-406-2001

APPLICANT INFORMATION

Restaurant Name: Daily Dose Juice Bar
Restaurant Mailing Address: 956 Juniper Lane Hartford, WI 53027
Email: jlwashburn8@gmail.com Phone #: 408-375-9344

PROVIDE A GENERAL DESCRIPTION OF THE RESTAURANT/NIGHT CLUB BUSINESS PLAN OF OPERATIONS

The DAILY DOSE is a health café serving cold-pressed juices, smoothies, bowls, toasts, coffee, and small bites in a trendy and comfortable setting. The juice bar will be open Tues - Friday 7am - 2pm and Saturdays 9am - 3pm. We will also be open for community events. The juice bar will have a coastal/beach vibe and will provide nutritious, yet delicious, food and drinks for the patrons and beach-goers of Pewaukee. We believe this specific area is lacking this type of business entity and we have seen the rapid success of the other 3 locations located throughout Southeast Wisconsin.

FORMS REQUIRED ARE BELOW

- Conditional Use Grant Application
- Professional Services Reimbursement Notice
- Detailed Site Plan drawn to scale

PROPOSED DAYS & HOURS OF OPERATION

The juice bar will be open Tues - Friday 7am - 2pm and Saturdays 9am - 3pm. The juice bar will also have extended hours for community events.

For Office Use Only:

Staff Initials: JP

Date/Time Received: 2/20/24

All forms are completed? yes

Digital copy sent/attached? yes

INDOOR SEATING AREA

Please indicate total square footage, tables and seats.

2450 square feet; Seating for about 40 people includes stand alone table and chairs, booth seating, comfortable seating and counter seating.

BAR AREA SIZE

Please indicate total square footage, tables and seats.

Counter seating for about 10 people

OUTDOOR SEATING AREA

Please indicate total square footage, tables and seats.

Patio seating planned if allowed and space available.

DRIVE UP OR WALK UP WINDOW YES NO

Explain below:

ADDITIONAL QUESTIONS

Carry-out sales: 75 % of total sales

Alcohol sales: 0 % of total sales

Employment: around 10 total employees 3 full-time 7 part-time

Number of employees on the largest shift: 4

Time of day with largest shift: breakfast lunch dinner after 7pm

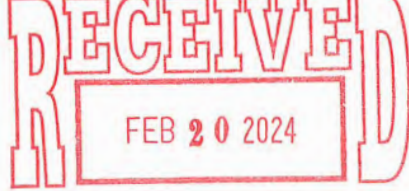
MENU DESCRIPTION

The DAILY DOSE is a health café serving cold-pressed juices, smoothies, smoothie bowls, avocado toasts, peanut butter toasts, and hummus toast. The diverse menu is customizable to allow for any patron to enjoy. There is something for everyone!

PROPOSED ENTERTAINMENT YES NO

Explain below:

Possibility of live entertainment during special events (grand opening/Pewaukee events)



CONDITIONAL USE GRANT APPLICATION FORM

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukee.wi.gov— 262-691-5660

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: 115 W Wisconsin Avenue Pewaukee, WI 53072 Tax Key: PWV0898-011

Property Owner Name: Joe Grasch Zoning of Property: B-2 Downtown Business

APPLICANT INFORMATION

Applicant Name: Jessica Washburn Applicant Phone #: 408-375-9344

Applicant Address: 956 Juniper Lane Hartford, WI 53027 Applicant Email: jwashburn8@gmail.com

Applicant Email: jwashburn8@gmail.com

DESCRIPTION OF REQUEST (Please be thorough and attach additional pages if needed)

Business Name, if applicable: Daily Dose Juice Bar

FEIN, if applicable: 99-1091553

Description of Proposed Use (Restaurant/Retail/Office) The Daily Dose Juice Bar is a health cafe serving nutritious, yet delicious, options in a convenient and trendy location.

DIRECTIONS / NOTES— See page 4 for specific items required

NOTE: As this is for consultative purposes only, an engineering review will not take place at this time. An engineering review will take place if/when a formal application for approval is submitted.

Please include the following required items with this application:

- 1. One paper copy of the submittal, including plans/drawings/applicable attachments. **11 paper copies are only required for documents larger than ledger size (11" X 17").**
- 2. One digital copy of the submittal, including plans/drawings/applicable attachments. (Jump drive)
- 3. Completed Professional Services Reimbursement Form
- 4. Signatures on page 3
- 5. Conditional Use for Restaurant/Night Club must be attached if applicable

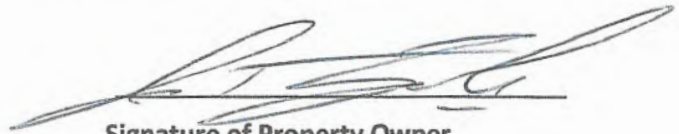
For Office Use Only	Staff Initials: <u>JP</u>	Date/Time Received: <u>2/20/24</u>
----------------------------	---------------------------	------------------------------------

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.

Joe Grasch

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.

Jessica Washburn

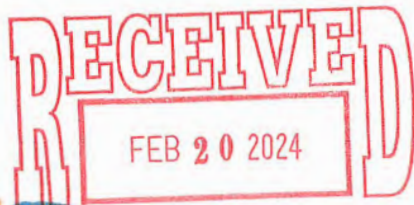
Applicant's Printed Name



Signature of Applicant

Return the completed application forms along with the required attachments, **\$190** 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 AGREEMENT

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukee.gov—262-691-5660

PROPERTY INFORMATION

Property Address: 115 W Wisconsin Avenue Tax Key: PWV 0898-011
Property Owner's Name: Joe Grasch Phone Number: 414-406-2001

RESPONSIBLE PARTY INFORMATION - All invoices will be mailed to this address.

Business Name: Daily Dose Juice Bar FEIN: 99-1091553
Person Responsible for Payment / Business Contact Name: Jessica Washburn
Mailing Address: 956 Juniper Lane Hartford, WI 53027
Responsible Party / Contact Phone Number: 408-375-9344
Responsible Party / Contact Email Address: jlwashburn8@gmail.com

AGREEMENT / SIGNATURES - Property Owner signature is required.

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.

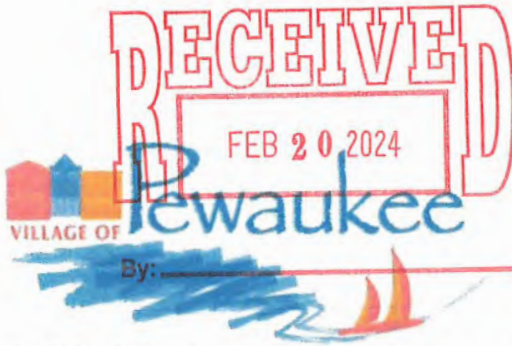
By signing this form, I, the undersigned, have been advised that pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner, or any other Village professional staff or other expert consultants retained by the Village in order to complete a proper 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.

Property Owner Signature: [Signature] Printed Name: Joe Grasch Date: 2-19-23

Applicant Signature: [Signature] Printed Name: Jessica Washburn Date: 2/13/2024

For Office Use Only Staff Initials: JP Date Received: 2/20/24



Business Plan of Operation Application

Office use only:
 Zoning Admin Approval: _____ Date _____
 Planner Approval: _____ Date _____

235 Hickory St, Pewaukee WI 53072 - villagehall@villageofpewaukee.wi.gov - 262-691-5660

BUSINESS & PROPERTY

Tax Key No. PWV0898-011 FEIN#: 99-1091553
 Business Name: Washburn Enterprises LLC d/b/a Daily Dose Juice Bar Current Zoning: B-2 Downtown Business District
 Business Address: 115 W Wisconsin Avenue, Pewaukee, WI 53072
 Mailing Address: 956 Juniper Lane Hartford, WI 53027
 Email: jlwashburn8@gmail.com Phone: 408-375-9344

TENANT INFORMATION

Tenant Name: Jessica Washburn FEIN#: 99-1091553
 Mailing Address: 956 Juniper Lane Hartford, WI 53027 Email: jlwashburn8@gmail.com

List any Special Equipment/Facilities/Requirements we need to know about:
none

BUSINESS INFORMATION

Description of Business: Juice Bar (juice, smoothies, smoothie bowls, toasts)
 Type of business: Retail Office Warehouse/Storage Industrial Institutional Wholesale Other _____
 New Use? YES NO or Expanded Use? YES NO Operation Days and Hours: Tues-Fri 7am-2pm; Sat 9am-3pm
 Maximum Number of Employees: Full-time 3 Part-time 7
 Expected Customers per Day: 100 Delivery Trucks per day: 1 truck twice per week Vehicles per day: 3-5 for employees
 Available Parking Spaces: 7 Loading Spaces: 1 Overnight Parking: YES NO
 Outdoor Storage: YES NO - If yes, list type: _____
 Sewage Disposal: Public Sewer Septic Tank / Storm Water Retention/Detention? YES NO
 Water Supply by: Public Water Main Private Well Other _____
 Solid Waste (garbage) Disposal by: public garbage service
 List Where any Flammable Substances are stored: none

Applicant and Property Owner Signature

Jessica L Washburn
Jessica L Washburn & Joe Lorsch 2/13/2024
 Applicant Signature & Print Name Owner Signature & Print Name Date

Send to Building Services _____ Send to Clerk _____ Save to Property File

Commercial & Industrial businesses are required to fill out the below form. The discharge produced must comply with all conditions of the [City of Brookfield Municipal Code Chapter 13.20](http://www.cityofbrookfield.com) at www.cityofbrookfield.com

Notice of Intent to Discharge Wastewater

Business Name: Daily Dose Juice Bar
Business Address: 115 W Wisconsin Avenue, Pewaukee, WI 53072
Mailing Address: 956 Juniper Lane Hartford, WI 53027
Company Representative: Jessica Washburn Title: Owner
Phone: 408-375-9344 Email: jlwashburn8@gmail.com

Description of business:

Health Cafe (juice bar) serving cold pressed juice, smoothies, smoothie bowls, toasts and coffee in a trend

Number of Employees: Full-time 3 Part-time 7

Operation Days and Hours: Tues-Fri 7am-2pm: Sat 9a # of Shifts: 1

SIC OR NAICS CODE: NAICS: 722515

Reason for filing survey:

- Change of occupancy
- Construction of a new facility
- Proposing to discharge from a facility where there is currently no discharge or adding a new sewer connection
- Significantly Altering the volume or characteristics of an existing discharge
- Applying for reissuance of an existing discharge permit
- Per request by municipality—discharge ongoing with no expected changes
- Update previous information

Date when new or altered discharge is expected to begin August 1, 2024

Estimated sanitary sewer discharge (report gallons/day):

	Current:	Proposed:
Process wastewater	<u>0</u>	<u>see below in wastewater</u>
Sanitary wastewater	<u>0</u>	<u>see below in wastewater</u>
Cooling water	<u>0</u>	<u>see below in wastewater</u>

- Note: A review of quarterly water usage bills may be helpful in assigning flow values. Total gal/day (for all uses) = qtr usage (in 1000 gallons) x 1000/# operating days in qtr. This daily total is then distributed into estimated gal/day of process, sanitary, and/or cooling. Process wastewater is any discharge other than sanitary, non-contact cooling or boiler blowdown water. Sanitary flow may be estimated as 20 gal/day/employee.

Use this space to describe the process that will result in the discharge of commercial/industrial process wastewater:

The only wastewater will be from a 3 compartment kitchen sink, a mop sink and 2 single bathrooms.

List chemicals/pollutants expected to be present in your discharge:

None

Describe any wastewater pretreatment and/or facilities to be used:

None

List toxic organic compounds (solvents, flammable compounds etc):

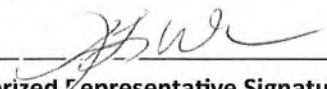
None

How are these toxic organic compounds disposed of:

n/a

Agreement to Abide

I Certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.



Authorized Representative Signature

2/13/2024

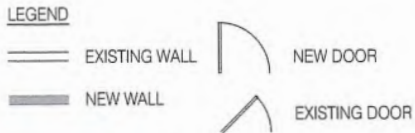
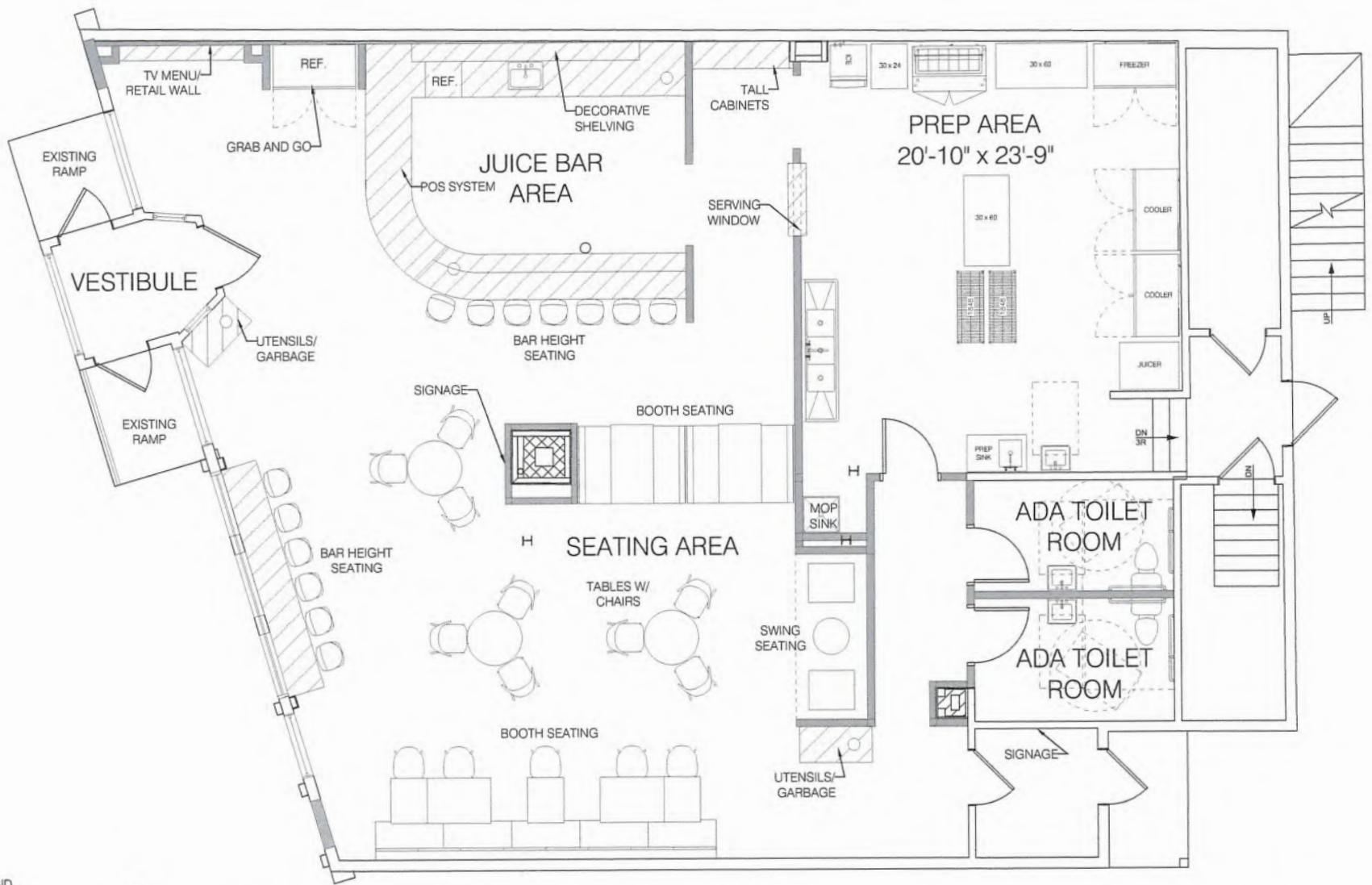
Date

Jessica Washburn

Printed Name

Comments:

Staff comments:



PROPOSED PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

CONDITIONAL USE GRANT

To permit the use “Daily Dose Juice Bar, a health cafe including both indoor and outdoor seating space”.

Before the Planning Commission of the Village of Pewaukee, Waukesha County, Wisconsin, in regard To Premises located at **115 W. Wisconsin Avenue** in The Village of Pewaukee, Waukesha County, State of Wisconsin, and further defined as follows:

PWV 0898011

LOT 7 & NWLY 18.50 FT LOT 8 BLK 1 MAP OF SAVOYS SUBDIVISION PT W1/2 SEC 9 T7N R19E :: EX VOL 111/259 DEEDS

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 purpose 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 stated that the Premises may be used for the purpose of “Daily Dose Juice Bar, a health cafe including both indoor and outdoor seating space.”

GRANTED by action of the Planning Commission of The Village of Pewaukee this 14th day of March, 2024.

Village Planning Commission Secretary
Cassandra Smith

Planning Commission Chairperson
Jeffrey Knutson

Original filed at the Pewaukee Village Hall.

The **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. 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.
- f. This Grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
- g. Failure to allow reasonable and routine inspections of the property constitutes grounds for revocation of the Conditional Use Grant.
- h. Conditions on the Operations:**
 1. Hours of operation (indoors and out) shall be limited to Tues - Friday 7am - 2pm & Saturdays 9am - 3pm, with extended hours permitted during community and special events happening in the downtown area, such extended hours to match the permitted hours for any such community or special event.
 2. This use is approved for up to 40 total guest seats indoors and up to 10 guest seats with up to 3 tables outdoors provided such patio-type tables and seats shall not extend beyond the first tier of concrete slab immediately adjacent to the building wall facing W. Wisconsin Avenue.
 3. Live entertainment is permitted (either indoors or out) during permitted hours of business operation and subject to:
 - a. The music shall not be permitted to cause a nuisance upon surrounding properties or the area in general.
 4. This site/use shall, at all times, maintain full compliance with all requirements for handicapped accessibility into the building/tenant space as well as the outdoor seating area.
 5. Detailed plans for the proposed outdoor furnishings (including for instance but not necessarily limited to tables, chairs, umbrellas, heaters, lighting, trash cans, ,...) shall be submitted for Village Staff review and approval prior to placing any of these things at the site. All furnishings and accessories shall be complimentary to the principal building and of sufficiently stable design/construction as not to pose a threat of being blown around/away. Placement of the outdoor seating area appurtenances in front of/adjacent to this tenant space shall not extend beyond the first tier of concrete slab immediately adjacent to the building wall facing W. Wisconsin Avenue.
 6. No alcohol sales, service, or consumption is requested, approved or permitted as a part of this use permission.

7. The interior floor plan shall be as depicted in Exhibit "A" which is attached hereto and made a part hereof by reference.

i. Conditions on the Structures:

1. The existing structure shall remain "per existing conditions" in all respects except to the extent of minor structural modifications or additions as may be required by building code to support this new use of the building. Any such minor structural modifications or additions shall be subject to review and approval by Village Staff prior to construction or placement at the site.
2. No outdoor sales transactions and /or outdoor food or beverage preparation are permitted as a part of this grant.

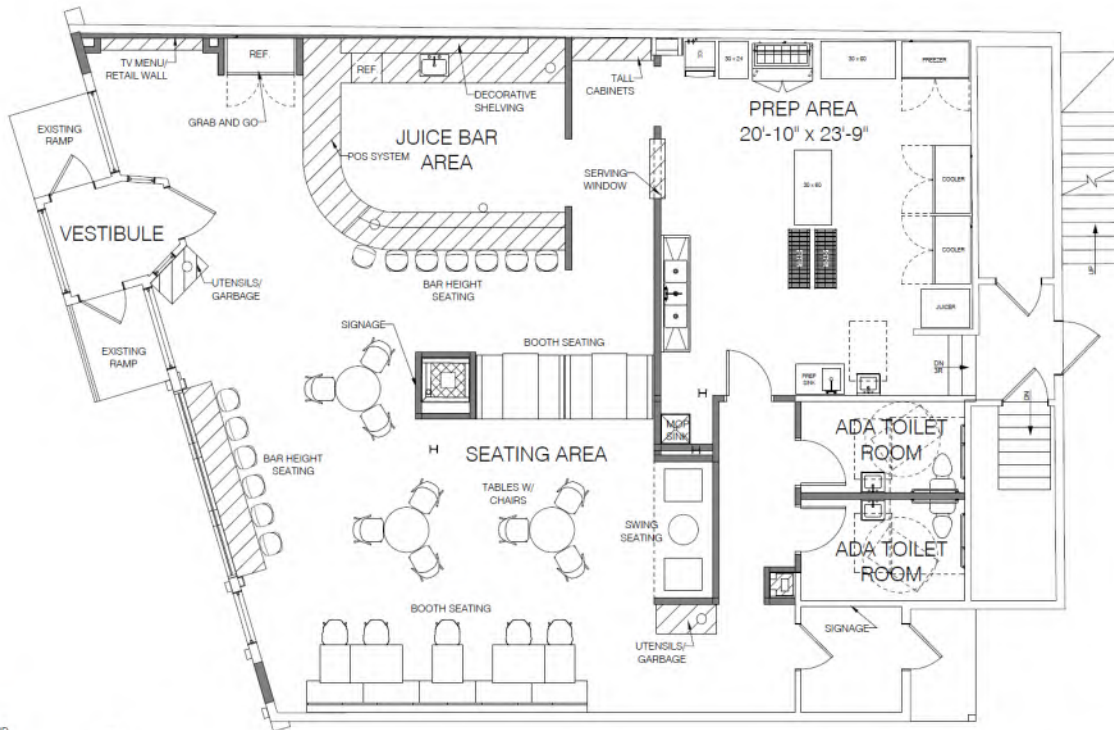
j. Conditions on the Site:

1. The existing site shall remain "per existing conditions" in all respects except to the extent of adding a dumpster area enclosure. The dumpster enclosure location, design plan, any necessary cross access easements,... and similar related details shall be reviewed, approved and implemented at the site prior to occupancy of this new use.
2. No new outdoor lighting and/or amplified audio system was proposed or approved as a part of this grant.
3. No outdoor storage of any equipment or supplies (except the approved furnishings ref Condition h.5. above) is permitted on this site.

k. Other:

1. Recording of the Conditional Use Grant prior to the start of any interior or exterior remodeling or construction activity attendant to this project;
2. Applicant to secure all necessary building permits prior to the start of any interior or exterior construction or remodeling activity attendant to this project;
3. Any substantiated, material, adverse impacts arising with respect to such things as, (but not necessarily limited to) noise, odor, smoke, light, vibration, litter, loitering, glare, health, public safety, and similar... arising as result of this use/operation shall be the responsibility of the property owner and/or business operator to correct timely upon notice from the Village and failure to correct any such problem in a timely manner may result in action to initiate partial or complete revocation or modification of this grant to the extent permitted in accordance with Section 40.154(e) of the Land Development Code.
4. Any exterior signage the applicant may wish to place at this site shall be subject to prior review and approval by Village Staff and shall also be subject to issuance of the required sign permit(s) prior to placement of any exterior signs attendant to this tenant occupancy.

EXHIBIT "A" to Conditional Use Grant 115 W. Wisconsin Avenue



LEGEND
 ——— EXISTING WALL ◡ NEW DOOR
 ——— NEW WALL ◡ EXISTING DOOR

PROPOSED PLAN
 SCALE: 1/8" = 1'-0" NORTH

in.studio
 architecture
 833 E. Michigan St. Ste. 540 | Milwaukee, WI 53202

THE DAILY DOSE
 115 W. WISCONSIN AVE.
 PEWAUKEE, WI 53072

FEBRUARY 2, 2024



STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: March 14, 2024

General Information:

Agenda Item: 6.C.

Applicant:

Wisconsin Shirdi Sai, Inc. (in c/o Satya Karri)

Status of Applicant:

Property owner.

Requested Action:

Review, discussion and possible approval of Building and Site Plan Amendment

Current Zoning:

IPS Institutional and Public Service District

Current Master Plan Classification:

Institutional

Surrounding Zoning/Land Use:

North: R-5 Single Family Residential
South: IPS - Library
East: B-2 Retail Shops & R-6 Plex Residential
West: R-5 Single Family Residential

Location:

111 Prospect Avenue

Discussion:

Back in December 2022, the applicant received Planning Commission approval to make modifications to/expansion of their existing kitchen use and facilities located in the basement level of this existing temple building. As a condition of that approval, the applicant was requested to work out a plan to properly screen, without visually obstructing the very beautiful wall of colored window glass, the new/more substantial HVAC equipment that is required to support the kitchen modifications. These HVAC and related screening plans are attached for review, consideration, and possible approval.

This plan brings the HVAC equipment out through the south basement level building wall into an excavated area with the grade set low enough into the sloping yard, so the proposed landscaped, cement capped, screening wall only has to be a few feet tall to screen the equipment that sits on the excavated grade.

The plan also calls for a new vertical chase to be constructed along the south building wall near its east end wherein the exhaust equipment will be run out from the basement level wall and up through the roof.

Both the new screening wall and the chase are proposed to be constructed of brick material matching the existing brick building wall. Where the exhaust system comes through the roof

line, the equipment is proposed to be sprayed to color match the existing shingles.

Excerpt Waukesha County GIS Aerial Map View – 111 Prospect Avenue



Google Map Street View – 111 Prospect Avenue



Recommendation:

The Planner raises no specific objections to this request as presented but recommends the following conditions be made a part of any approval the Commission may inclined to grant in

this matter:

- 1) Applicant to secure all required building, electrical, plumbing, and similar permits as may be required, prior to the start of work on this project;
- 2) The elevation at the top of the landscaped screening wall shall not exceed 6-inches less than the elevation of the existing window ledge directly behind the landscaped screening wall;
- 3) Any new/replacement roofing membrane or flashing needed in the area of the roof penetration shall be color spec'd in black;
- 4) If the roofing of the building is ever changed, the Village may require that the property owner repaint the exhaust equipment to color match the new roofing;
- 5) The applicant shall work with Village Staff to gain approval of a landscaping plan to be implemented in the foreground of the new structural features as might enhance the final appearance of this work, such landscaping to be completed within 6 months of completion of the project. Any existing landscaping that is removed in order to implement this project, whether in the foreground of the wall or not, shall be replaced with like/similar kind plantings of a size to be reviewed/approved by Village Staff.

Village of Pewaukee Plan Commission
Engineer's Report for March 14, 2024

Wisconsin Shirdi Sai
111 Prospect Avenue

Report

Most of the proposed improvements on this property will be inside the building. However, they are proposing to do some grading and construct a retaining wall south of their building along Prospect Avenue.

Site Drainage

Drainage on the south side of the building runs southeasterly across the landscaping/grass and sidewalk to the curb and gutter in the roadway. The runoff includes downspouts at two locations. The inclusion of a 216 square foot concrete slab and retaining wall increases the hard surface but does not meet the threshold area to require stormwater management. The drainage pattern will remain generally the same as it is presently.

Access

No access changes are being proposed.

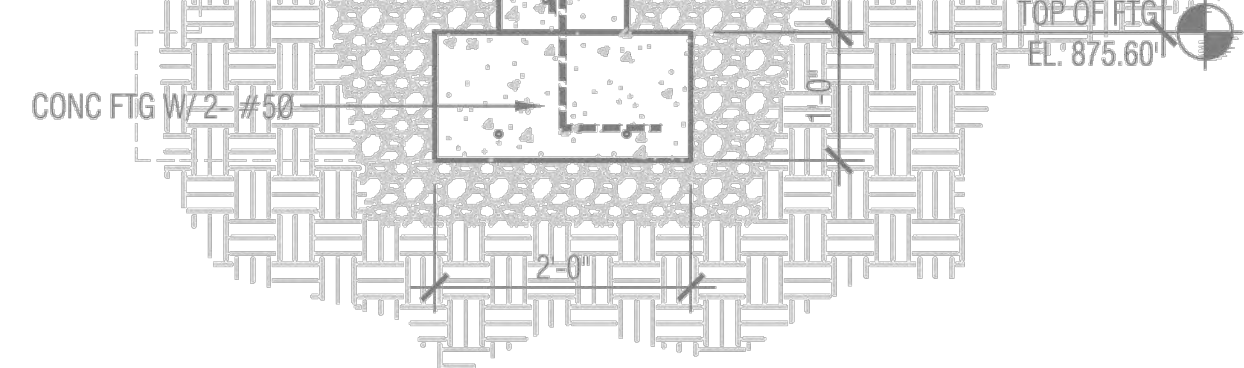
Sanitary Sewer and Water Main

No changes in the existing sanitary sewer and water are being proposed.

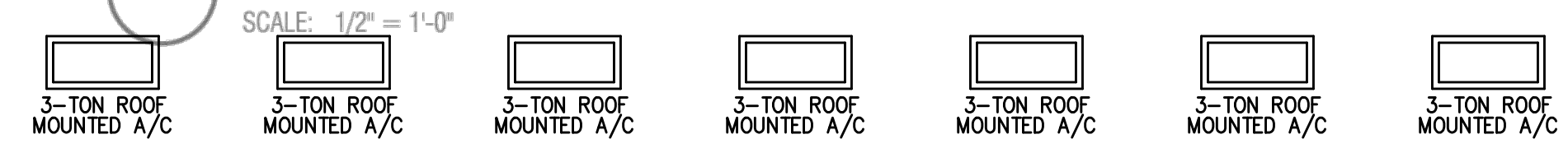
Recommendation

The improvements of the slab and wall on the south side of the building will not negatively affect adjacent property owners from a stormwater runoff perspective; therefore, I recommend approval of the proposed exterior site modifications as shown on the site plan prepared by Consortium ae, dated 9/18/2023.

Tim Barbeau, P.E.
Village Consulting Engineer
March 8, 2024



Equipment Screen Wall Section



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



EAGLE DESIGN, LLC
 PO BOX 275
 WALES, WISCONSIN 53183
 phone: 414.550.1150
 fax: 414.751.5165
 email: larry@eagleddesignllc.biz
 web: www.eagleddesignllc.biz

PROJECT
 HVAC & KITCHEN VENTILATION for
 WISCONSIN SHIRDI SAI
 TEMPLE
 111 PROSPECT AVENUE
 PEWAUKEE, WISCONSIN

STAMP

SHEETS H1 THRU H...

PROJECT NUMBER
 2401

DRAWN BY
 LG

CHECKED BY
 LG

REVISION

DATE
 02.06.24

TITLE
 HVAC & KITCHEN
 VENTILATION PLAN

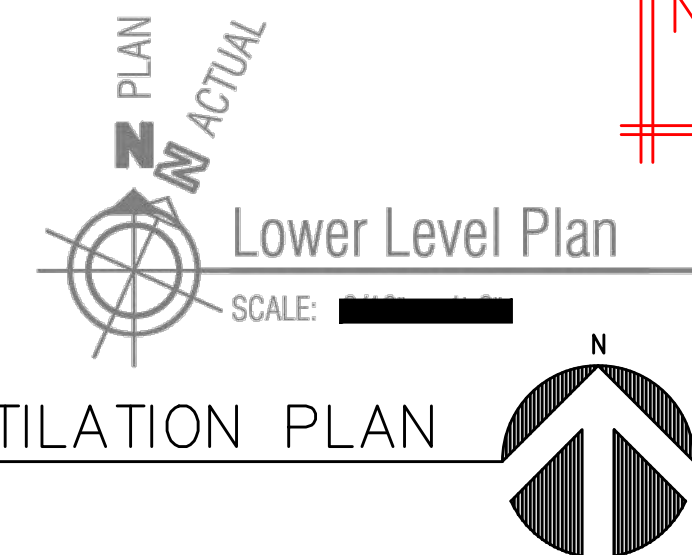
SHEET
 H1 of _

PROJECT CODE DATA

TOTAL BUILDING AREA: 5,835 S.F. ± 5.8
 BUILDING CODE: IBC-2015, IEBC-2015, IC
 EXISTING OCCUPANCY: ASSEMBLY A-3
 PROPOSED OCCUPANCY: NO CHANGE OF
 OCCUPANT LOAD: NO CHANGE TO EXISTING
 EXITING & EXITS: NO CHANGE TO PATH OF
 CONSTRUCTION TYPE: 3B COMBUSTIBLE
 SPRINKLERED: NO
 SANITARY FIXTURES TABLE 2902.1:
 NO CHANGE TO SANITARY FIXTURE COUNT

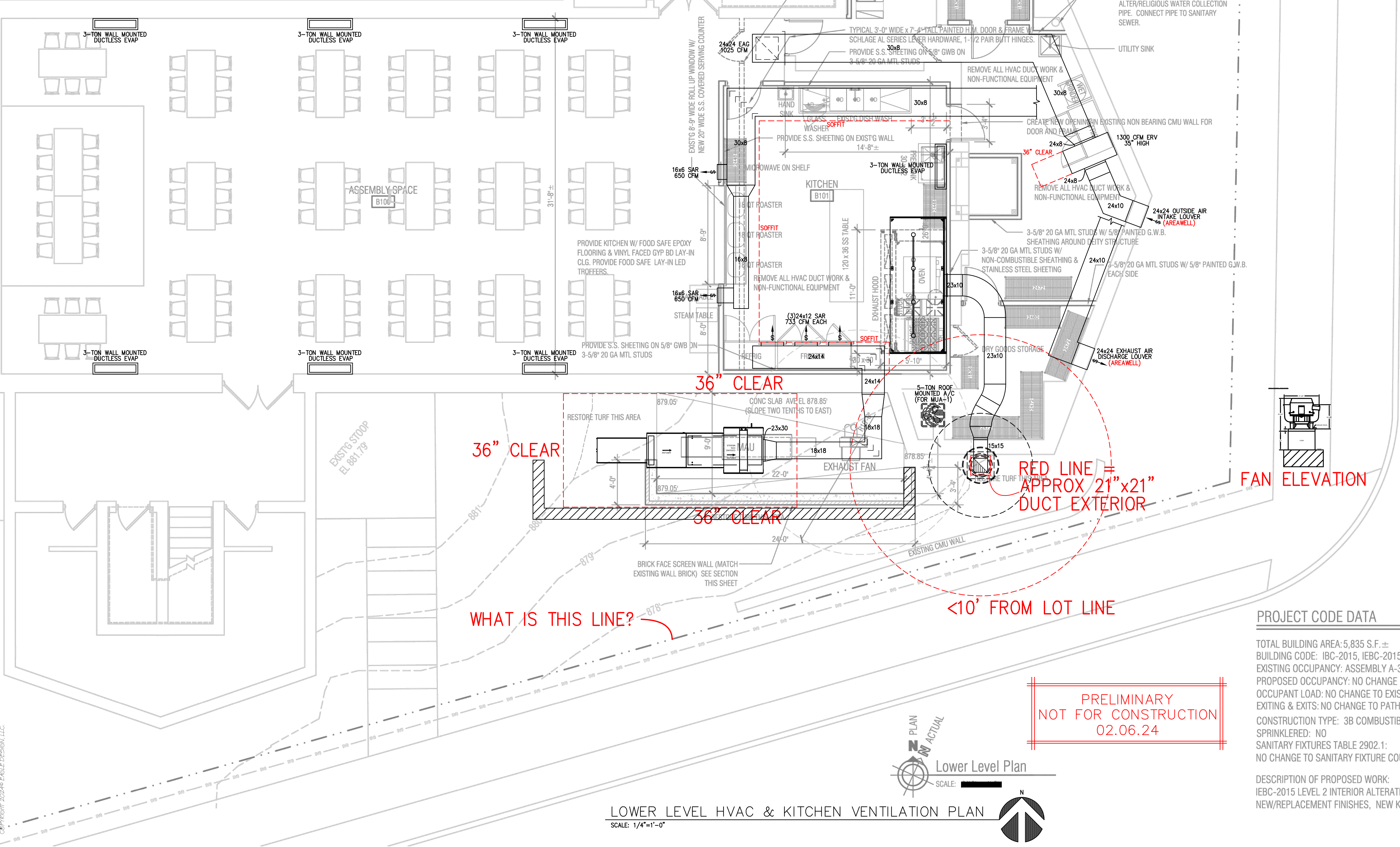
DESCRIPTION OF PROPOSED WORK:
 IEBC-2015 LEVEL 2 INTERIOR ALTERATION
 NEW/REPLACEMENT FINISHES, NEW KITCHEN

PRELIMINARY
 NOT FOR CONSTRUCTION
 02.06.24



LOWER LEVEL HVAC & KITCHEN VENTILATION PLAN
 SCALE: 1/4" = 1'-0"

THIS DRAWING AND THE INFORMATION CONTAINED THEREIN ARE CONFIDENTIAL AND THE PROPERTY OF EAGLE DESIGN, LLC. NO USE OF OR DISCLOSURE OF THIS DRAWING OR THE INFORMATION CONTAINED THEREIN SHALL BE MADE WITHOUT THE SPECIFIC PRIOR WRITTEN CONSENT OF EAGLE DESIGN, LLC. AND THE DRAWING SHALL BE RETURNED TO THE CLIENT UPON REQUEST. ACCEPTANCE OF POSSESSION OF THIS DRAWING SHALL CONSTITUTE YOUR AGREEMENT TO THE FOREGOING TERMS AND CONDITIONS.
 COPYRIGHT 2024 BY EAGLE DESIGN, LLC.













STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: March 14, 2024

General Information:

Agenda Item: **6.d.**

Applicant:

Rosati's Pizza in c/o Aaron Grochowski of Signarama, Glendale Heights, IL

Status of Applicant:

Tenant occupant w/ consent of property owner

Requested Action:

Sign Code waiver

Current Zoning:

B-1 Community Business

Current Master Plan Classification:

Community Commercial

Surrounding Zoning/Land Use:

North: R-M Multi-Family Residential
South: B-1 Community Business
East: B-1 Community Business
West: B-1 Community Business

Project Area:

~4.47 acres

Property Location:

609 Westfield Way-Suite C

Discussion:

The applicant requests Planning Commission approval of a sign code waiver to place an 88 square foot tenant identification wall sign on the main entry/south facing façade of their tenant space in the building at 690 Westfield Way. Thirty square feet of wall signage per tenant is the maximum area allowed by Code. (*Note: This proposed sign size is 193% of the of the Code specified maximum sign size of 30 sq. ft.*).

Sec. 70.103 of the Villages Sign Code provides as follows:

Appeals. The planning commission may, in its judgment, waive or modify the provisions of this chapter where it would further the public interest and uphold the purpose of this chapter as put forth in section 70.100. Such waiver or modification may be based on, among other things, site-specific hardships such as topographic aberrations, traffic safety, accessibility and visual encumbrances.

Section Sec. 70.100 of the Villages Sign Code provides as follows:

Purpose. The purpose of this chapter shall be to:

- (1) Regulate the size, type, construction standards, maintenance and placement of signs situated within the boundaries of the Village of Pewaukee, Wisconsin.*
- (2) Promote the public health, safety, welfare and comfort of the general public by:*
 - a. Reducing distractions and obstructions from signs which would adversely effect traffic safety and alleviate hazards caused by signs projecting over or encroaching upon the public right-of-way;*
 - b. Discouraging excessive visual competition in signage and ensuring that signs aid orientation and adequately identify uses and activities to the public; and*
 - c. Preserving or enhancing the natural beauty and unique physical characteristics of the village as a community in which to live and work by requiring new and replacement signage which is:*
 - 1. Harmonious with the building, surrounding neighborhood aesthetics and other signs in the area;*
 - 2. Appropriate to the type of activity to which it pertains;*
 - 3. Expressive of the village's identity in a manner which will not diminish property values; and*
 - 4. Complementary to the village's architectural character and unobtrusive commercial developments.*

Recommendation:

If the Planning Commission supports the applicants request as to size of the “Rosati’s” sign in light of the specific hardship presented by this sites substantial setback location from the principal public way (i.e. building is setback over 500 feet from Capitol Drive) for visibility, the fact that the proposed new sign appears to be consistent in scale to other existing signs already/previously in place on this building façade, and the fact that the scale of the specific section of the building wall where this sign is proposed to be attached is sufficient to handle to the proposed oversized sign, the Planner recommends the following conditions be considered for attachment thereto:

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

Rosati's Pewaukee

Date: 02.28.2024

Job Name: Channel Lettering

Revised Date: 03.01.2024

Revisions: 01

QTY: 1

SIGN FACE



Sign Total SQ FT: 86.5

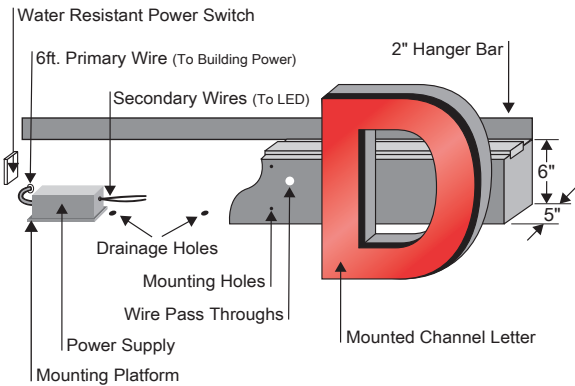
UL Listed LED Raceway mounted
Channel Lettering
Rosati's - white acrylic faces
Ribbon - White acrylic and brown vinyl

Brown vinyl - Avery UC 900
Ultimate Cast Translucent film
Pantone 188C UC900-468-T 9368T
Black Return and Black Trim cap

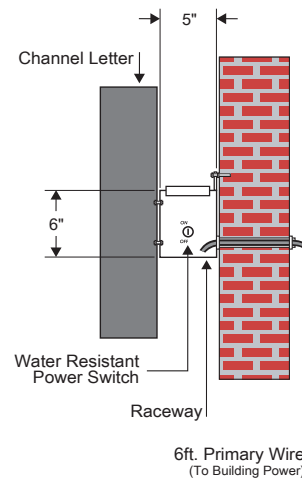
RENDERING



MOUNT SPECIFICATIONS



RACEWAY FRONT VIEW



RACEWAY SIDE VIEW

SITE ADDRESS: 690 Westfield Way Suite C, Pewaukee, WI 53072



Bloomington / Glendale Hts.
Signarama
The way to grow your business.
399 Wall Street
Unit J
Glendale Heights, IL 60139
(630) 351-8400

Substrate: Channel Letter

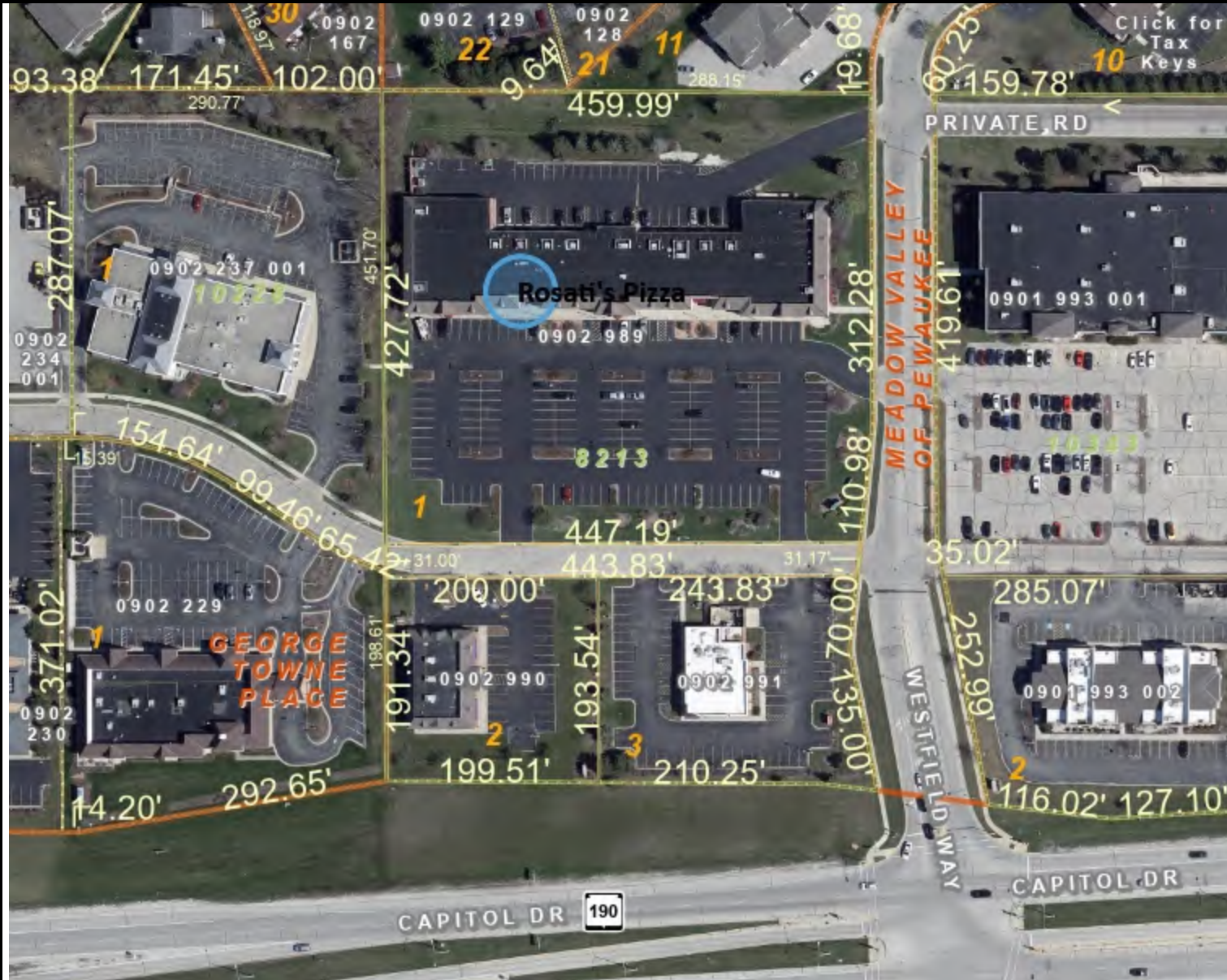
Size: See Above

PMS Colors: N/A

Sales Person: Aaron Grochowski

Designer: John Amparo

Link to File (Office Use Only): Customers\ROSATIS MASTER FILE\Rosati's - Pewaukee\Channel Letter



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

0 146.63 Feet

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

Notes: Rosati's Pizza

Printed: 3/7/2024

