



## PLAN COMMISSION AGENDA

October 13, 2022 – 7:00 pm

Village Hall

235 Hickory Street, Pewaukee, WI 53072

1. Call to Order and Roll Call
2. Public Hearing:
  - a. On the Conditional Use Grant request of Wally Haines, d/b/a Wally's Landscaping & Maintenance, to locate his landscaping contractor's business office and yard as a tenant occupancy in a portion of the building and site located at 462 Hickory Street. This 4.8 +/- acre, B-5 Light Industrial District zoned property is owned by Babi LB Venture LLC in c/o Matthew Quest.
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 – September 8, 2022
5. Old Business. – None.
6. New Business.
  - a. Review, discussion and possible action on the Conditional Use Grant request of Wally Haines, d/b/a Wally's Landscaping & Maintenance, to locate his landscaping contractor's business office and yard as a tenant occupancy in a portion of the building and site located at 462 Hickory Street. This 4.8 +/- acre, B-5 Light Industrial District zoned property is owned by Babi LB Venture LLC in c/o Matthew Quest.
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: October 7, 2022

**PLAN COMMISSION MINUTES**  
**September 8, 2022 – 7:00 pm**  
**Village Hall**  
**235 Hickory Street, Pewaukee, WI 53072**

**1. Call to Order and Roll Call**

President Knutson called the meeting to order at approximately 7:02 p.m.

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

Also present: Village Planner, Mary Censky; Village Attorney, Matt Gralinski; Village Administrator, Scott Gosse; and Village Deputy Clerk/Treasurer Jenna Peter.

**2. Citizen Comments** – Kathy Sewell Jensen of 451 Westfield Way expressed her concern with the bright green paint trim on the Dollar Tree building and does not believe the color fits with the other buildings in the area. She provided photos to the Commission members.

**3. Approval of the Minutes – Regular Plan Commission Meeting – August 11, 2022**  
**Comm. Grabowski motioned, seconded by Comm. Lange to approve the minutes of the August 11, 2022, Regular Plan Commission meeting as presented. Motion carried 5-0, Comm. Hoff abstained.**

**4. Old Business - Item 4.a. was discussed after New Business**

**a. Review and discussion on the topic of possible updates to the Village’s ‘Off-Street Parking Requirements’ as set forth in Chapter 40, Article VII, Division 2 of the Village Code. This topic is Village initiated.**

Planner Censky provided an update regarding the Village’s parking requirements for all business zoning districts as it relates to the apparent decline in brick-and-mortar retail shopping and the continuing practice of working remotely – away from office environments. Of particular interest is the potential for excessive parking allocations displacing underutilized otherwise usable/developable space in the Village’s business area. The general consensus of businesses in the area was that the “new normal” has not been arrived at in terms of retail and office occupancies post-pandemic. They continue to see things moving back toward the “pre” conditions, but are unable to forecast how far or fast that will continue to be the case. None of the commercial property owners contacted felt that they had any excess paved parking areas that could be converted into new development at this time. Censky does not recommend any changes be implemented at this time. The Commission was pleased that the topic was investigated. The consensus was to revisit this again at some unspecified future date to ensure that we are always keeping step with the current market trends as far as parking stall demand is concerned. The Village doesn’t want to be over-paved unnecessarily, particularly if new development could take its place. No action was taken.

## 5. New Business

- a. **Review, discussion and possible action on the Sign Code waiver request of Walmart, in c/o Jacob Hiatt of LK Architecture, to add multiple new wall signs to their existing building at 411 Pewaukee Road thereby increasing in the extent to which the building already exceeds (with waiver approval) the permissions of the Sign Code as to quantity and size of wall signs. This 13+/- acre property is zoned B-1 Community Business w/ PUD Planned Unit Development Overlay District. The property owner is CJM&W Investment Company LLC.**

Planner Censky stated the applicant is requesting to install 4 new illuminated wall signs, totaling 92 square feet in combined sign area, to the front (i.e., main entrance) building elevation which faces the interior parking area attendant to the use and the internal private roads of Meadow Creek development. These signs range from 14 sq. ft. to 31 sq. ft. in area and will read “HOME”, “GROCERY”, “PHARMACY”, and “PICKUP”. An additional wall sign is proposed to replace existing “Tire & Lube Express sign on this elevation. On the left elevation, the applicant proposes to remove/replace the few existing signs above the overhead doors and add additional signs over the doors that presently have no signs (or door numbers).

### **Village Planner Recommendation:**

Given that the Planning Commission did fairly recently review but deny a similar request for the “Pick-up” sign to be added to the front elevation, it would appear that it remains the Villages intent at this time to prohibit secondary and tertiary wall signs for single use buildings such as this unless “specific hardships” warrant. The Planner doesn’t find that a “specific hardship” has been articulated in this case with respect to the proposed new signs and so does not recommend in favor of this request for waiver as regards the proposed new “HOME”, “GROCERY”, “PHARMACY”, and “PICKUP” signs. With respect to the signs proposed to be removed and replaced/expanded upon in the auto service area, the Planner suggests these might be considered directional in nature and wouldn’t necessarily object to allowing for the waiver as to these signs. If the Planning Commission is inclined toward granting any approval in this matter, it is recommended that the following conditions be considered for attachment:

- 1) Applicant to secure a sign permit, and including any electrical permits as may be necessary, prior to the installation of any new signs at this location.

Kevin Spurgeon, representing Walmart, stated the signage is consistent with what is typically on the outside of existing Walmart’s across the country. Spurgeon also stated they will be adding sliding doors to the building for the new pick-up area. Censky stated that the Planner and Staff were not made aware that Walmart had plans to architecturally modify the building adding doors for the pick-up area. She stated that that architectural change requires an approval unto itself and would require a building permit as well.

**Comm. Grabowski motioned, seconded by Comm. Mantz to approve as presented with the exception of not allowing “HOME”, “GROCERY”, “PHARMACY” wording and the “PICK-UP” sign pending approval and installation of the pick-up service door and to allow the proposed changes to the signage above the auto service bay doors, but only to the extent it is considered wayfinding.**

**Motion carried unanimously.**

- b. Review, discussion and possible action on the Architectural Plan Amendment request of Walmart, in c/o Jacob Hiatt of LK Architecture, to modify the exterior colors of their principal building by adding blue color in certain specific portions of the building elevations. This 13+/- acre property is zoned B-1 Community Business w/ PUD Planned Unit Development Overlay District. The property owner is CJM&W Investment Company LLC.**

Planner Censky explained the Village received, on the day of this meeting, revised plans showing that the “Walmart Blue” paint color originally proposed has been reconsidered by the applicant and they are now proposing to use a specified gray color.

**Comm. Lange motioned, seconded by Comm. Hoff to approve the color change to the specified dark gray color (instead of the blue) as requested by the applicant.**

**Motion carried unanimously.**

- c. Review, discussion, and possible action on the Architectural Plan Amendment (i.e., exterior building color changes [adding green color in certain specific portions of the building elevations] and applying window film/decals) request of Dollar Tree, in c/o Greg and Suzanna Kelson of VWS-Viper Construction Services LLC and in c/o Sarah Goeke of Access Permits. The owner of this B-1 Community Business zoned property is 690 Westfield Way LLC in c/o Saf Sarich of the Kenmore Group.**

Planner Censky explained the Dollar Tree is requesting after-the-fact approval to retain the Sherwin Williams green paint color “Envy” they have added to certain specific sections of the building elevations which were, as previously approved, painted tan (and in some cases forest green) in color. Also, the applicant has added decals with imaging to the windows in this tenant space where the reviewed plan had called for an opaque window film. This is considered an amendment to the architectural plan as well since the original window specifications were approved as clear view glass with a recent staff level amendment given to the permit an opaque film covering.

**Trustee Roberts motioned, seconded by Comm. Lange to deny the “Envy” green trim and compel Dollar Tree to return paint trim to original colors and to ask Village staff to work with the applicant on developing a final window covering plan that will only need to come back to the Plan Commission if there are issues in resolving the signage.**

**Motion carried unanimously.**

- d. Review, discussion and possible action on the Site and Architectural Plan Amendment request of property owner/applicant Ben Mohn to establish an outdoor dumpster storage location on this site with related screening structure, and to add elevated, exterior deck features on the north, west and south building elevations at the existing patio doors of the apartments. This +/- .9-acre site is zoned R-M Multi-Family Residential District.**

The applicant is proposing to add nine elevated decks to serve the nine (out of 10 total) apartments in this building with elevated patio doors. Each 13.5 ft. wide x 5 ft. deep (i.e., 67.5 sq. ft.) deck will be supported by posts-to-ground and the entire system will be constructed of treated wood materials. A 13.5 ft. x 5 ft. patio will also be installed at grade for the 10th unit where the patio doors open at grade on the west side of the building. The applicant also proposes to place an outdoor dumpster at this site with a related 10 ft. wide x 8 ft. deep x 6 ft. tall screening structure constructed of treated wood materials and painted brown to blend in with the surroundings. A thorough landscaping screening plan is also proposed to be installed around the exterior of this proposed new enclosure.

**Village Planner Recommendations:**

- 1) Applicant to complete the requisite survey of the property and to depict the proposed new modifications/improvements thereon. In the event this survey detail reveals that the greenspace will be reduced to below 30%, or if any of the proposed new structures will not comply with the required setbacks/offsets, then the applicant must secure a variance for each digression from the Board of Zoning Appeals before being permitted to proceed with that element of the project; and
- 2) Applicant to secure all required building permits and grading/paving plan approvals from the inspections and/or public works/engineering departments prior to the start of any work in support of this project.

**Comm. Mantz motioned, seconded by Comm. Lange to approve the request subject to the Village Planner's conditions.**

**Motioned carried unanimously.**

**6. Citizen Comments – None.**

**7. Adjournment**

**Comm. Mantz motioned, seconded by Comm. Lange to adjourn the September 8, 2022, Regular Plan Commission meeting at approximately 8:35 p.m.**

**Motion carried unanimously.**

Respectfully submitted,

Jenna Peter  
Deputy Village Clerk/Treasurer

## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: October 13, 2022

### General Information:

Agenda Item: **6.a.**

**Applicant:**

Wally Haines, d/b/a Wally's Landscaping & Maintenance

**Property Owner:**

Babi LB Venture LLC in c/o Matthew Quest

**Requested Action:**

Conditional Use Grant approval to locate his landscaping contractor's business office and yard as a tenant occupancy in a portion of this building and site.

**Current Zoning:**

B-5 Light Industrial District

**Current Master Plan Classification:**

Industrial-Business Park

**Surrounding Zoning/Land Use:**

North: B-5 Light Industrial District South: Pewaukee River  
East: B-5 Light Industrial District  
West: Part IPS Institutional & Public Service District (thought to be in error) with Single-Family Residential use present; part R-6 Plex Residential and part R-M Multi-Family Residential

**Project Area:**

4.8 +/- acres

**Property Location:**

462 Hickory Street

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### General Discussion:

The Villages B-5 Light Industrial Zoning District lists the following under Conditional Uses:

*(16) Contractors business offices with accessory outdoor storage yard subject to the following conditions:*

*a. The permitted principal use 'business offices' building(s) on the property (which may also include heated or cold storage buildings and/or maintenance/service buildings) shall be valued at 50 percent or more of the total (land + improvements) value of the property based on the Waukesha County Tax listing records in the year such use is considered/approved and permanently thereafter as long as there continues to be outdoor storage or business activity at the site. **This criteria has not been met. The current total assessed value of the property is \$424,100. The value of the improvements is \$179,100 (i.e., 42% of the total);***

*b. Provided condition 'a.' above can be met, a fully screened accessory outdoor contractors storage yard (i.e. an area for the storage of materials, equipment, supplies and vehicles owned and utilized by the building and construction contractors, craftsmen or tradesmen) may be permitted subject to the following conditions: **The yard is screened except when gate is open.***

*1. The yard shall not be used for any other purpose than parking and storage unless outdoor business activity shall first and specifically be included under the conditional use grant approval by the planning commission. **This use would include outdoor business activity insomuch as they want to have outdoor materials storage and that would typically mean stock deliveries and loading from 'bins'?***

*2. Materials, equipment and vehicles, in their parked/stored state, shall not emit any odor or noise discernible from surrounding properties zoned or legally used for residential purposes. **Not likely to be an issue in parked or stored state. Snow plowing portion of use as described can extend throughout the night in Winter. Back-up alarms? Landscaping materials deliveries into the site, and subsequent reloading for transport out of the site can involve noisy machinery and back-up alarms.***

*3. The yard shall be surrounded entirely by an opaque fence not less than six feet in height and including an operable and opaque gate to conceal the drive entry to the yard when not in use. The required fence height may be increased, at the planning commissions discretion, to not more than ten feet in height, if the character of items proposed to be parked/stored, or the means of storage (i.e. racking for instance) for an abundance of items in the yard is understood to be taller/higher than six feet. The outward facing side of such fencing shall be suitably landscaped, utilizing perennial trees and shrubs at a rate of no less than one tree and one shrub per 20 feet of fence, the location and type of such plantings being subject to the review and approval of the planning commission in order to maximize the aesthetic and screening benefits of such plantings. Deciduous trees shall be at least two inches caliper at chest height at planting, evergreen trees not less than six feet tall at planting and shrubs in ball or container state with no less than one gallon of native soil surrounding the roots at planting. **This is complete at the site.***

*4. The required fencing shall be offset not less than ten feet from side and rear lot lines and not less than 50 feet from the ultimate road right-of-way unless there is an existing principal building situated less than 50 feet from the ultimate road right-of-way in which case the required setback for the fencing shall be the average of such existing building setback and 50 feet. If the accessory outdoor storage yard is located adjacent to property that is zoned or legally used for residential purposes, the fencing offset from the side and rear lot lines shall be increased to 20 feet. **The existing fencing is in a permitted location per a previous CUG for the AMW Transport use.***

*5. The entire yard area must be surfaced using either asphalt, concrete, or a thoroughly compacted and dust free gravel base. **Existing yard condition is compacted gravel.***

*6. The surfaced yard area may not be included as open space attendant to [section 40.322](#) below. **Existing yard condition is acceptable. The yard is not proposed to be modified by this plan.***

*7. The materials, equipment, and supplies being stored outdoors may not have an inordinately high propensity toward flammability or combustibility and all areas of the storage yard shall be organized in such a manner as will allow sufficient access for fire protection/suppression as determined by the village's fire chief. **This would not appear to be an issue.***

*8.No materials, equipment or supplies may be stored in such a manner as would allow for animal infestation or in any other way adversely impact the public health or safety. **This would not appear to be a problem.***

Section Sec. 40.153 of the Village Code provides as follows with respect to conditional uses: *Modification of regulations: Zoning regulations and standards established in this chapter may be modified or waived by the planning commission in their application to a permitted conditional use if in the commission's opinion such regulations and standards are not appropriate or necessary to the proper regulation of such use, and where such modification or waiver would not, in the commission's opinion, result in adverse effect upon the surrounding properties. If no modification or waiver is granted, the proposed use shall conform to the building location, floor area ratio, parking, landscaping, lot width, setback, offset, height, building size, lot size and open space regulations of the district in which it is located.*

No new dumpsters/locations, rooftop or ground placed HVAC equipment, exterior lighting, or landscaping are depicted on the plans so it is presumed there will be none. No signage is proposed at this time.

Operationally, the applicant proposes that this use will occupy only the area highlighted in blue on the attached site plan. He lists equipment and stone as examples of what will be stored outdoors on the site. It is noted in his Business Plan of Operation submittal that future plans would include retailing “material such as mulch in the future”. The Business Plan states, however that zero customers/day are expected. Operating hours are listed as 10 hours per day (1 shift) (but a provision is also listed showing hours of operation as 6 am to 6 pm), 5-days per week (but a provision is also listed showing days of operation as Monday – Saturday) with a staff of approximately 4 full-time and 3 part-time people. Traffic generation is listed as including up to 3 trucks and 7 cars per day.

**Recommendation:**

The Planner would recommend the following conditions be considered for attachment to any approval Conditional Use Grant as the Commission may be inclined to grant:

- 1) If this use is to go forward as proposed, the Planning Commission should specifically determine to waive the requirement 40.316(16) as to minimum value of the improvements on the property and recite the for the minutes.
- 2) Applicant to specifically list, for Village Staff review and approval, the detailed material types and all vehicles/equipment proposed to be parked/stored outdoors on the site, and show where/how each will be located.
- 3) Days/hours of business operation to be limited to Monday through Saturday, 6 am. to 6 pm. During snow plowing season, the applicant may run the plow trucks in/out of the site 7 days a week/24 hours a day.
- 4) The applicants allocated space on this site shall include only that area highlighted in blue on the attached site plan.
- 5) The applicants allocated building space shall include only the southernmost two overhead doors entering on the west side of the building and those garage bays extended straight through to the east wall of the building.
- 6) At this time, this use shall not include any retail sales or direct customer pick-up of materials, equipment or supplies at/from this location.
- 7) Any dumpster(s) needed to service this use shall be located within the fenced/screened area of the site and kept out of the surrounding view at all times.
- 8) No new rooftop or exterior ground placed HVAC and no new exterior lighting or landscaping are considered or approved as a part of this request.



- 9) Any future signage for this use shall be subject to the Village Sign Code. No signage shall be placed at this site/building without prior review, approval and permit issuance.
- 10) Provision in the CUG document that “Any substantiated, material, adverse impacts arising with respect to such things as, (but not necessarily limited to) noise, odor, smoke, light, vibration, litter, tracking, unsightly, unenclosed parking or storage, 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.”
- 11) Recording of the Conditional Use Grant and related Land Covenant prior to the start of any business operations at this site by the applicant.



**Conditional Use Grant  
Application Form**

Address/Parcel No. of Property Involved: 462 Hickory Street

Zoning of Property: B-5 General Business

Current Owner of Property: Babi LB Venture LLC

Applicant - Name: Wally Haines

Address: 462 Hickory St, STE B Pewaukee

Phone: 262-443-7111

Fax: \_\_\_\_\_

Email: Haineswally@gmail.com

Nature of Request (If Requesting Approval for a New Business, Please Attach a Business Summary):

Landscaping company that does grading  
landscaping, lawn care, and snow removal.  
Has trailers and vehicles and medium  
duty trucks. Would like to store material  
at site.

Provide detailed information with your application that addresses the following:

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



## APPLICATION PROCESS FOR CONDITIONAL USE GRANT REQUESTS

Step 1: Please read through the attached sections of the Village's Development Code that explain conditional use grant regulations (Section 40.152 of Land Development Code or web link:

[https://library.municode.com/wi/pewaukee/codes/code\\_of\\_ordinances?nodeId=PTIIMUCO\\_CH40LADE\\_ARTVCOUS](https://library.municode.com/wi/pewaukee/codes/code_of_ordinances?nodeId=PTIIMUCO_CH40LADE_ARTVCOUS)).

Step 2: Submit a fully completed application form along with **13 copies** (and one digital copy) of all attachments you wish to have considered by the Plan Commission as part of your application. (Please fold all attachments so that they are 8 ½" x 11" size and with project name/identification visible.) Please note: Incomplete applications will not be accepted.

Please note: Applications must be submitted to Village Hall by the required submittal deadline (copy of deadlines attached) which is generally three weeks and two days prior to the Plan Commission meeting. Plan Commission meetings are held on the second Thursday of each month at 7:00 p.m. The submittal deadline requirement allows the Village time to review the application, obtain additional information from you if need be and set up/publish the required public hearing. All property owners within 300' of the subject property will be sent a notice of the public hearing.

Step 3: Along with the completed application, the application fee must be paid. The fee for a conditional use grant approval request is **\$100.00**. The fee is collected to offset the cost of required legal notices that must be published in the newspaper and the cost of mailings to neighboring property owners.

Step 4: The Village Planner and the Village's consulting Engineer will be reviewing your application and will prepare a report for the Plan Commission, which will include recommendations for action.

Step 5: If your conditional use request is approved, a document will be prepared that contains the approval conditions. That document will need to be signed by the applicant, property owner and the Village. The Waukesha County Register of Deeds will then record the signed document.

Please note: Multiple Plan Commission meetings are often required prior to final project approval.

(Revised 8/16/06; 01/2019; 6/2019)



**PROFESSIONAL SERVICES REIMBURSEMENT NOTICE**

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

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

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

**RESPONSIBLE PARTY & MAILING ADDRESS**

Wally's Landscaping & Maintenance  
Name of Company and/or Individual

462 Hickory Street, Pewaukee, WI 53072  
Street City State Zip

Phone: 262-443-7111 Fax: \_\_\_\_\_ E-Mail: Haineswally@gmail.com

Wally Haines 9/8/22  
Signature of Applicant & Date

Matt 9/6/22  
Signature of Property Owner & Date

\_\_\_\_\_  
Village Official Accepting Form & Date

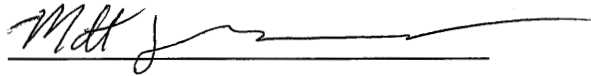
SEND ALL PROFESSIONAL SERVICES INVOICES TO:  
(Check One)

Property Owner

Applicant

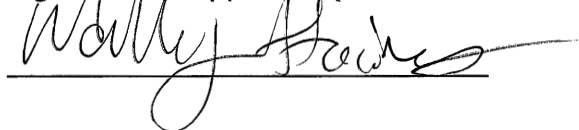
2. It is the responsibility of the applicant/owner to ensure that the proposed project meets the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted Land Use Plan.

Signature of Property Owner as listed on this Application:

A handwritten signature in black ink, appearing to be 'Matt J.', written over a horizontal line.

**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.**

Signature of Applicant (if different than Owner):

A handwritten signature in black ink, appearing to be 'Wally Adams', written over a horizontal line.

Please return Completed Application Forms along with required attachments and the \$100 Application Fee to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072. If you have any questions, please call Village Hall at (262) 691-5660.

**\*\*Please submit eleven sets of any applicable attachments as well as a digital copy of any attachments submitted.**



- NOTES:**
1. ALL EXISTING CONDITIONS ARE BASED ON THE SURVEY DATA.
  2. NO GRASSES WILL BE CHANGED, THEREFORE THERE WILL BE NO IMPACT TO THE FLOOD PLAN AS A RESULT OF THIS PLAN.
  3. 140 SPACES SOUTH OF THE NEW FENCE.
  4. 18 SPACES NORTH OF THE NEW FENCE.
  5. FENCE AND GATE TYPE AS DIRECTED BY THE OWNER.



- 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

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.

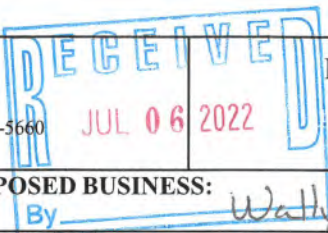
0 95.60 Feet

**Notes:** 462 Hickory Street

Printed: 10/6/2022



Village Hall 235 Hickory Street Pewaukee, WI 53072 Village Hall - 262-691-5660 Fax - 262-691-5664	<b>BUSINESS PLAN OF OPERATION APPLICATION VILLAGE OF PEWAUKEE</b>	Permit No.
		Parcel/Tax Key No.



**NAME OF PROPOSED BUSINESS:** Wally's Landscape Co LLC **SUITE#:** B

**SITE ADDRESS:** 462 Hickory LLC **City:** Pewaukee **State:** WI **Zip:** 53072

Business / Operator's Name (Please Print)  	Mailing Address	City	State	Zip	Phone#
	_____				
Email Address					_____

Tenant's Name: (Please Print)  <u>Wally Haines</u>	Mailing Address	City	State	Zip	Phone#
	<u>462 Hickory Pewaukee WI 53072</u>				
Email Address					FEIN#
<u>Haines wally @ gmail . com</u>					

**DESCRIPTION OF BUSINESS OPERATION:** Real Estate Property Management & Landscaping

<b>TYPE of BUSINESS:</b> Please Check the appropriate Box for type: <input checked="" type="checkbox"/> Retail <input checked="" type="checkbox"/> Office <input checked="" type="checkbox"/> Warehouse/Storage <input checked="" type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Wholesale <input checked="" type="checkbox"/> Institutional <input type="checkbox"/> Other? _____	Description of Business:  _____
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**NEW USE?** Yes or No?  Yes  No **or** **EXPANSION OF EXISTING USE?** Yes or No?  Yes  No **or** **OTHER?** New Ownership

**HOURS of OPERATION:** From: 6am to 6pm **DAYS of OPERATION:** Monday - Saturday

**MAXIMUM NUMBER OF EMPLOYEES:** How many Full Time? 4 How many Part Time? 3 **CURRENT ZONING:** B-5

**Expected Customers per day:** 0 **Number of Trucks per day:** 3  
**Number of Autos per day:** 7

<b>PARKING</b> Available Parking/Parking Lot Spaces # <u>10</u> Loading Spaces # <u>3</u> Is there Overnight Parking? - <u>No</u> Where? <u>0</u>	<b>STORAGE</b> Any Outside Storage? - <u>Yes</u> Please list type of Storage? <u>Equipment / Stone</u>
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<b>SEWAGE DISPOSAL BY:</b> Public Sewer <input checked="" type="checkbox"/> Septic/Holding Tank _____ Storm Water Retention/Detention: Yes? or No? _____	<b>WATER SUPPLY BY:</b> Public Water Main <input checked="" type="checkbox"/> Private Well _____ Other _____	<b>SOLID WASTE (trash) DISPOSAL BY:</b> Contract: <u>Waste Management</u> Self: _____ Any flammable substances? Yes or No? <input checked="" type="radio"/> No If Yes, where Stored? <u>0</u>
---	---	---

**Any Special Equipment/Facilities/Requirements? -** \_\_\_\_\_ **What?** \_\_\_\_\_

**APPLICANT'S SIGNATURE** Wally Haines **APPLICANT'S PRINTED NAME** Wally Haines **DATE SIGNED** 7-5-22

**PROPERTY OWNER'S SIGNATURE** Matthew Quest **PROPERTY OWNER'S PRINTED NAME** Matthew Quest **DATE SIGNED** 7/5/22

**APPROVAL CONDITIONS** Applicant is responsible to obtain any licenses, permits, certificates or other documents from other agencies of Village Departments. For example: Cigarette and Alcoholic Beverage Licenses must be obtained from the Village Clerk and Building Permits from the Building Inspector. Also, Occupancy of the premises requires approval of this application.

**For Staff ONLY**  
 Submitted for Review on: \_\_\_\_\_ Date: \_\_\_\_\_  
 Approval by Zoning Administrator: \_\_\_\_\_ Date: \_\_\_\_\_  
 Approval by Village Planner: \_\_\_\_\_ Date: \_\_\_\_\_  
**SPECIAL REQUIREMENTS/COMMENTS:** \_\_\_\_\_



**VILLAGE OF PEWAUKEE  
SANITARY SEWER &  
WATER UTILITIES  
235 HICKORY STREET  
PEWAUKEE, WISCONSIN 53072  
PHONE: 262-691-5660  
FAX: 262-691-5664**

**NOTICE OF INTENT TO DISCHARGE WASTEWATER**

(Please print. Mail or fax to the address above.)

**Note** - The discharge shall comply with all conditions of the City of Brookfield Municipal Code Chapter 13.20 found in Title 13 Public Services at: [www.cityofbrookfield.com](http://www.cityofbrookfield.com).

**FORM I - To Be Completed By Commercial / Industrial User**

1. Company Name: Wally's Landscape Co LLC
  
2. Facility Address: Street 462 Hickory St  
City, State, Zip Pewaukee WI 53072
  
3. Mailing Address: Street \_\_\_\_\_  
(If Different) City, State, Zip \_\_\_\_\_
  
4. Company Representative:  
Name Wally Haines Title Owner  
Phone 262-443-7111 Fax \_\_\_\_\_  
E-Mail haineswally@gmail.com
  
5. Brief description of business:  
Landscape and snow removal company, plans to retail material such as mulch in future  
\_\_\_\_\_  
\_\_\_\_\_
  
6. Existing number of employees: Full Time 4 Part Time 3
  
7. Operating: Days/Week 5 Hours/Day 10 # Shifts 1
  
8. Facility four-digit SIC code \_\_\_\_\_  
Or six-digit NAICS code \_\_\_\_\_
  
9. Reason for filing survey:
  - a.  Change of occupancy
  - b. \_\_\_\_\_ Construction of a new facility/new addition
  - c. \_\_\_\_\_ Proposing to discharge from a facility where there is currently no discharge or adding a new sewer connection
  - d. \_\_\_\_\_ Significantly altering the volume or characteristics of an existing discharge
  - e. \_\_\_\_\_ Applying for reissuance of an existing discharge permit
  - f. \_\_\_\_\_ Per request by municipality - discharge ongoing with no expected changes
  - g. \_\_\_\_\_ Update previous information

10. Date when new or altered discharge is expected to begin \_\_\_\_\_

11. Estimated sanitary sewer discharge:

Existing

Proposed

\_\_\_\_\_ Gal/Day process wastewater \_\_\_\_\_  
\_\_\_\_\_ Gal/Day sanitary wastewater \_\_\_\_\_  
\_\_\_\_\_ Gal/Day cooling water \_\_\_\_\_

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.

12. Describe process(es) that will result in the discharge of a commercial/industrial process wastewater: \_\_\_\_\_  
\_\_\_\_\_

13. List any chemicals/pollutants expected to be present in your discharge: \_\_\_\_\_  
\_\_\_\_\_

14. Describe any wastewater pretreatment and/or facilities to be used: \_\_\_\_\_  
\_\_\_\_\_

15. Is there any usage of toxic organic compounds at the facility?  
(solvents, flammable compounds, etc. ) Yes \_\_\_\_\_ No \_\_\_\_\_

16. How are toxic organic compounds disposed of?  
\_\_\_\_\_ Discharge to sanitary sewer  
\_\_\_\_\_ Hauled to treatment / recycling facility  
\_\_\_\_\_ No waste (used in process or sparingly on rags)  
\_\_\_\_\_ Other, specify: \_\_\_\_\_

17. Comments: \_\_\_\_\_  
\_\_\_\_\_

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 \_\_\_\_\_

Date \_\_\_\_\_







CENTURY  
FENCE  
P.O. Box 1000  
T. 800.328.0507

