



## PLAN COMMISSION AGENDA

February 9, 2023 – 6:00 pm  
Village Hall  
235 Hickory Street, Pewaukee, WI 53072

1. Call to Order and Roll Call
2. Public Hearings.
  - a. Public Hearing on Conditional Use Grant request of applicant Llazar Konda d/b/a Beach House Bistro, to develop a seasonal outdoor dining/seating area accessory to their existing restaurant/tavern use using three of the public parking stalls situated in the W. Wisconsin Avenue right-of-way directly in front of the business located at 161 W. Wisconsin Avenue – Unit 1.J. Building owner is Siepmann Development Company. Right-of-way is owned by the Village of Pewaukee. Property is Zoned B-2 Downtown Business District.
  - b. Public Hearing on Conditional Use Grant request of property owner/applicant Waukesha County Technical College (WCTC) to construct a modular burn structure on the current fire training grounds of the College campus located at 800 Main St., to be used by WCTC Fire and EMS programs. Property is zoned Institutional and Public Service District (IPS).
  - c. Public Hearing on Conditional Use Grant request of property owner/applicant Waukesha County Technical College (WCTC) to construct a ~6485 square foot classroom and training space addition to the existing V-Building on the College campus located at 800 Main Street. Property is zoned Institutional and Public Service District (IPS).
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 – January 12, 2023
5. Old Business:
  - a. Review, discussion, and possible recommendation to Village Board regarding an amendment(s) to Section 40.471 of the Village of Pewaukee Code of Ordinances regarding Transient Lodging.
  - b. Review and general discussion regarding density limits for the residential component of mixed-use with multi-family development or straight multi—family development in the Villages Business Zoning Districts (i.e. B-1 Community Business, B-2 Downtown Business, B-3 Office & Service Business, B-4 Business Park, and B-5 Light Industrial), and the existing density limits of the Villages R-M Multi-Family Residential District.
6. New Business.
  - a. Review and Possible Action on Conditional Use Grant request of applicant Llazar Konda d/b/a Beach House Bistro, to develop a seasonal outdoor dining/seating area accessory to their existing restaurant/tavern use using three of the public parking stalls situated in the W. Wisconsin Avenue right-of-way directly in front of the business located at 161 W. Wisconsin Avenue – Unit 1.J. Building owner is Siepmann Development Company. Right-of-way is owned by the Village of Pewaukee. Property is Zoned B-2 Downtown Business District.
  - b. Review and Possible Action on Conditional Use Grant request of property owner/applicant Waukesha County Technical College (WCTC) to construct a modular burn structure on the current fire training grounds of the

College campus located at 800 Main St., to be used by WCTC Fire and EMS programs. Property is zoned Institutional and Public Service District (IPS).

- c. Review and Possible Action on Conditional Use Grant request of property owner/applicant Waukesha County Technical College (WCTC) to construct a ~6485 square foot classroom and training space addition to the existing V-Building on the College campus located at 800 Main Street. Property is zoned Institutional and Public Service District (IPS).
- d. Consultation/feedback regarding the possibility of modifying the existing language of the Housing for the Elderly Overlay District, introducing a less rigid maximum ratio of independent living units as compared to all/total units within a project.
- e. Discussion Regarding Interaction and Behavior of Plan Commission Members and General Public During Meetings

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: February 3, 2023

**PLAN COMMISSION MINUTES**  
**January 12, 2023 – 7:00 pm**  
**Village Hall**  
**235 Hickory Street, Pewaukee, WI 53072**

**DRAFT – DRAFT – DRAFT – DRAFT – DRAFT**

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

President Knutson called the meeting to order at approximately 7:01 p.m.

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

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

**2. Public Hearing – None.**

**3. Citizen Comments –**

**Mike Schieble @ 481 Park Ave-** Mr. Schieble thanked the Commission for taking the time and listening to the residents about their concerns with Airbnb and VRBO rentals. He is in favor of placing the tightest restrictions on the transient lodging ordinance.

**Dan Sitzberger @ 567 Park Ave –** Mr. Sitzberger mentioned the houses in the area of concern are close together and there are not a lot of “buffers”. He seconded what Mr. Schieble said and would like the Commission to vote to make the ordinance as strict as possible by the law.

**Kristen Kreuser @ 429 Pirate Pass –** Ms. Kreuser expressed there should not be regulations placed on short term rentals. She read from a letter provided by Sara & Lois Laimon at 145 Park Ave of examples from renters that have stayed there. Some examples were: an individual who lost her home to a fire, traveling nurses, a family attending a wedding, and a couple building their home in Pewaukee and needed a place to stay. She mentioned that as homeowners in the Village, “We are incredibly aware of who is staying in our homes and why.” She also cited in 2022 the City of Pewaukee collected \$500K in occupancy tax and would like to see the Village also benefit from that tax. Governor Walker passed the Transient Lodging law to increase tourism to the state. The Village has no hotels so homes and short-term rentals are all that can be offered to people who want to visit. Ms. Kreuser reiterated transient lodging is allowed and protected by state law and wants to put forward a reasonable ordinance that serves all people.

**Steve McCullough @ 620 Kopmeier Dr –** Mr. McCullough shared his personal experiences with staying in short-term rentals. With a family, it is much more affordable to stay in a home rather than a hotel.

**4. a. Approval of the Minutes – Regular Plan Commission Meeting – November 10, 2022.**

**Comm. Lange motioned, seconded by Comm. Belt to approve the November 10, 2022 Regular Plan Commission Meeting minutes as presented.**

**Motion carried unanimously**

**b. Approval of the Minutes – Regular Plan Commission Meeting – December 8, 2022.**

**Comm. Lange motioned, seconded by Comm. Belt to approve the December 8, 2022 Regular Plan Commission Meeting minutes as presented.**

**Motion carried 5-0, Comm. Grabowski abstained**

## 5. Old Business

### a. Review, discussion, and possible recommendation to Village Board regarding an amendment(s) to Section 40.471 of the Village of Pewaukee Code of Ordinances regarding Transient Lodging.

Attorney Gralinski discussed the result of the direction given at the previous Commission meeting for Transient Lodging and provided the revisions to the draft ordinance.

Comm. Grabowski expressed he does not agree with the restrictions in the draft ordinance. He did research with the police department and found no issues/calls/disturbances have been reported from any of the residences currently hosting short-term rentals. He stated with no hotels in the Village the only way to host visitors is to have short-term rentals.

Comm. Lange believes most of the rentals will be to families. He stated there has already been short-term rentals in the community and there has been no issues. He believes the 6 night minimum stay is realistically too much as is the 181 day consecutive limit.

Comm. Hoff likes the way the current draft ordinance is written and does not want to change the days. She would like to do a “test year” to see how it plays out.

Trustee Roberts stated one of the primary roles of the Plan Commission is to address land use. We prohibit business operations in residential neighborhoods. He thinks the 6-night minimum reduces the chance of adverse impacts.

Discussion followed regarding the possibility of adding to the ordinance to have the home owner or a property manager live within a certain distance of the rental property in case of issues cropping-up or having 2 separate ordinances for “bed and breakfast”/owner occupied and rentals for the entire house not owner occupied.

**Comm. Belt motioned, seconded by Trustee Roberts to recommend to the Village Board as written keeping the 6-night minimum stay, and changing 181 days in the aggregate to 365 days.**

**Motion failed 2-4.**

**Comm. Lange motioned, seconded by Comm. Grabowski to recommend to the Village Board as written, changing to 3-night minimum stay, and changing 181 days in the aggregate to 365 days.**

**Motion failed 3-3.**

**Comm. Belt motioned, seconded by Comm. Hoff to recommend to the Village Board as written.**

**Motion failed 2-4.**

**Comm. Lange motioned, seconded by Comm. Grabowski to recommend to the Village Board as written, changing to 4-night minimum stay, and changing 181 days in the aggregate to 365 days.**

**Motion failed 3-3.**

**Comm. Belt motioned, seconded by Comm. Grabowski to table the recommendation to the Village board.**

**Motioned carried 6-0.**

Items below were not presented in order.

### b. Review and discussion regarding density limits for the residential component of mixed-use with multi-family development or straight multi-family development in the Villages Business Zoning Districts (i.e. B-1 Community Business, B-2 Downtown Business, B-3 Office & Service Business, B-4 Business Park, and B-5 Light Industrial), and the existing density limits of the Villages R-M Multi-Family Residential District.

Planner Censky discussed current Village requirements as to residential parking standards and current building height limitations in the Village’s business, multi-family, and elderly housing overlay districts. Censky wanted to get a sense of what the Commission’s threshold for building height in the various zones is, and gave an example that 55 feet is the tallest building allowed in the City of Pewaukee. Trustee Roberts suggested 55 feet may be the extent that the fire department can reach the top floor.

The height requirements were discussed as follows:

**B-1 & B-3** – maximum 55 feet (4 stories)

**B-2** – 42 ft maximum with flat roof, 45 ft maximum with gabled roof (3 stories)

**B-4 & B-5** – as is

**RM** – restrict to three stories

**Elderly Overlay** – as is

President Knutson pointed out that in the case of a conditional use, an applicant may be able to exceed the height restrictions. No action was taken.

## 6. New Business

**a. Review, discussion and possible approval of a sign code waiver for applicant/property owner Holy Apostle Anglican Church (in c/o Eric Rohs of Sign Effectz, Inc.) to install a changeable copy sign, and at a reduced setback from the street, at 142 Lake Street. This .4+/- acre site is zoned IPS Institutional & Public Service District.**

Planner Censky explained the applicant has had a changeable copy, freestanding sign at a setback of less than 10 ft from the front lot line for many years. They are looking to replace the existing sign with a new, larger, freestanding sign. The sign will be 39 sq. ft in area and 9.2 ft in height and will comply with the permissions for freestanding sign size in the IPS District (i.e., Code maximum size is 50 sq. ft in area and 10 ft in height. The sign will not meet the required 10-foot minimum setback from the front lot line, the applicant estimates if would be setback 2 ft. The proposed new sign will be internally illuminated. The sign code regulates that “No sign shall be illuminated, either internally or externally, between the hours of 11:00 p.m. and sunrise unless the premises on which it is located is open for business during that time”, and “Signs located in or adjacent to residential districts shall not be illuminated between the hours of 9:00 p.m. and sunrise”. Further, “All sign lighting shall be so designed, located, shielded or hooded so as to prevent the casting of glare or direct light upon adjacent roadways, surrounding properties or into the sky”.

### **Village Planner Recommendations:**

- 1) The type and intensity of sign lighting shall be subject to review and approval by the Village Staff prior to issuance of a Sign Permit;
- 2) Applicant to have the front lot line surveyed/marked in by a professional land surveyor prior to the start of any construction in support of a new sign at this site so the setback of not less than 2-feet is assured;
- 3) Applicant agrees that any substantiated adverse/nuisance issues arising with respect to this sign in the future, such as but not necessarily limited to noise, type, intensity, or hours of illumination, and similar, ... are the applicant’s responsibility to correct timely upon written notice from the Village;
- 4) Applicant to secure all necessary permits, such as but not limited to Sign Permit, Building Permit, Electrical Permit,... prior to placement/installation of the sign at the site.

**Comm. Grabowski motioned, seconded by Hoff to approve as recommended with the exception of #2 of the Village Planner’s recommendations, setback shall match the current setback of the existing freestanding sign and no survey is required.**

**Motion carried 6-0.**

**b. Review and discussion regarding the Conditional Use Grant (CUG) review Process Post 2017 Wisconsin Act 67.**

Gralinski discussed the memorandum he provided reviewing Conditional Use Permits. He highlighted page 2 section 5 “Substantial Evidence” in that it is not just personal preference or what is *perceived* as being best for the community, it is actual evidence.  
No action was taken.

**c. Review, discussion and possible action on changing the regular Planning Commission meeting start time from 7PM to 6PM.**

President Knutson explained the Village Board recently approved their meeting time change from 7 PM to 6 PM. The time change for the Plan Commission would align with the Village Board.

**Comm. Lange motioned, seconded by Comm. Hoff to approve Plan Commission meeting time change from 7 PM to 6 PM.**

**Motion carried 6-0.**

**7. Citizen Comments – None.**

**8. Adjournment**

**Comm. Lange motioned, seconded by Comm. Hoff to adjourn the January 12, 2023, Regular Plan Commission meeting at approximately 9:40 p.m.**

**Motion carried 6-0.**

Respectfully submitted,

Jenna Peter  
Deputy Village Clerk/Treasurer

## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: February 9, 2023

### General Information:

Agenda Item: **5.b.**

Applicant:

N/A

Status of Applicant:

Village initiated item

Requested Action:

Review and general discussion regarding density limits for the residential component of mixed-use with multi-family development or straight multi—family development in the Villages Business Zoning Districts (i.e. B-1 Community Business, B-2 Downtown Business, B-3 Office & Service Business, B-4 Business Park, and B-5 Light Industrial), and the existing density limits of the Villages R-M Multi-Family Residential District.

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### Background:

It has been pointed out that there may be a willingness within the Village to consider permitting new multi-family development as a part of mixed use or as straight multi-family developments within some of the Business zoned areas of the Village. The topic of appropriate density limits for this type of use is proposed to be discussed. Density limits in existing standard multi-family zoning may also be discussed.

\*No residential units on street level of business districts multi-fam use?

Current Village parking requirements as to residential parking standards and maximum building heights follow:

- **Residential Parking**  
**40.426(j) Required number of stalls.** The following parking standards shall be applied unless deviations have been specifically approved by the planning commission:  
**(1) Residential uses.**
  - a. Single-family dwellings and two-family dwellings. Two spaces per dwelling unit (excluding garages).
  - b. Multifamily dwellings.
    - 1. One bedroom = 1.75 enclosed parking spaces per unit.

2. Two bedrooms = 2.0 enclosed parking spaces per unit.
3. Three bedrooms = 2.0 enclosed parking spaces per unit.
4. Guest parking requires one parking stall for every two units.

c. Housing for the elderly. Subject to planning commission approval on a case by case basis.

- Oconomowoc multi-family residential parking requirements
  - Parking – All new residential shall be required to install a minimum of (1) on-site parking stall for each (1) bedroom or efficiency units and (2) on-site parking stalls for each (2) bedroom or greater units. Guest parking shall be an additional 0.25 stall per residential unit. Surface parking is encouraged behind buildings. Surface parking is discouraged between the building and primary street frontage.
- Menomonee falls multi-family residential parking requirements
  - 1 space/bedroom with a minimum of 1 space fully enclosed and a maximum of 2 spaces/unit, with 1 additional space/each 2 units for visitors

- **Building/Structure Height - Current Code Limits**

**40.253** provides “The height of any structure in the B-1 [Community Business] district shall not exceed four stories or 55 feet...”.

**40.268** provides “The height of any structure [in the B-2 Downtown Business District] shall not be less than 1.5 stories nor more than 3 stories by design, and may not exceed 42 feet **(up to 45 feet if the building design incorporates a gabled roofline) and must be designed as one and one-half to three-story structures,** unless **otherwise** approved in accordance with the conditional use grant process.

**40.283** provides “The height of any structure in the B-3 [Office and Service Business] district shall not exceed four stories or 55 feet...”.

**40.301** provides “The height of any structure in the B-4 [Business Park] district shall not exceed **42 55** feet...”.

**40.319** provides “The height of any structure in the B-5 [Light Industrial] district shall not exceed **550** feet...”

**40.221** provides “The height of the principal structure in the R-6 [Plex Residential] district shall not exceed 42 feet **(up to 45 feet if the building design incorporates a gabled roofline)**...”

**40.229** provides “The height of the principal structures in the RM [Multi-Family Residential] district shall not exceed **three stories or 42 feet (up to 45 feet if the building design incorporates a gabled roofline)**...”

**40.400.1(2)(b)** provides “Height of any principal structure [in the Housing for the Elderly Overlay District is] **shall** not to exceed four stories or 52 feet **(up to 55 feet if the building design incorporates a gabled roofline)** [unless otherwise approved in accordance with the conditional use grant process]”.

**\*40.336** provides “The height of any structure in the IPS district shall not exceed 42 feet unless otherwise allowed in accordance with section 40.421.

**40.421(d)** provides as follows regarding building height: “Increase permitted. The maximum height of any structure may be increased up to ten feet if offset and setbacks



are increased by one foot for each additional foot of structural height exceeding the standard district requirement”.

**Discussion:**

The Planner and Trustee/Planning Commissioner Roberts will continue to lead discussion on this topic for Commissioners and solicit ongoing input/feedback before presenting any draft changes to the existing Village Code.

## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: February 9, 2023

### General Information:

Agenda Item: **6.a.**

#### **Applicant/Property Owner:**

Llazar Konda, d/b/a Beach House Bistro. Building owner is Siepmann Development Company. Right-of-way is owned by the Village of Pewaukee.

#### **Requested Action:**

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

#### **Current Zoning:**

B-2 Downtown Business District

#### **Current Master Plan Classification:**

Community Commercial

#### **Surrounding Zoning/Land Use:**

North: B-2 Downtown Business District

South: B-2 Downtown Business District

East: Pewaukee River

West: Pewaukee Lake

#### **Lot Size:**

N/A

#### **Location:**

161 (Unit 1. J.) West Wisconsin Avenue

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### **Background:**

The applicant seeks Conditional Use Grant approval to use three existing, on-street paved parking stalls to place tables/chairs/umbrellas/similar patio appurtenances/railings/planters/barriers,... in support of an incidental, seasonal outdoor dining opportunity for their Beach House Bistro patrons. At this time the applicant has not submitted any plan details as to how they would layout the interior use of these three stalls and/or how they will protect the boundary of the space except to say they will arrange/construct this area in the same way that others, such as Chocolate Factory and Artisan, along W. Wisconsin Avenue have

done.



**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) Applicant to return to the Planning Commission for review and approval of the detailed plans explaining how they will establish/protect the boundaries of the space allocated by this approval and what the plans are for tables, chairs, umbrellas, ADA ramping, public address/audio, ... are for the interior of the allocated space;
- 2) Approval is subject to the terms of the attached DRAFT CUG document and related exhibits.

**CONDITIONAL USE GRANT**

To permit the use “**outdoor dining/seating area accessory to their existing, approved restaurant use, Beach House Bistro , using 3 of the public parking stalls situated in the public road right-of-way in front of the existing business**”.

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

**PWV 0898954002**

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

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

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

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

**GRANTED** by action of the Planning Commission of The Village of Pewaukee this 9<sup>th</sup> day of February, 2023.

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Village Planning Commission Secretary  
Cassie Smith

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Planning Commission Chairperson  
Jeffrey Knutson

*Original filed at the Pewaukee Village Hall.*

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

- a. This grant shall become effective upon the execution and recording by the owners of the Premises of an acceptance hereof in such form as to constitute an effective covenant that shall run with the land subject to the provisions contained herein.
- b. This grant shall be void unless, pursuant to the building and Zoning Codes of the Village, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of the Planning Commission approval noted above.
- c. This grant is subject to amendment and termination in accordance with the provision of the Zoning Code of the Village.
- d. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and exhibited hereto.
- e. Construction and operation of the use granted shall be subject to full compliance with any other applicable rules/laws as set forth by any other governmental or quasi-governmental departments/entities with jurisdiction over this site, construction and/or operation such as, but not necessarily limited to, the Village's Building Inspections, Public Works, Police and Fire Departments, Waukesha County, Wisconsin DNR, the State of Wisconsin, ... and similar.
- f. Any of the conditions of this Grant which would normally be the responsibility of tenants of the premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
- g. This Grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
- h. Failure to allow reasonable and routine inspections of the property constitutes grounds for revocation of the Conditional Use Grant.
- i. **Conditions on the Use/Operations:**
  1. Annual renewal of this CUG is not a condition of the approval but that is based upon the continued willingness of the applicant to work cooperatively with the Village on adjustments to the site/operating plans as the use goes along in the event unforeseen issues or concerns as to safety or suitability should arise.
  2. When these three stalls are in use for street dining, the underlying property owner of 161 W. Wisconsin Avenue agrees to allocate and mark three additional (*i.e., in addition to those already required to be so marked as a condition of other/similar use approvals previously granted*), one-hour parking stalls in their private lot at 161 W. Wisconsin Avenue (or, if the neighbor gives permission, in the lot located at 203 W. Wisconsin Avenue) to offset the parking being lost to this specific street dining use on W. Wisconsin Ave.
  3. The permitted seasonal period of use for the right-of-way shall be March 1 to October 31 annually.
  4. Outdoor music and/or PA may be permitted as a part of this outdoor dining/seating area use. The hours for such music and/or PA shall be limited to the actual open hours of the principal use and no later than 11pm daily.
  5. Days/Hours of use for this right-of-way dining/seating area shall be limited to days/hours that the principal use Beach House Bistro is actually open but in no case later than 1 am daily.
  6. On the W. Wisconsin Avenue side of the space a fence must be constructed utilizing the concrete base (not less than 10' x 10') and railings as shown in the attached Exhibit A which

is attached hereto and made a part hereof by reference. This fence must fully surround the W. Wisconsin Avenue side of this dining area and turn in toward the sidewalk on both sides returning all the way back to the sidewalk. The balance of the area as delimited on the attached site plan shall be separated from the public by weighted stanchions with rope/chain (or similar) or by a continuation of the fencing. The curbing shown on the site plan for use between the drive lane of West Wisconsin Avenue and this seating area shall be sized not less than 10" by 10". Reference all this in Exhibit "A" which is attached hereto and made a part hereof by reference.

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

21. Prior to recording the CUG, execution of a hold harmless and indemnity agreement satisfactory to the Village Attorney and approved by the Village Board for construction and operation of the use herein granted, the date and terms of such agreement to be memorialized in the Village's CUG record/file for this property for the duration of time that this use is permitted.
22. Prior to occupying the public right-of-way for this street dining use, provision of general liability and property damage insurance naming the Village of Pewaukee as an additional insured shall be provided to the Village Attorney for review and approval as to adequacy – evidence of the final and approved insurance documents to be retained on file in the Village's CUG record for this property for the duration of time this use is permitted.
23. Any new/extra lighting proposed for this right-of-way seating area use shall be subject to review and approval by Village Staff prior to implementation.
24. No signage is requested or approved as a part of this CUG. Any future signage shall be subject to review under the Village Sign Code prior to placement at the site.
25. The Village Board shall make the final determination as to who has precedence in terms of the right-of-way use on any dates/times where use of this specific right-of-way space may have been requested by multiple parties/special events. During special events in the downtown area, the permit holder shall refer to the Village Administrator for the priority determination as may have been set forth by the Village board in regard to this specific right-of-way space and shall abide by those specific instructions.

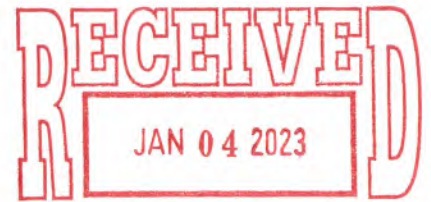
**j. Conditions on the Existing Structures, Existing Site and Existing Outdoor Dining/Seating Area:**

- a. All per existing conditions and approvals.

**k. Other:** None.

**SEE EXHIBIT "A" ATTACHED BELOW**





By: JP

## CONDITIONAL USE GRANT APPLICATION FORM

Complete all items entirely:

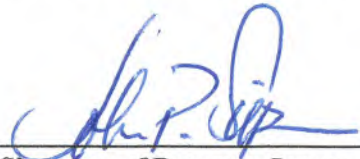
<b>Property Address:</b>	161 W. Wisconsin Ave. 1J Pewaukee, WI 53072
<b>Property Tax Key:</b>	PWW 0898954002
<b>Zoning of Property:</b>	
<b>Property Owner Name:</b>	SIEMANN DEVELOPMENT COMPANY
<b>Property Owner Mailing Address:</b>	W240N1221 PEWAUKEE RD WAUKESHA, WI 53188
<b>Property Owner Phone:</b>	262-650-9700
<b>Property Owner Email:</b>	info@siepmannrealty.com
<b>Applicant - Name:</b>	Llazar Konda
<b>Applicant Mailing Address:</b>	161 W. Wisconsin Ave. 1J Pewaukee, WI 53072
<b>Applicant - Email:</b>	llazarkonda77@gmail.com
<b>Applicant - Phone:</b>	262-501-1593
<b>Description of Request (Please be thorough and attach additional pages if needed)</b>	Requesting conditional use of three (3) street parking spots in front of my restaurant (The Beach House Bistro) to set up as additional outdoor dining area for summer & fall. This area would be set up exactly as both the Chocolate Factory and Artisan 179 that are on the same block.



**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.

SIEPMANN DEVELOPMENT COMPANY  
**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.

Llazar Konda  
**Applicant's Printed Name**

  
**Signature of Applicant**

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

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



**See the [municipal code regarding site structure design criteria for the commercial, industrial, park, institutional, and multi-family residential developments](#) for a complete listing of plan requirements. Additional plan details may be required on a case-by-case basis if the Village's review staff or the Planning Commission finds such information is necessary to complete a full and proper project review.**

#### **DETAILED SITE PLAN**

engineering scale	floodplain and/or wetland boundary
Location/vicinity map	sign location (may require additional approval)
north arrow	exterior light locations
footprint of dimensioned property lines	phasing lines
existing & proposed buildings	floor area ratio
footprint of existing adjacent buildings	open space ratio
driveway location	site acreage
parking stalls	sidewalks/pedestrian walkways
adjacent public streets	dumpster/recycling area location
easements	ground HVAC and/or utility installations
setback & offset dimensions	fence location
pond/detention location	such other details as may be determined necessary

#### **DETAILED ARCHITECTURAL PLAN**

architectural scale	dimensioned building façade sign
all building views/elevations w/scale	exterior utility boxes
detailed materials specifications	
building height dimension	exposed HVAC equipment
general floor plan with dimensions	dumpster/recycling area location and screening
	samples of building materials (for presentation to Planning Commission)
exterior building materials and colors	building mounted lighting fixtures
	such other details as may be determined necessary

#### **DETAILED LANDSCAPING PLAN**

existing and proposed two-foot contour lines at the local datum (floodplain property should be identified at USGS datum)  
pond/detention location  
stormwater and erosion control devices

#### **SIGNAGE PLAN**

scaled design drawing of freestanding and/or facade signs  
sign specifications and color (wattage, material, dimensions)

#### **EXTERIOR LIGHTING**

light fixture design detail and specifications  
iso footcandle lighting dispersion plan



# PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

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

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

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

Complete the information below:

<b>Responsible Party Name</b>	Llazar Konda
<b>Mailing Address</b>	161 W. Wisconsin Ave. 1J
<b>City, State and Zip</b>	Pewaukee, WI 53072
<b>Email:</b>	llazarkonda77@gmail.com
<b>Phone:</b>	262-501-1593

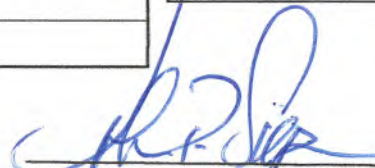
<b>ENTER EMAIL TO SEND INVOICES:</b>  llazarkonda77@gmail.com
---


SIEPMANN DEVELOPMENT COMPANY

**Property Owner Printed Name**

Llazar Konda

**Applicant Printed Name**

  
 \_\_\_\_\_  
**Signature of Property Owner/Date Signed**

  
 \_\_\_\_\_  
**Applicant Signature/Date Signed**

\_\_\_\_\_  
**Village Staff Acceptance – Date**



Request for Conditional Use of three (3) street parking spots for outdoor dining by The Beach House Bistro.  
W. Wisconsin Ave. - Area Overview

Beach House Bistro Conditional Use supplement - Rev. 0 SJR Dec 29, 2022



Using Google Maps measure distance tool. With the starting point centered to the crosswalk at the NE corner of Main St. & Oakton. The requested spots start at 137' and end at 147'.

Beach House Bistro Conditional Use supplement - Rev. 0 SJR Dec 29, 2022



Requested Parking Spots  
for Conditional Use by  
The Beach House Bistro  
161 W. Wisconsin Ave.,  
Pewaukee, WI 53072

Beach House Bistro Conditional  
Use supplement - Rev. 0 SJR  
Dec 29, 2022

## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: February 9, 2023

### General Information:

Agenda Item: **6.b.**

**Applicant/Property Owner:**

WCTC in c/o Richard Haen as Director of Facilities & Operations.

**Requested Action:**

Review, discussion and possible approval of Conditional Use Grant.

**Current Zoning:**

IPS Institutional & Public Service District

**Current Master Plan Classification:**

Institutional

**Surrounding Zoning/Land Use:**

North: IPS

South: Hwy SS

East: Hwy 16

West: City of Pewaukee - residential

**Project Area:**

NA

**Property Location:**

800 Main Street

### Discussion:

The applicant requests Planning Commission consideration and action of their plan to add a new, +/- 6,400 sq. ft., steel fabrication, modular-type fire training structure in the fire training area of the campus (i.e. the southwest quadrant of campus) as depicted below.





The structure consists of multiple containers stacked and connected in such a way as to emulate real life training scenarios inside. Overall height of the structure is proposed to be approximately 19 feet. The structure's footprint area is approximately 3,520 sq. ft.

**Recommendation:**

The Planner raises no specific objections to this request but offers the following conditions for consideration as attachments to any approval the Commission may be inclined toward granting in this matter:

- 1) Village Engineer review and approval of all grading, drainage, stormwater management, erosion control, and other/similar utility related plans as may be required in support of this project;
- 2) Village staff review and approval of the proposed color of the structure.
- 3) Recording of the Conditional Use Permit prior to the start of any site preparation or construction in support of this project.



# CONDITIONAL USE GRANT APPLICATION FORM

Complete all items entirely:

<b>Property Address:</b>	892 Main Street, Pewaukee, WI 53072
<b>Property Tax Key:</b>	PWV 0925999
<b>Zoning of Property:</b>	Education
<b>Property Owner Name:</b>	Area Board of Vocational, Technical and Adult Education District No 8 (Waukesha County Technical College aka WCTC)
<b>Property Owner Mailing Address:</b>	800 Main Street, Pewaukee, WI 53072
<b>Property Owner Phone:</b>	262-691-5301
<b>Property Owner Email:</b>	rhaen@wctc.edu
<b>Applicant - Name:</b>	Richard Haen
<b>Applicant Mailing Address:</b>	800 Main Street, Pewaukee, WI 53072
<b>Applicant - Email:</b>	rhaen@wctc.edu
<b>Applicant - Phone:</b>	262-691-5301
<b>Description of Request (Please be thorough and attach additional pages if needed)</b>	This request is to construct a modular burn structure on the current fire training grounds to be used by WCTC Fire and EMS programs. The current burn building is end of life. The project will also include grading to provide proper surface drainage with new trench drains and basins to control water runoff from training sessions and storms. The exterior colors of the modular building will match the existing V Building as well as others located near the emergency vehicles operation course (EVOC) tracks.



**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.
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Richard N. Haen on behalf of WCTC

**Property Owner Printed Name**

A handwritten signature in black ink, appearing to read "Richard N. Haen".

**Signature of Property Owner**

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Richard N. Haen

**Applicant's Printed Name**

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**Signature of Applicant**

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


Complete the information below:

<b>Responsible Party Name</b>	Waukesha County Technical College Attn: Richard Haen
<b>Mailing Address</b>	800 Main Street
<b>City, State and Zip</b>	Pewaukee, WI 53072
<b>Email:</b>	rhaen@wctc.edu
<b>Phone:</b>	262-691-5301

<p><b>ENTER EMAIL TO SEND INVOICES:</b></p> <p>rhaen@wctc.edu</p>
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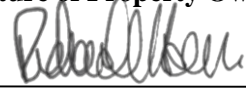
Richard N. Haen on behalf of WCTC

**Property Owner Printed Name**

  
 Signature of Property Owner/Date Signed

Richard N. Haen

**Applicant Printed Name**

  
 Applicant Signature/Date Signed

\_\_\_\_\_  
**Village Staff Acceptance – Date**



Waukesha Co Tech College  
Alpha/Bravo Side

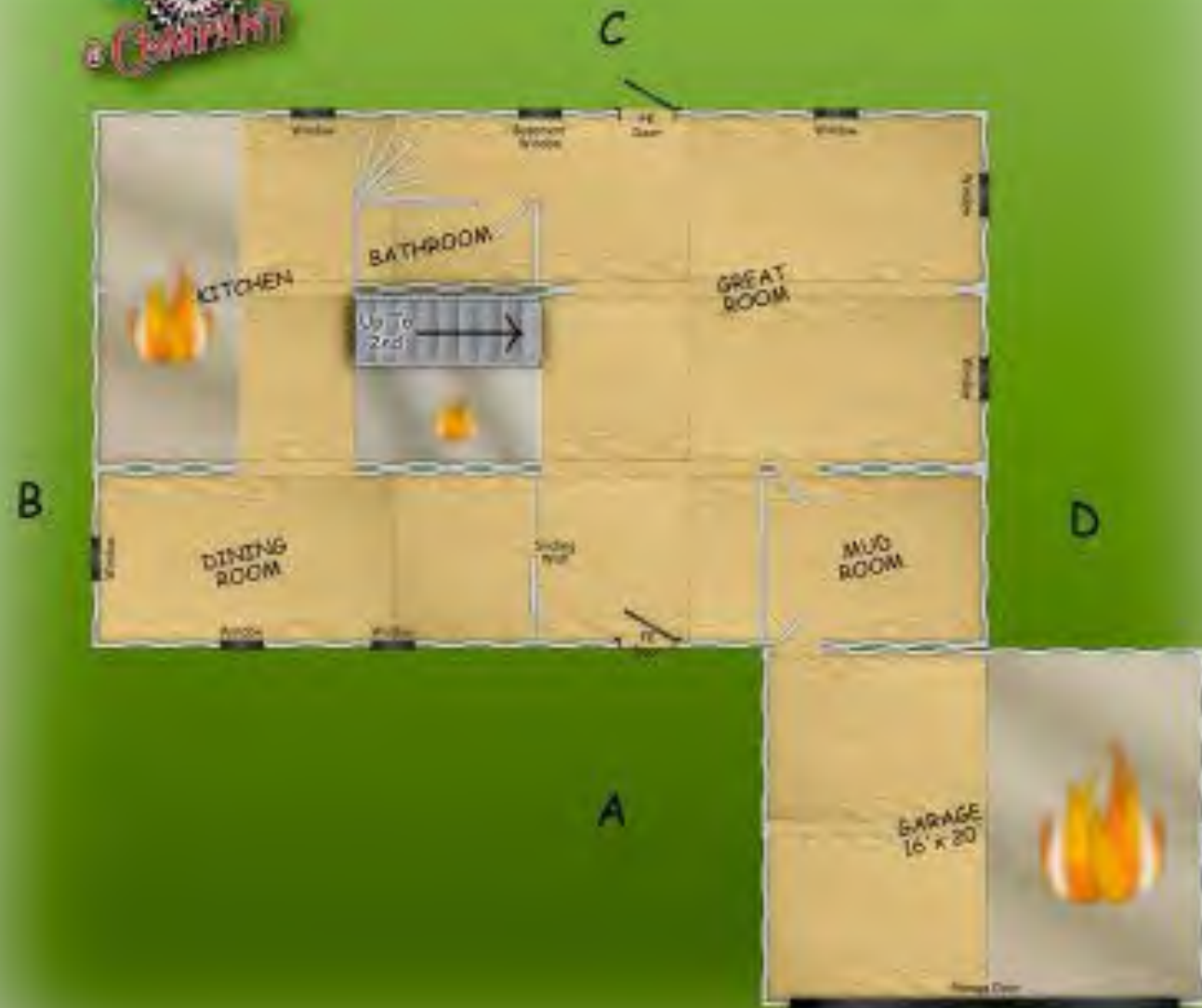


Waukesha Co Tech College  
Charlie/Delta Side

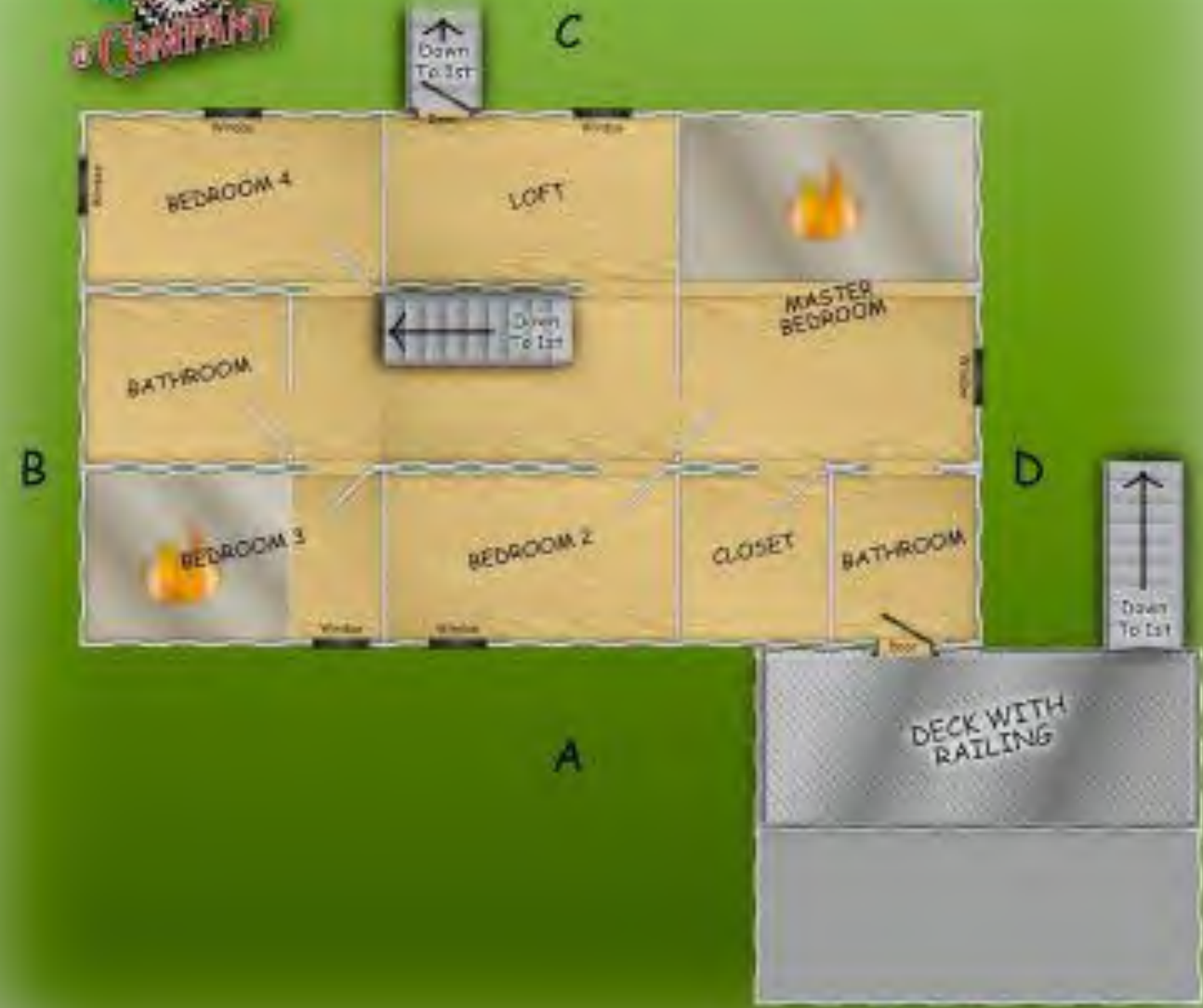




Waukesha Co Tech College  
1st Level Plans



Waukesha Co Tech College  
2ND Level Plans





**LEGEND:**

UTILITY	GRADING	SITE
<b>EXISTING:</b> 	<b>EXISTING:</b>  <b>PROPOSED:</b> 	<b>EXISTING:</b>  <b>PROPOSED:</b> 

**GENERAL NOTES AND SPECIFICATIONS:**

- THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY CAPITOL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, CONTRACTOR SHALL EXCAVATE EACH EXISTING UTILITY TO BE CONNECTED TO VERIFYING ELEVATION, LOCATION AND SIZE. SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
- WHEN PROPOSED UTILITIES CROSSING EXISTING UTILITIES, CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION. IF A CONFLICT IS FOUND NOTIFY THE ENGINEER AND PROVIDE ENGINEER THE EXACT LOCATION AND ELEVATION (TOP AND BOTTOM) OF THE EXISTING UTILITIES.
- ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION), AS WELL AS, THE MUNICIPAL CONSTRUCTION STANDARDS AND THE DEPT. OF SAFETY AND PROFESSIONAL SERVICES SEC. 382-387.
- ALL PERMITS MUST BE RECEIVED FROM THE MUNICIPALITY AND WDNR (IF REQUIRED) PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL APPLICABLE PERMITS ARE RECEIVED PRIOR TO STARTING CONSTRUCTION.
- NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION WITHIN THE ROW.
- BACKFILL REQUIREMENTS AND ROADWAYS/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK OR PAVEMENT. SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
- ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- ALL PROPOSED WATERMAIN SHALL BE PVC SDR 18, CLASS 150, A1AWA C900 WITH ELASTOMERIC JOINTS.
- PROPOSED STORM SEWER SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER ELASTOMERIC JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NONMETALLIC UTILITIES MUST BE PROVIDED. PROVIDE TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS SECTIONS 182.0715(2K) OF THE STATE STATUTES.
- UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- ALL MANHOLES, CATCH BASINS, INLETS, VALVES BOXES, ETC WITHIN THE PROJECT AREA SHALL BE RESET AND ADJUSTED TO MATCH FINISH GRADE.
- ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
- ALL ON-SITE CONCRETE CURB AND GUTTER TO BE 18" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DENOTED ON PLANS.
- ALL CURB ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE CURB DETAIL FOR TOP OF CURB ELEVATIONS.
- ALL CURB RADI ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
- REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
- ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. CONTRACTOR SHALL DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
- PROJECT SAFETY ON-SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SOIL CONDITIONS. CONSTRUCTION MANAGER MAY HAVE SOILS REPORT FOR MORE INFO.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF AS-BUILT PLANS SHOWING ANY CHANGES DURING CONSTRUCTION.

**CIVIL SHEET INDEX:**

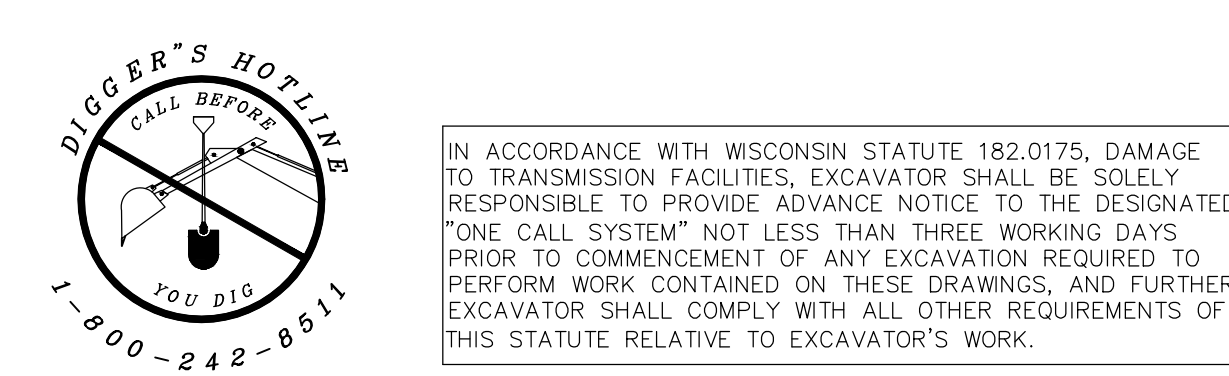
C1.10	PROJECT LOCATION AND GENERAL NOTES
C1.11	SITE PLAN
C1.20	GRADING PLAN
C5.00	CONSTRUCTION DETAILS

**PROJECT LOCATION AND GENERAL NOTES**

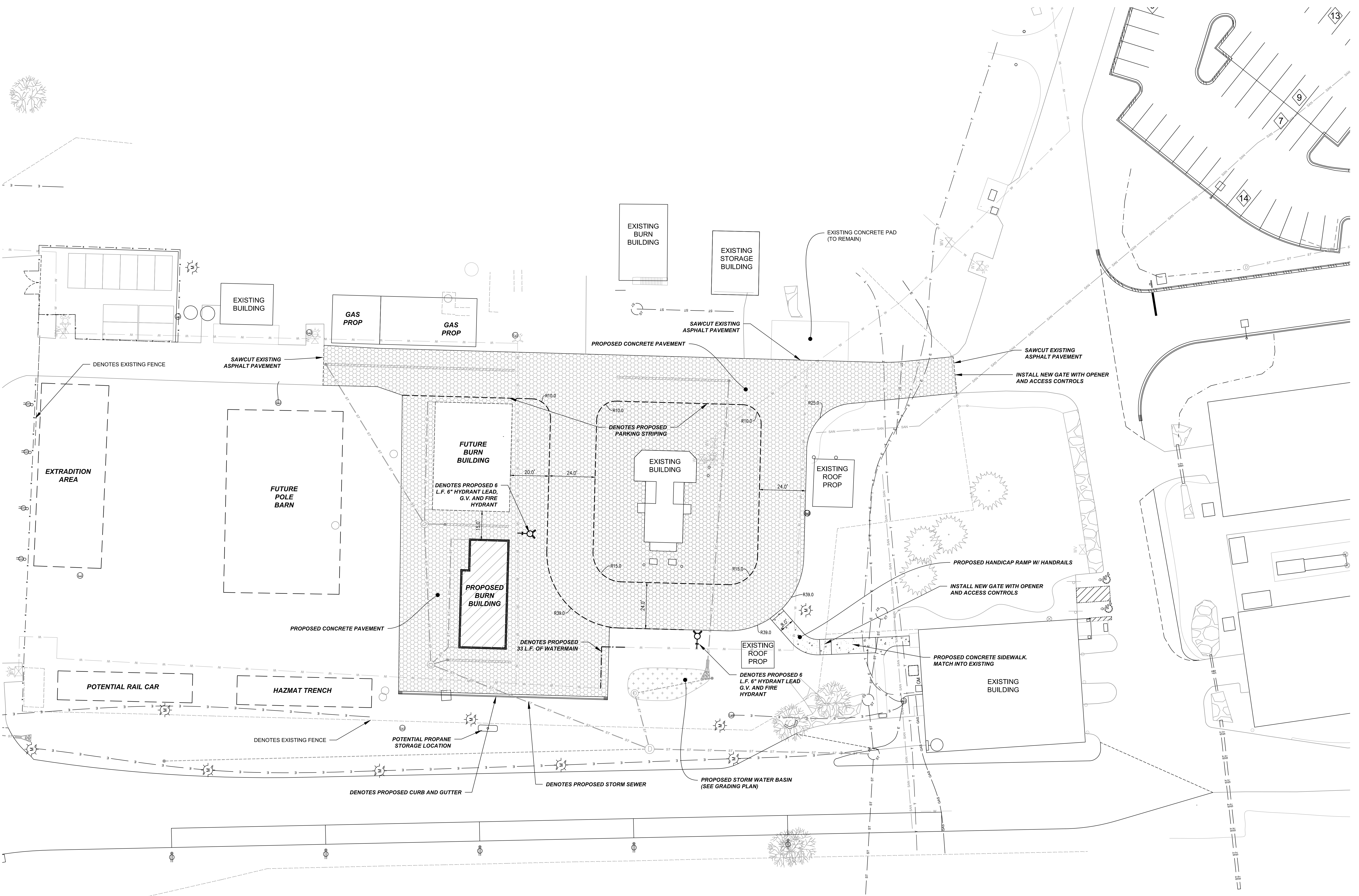
Scale: 1" = 100'

North

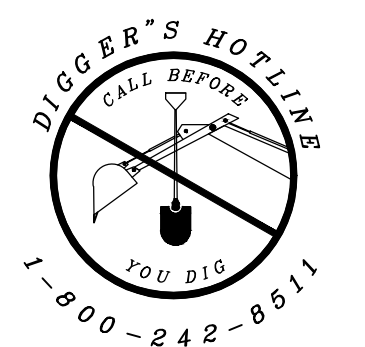
No.	Date	Description
1	1/9/23	OWNER 75% REVIEW DRAWINGS



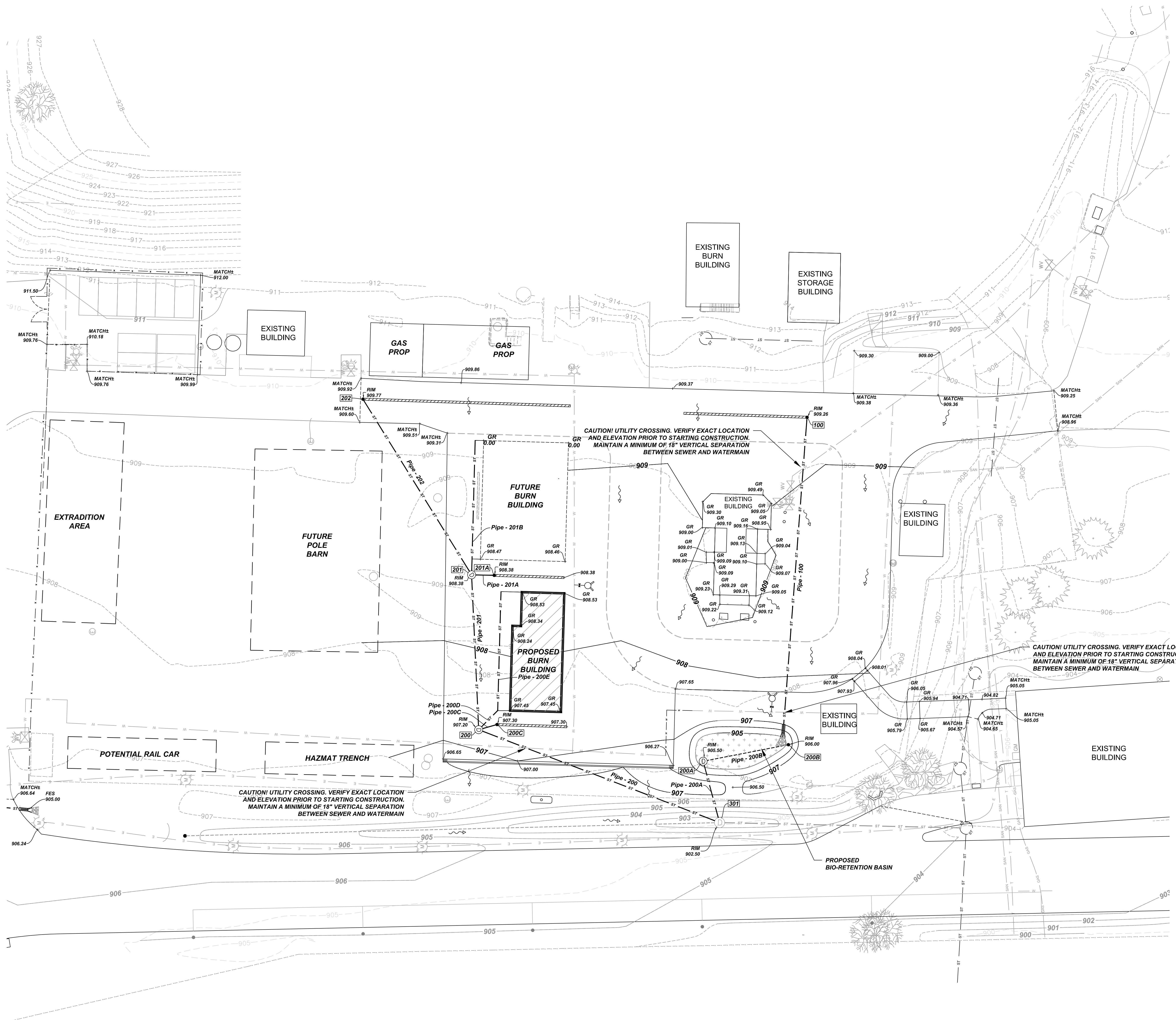




HATCH LEGEND	
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED TONE CALL SYSTEM, NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

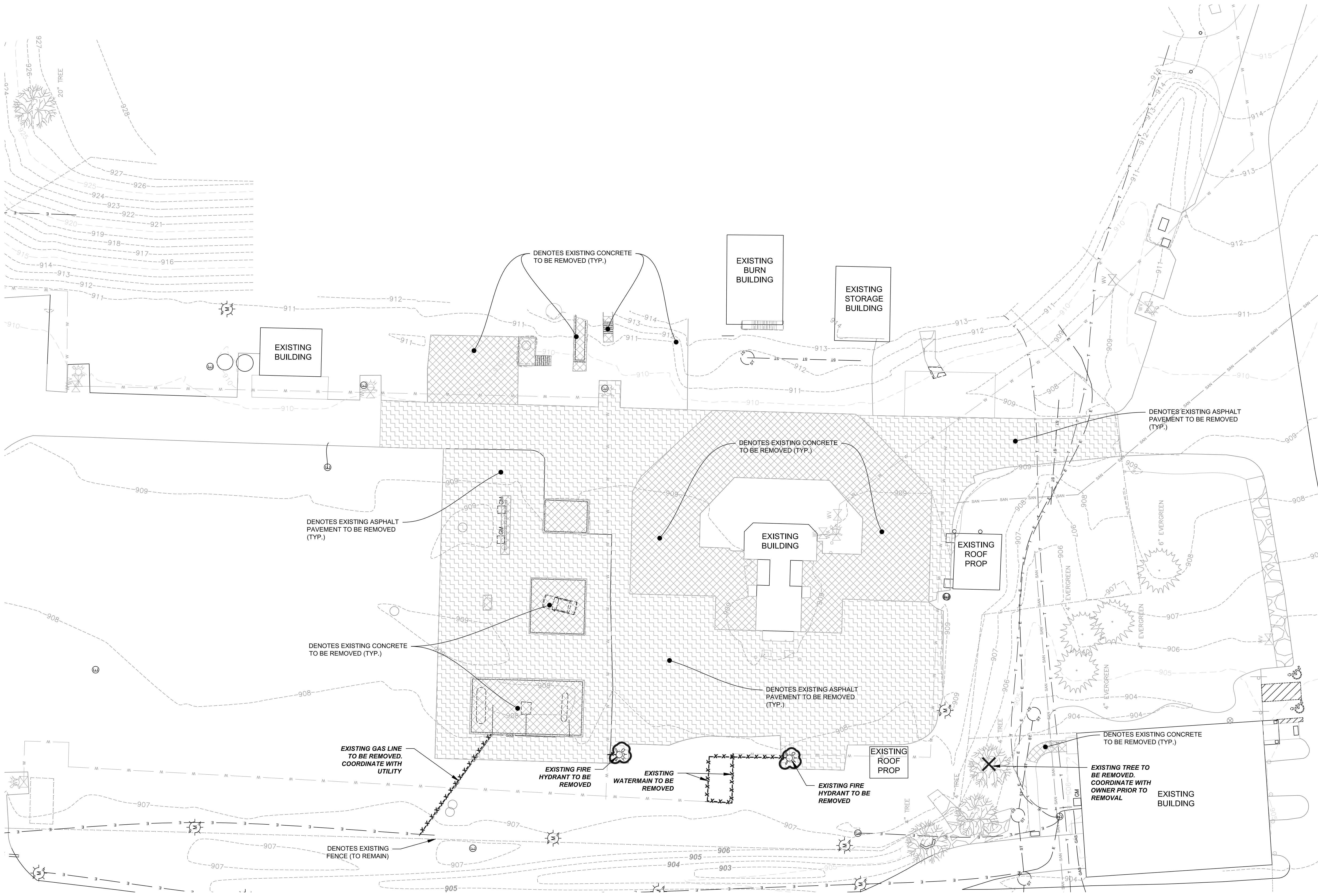


Storm Structure Table	
#	Structure Details
100	TRENCH DRAIN ZURN Z 882 (TRENCH 8202) RIM = 909.28 Pipe - 100 = 905.51
202	TRENCH DRAIN ZURN Z 882 (TRENCH 8202) RIM = 909.77 Pipe - 202 = 902.92
200A	OUTLET CONTROL STRUCTURE RIM = 905.50 Pipe - 200B = 903.00 Pipe - 200A = 903.00
300	EXISTING CATCH BASIN RIM = 903.65 Pipe-300A = 899.20 Pipe-301 = 899.25
200B	CLEANOUT RIM = 906.00 Pipe - 200B = 903.00
300A	EXISTING CATCH BASIN RIM = 893.66 Pipe-300A = 899.03
200	CATCH BASIN RIM = 907.20 Pipe - 201 = 901.22 Pipe - 200C = 901.22 Pipe - 200D = 901.22 Pipe - 200 = 901.22
301	EXISTING CATCH BASIN RIM = 902.50 Pipe-301 = 899.83 Pipe-302 = 900.50 Pipe - 200 = 900.00 Pipe - 200A = 900.00
200C	TRENCH DRAIN ZURN Z 882 (TRENCH 8202) RIM = 907.30 Pipe - 200C = 901.31
302	EXISTING CLEANOUT RIM = 906.25 Pipe-302 = 904.25
201A	TRENCH DRAIN ZURN Z 882 (TRENCH 8202) RIM = 908.38 Pipe - 201A = 902.01
201	CATCH BASIN RIM = 908.38 Pipe - 202 = 901.95 Pipe - 201A = 901.95 Pipe - 201B = 901.95 Pipe - 201 = 901.95

Storm Pipe Table					
Pipe Name	Size	Material	Length	Slope	Description
Pipe-300	24	RCP	73	0.50%	EXISTING PIPE
Pipe-300A	12	RCP	28	0.61%	EXISTING PIPE
Pipe-301	15	PVC	116	0.50%	
Pipe-302	6	HDPE	252	1.49%	UNDERDRAIN
Pipe - 100	12	HDPE	151	1.00%	
Pipe - 200	12	PVC	122	1.00%	
Pipe - 200A	12	PVC	30	10.02%	
Pipe - 200B	6		41	0.00%	UNDERDRAIN
Pipe - 200C	12	PVC	9	1.00%	
Pipe - 200D	6		13	1.00%	
Pipe - 200E	6		56	1.00%	
Pipe - 201	12	PVC	73	1.00%	
Pipe - 201A	12	PVC	11	0.60%	
Pipe - 201B	6		63	1.00%	
Pipe - 202	12	PVC	97	1.00%	
Pipe - 400	12	PVC	33	0.60%	CULVERT W/ FES

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**DEMOLITION LEGEND**

- DENOTES ITEM TO BE REMOVED OR DEMOLISHED
- DENOTES PAVEMENT REMOVAL AREA
- DENOTES CONCRETE SIDEWALK REMOVAL AREA
- DENOTES ITEM TO BE ABANDONED OR REMOVED
- DENOTES TREE TO BE REMOVED OR RELOCATED (AS NOTED)



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED TONE CALL SYSTEM NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

No.	Date	Description
1	1/9/23	OWNER FIRM REVIEW DRAWINGS

Consultant:



Project:



2023 BID SET #3  
 FIRE TRAINING GROUNDS:  
 PHASE I IMPROVEMENTS

Location:  
 800 Main Street  
 Pewaukee, WI 53072

Key Plan:

Sheet:

**CONSTRUCTION  
 DETAILS**

Scale:

No.	Date	Description
1	1/9/23	OWNER 75% REVIEW DRAWINGS

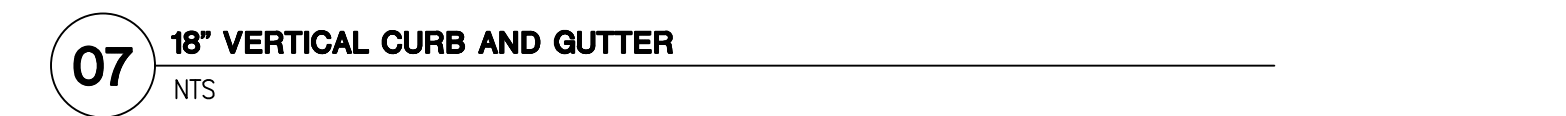
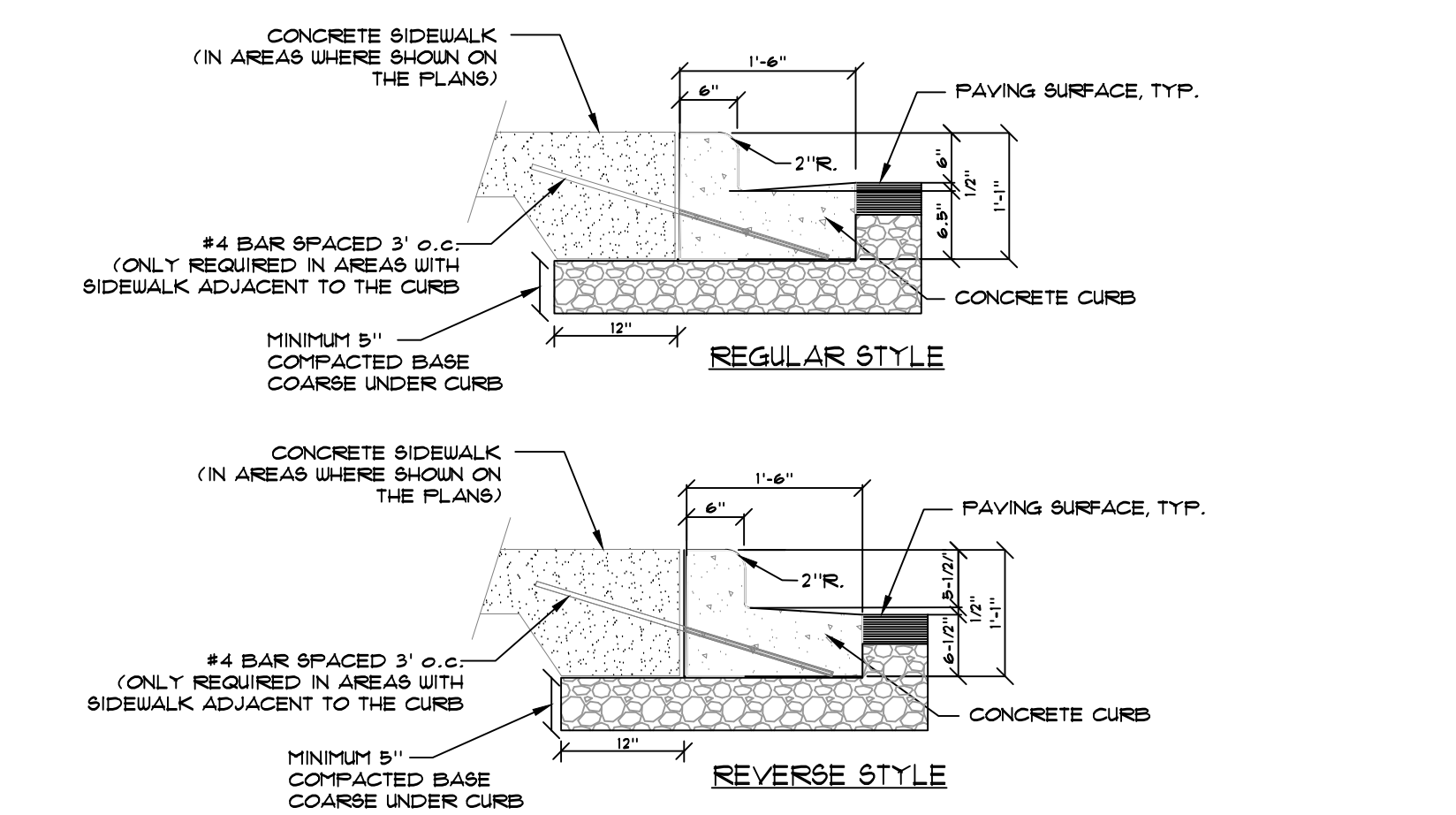
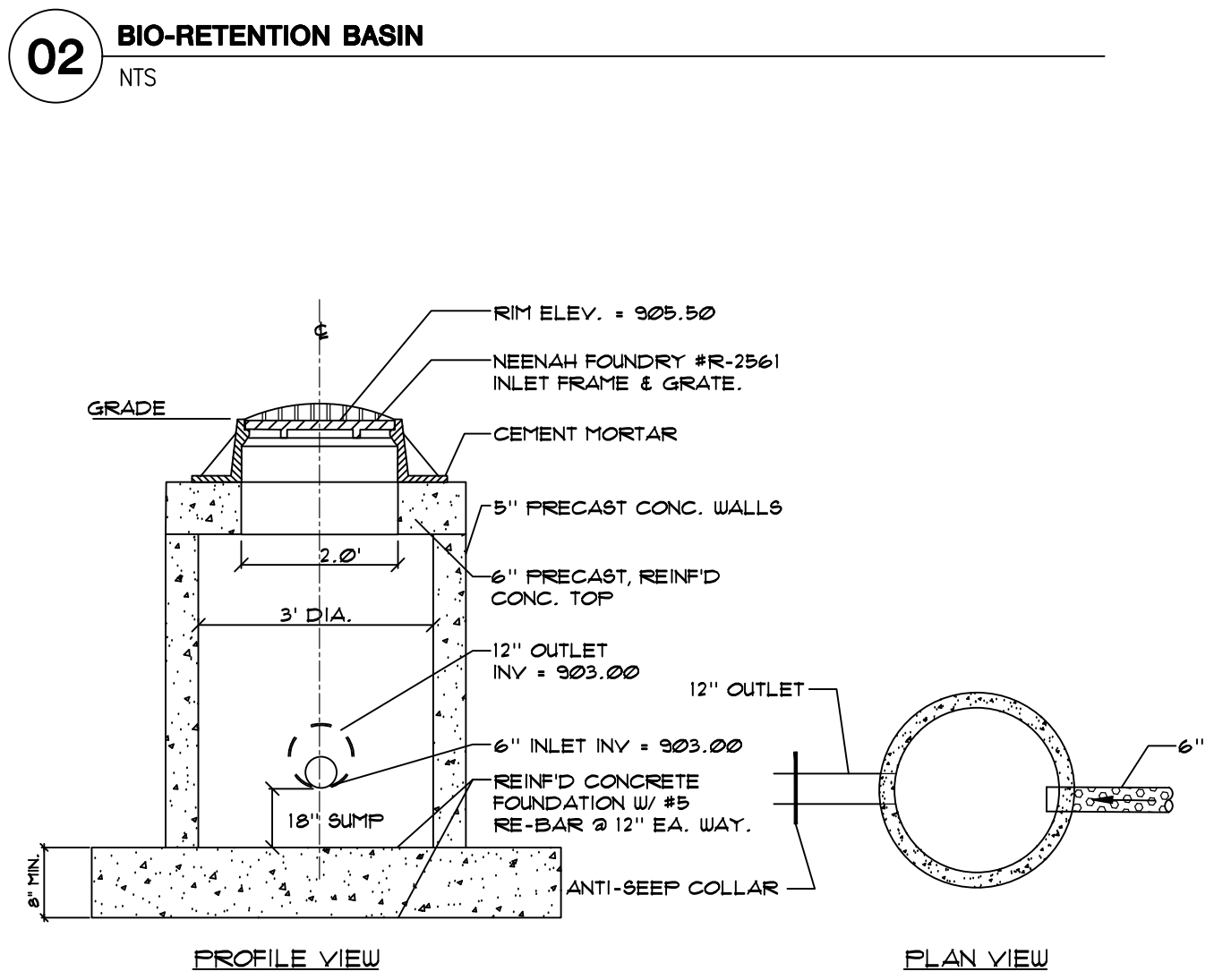
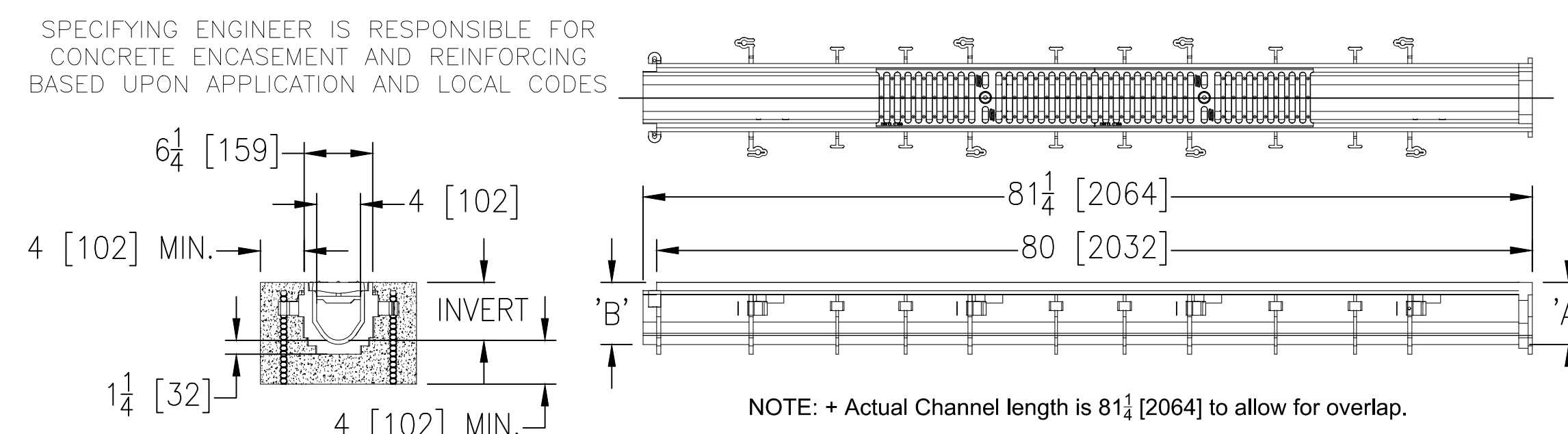
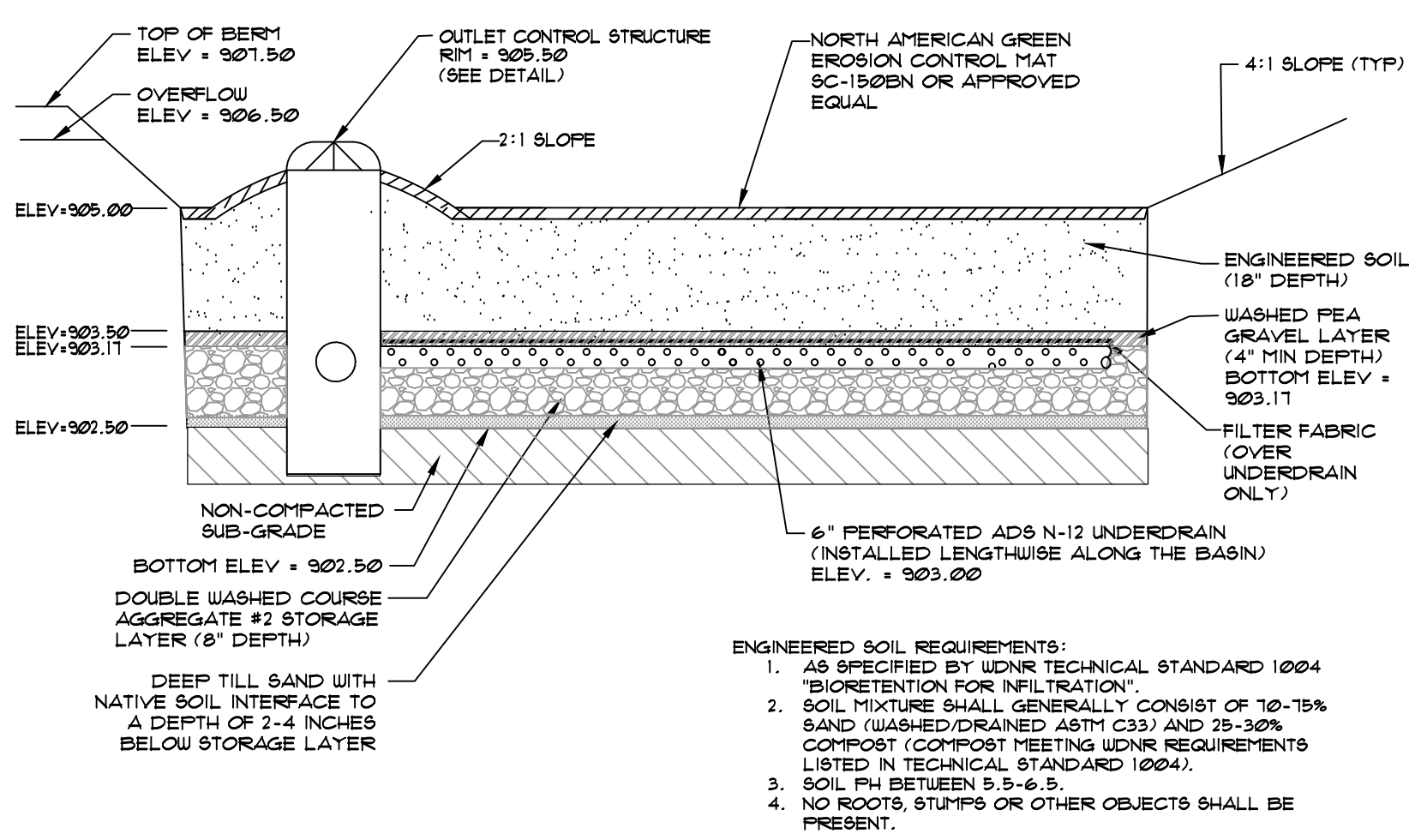
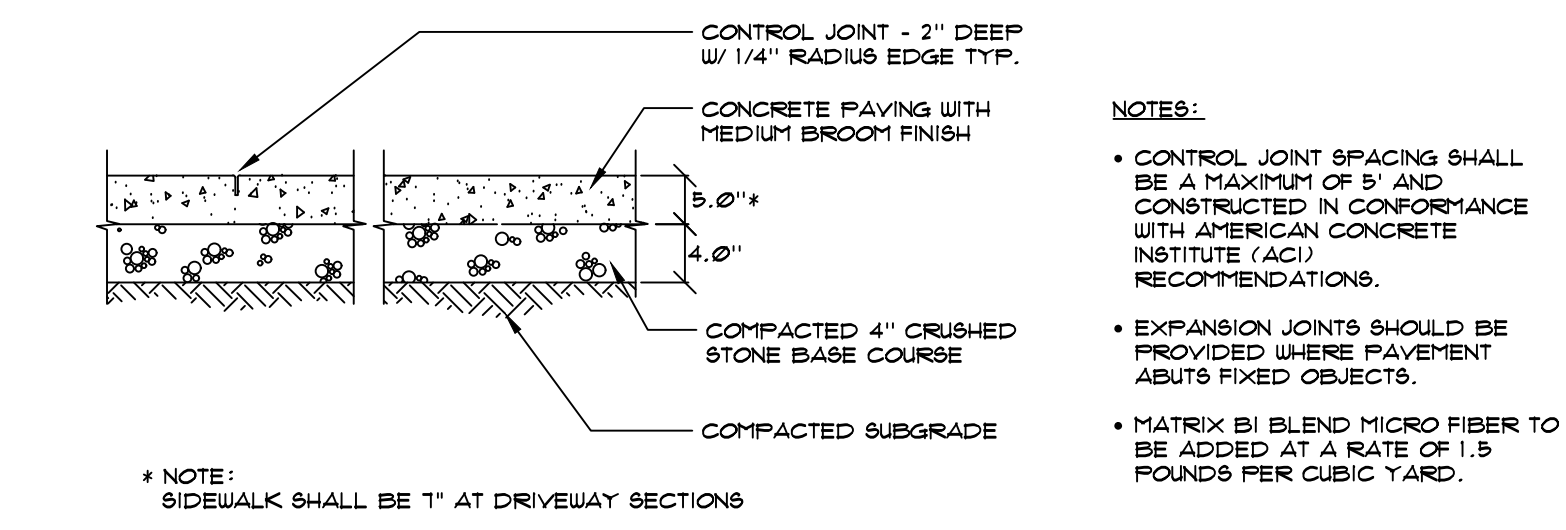
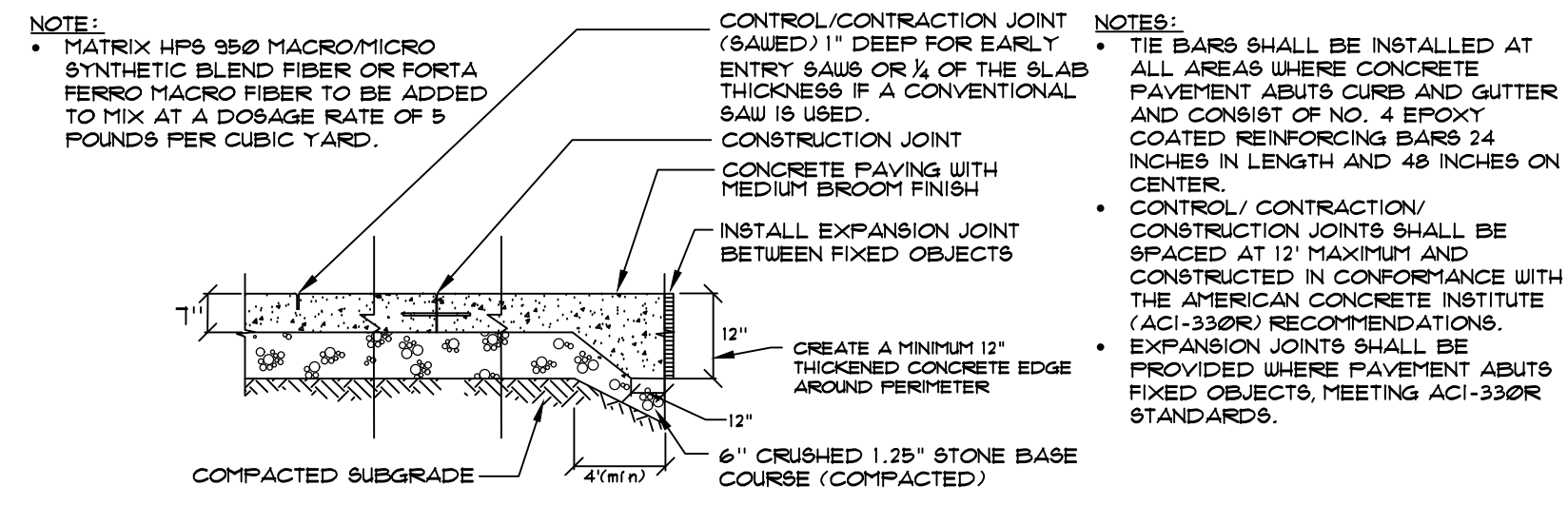
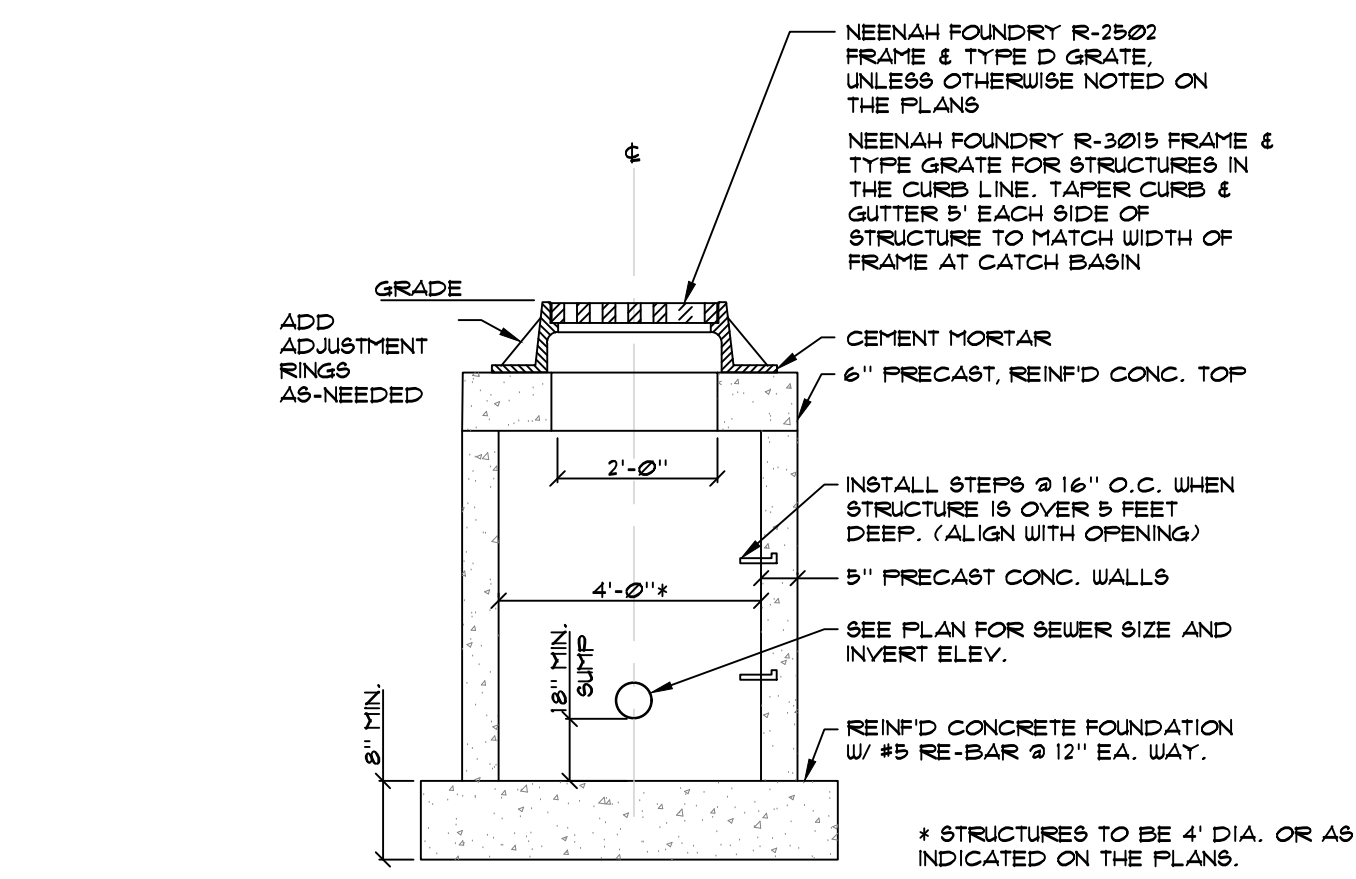
Date:

January 9, 2023

Project No.: 220082.00 WCTC Bid #: 2223-06

Sheet No.:

**C5.00**



## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: February 9, 2023

### General Information:

Agenda Item: **6.c.**

Applicant/Property Owner:

WCTC in c/o Richard Haen as Director of Facilities & Operations.

Requested Action:

Review, discussion and possible approval of Conditional Use Grant to construct an addition to the existing V-Building on campus.

Current Zoning:

IPS Institutional & Public Service District

Current Master Plan Classification:

Institutional

Surrounding Zoning/Land Use:

North: IPS

South: Hwy SS

East: Hwy 16

West: City of Pewaukee - residential

Project Area:

NA

Property Location:

800 Main Street

### Discussion:

The applicant requests Planning Commission consideration and action on their plan to construct a ~6,485 square foot classroom and training space addition to the existing V-Building



The original V-Building plan presented to the Village back in 2020 did include this space but the applicant deleted it from the eventual construction for various reasons internal to WCTC. The existing portion of this building is the firing range.

Architecturally, the addition makes use of the same materials and colors of the existing structure. In the top 1/3 of the wall and the gable end on the west building elevation, cement board finish is incorporated into the design as well.

**Recommendation:**

The Planner raises no specific objections to the plan as presented but offers the following conditions for consideration, to be attached to any approval as the Commission may be inclined toward granting in this matter:

- 1) Village staff review and approval of any additional or modified exterior lighting as well as any new/modified landscaping proposed in connection to this project;
- 2) Village Engineer review and approval of all grading, drainage, stormwater management, erosion control, and other/similar utility related plans as may be required in support of this project;
- 3) Recording of the Conditional Use Permit prior to the start of any site preparation or construction in support of this project.

# Village of Pewaukee Plan Commission Engineer's Report for February 9, 2023

## **WCTC V Building Addition**

### **Report**

The engineering plans submitted for the addition to the V Building indicates a “proposed” new building and a “future” building as an alternate bid.

#### Site Grading

Grading at the site will be minimal. The “pad” for the building addition and for the proposed sidewalks that will extend around the rear of the building, will result in the slopes off the sidewalk into the bioretention basin to be steeper, but still within acceptable slope tolerances (3.5:1). The general drainage pattern of the site area will not change.

An erosion control plan was included in the submitted package. Erosion mat will be placed over restored areas that are disturbed during construction. I recommend that silt fence be placed adjacent to the existing bioretention basin to minimize any erosion into the bioretention basin.

#### Stormwater Management

The stormwater management bioretention basin and swales were constructed as part of the original building construction in 2021. At that time, an approximate 5,100 square foot addition was contemplated and included in the stormwater management analysis. The proposed building addition and new sidewalk will end up below the anticipated 5,100 square feet of additional hard surface. If the alternate bid building addition to the north is built, there will be additional hard surface to account for as it relates to stormwater. I have requested that the engineer provide updated data to determine the effects of the additional hard surface (building and sidewalk) to the stormwater management system. Any overflow from the pond will be directed to the southwest to a swale along the east side of the EVOC pad and will eventually flow to CTH SS.

#### Access

Access to this site will be via internal existing roads. No anticipated changes to the access to this site.

#### Sanitary Sewer and Water

The water main and sanitary sewer for WCTC campus are private systems. The existing building and proposed building additions will be served by the private systems. Construction will not affect these systems.

### **Recommendation**

I recommend approval of Sheets C.11, C.20, and C1.30, prepared by Harwood Engineering Consultants and dated January 9, 2023 subject to staff satisfaction of the following items:

- Installation of silt fence along the bio-retention basin during building construction.
- Information to assure that the bioretention pond will operate as designed if the addition of the building and sidewalks increase the hard surface area above 5,100 square feet.





# CONDITIONAL USE GRANT APPLICATION FORM

Complete all items entirely:

<b>Property Address:</b>	892 Main Street, Pewaukee, WI 53072
<b>Property Tax Key:</b>	PWV 0925999
<b>Zoning of Property:</b>	Education
<b>Property Owner Name:</b>	Area Board of Vocational, Technical and Adult Education District No 8 (Waukesha County Technical College aka WCTC)
<b>Property Owner Mailing Address:</b>	800 Main Street, Pewaukee, WI 53072
<b>Property Owner Phone:</b>	262-691-5301
<b>Property Owner Email:</b>	rhaen@wctc.edu
<b>Applicant - Name:</b>	Richard Haen
<b>Applicant Mailing Address:</b>	800 Main Street, Pewaukee, WI 53072
<b>Applicant - Email:</b>	rhaen@wctc.edu
<b>Applicant - Phone:</b>	262-691-5301
<b>Description of Request (Please be thorough and attach additional pages if needed)</b>	This request is to construct an addition of approximately 6,485 gross square feet to the V Building (firing range) consisting of classroom and training room spaces. The classrooms were removed due to costs from the original construction in 2021. The addition will allow the building to be used simultaneously by different programs such as criminal justice and law enforcement, fire and EMS, truck driving and motorcycle education. The exterior of the addition will match the existing V Building as well as others located near the emergency vehicles operation course (EVOC) tracks.



**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.

Richard N. Haen on behalf of WCTC

**Property Owner Printed Name**

A handwritten signature in black ink, appearing to read "Richard N. Haen".

**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 N. Haen

**Applicant's Printed Name**

A handwritten signature in black ink, appearing to read "Richard N. Haen".

**Signature of Applicant**

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

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



**See the municipal code regarding site structure design criteria for the commercial, industrial, park, institutional, and multi-family residential developments for a complete listing of plan requirements. Additional plan details may be required on a case-by-case basis if the Village's review staff or the Planning Commission finds such information is necessary to complete a full and proper project review.**

#### **DETAILED SITE PLAN**

engineering scale	floodplain and/or wetland boundary
Location/vicinity map	sign location (may require additional approval)
north arrow	exterior light locations
footprint of dimensioned property lines	phasing lines
existing & proposed buildings	floor area ratio
footprint of existing adjacent buildings	open space ratio
driveway location	site acreage
parking stalls	sidewalks/pedestrian walkways
adjacent public streets	dumpster/recycling area location
easements	ground HVAC and/or utility installations
setback & offset dimensions	fence location
pond/detention location	such other details as may be determined necessary

#### **DETAILED ARCHITECTURAL PLAN**

architectural scale	dimensioned building façade sign
all building views/elevations w/scale	exterior utility boxes
detailed materials specifications	
building height dimension	exposed HVAC equipment
general floor plan with dimensions	dumpster/recycling area location and screening
	samples of building materials (for presentation to Planning Commission)
exterior building materials and colors	building mounted lighting fixtures
	such other details as may be determined necessary

#### **DETAILED LANDSCAPING PLAN**

existing and proposed two-foot contour lines at the local datum (floodplain property should be identified at USGS datum)

pond/detention location

stormwater and erosion control devices

#### **SIGNAGE PLAN**

scaled design drawing of freestanding and/or facade signs

sign specifications and color (wattage, material, dimensions)

#### **EXTERIOR LIGHTING**

light fixture design detail and specifications

iso footcandle lighting dispersion plan



# PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

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

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

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

Complete the information below:

<b>Responsible Party Name</b>	Waukesha County Technical College Attn: Richard Haen
<b>Mailing Address</b>	800 Main Street
<b>City, State and Zip</b>	Pewaukee, WI 53072
<b>Email:</b>	rhaen@wctc.edu
<b>Phone:</b>	262-691-5301

<p><b>ENTER EMAIL TO SEND INVOICES:</b></p> <p>rhaen@wctc.edu</p>
---

Richard N. Haen on behalf of WCTC

**Property Owner Printed Name**

Richard N. Haen

**Applicant Printed Name**

**Signature of Property Owner/Date Signed**

**Applicant Signature/Date Signed**

\_\_\_\_\_  
**Village Staff Acceptance – Date**



**LEGEND:**

UTILITY	GRADING	SITE
<b>EXISTING:</b> W — W — WATERMAIN E — E — BURIED ELECTRIC OHW — OHW — OVERHEAD WIRE GAS — GAS — GAS LINE SAN — SAN — SANITARY SEWER ST — ST — ST — STORM SEWER UTILITY POLE LIGHT POLE SANITARY MANHOLE FIRE HYDRANT WATER VALVE STORM SEWER STRUCTURE	<b>EXISTING:</b> MAJOR CONTOUR MINOR CONTOUR EXISTING SPOT ELEVATION <b>PROPOSED:</b> MAJOR CONTOUR MINOR CONTOUR SPOT ELEVATION (FINISHED GRADE, TOP OF PAVEMENT, FLANGE OF CURB) DOOR ELEVATION GROUND GRADE AT BUILDING SPOT ELEVATION (TIC - TOP OF CURB, E.P. - EDGE OF PAVEMENT) RETAINING WALL SPOT ELEVATION (T.W. - GROUND GRADE AT TOP OF WALL, B.W. - GROUND GRADE AT BOTTOM) FLARED END SECTION (PIPE SIZE, INVERT ELEVATION) DRAINAGE FLOW DIRECTION EMERGENCY OVERTFLOW ROUTE	<b>EXISTING:</b> EXISTING PARKING COUNT EXISTING SIGN EXISTING ADA PARKING SPACE <b>PROPOSED:</b> PARKING COUNT ADA PARKING SPACE SIGN TRUNCATED DOMES PAVEMENT MARKING DIRECTIONAL ARROWS
<b>PROPOSED:</b> W — W — WATERMAIN E — E — ELECTRICAL LINE GAS — GAS — GAS LINE SAN — SAN — SANITARY SEWER ST — ST — STORM SEWER WATER VALVE STORM SEWER STRUCTURE FLARED END SECTION		

**GENERAL NOTES AND SPECIFICATIONS:**

- THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY CAPITOL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO (VERIFYING ELEVATION, LOCATION AND SIZE). SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
- ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003), AS WELL AS, THE MUNICIPAL CONSTRUCTION STANDARDS AND THE DEPT. OF SAFETY AND PROFESSIONAL SERVICES SEC. 382-387.
- ALL PERMITS MUST BE RECEIVED FROM THE MUNICIPALITY AND WDNR (IF REQUIRED) PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL APPLICABLE PERMITS ARE RECEIVED PRIOR TO STARTING CONSTRUCTION.
- NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
- BACKFILL REQUIREMENTS AND ROADWAYS/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT). SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
- ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- PROPOSED STORM SEWER SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER ELASTOMERIC JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NONMETALLIC UTILITIES MUST BE PROVIDED. PROVIDE TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS SECTIONS 182.071(2)(R) OF THE STATE STATUTES.
- UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- ALL MANHOLES, CATCH BASINS, INLETS, VALVES BOXES, ETC WITHIN THE PROJECT AREA SHALL BE RESET AND ADJUSTED TO MATCH FINISH GRADE.
- ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
- ALL CURB ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE CURB DETAIL FOR TOP OF CURB ELEVATIONS.
- ALL CURB RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
- REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
- ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. CONTRACTOR SHALL DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
- PROJECT SAFETY ON-SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SOIL CONDITIONS, CONSTRUCTION MANAGER MAY HAVE SOILS REPORT FOR MORE INFO.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED UP PLANS (AS-BUILTS) SHOWING ANY CHANGES DURING CONSTRUCTION.

**CIVIL SHEET INDEX:**

Sheet	Description
C1.10	PROJECT LOCATION AND GENERAL NOTES
C1.11	SITE PLAN
C1.20	GRADING PLAN
C1.30	EROSION CONTROL PLAN

**PROJECT LOCATION & GENERAL NOTES**

Scale: 1" = 120'

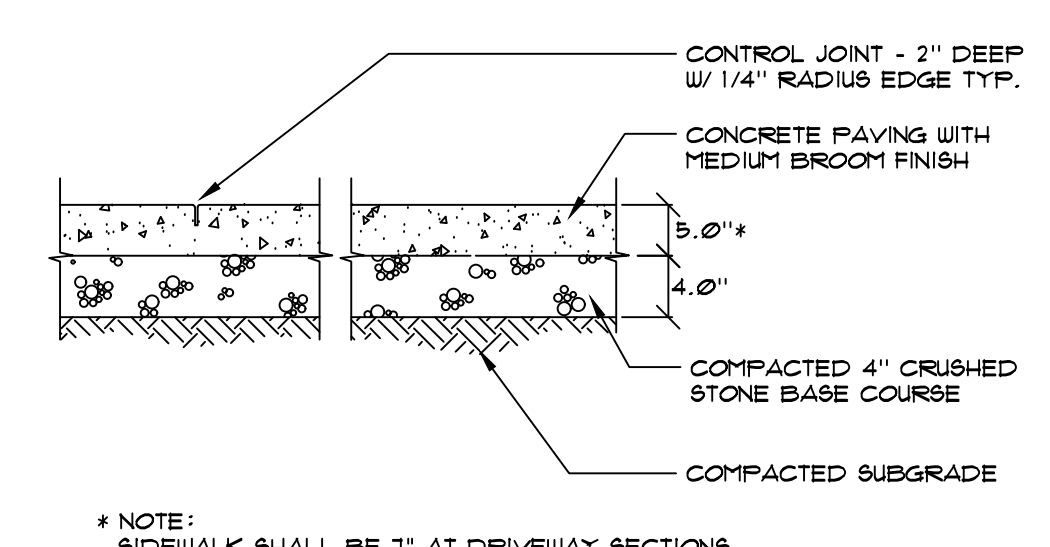
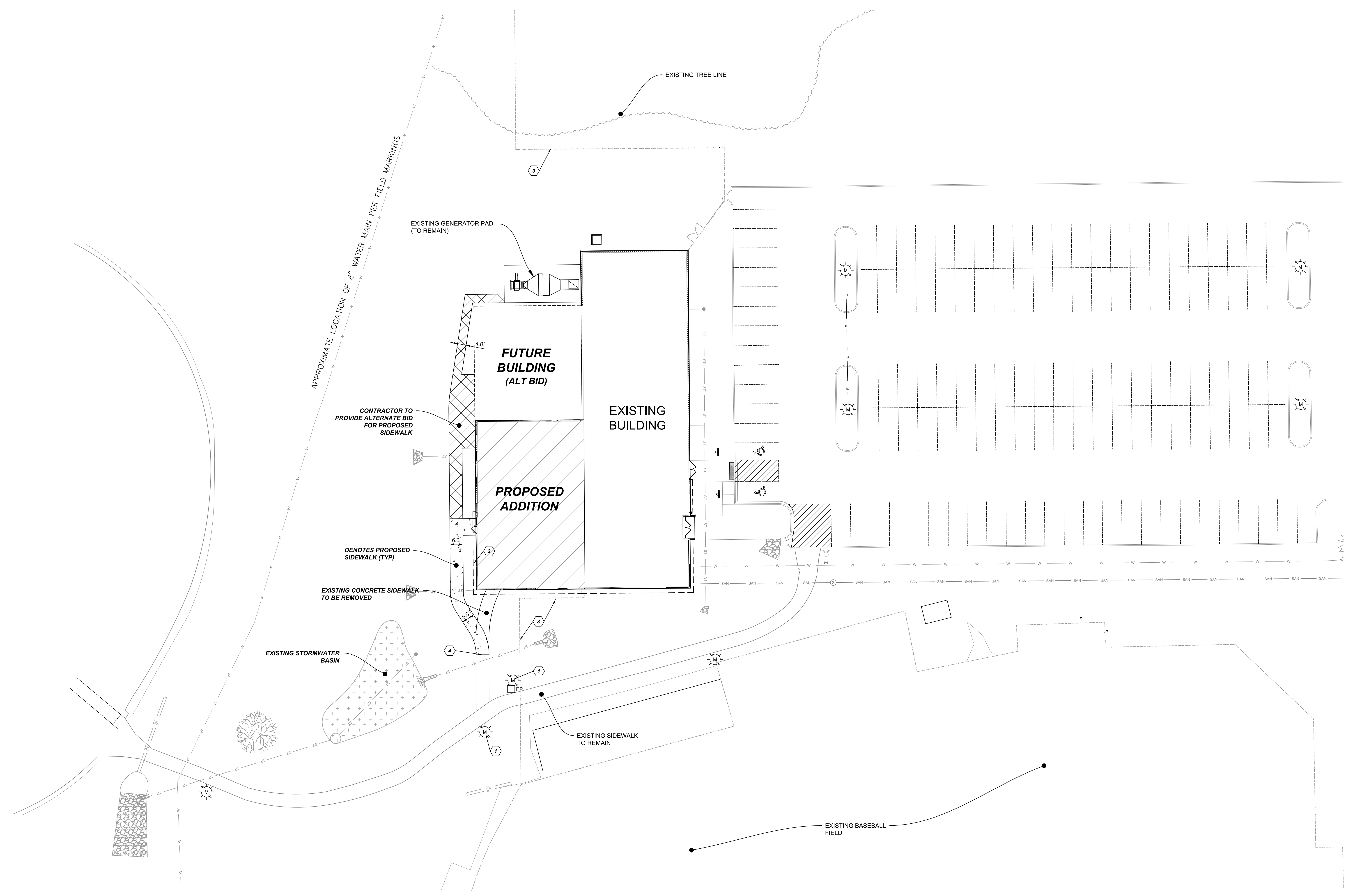
No.	Date	Description
1	1/9/23	OWNER 75% REVIEW DRAWINGS

Date: January 9, 2023

Project No.: 220082.00 WCTC Bid #: 2223-08

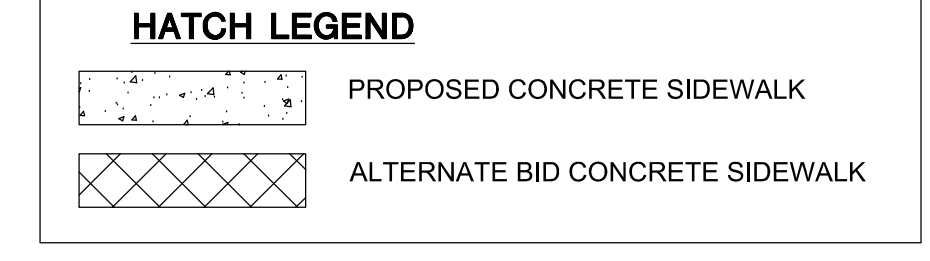
Sheet No.: **C1.10**

IN ACCORDANCE WITH WISCONSIN STATUTE 182.075, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



- NOTES:
- CONTROL JOINT SPACING SHALL BE A MAXIMUM OF 9' AND CONSTRUCTED IN CONFORMANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) RECOMMENDATIONS.
  - EXPANSION JOINTS SHOULD BE PROVIDED WHERE PAVEMENT ABUTS FIXED OBJECTS.
  - MATRIX BI-BLEND MICRO FIBER TO BE ADDED AT A RATE OF 1.5 POUNDS PER CUBIC YARD.

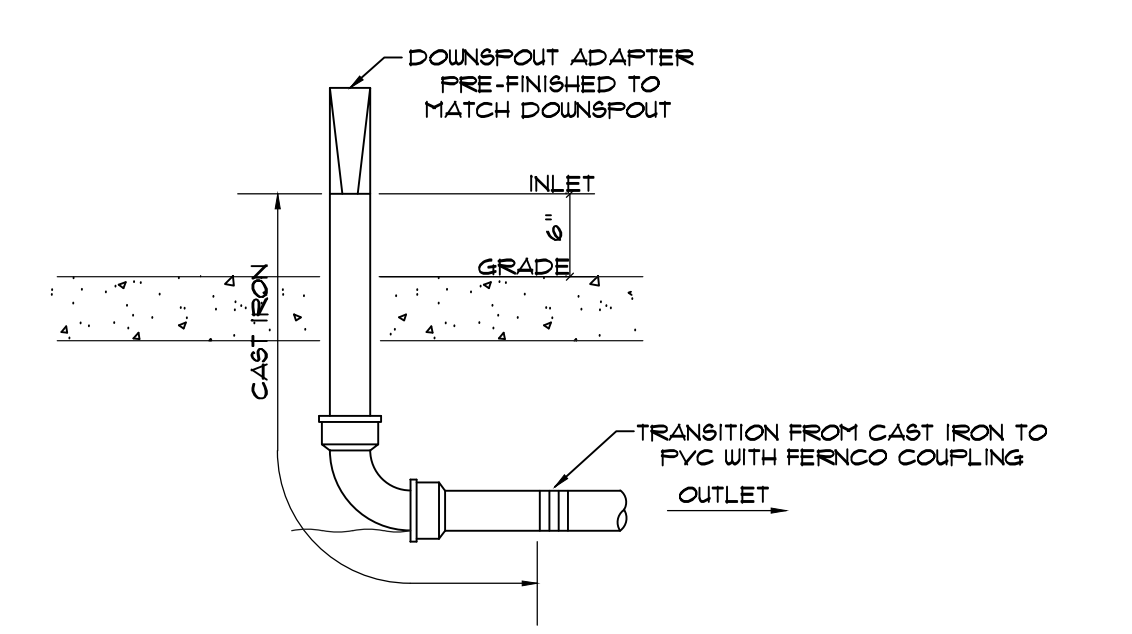
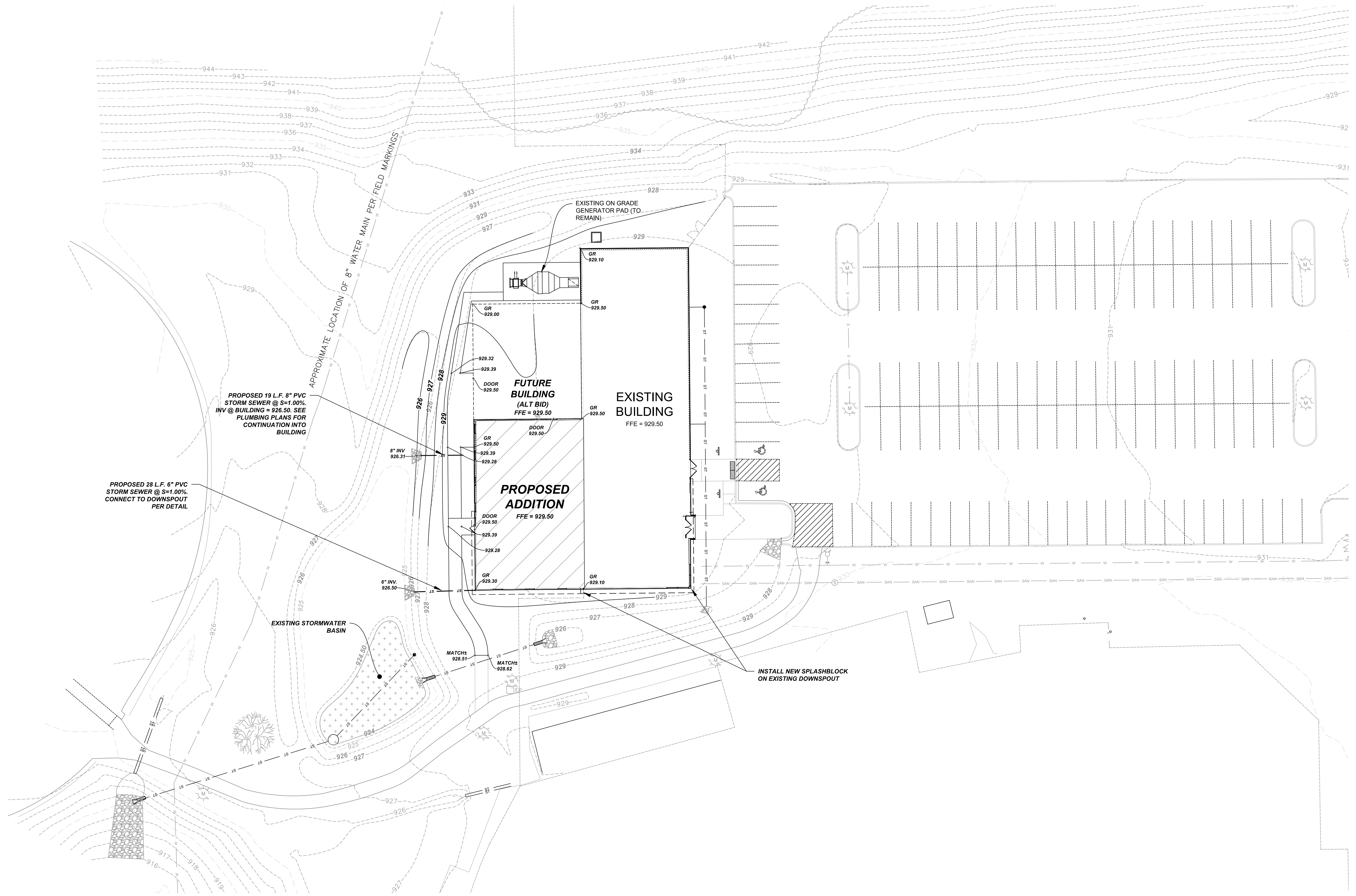
- NOTES**
- EXISTING LIGHT POLE (TO REMAIN)
  - DENOTES PROPOSED ROOF OUTLINE (SEE ARCHITECTURAL PLANS)
  - EXISTING FENCE TO REMAIN
  - MATCH INTO EXISTING SIDEWALK



CONCRETE SIDEWALK SECTION 524  
 NTS 01/23/13



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED TONE CALL SYSTEM NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



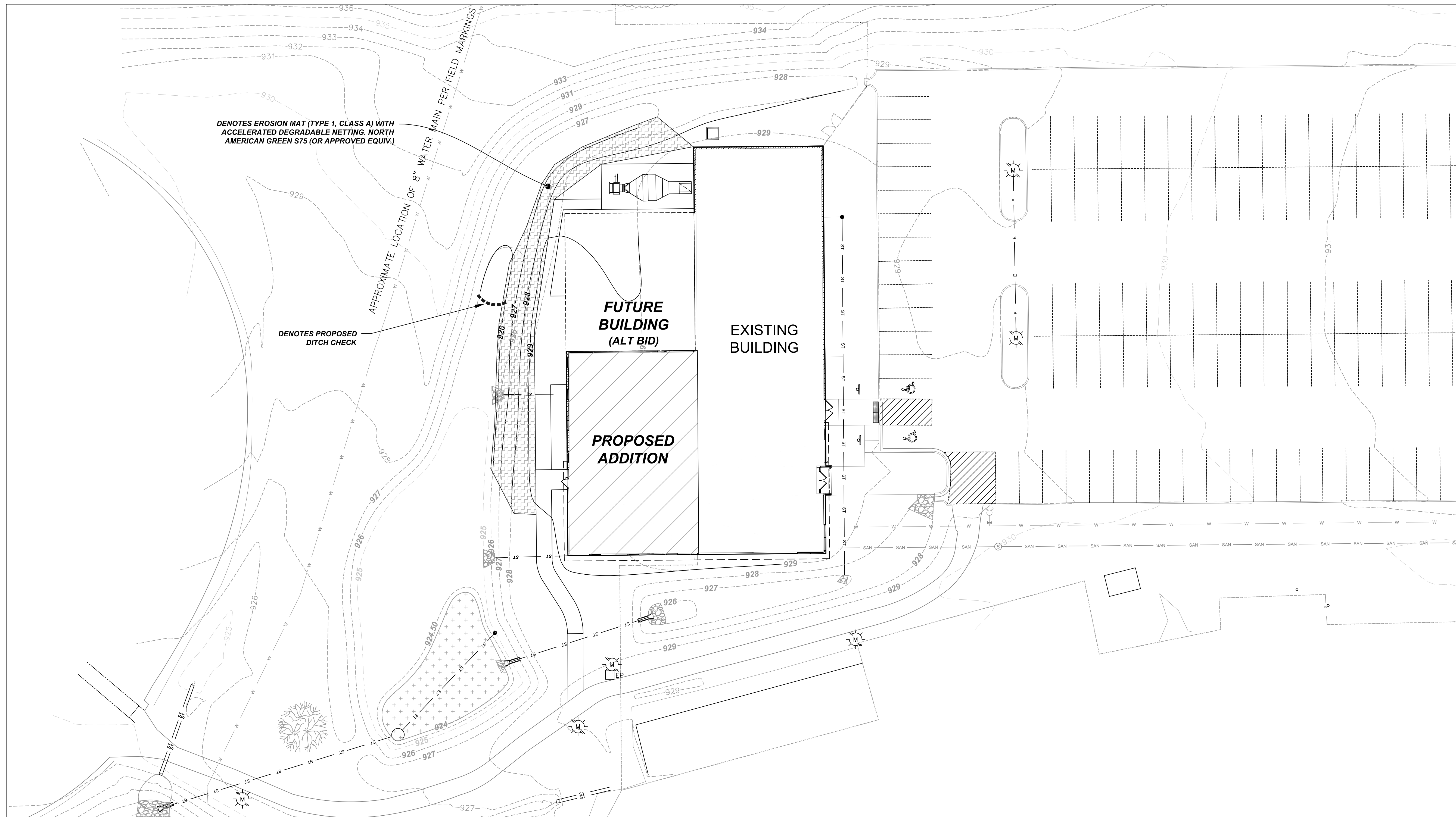
**DOWNSPOUT DETAIL**  
 NTS 210  
 01/23/13

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



Scale: SCALE: 1" = 20'

No.	Date	Description
1/8/23		OWNER 75% REVIEW DRAWING



**EROSION CONTROL NOTES AND PHASING**

1. WDR PERMIT COVERAGE IS REQUIRED. POST WDR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE ENGINEER AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS). MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE. MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT <http://www.wdr.wisconsin.gov/technical-standards>.
8. INSTALL PERMETER EROSION CONTROLS, (IF REQUIRED) AND TRACKOUT CONTROL PRACTICES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDR TECHNICAL STANDARD 1067 FOR TRACKOUT CONTROL AT CONSTRUCTION ENTRANCE(S) (IF REQUIRED).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA, CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
11. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDR TECHNICAL STANDARD DE-WATERING #1061.
13. INSTALL AND MAINTAIN SILT FENCING PER WDR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
14. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDR TECHNICAL STANDARD DITCH CHECKS #1062.
15. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDR TECHNICAL STANDARD INTERIM MANUFACTURED PERMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
16. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
17. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER.
  - BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKLER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE.
  - OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
18. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
19. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE WDR MUNICIPALITY. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
20. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
21. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
22. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES 4:1 OR GREATER (OR AS SHOWN ON THE PLAN), PROVIDE CLASS 1 TYPE A (WITH ACCELERATED DEGRADABLE NETTING) EROSION CONTROL MATTING. SELECT EROSION MATTING FROM WOOD'S' PRODUCT ACCEPTABILITY LIST (PAL), INSTALL AND MAINTAIN PER WDR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
22. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS (OR AS SHOWN ON THE PLANS), PROVIDE NORTH AMERICAN GREEN S75 (OR APPROVED EQUIV.) EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
23. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
24. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY WDR MUNICIPALITY.
25. NOTICE OF TERMINATION: WHEN THE SITE HAS BEEN FULLY STABILIZED AND ALL STORMWATER DISCHARGES FROM THE SITE AUTHORIZED UNDER THE NOI PERMIT HAVE BEEN ELIMINATED, A NOTICE OF TERMINATION SHALL BE FILED WITH THE DNR. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION APPLICATION IN ACCORDANCE WITH THE PERMIT REQUIREMENTS PRIOR TO FINAL PAYMENT.

Consultant:



Project:



**2023 BID SET #4  
V BUILDING:  
PHASE II ADDITION**

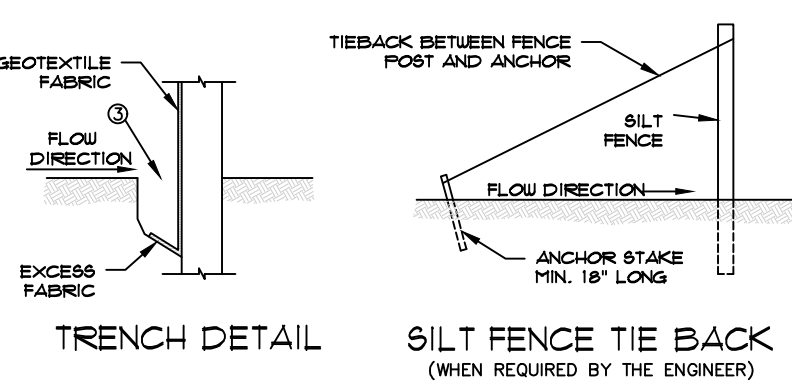
Location:  
800 Main Street  
Pewaukee, WI 53072

Key Plan:

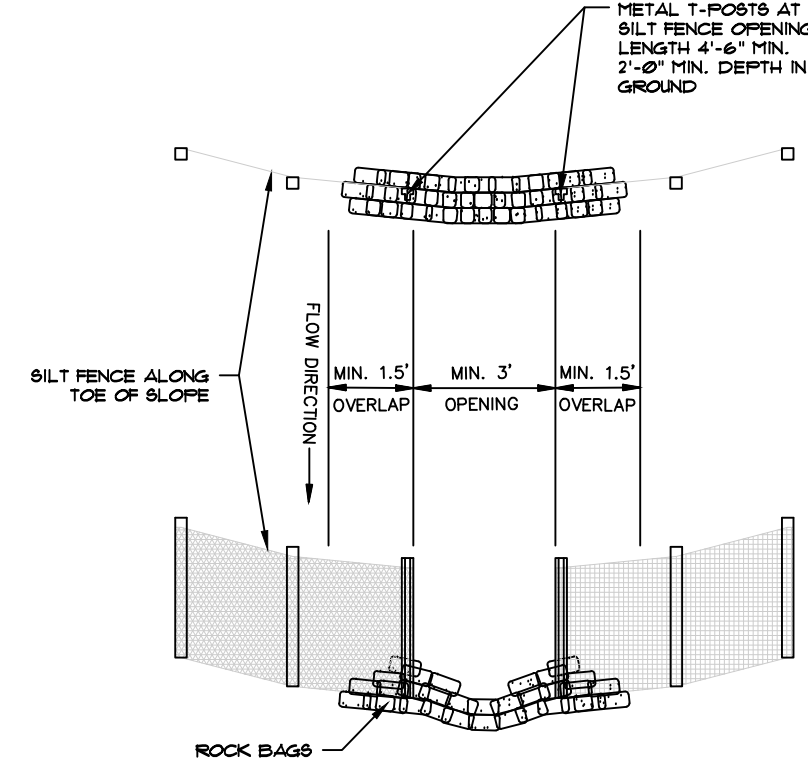
GENERAL NOTES:  
DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.  
WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORIZONTAL SHAPE WITH THE BIDD POINTING UP-SLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

1. CROSS BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
2. MINIMUM 14 GAUGE WIRE REQUIRED. FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
3. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. HOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
4. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MINIMUM TENSILE STRENGTH OF 4". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C.
5. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLY-PROPYLENE NETTING WITH A TENSILE TENSILE STRENGTH OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
6. STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM BEAM OF 1.5" BEHIND IT. (WITHOUT ANCHORS) IN ANCHORS PERMISSIBLE TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1.5" x 3" UNLESS WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE A MINIMUM SIZE OF 1.5" x 1.5" OR 2" x 2". ALTERNATIVES A AND B ARE EQUAL AND EITHER MAY BE USED.

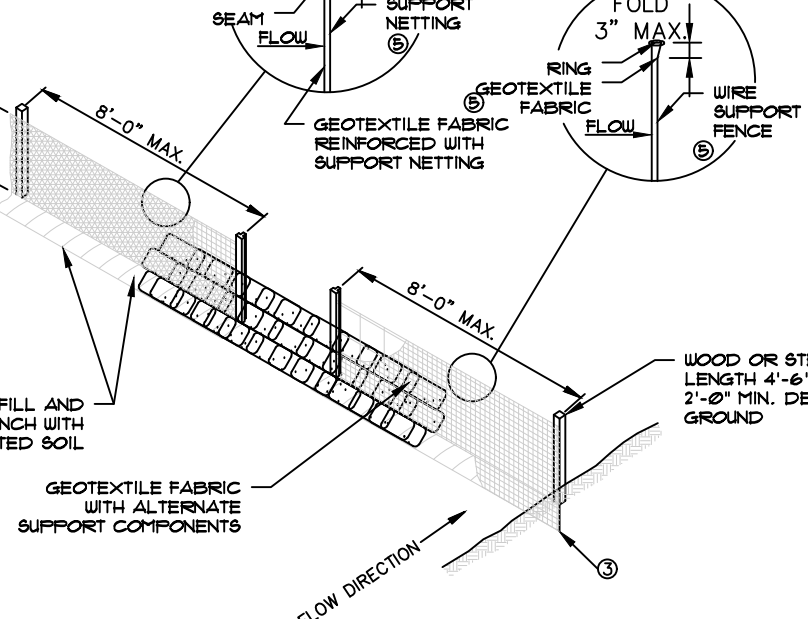
NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS



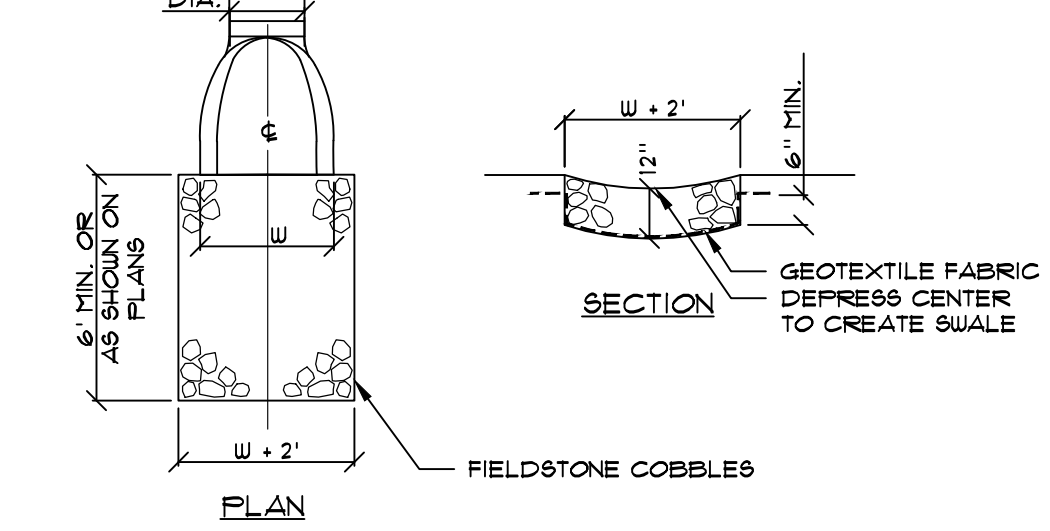
**SILT FENCE TIE BACK**  
NTS



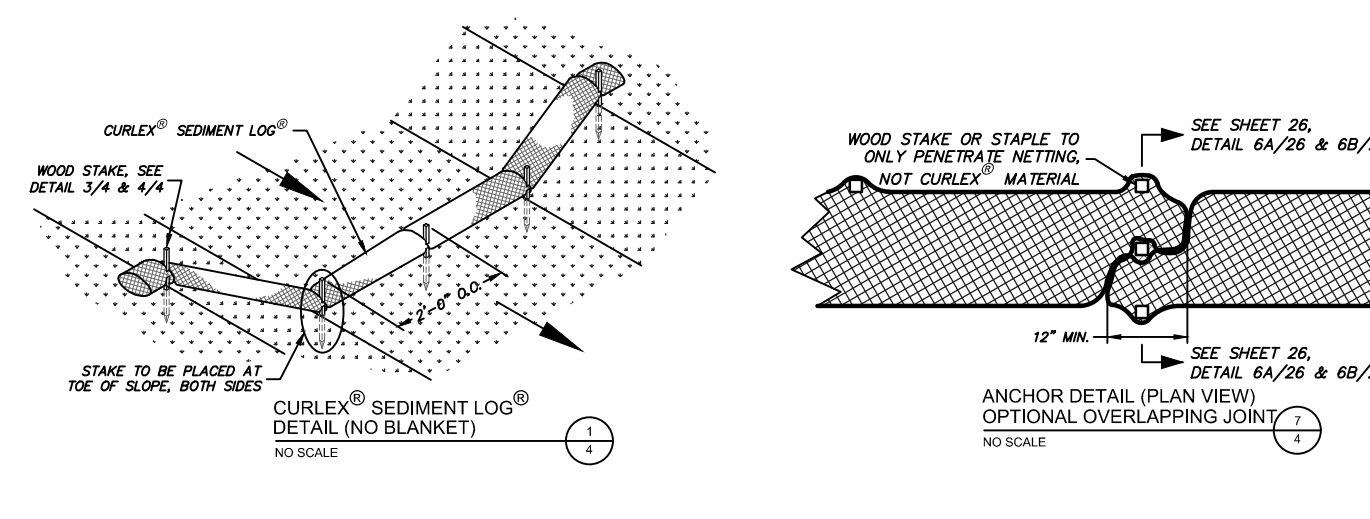
**ROCK BAGS SILT FENCE RELIEF DETAIL**  
NTS



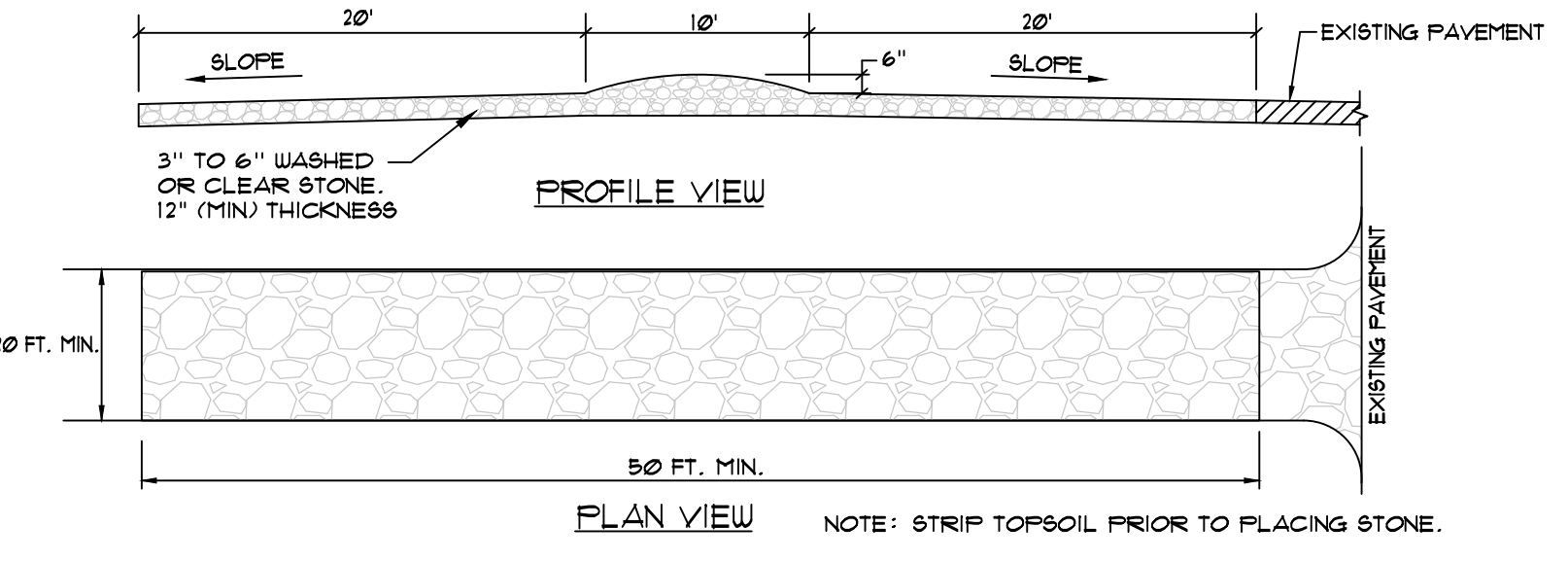
**SILT FENCE DETAIL**  
NTS



**FIELDSTONE COBBLES AT PIPE ENDWALL**  
NTS 11/19/10

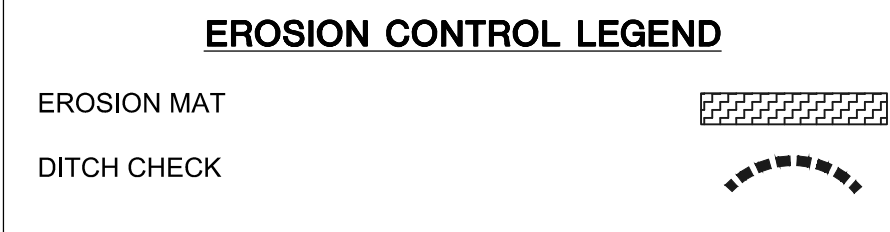


**DITCH CHECK**  
NTS



**CONSTRUCTION ENTRANCE AND TRACKING PAD DETAIL**  
NTS

GENERAL NOTES:  
DITCH CHECKS SHALL BE MANUFACTURED PRODUCTS AND LISTED ON THE CURRENT LISCOFT PAL LIST.  
INSTALL PER MANUFACTURERS REQUIREMENTS.  
ADJUST SPACING AS NEEDED TO MEET MANUFACTURERS REQUIREMENTS.



**EROSION CONTROL LEGEND**



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

Sheet:

**EROSION CONTROL PLAN**

Scale: 1" = 20'

No.	Date	Description
1	1/9/23	OWNER 75% REVIEW DRAWINGS

Date:

January 9, 2023

Project No.:

220082.00

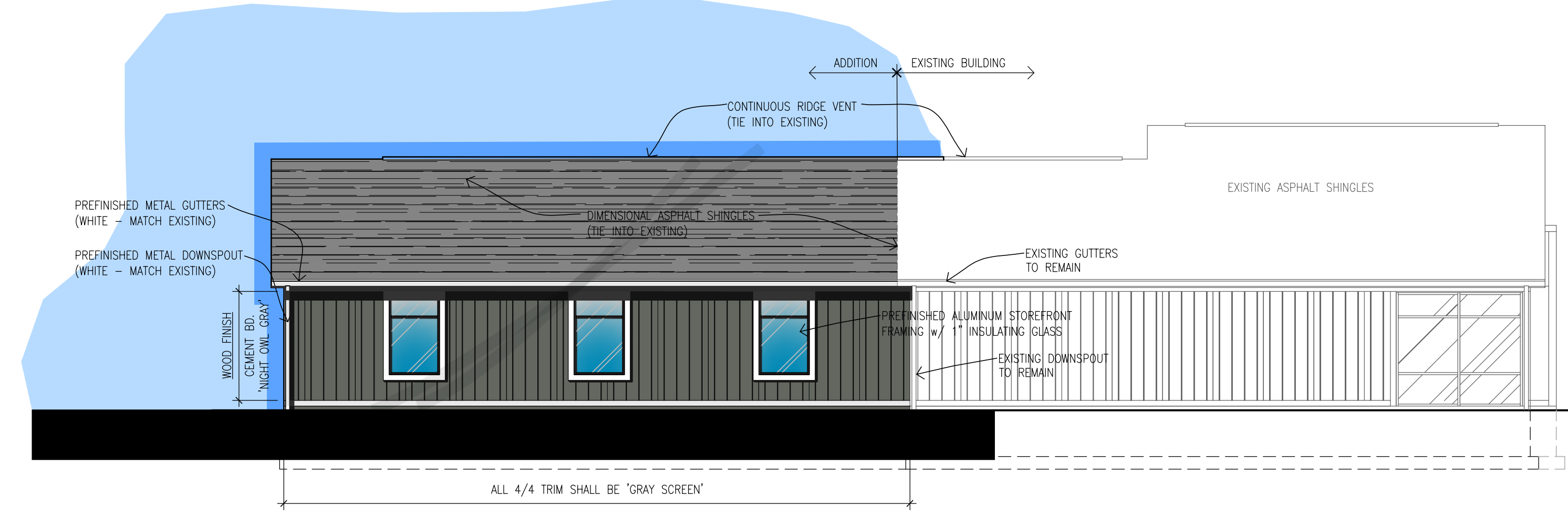
WCTC Bid #:

2223-08

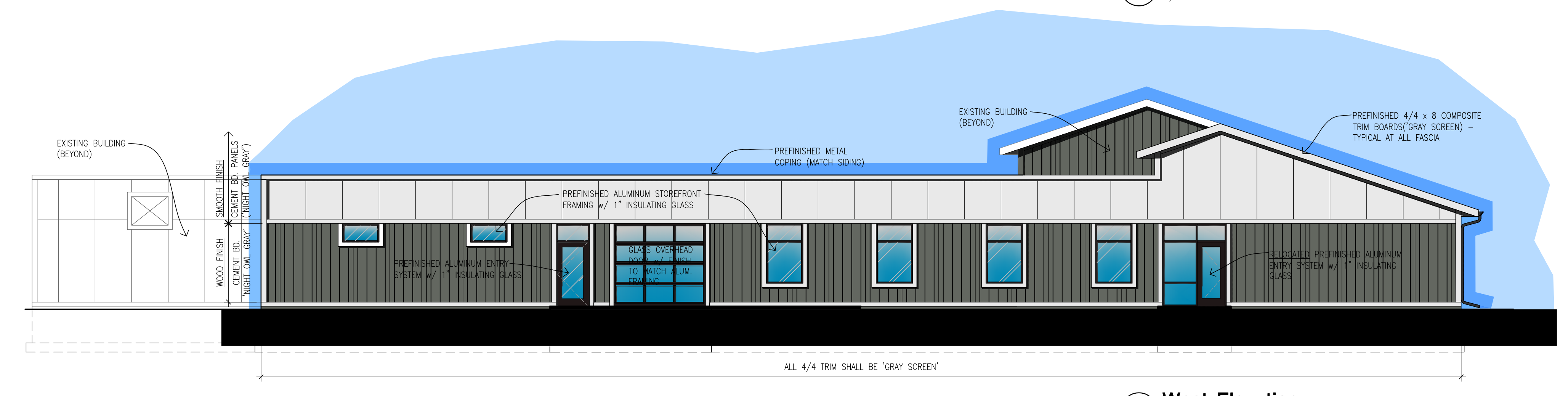
Sheet No.:

**C1.30**

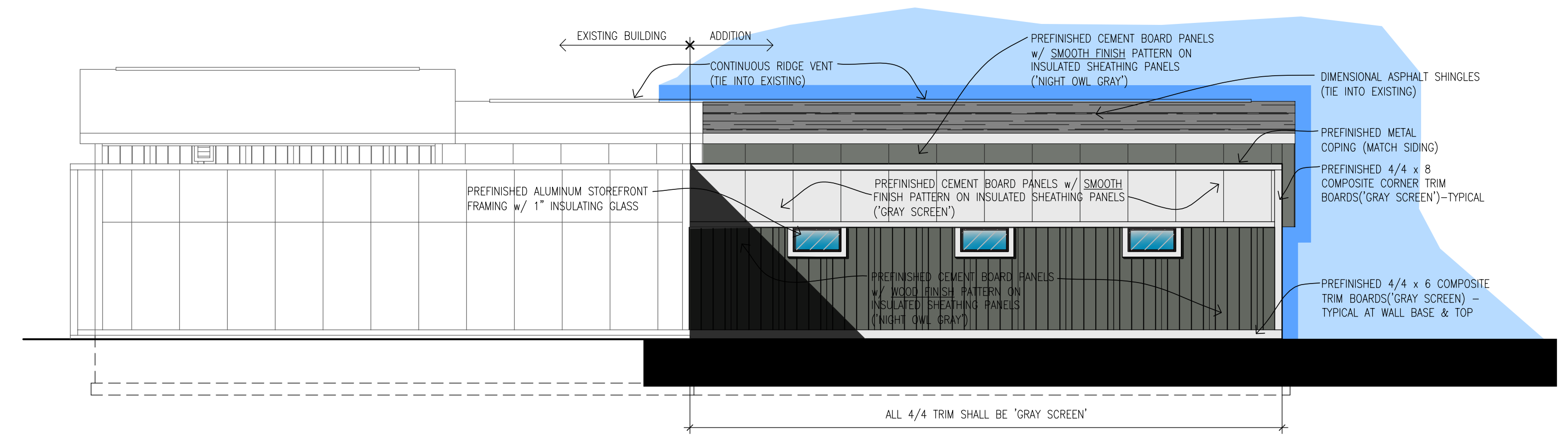




**1 South Elevation**  
 1/8" = 1'-0"



**2 West Elevation**  
 1/8" = 1'-0"



**3 North Elevation**  
 1/8" = 1'-0"

- COLOR SELECTIONS**
- HARDIPANEL VERTICAL SIDING 'SIERRA 8' CEMENT BOARD (PREFINISHED)\*
  - 'NIGHT OWL GRAY' SHERWIN WILLIAMS SW 7061
  - HARDIPANEL VERTICAL SIDING 'SMOOTH' CEMENT BOARD (PREFINISHED)\*
  - 'NIGHT OWL GRAY' & 'GRAY SCREEN' FINISH - SEE ELEVATIONS
  - HARDIESOTTIT 'CEDARMILL' CEMENT BOARD (PREFINISHED)\*
  - 'GRAY SCREEN' SHERWIN WILLIAMS SW 7071
  - HARDIETRM 4/4 'RUSTIC' CEMENT BOARD (PREFINISHED)\*
  - 'GRAY SCREEN' SHERWIN WILLIAMS SW 7071
  - MAN DOORS (PAINT) - 'GRAY SCREEN' SHERWIN WILLIAMS SW 7071
  - ALUMINUM STOREFRONT FRAMING - BLACK w/ GRAY TINT GLAZING
  - SHINGLES - OWEN'S CORNING DIMENSIONAL 'DRIFTWOOD'
- INDICATES AREAS OF 'NIGHT OWL GRAY' FINISH
- \*PROVIDE 2-COAT PREFINISH WITH LIMITED 30-YEAR WARRANTY, PROVIDE 1 GALLON OF EACH SHERWIN WILLIAM PAINT COLOR AT END OF PROJECT FOR WCTC ATTC STOCK.

**MATERIAL KEY**

	HARDIE SOFFIT 'CEDARMILL' CEMENT BOARD HARDIETRM 4/4 'RUSTIC' CEMENT BOARD COLOR: 'GRAY SCREEN' SHERWIN WILLIAMS SW 7071 (MATCH TO EVOC TRACK BUILDINGS)
	HARDIPANEL VERTICAL SIDING 'SIERRA 8' CEMENT BOARD COLOR: 'NIGHT OWL GRAY' SHERWIN WILLIAMS SW 7061 (MATCH TO EVOC TRACK BUILDINGS)
	ALUMINUM STOREFRONT FRAMING COLOR: ANODIZED DARK BRONZE
	DIMENSIONAL SHINGLES OWEN'S CORNING 'DRIFTWOOD' (MATCH TO EVOC TRACK BUILDINGS)

Consultant:

Project:  
 Waukesha County Technical College

2023 BID SET #4  
 V BUILDING:  
 PHASE II ADDITION

Location:  
 800 Main Street  
 Pewaukee, WI 53072

Key Plan:

Sheet:  
 Exterior Elevations &  
 Aluminum Frame Types

1 INCH

Scale:  
 1/8" = 1'-0"

No.	Date	Description
1	1/9/23	PLAN COMMISSION SUBMITAL

Date:  
 January 9, 2023

Project No.: 220082.00  
 WCTC Bid #: 2223-08

Sheet No.:

[V]A4.0

Consultant:

Project:

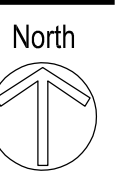


2023 BID SET #4  
 V BUILDING:  
 PHASE II ADDITION

Location:  
 800 Main Street  
 Pewaukee, WI 53072

Key Plan:

North



Sheet:

Addition Floor &  
 Reflected Ceiling Plans

Scale:

1/8" = 1'-0"

No. Date Description

1/9/23 CORR 725 REVIEW DRAWINGS

Date:

January 9, 2023

Project No.:

220082.00

WCCT Bid #:

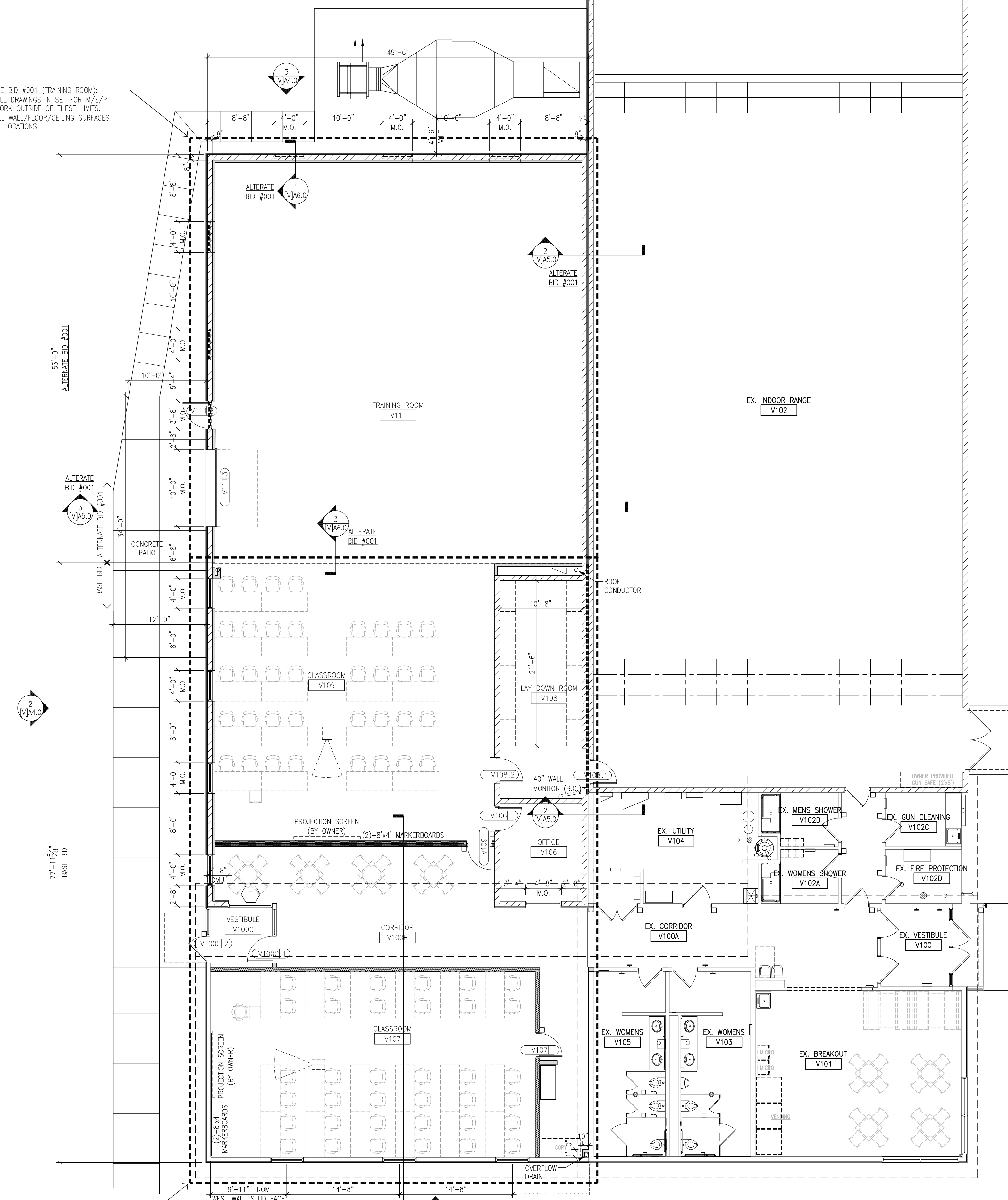
2223-08

Sheet No.:

[V]A2.1

ALTERNATE BID #001 (TRAINING ROOM):  
 REVIEW ALL DRAWINGS IN SET FOR M/E/P  
 TIE-IN WORK OUTSIDE OF THESE LIMITS.  
 PATCH ALL WALL/FLOOR/CEILING SURFACES  
 IN THOSE LOCATIONS.

BASE BID: WCCT BID #2223-08  
 REVIEW ALL DRAWINGS IN SET FOR M/E/P  
 TIE-IN WORK OUTSIDE OF THESE LIMITS.  
 PATCH ALL WALL/FLOOR/CEILING SURFACES  
 IN THOSE LOCATIONS.



1 Floor Plan  
 1/8" = 1'-0"

**GENERAL CONSTRUCTION NOTES:**

- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. MAINTAIN ALL DIMENSIONS SHOWN ON PLAN. NOTIFY ARCHITECT IMMEDIATELY IF DIMENSION CANNOT BE ACHIEVED.
- XXXX INDICATES ACOUSTICAL CAVITY INSULATION, RUN TO TRUSS BEARING UNLESS NOTED OTHERWISE.
- WALL CONSTRUCTION BY REFLECTED WIDTH:  
 2" - (5/8" GYP. BOARD ON FLAT 2X4)  
 4" - (5/8" GYP. BOARD ONE SIDE OF 2X4)  
 5" - (5/8" GYP. BOARD TWO SIDES OF 2X4)  
 6" - (5/8" GYP. BOARD ONE SIDE OF 2X6)  
 7" - (5/8" GYP. BOARD TWO SIDES OF 2X6)
  - DOOR JAMBS ARE 4" FROM WALL UNLESS NOTED OTHERWISE.
  - SEE SHEETS [V]A5.0, [V]A5.1 AND [V]A5.2 FOR ADDITIONAL INTERIOR PARTITION INFORMATION.
  - ALL FLOORS TO BE LEVEL AND CLEAN PRIOR TO INSTALLATION OF NEW FLOOR FINISHES. ALL FLOOR SURFACES AND TRANSITIONS BETWEEN SURFACE TYPES SHALL COMPLY WITH ADA GUIDELINES. PROVIDE TRANSITION MOLDINGS AS REQUIRED.
  - PROVIDE IN-WALL BLOCKING FOR MOUNTED MONITORS, MILLWORK CABINETS, TOILET ACCESSORIES, ETC. VERIFY LOCATIONS WITH ARCHITECT.
  - HVAC, AND ELECTRICAL DRAWINGS CONTRACTOR SHALL COORDINATE AND PROVIDE ACCESS PANELS TO ALL NEW INFRASTRUCTURE.
  - FURNITURE AND EQUIPMENT IS BY OWNER UNDER SEPARATE CONTRACT, SHOWN HERE FOR REFERENCE ONLY.

## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: February 9, 2023

### General Information:

Agenda Item: **6.d.**

**Property Owner/Applicant:**

Kirkland Crossings, Inc in c/o Pamela Belz of Senior Housing Partners

**Requested Action:**

Consultation/feedback regarding the possibility of modifying the existing language of the Housing for the Elderly Overlay District, introducing a less rigid maximum ratio of independent living units as compared to all/total units within a project.

**Existing Zoning:**

N/A

**Surrounding Zoning/Land Use:**

N/A

**Master Plan Classification:**

N/A

**Lot Size:**

N/A

**Location:**

N/A

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### Discussion:

The applicant requests feedback on possible changes to the Village's recently (*i.e.*, 11/17/2020) created/adopted [Housing for the Elderly Overlay Zoning District](#). Specifically, the applicant inquires whether there may be a willingness to build more flexibility into the maximum permitted ratio (*i.e.*, 50% currently) of independent living units allowed as compared to total elderly housing units within a project plan.

Currently this particular section of the ordinance [40.400.1(1)a.] provides that:

**Independent living units shall be permitted only as a subordinate use within a development project that also includes assisted living and/or nursing home units and in that case, the number of independent living units shall not exceed 50 percent of the combined total number of units in the development.**

As a part of this consultation, it's important for the Planning Commission to consider not only how a change to this language will affect new projects going forward, but also how it may affect/be applied to previously approved sites/projects as well.

### Recommendation:

There is no recommendation at this time as this is a matter for consultation and feedback only at this time.



Application is due three weeks prior to meeting date.



**Planning Commission Consultation  
Application Form**

Address/Parcel No. of Property Involved: PWV 0883.993.200 CSM No 5748

Zoning of Property: B-1

Current Owner of Property: Kirkland Crossings, Inc.

Applicant – Name: Anne O'Connor & Pamela Belz of Senior Housing Partners/PHS

Address: 2823 Hamline Ave. North Roseville MN 55113

Phone: 763-274-9360 612-991-9979

Fax: n/a

Email: aoconnor@seniorpartners.com, pbelz@seniorpartners.com

Name of Business that Consultation is for: Kirkland Crossings LLC

Describe Nature of Business (Restaurant, Retail, Office, etc.):

Senior Housing

Signature of Property Owner as listed on this Application:

A handwritten signature in blue ink, appearing to be 'Pamela Belz', is 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 Consultation 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):

Pamela Belz

Digitally signed by Pamela Belz  
DN: cn=P, o=Senior Housing Partners, ou=PHS, email=pbelz@seniorpartners.com  
Reason: I agree to the terms defined by the placement of my signature on this document.  
Date: 2023.01.27 15:47:52 -0500

***\* For Consultation Purposes, an Engineering Review will not take place. Engineering Reviews will begin if and when an Application for Final Approval is processed.***

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



January 30, 2023

***Via Email***

Scott A. Gosse  
Administrator  
Village of Pewaukee  
sgosse@villageofpewaukee.com

Mary Censky  
Planner  
Village of Pewaukee  
mcensky@villageofpewaukeewi.gov

**RE: B1 zoning- Elderly Overlay Ordinance Language Modification**

Per our discussions regarding challenges to operating 50% of senior housing units with care services, (no more than 50% independent units) we submit the following ordinance modification for consideration:

- a. Independent living units shall be permitted only as a subordinate use within a development project that also includes assisted living and/or nursing home units and in that case, the number of independent living units shall not exceed 50 percent of the combined total number of units in the development, **unless within the Development Agreement, the applicant provides a reasonable plan to allow a non-exclusive license for in-home care services in the independent living units, which may be provided by an affiliated or non-affiliated service provider.**

This additional language would allow senior housing providers more flexibility to operate within a model that is responsive to market need and choices and staffing availability while continuing to offer choices to seniors.

We look forward to discussing with the Planning Commission on February 9, 2023, at a Consultation.

Respectfully,

Print Name: Pamela Belz

Title: Sr. Development Manager, SHP & Owner's Rep. Kirkland Crossing, LLC

CC:

Anne O'Connor  
[aoconnor@seniorpartners.com](mailto:aoconnor@seniorpartners.com)

Eric Harrmann  
[erharr@agarch.com](mailto:erharr@agarch.com)



To: Jeff Knutson, President  
Plan Commission

From: Scott A. Gosse  
Village Administrator

Date: February 3, 2023

Re: Agenda Item \_\_\_\_\_, Discussion Regarding Interaction and Behavior of Plan Commission  
Members and General Public During Meetings

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**BACKGROUND**

This matter is on the agenda at the request of Village President Knutson. Staff will look to the Village President to facilitate this matter.

**ACTION REQUESTED**

The action requested of the Plan Commission is to review the information to be shared by Village President Knutson at the meeting.