



PLAN COMMISSION AGENDA

February 11, 2021 – 7:00pm

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

<https://us02web.zoom.us/j/83217673418>

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

Dial in: 312-626-6799 832 1767 3418

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

1. Call to Order and Roll Call
2. Public Hearings.
 - a. Proposed Project Plan and Boundary for Tax Incremental District No. 3 in the Village of Pewaukee.
 - b. Conditional Use Grant Amendment request to increase the permitted size of vehicles for a portion of the 80 van fleet currently approved to operate in/out of the AMW Transport site located at 462 Hickory Street. The applicant is Waleed Adoud d/b/a AMW Transport. The property owner is Babi LB Venture LLC and Jelco WI Inc in c/o Matthew Quest. The property is Zoned B-5 Light Industrial District.
 - c. To modify, extend, terminate or make permanent, the Temporary Conditional Use Grant Amendment changes approved by the Planning Commission on 10/13/20 as to the specific permitted hours and pattern of use/operation for the existing AMW Transport use located at 462 Hickory Street. The applicant is Waleed Adoud d/b/a AMW Transport. The property owner is Babi LB Venture LLC and Jelco WI Inc in c/o Matthew Quest. The property is Zoned B-5 Light Industrial District.
3. Citizen Comments – *This is an opportunity for citizens to share their opinions with Board Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Board is not able to answer questions or respond to your comments. All comments should be directed to the Board. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*
4. Approval of the Minutes:
 - a. Regular Plan Commission Meeting – December 10, 2020
 - b. Regular Plan Commission Meeting – January 14, 2021
5. Old Business

- a. Review and possible action on the request to amend the current conditional use “cemetery per existing conditions” on the west side of Burroughs Drive at Evergreen Lane through the addition of a new accessory storage shed, 120 square feet in area, to be located at a setback less than the 50 feet typically required in the IPS Institutional and Public Service District. The applicant/property owner is Queen of Apostles Congregation.
- b. Review, discussion and feedback to staff regarding portions of the Village of Pewaukee Comprehensive Plan update in progress – i.e. Chapter 7-Land Use. There may also be discussion regarding the relationship(s)/connectivity of the material in these chapters to the recently completed Village of Pewaukee Strategic Plan Update.

6. New Business

- a. Discussion and possible action on Plan Commission Resolution No. 2021-01, a Resolution formally adopting the Proposed Project Plan and Boundary for Tax Incremental District No. 3.
- b. Review and discussion on the Conditional Use Grant Amendment request to increase the permitted size of vehicles for a portion of the 80 van fleet currently approved to operate in/out of the AMW Transport site located at 462 Hickory Street. The applicant is Waleed Adoud d/b/a AMW Transport. The property owner is Babi LB Venture LLC and Jelco WI Inc in c/o Matthew Quest. The property is Zoned B-5 Light Industrial District. **NO ACTION WILL BE TAKEN AT THIS MEETING.**
- c. Review and discussion whether to modify, extend, terminate or make permanent, the Temporary Conditional Use Grant Amendment changes approved by the Planning Commission on 10/13/20 as to the specific permitted hours and pattern of use/operation for the existing AMW Transport use located at 462 Hickory Street. The applicant is Waleed Adoud d/b/a AMW Transport. The property owner is Babi LB Venture LLC and Jelco WI Inc in c/o Matthew Quest. The property is Zoned B-5 Light Industrial District. **NO ACTION WILL BE TAKEN AT THIS MEETING.**
- d. Review, discussion and possible recommendation to the Village Board on the Land Use Plan Amendment request of applicant/property owner Queen of Apostles Congregation to change a portion of their property from existing Institutional land use classification to Single-Family Residential (4 units/acre max. density) land use classification and a portion of their property from existing Single-Family Residential (4 units/acre max. density) classification to Institutional classification. The property is located at and surrounding 449 W. Wisconsin Avenue.
- e. Review, discussion and possible recommendation to the Village Board on the Rezoning request of applicant/property owner Queen of Apostles Congregation to change a portion of their property from existing Institutional District zoning to R-5 Single-Family Residential District zoning. The property is located at and surrounding 449 W. Wisconsin Avenue.
- f. Discussion and possible action on the Sign Code waiver request of Rising Health Chiropractic Wellness in c/o Dr. James Hauke, to place a 38 sq.ft. wall sign where Code provides for up to 30 sq.ft., at 617 Ryan Street-Unit#240. The property owner is Lake Country Plaza LLC and the property is zoned B-1 Community Business District.
- g. Review, discussion and consultative feedback to applicant/property owner Martin P. Heise Trust, in c/o Robert and Mike Heise, regarding possible redevelopment of the property located at 101 W. Wisconsin Avenue which is zoned B-2 Downtown Business District.
- h. Review, discussion and consultative feedback to applicant/property owner Anna E. Heise Trust, in c/o Robert and Mike Heise, regarding possible redevelopment of the property located at 430/440 Oakton Avenue which is zoned B-5 Light Industrial District.

7. Citizen Comments. – *This is an opportunity for citizens to share their opinions with Board Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Board is not able to answer questions or*

respond to your comments. All comments should be directed to the Board. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.

8. Adjournment

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

Dated: February 5, 2021

**VILLAGE OF PEWAUKEE
PLAN COMMISSION MINUTES
December 10, 2020**

1. Call to Order and Roll Call

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

Roll Call was taken with the following Plan Commission members present: Comm. Jim Grabowski, Comm. Cheryl Mantz, Comm. Ryan Lange, Comm. Joe Zompa, Comm. Eric Rogers, Trustee Craig Roberts and President Jeff Knutson.

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

2. Public Hearings

There were no public hearings.

3. Citizen Comments

None.

4. Approval of the Minutes:

a. Regular Plan Commission Meeting – November 12, 2020

Comm. Lange moved, seconded by Comm. Rogers to approve the November 12, 2020 minutes of the regular Plan Commission meeting as presented.

Motion carried on roll call vote 7-0.

Agenda Items 5a – 6g were presented but not necessarily in order.

5. Old Business

a. Review, discussion and feedback to staff regarding portions of the Village of Pewaukee Comprehensive Plan update in progress – i.e. Chapter 7-Land Use. There may also be discussion regarding the relationship(s)/connectivity of the material in these chapters to the recently completed Village of Pewaukee Strategic Plan Update.

Planner Censky and Trustee Roberts led the Commission through discussion on two areas of the Village in regards to the Comprehensive Plan. The first was the area along the north side of Capitol Dr from Meadowcreek Dr to Hwy 164 and north along Hwy 164. There are vacant lots in this area, 3 within Meadowcreek Market Development and 2 outside with separate owners for each. Potential uses discussed included a mixed use, owner-occupied (where an owner owns the business and lives above the business), more doctor offices and clinics, hotels, indoor play/entertainment areas. The second area is Ryan St/Quinlan Dr to Hwy 16. Possible uses discussed included hotels and/or hotel conference complex, breweries, entertainment district type uses such as Top Golf, Whirlyball,... along with restaurants... items to make Pewaukee a destination for entertainment and hospitality. Some would require reclassification of zoning. The Commission in general was not in favor of single-family or multi-family residence for that location.

b. Review, discussion and possible action on the Conditional Use Grant Amendment request of property owner WCTC, in c/o Jeff Leverenz, Director of Facilities-Services, to construct a new

campus classroom and training building (including an indoor shooting range for student training and active-duty officers recertification shooting only) to be located at the northeast turn of the existing EVOC training track in the southwest area of the WCTC campus located at 800 Main Street. The property is Zoned IPS Institutional and Public Service District.

Planner Censky reviewed the discussions from last month on this item. Per Censky one modification was the removal of the classroom portion of the building, although it may come back for evaluation at a later date. Remaining is the shooting range, gathering/breakout space, toilet/shower facilities. The shooting range is for student training and active-duty officer recertification shooting only – no public shooting. Principle materials include asphalt shingles and Hardi-panel cement-board siding, which are consistent with nearby buildings. It will be served by an existing paved, lit and landscaped parking lot. No new lighting, signage or dumpster enclosure is proposed at this time. Engineer Tim Barbeau stated they will connect a lateral to an existing sanitary sewer line and that the water service is private so the connection is a private lateral. There will be a hydrant near the building. Barbeau expressed concern about WCTC maintaining the valves in the hydrant so it remains operational. Stormwater will be managed with a bio-retention basin to filter pollutants.

Comm. Grabowski moved, seconded by Comm. Lange to approve the Conditional Use Grant Amendment to construct a new campus classroom and training building with the following staff recommendations:

- 1) Village Engineer review and approval of all grading, drainage, stormwater management and erosion control and utilities plans prior to the start of any construction and/or earthwork at the site;
- 2) Determination of whether the water lateral will be public or private;
- 3) Resolution of outstanding stormwater management plan comments;
- 4) If any ground and/or roof-mounted HVAC or similar mechanical equipment is to be placed at this site, a specific plan for the location and suitable screening shall first be submitted for Village staff review and approval;
- 5) Any substantiated adverse material impacts upon the surrounding area or the community as a whole arising out of the conduct of this building/use (including for instance but not necessarily limited to noise, traffic/parking, litter, loitering, ...) shall be the responsibility of the applicant to correct timely upon request of the Village or this use approval may be subject to modification and/or termination at the Village's discretion in accordance with Section 40.154(e) of the Land Development Code;
- 6) If there are to be any lighting changes or additions, dumpsters placed, ... at this site attendant to this project, the detailed plans for same must first be reviewed and approved by Village staff.

Motion carried on roll call vote 7-0.

6. New Business

- a. **Review, discussion and possible approval of the Building, Site and Operating Plan for conversion of the existing non-residential use building located at 357 Morris Street to a 10-unit multi-family residential use. The applicant/property owner is AMTA Investments, LLC in c/o Tara and Dan Stetler. The property is zoned R-M Multi-Family Residential.**

Planner Censky stated the exterior building site and plans are substantially architecturally pre-existing. The density and unit square footage are compliant with code requirements and parking, while short of Code as to indoor spaces, is per existing built conditions. They propose improvements on green-space with removal of three small areas of pavement to be replaced with greenspace and plantings. There are 27 unenclosed parking stalls in addition to the 14 underground stalls. A 6-foot-tall fence along the north side of the property needs to meet the offset and set-back requirements in order to be built. Per

Barbeau, the architect will have to determine if existing sanitary sewer and water lateral are adequate although he assumes no changes will be needed as the building use will remain as a 10-unit apartment-type use. Discussion followed regarding the opportunity to improve on the aesthetics of the building as well as the neighborhood in general. The commission indicated that they desire updates to the appearance of the building, improvements to the landscaping, new doors, painting, and the removal/replacement of dead trees, etc. Attorney Blum indicated that although there is a county right-of-way, the Commission can be clear about their expectations within the lot lines of the property but not out into the right-of-way. The architect confirmed that there will be no fence if the neighboring owners do not approve the shorter offset to the lot lines. He also confirmed that painting of the exterior doors and gables will be done, the garage door will be replaced and there will be updated windows and French-style balconies and additional plantings will be included.

Comm. Grabowski moved, seconded by Comm. Mantz to approve the building, site and operating plans for conversion of the existing non-residential use building to a 10-unit multifamily residential use with the following recommendations:

- 1. Applicant to prepare a planting plan for the area along the south edge of the west parking lot to screen the lot from view of the street (as required under Section 40.445(c)(2)) - such plan to be reviewed and approved by staff prior to issuance of a building permit for this use conversion project;**
- 2. Any remaining and/or new ground mounted utility/mechanical equipment shall be screened from the surrounding view (as required under Section 40.445(c)(1))– such plans to be reviewed and approved by Village staff prior to installation;**
- 3. Minimum 5-foot offset shall be required for the proposed new fence and the specific plans/details of the fence as to materials, color,... shall be subject to review and approval by Village staff prior to installation;**
- 4. If the existing handicapped ramp structure along the south building wall is to remain, it shall be painted or stained to color match or compliment the color of the exterior brick on this building;**
- 5. Additional aesthetic improvements plans for the exterior of the building to be approved at staff level;**

Motion carried on roll call vote 7-0.

- b. Consultative review, discussion and feedback to the Village staff and applicant on concept plans to refurbish the existing building and modify the existing site conditions at 1151 Hickory Street. The property, which is zoned B-5 Light Industrial, is owned by MAM Properties LLC. The applicant is Beachside Boat & Bait (Beachside Marine).**

Planner Censky reviewed the applicants desire to refurbish the existing building and site conditions. Per Censky, although the site plan is offered as a general guide and lacks certain specific details such as building/parking setbacks and offsets, the greenspace ratio on the lot would be substantially improved and the entry/drive across the entire lot frontage at Hickory St. will be reduced. She believes the proposed changes would meet code requirements. The existing structure would be retained but the block portion would be repainted and the front portion enhanced with architectural treatments such as store-front windows, metal siding to replace the existing metal siding and a customer entrance area. The Commission responded favorably to the plans, the improved greenspace ratios and were hopeful that neighboring businesses would follow the lead on the updates like this.

- c. Consultative review, discussion and feedback to the Village staff and applicant on concept plans to attach the existing, platted vacant lot located directly north of and adjacent to 1151 Hickory Street to the property located at 1045 Hickory Street (i.e. the Eaton Property) and to use it for screened outdoor storage of boats, RV's and related accessories such as docks, lifts, and similar. The property, which is zoned B-5 Light**

Industrial, is owned by MAM Properties LLC. The applicant is Beachside Boat & Bait (Beachside Marine).

Planner Censky reviewed briefly the consultation from last month regarding an outdoor storage area at 1045 Hickory. The consultation this month is in regards to utilizing the existing 3-acre lot to the north of 1151 Hickory St and combining it with the property at 1045. They propose to fence it in as outdoor RV/Marine storage. Censky believes this would be a good use as long as the property lines are dissolved. The 50-foot setback for the fencing from the Forest Grove Drive right-of-way is proposed be reduced to 20 feet, thereby requiring the Commission's approval through CUG. Engineer Barbeau reviewed the stormwater retention pond that would be required as they are increasing hard surface area. He cautions that it must be large enough but that he does not have calculations yet. Discussion followed regarding the type of fence and plantings that are proposed, whether a wetland delineation will be required, how the reduced setback comes into play as far as the right-of-way for the road and the importance of a good, solid screening for the storage. The Commission responded favorably to the current proposal as well as the reduced setback. The applicant confirmed the proposal of evergreen trees in conjunction to a fence that will sit behind the right-of-way and they noted the deciduous plants that are currently there will help too.

- e. **Review, discussion and possible recommendation to the Village Board to amend the Comprehensive Plan Land Use Plan Map element from existing "Institutional" to proposed "Single-Family Residential (4 Units/Acre Max Density)" for the property located at 321 Riverside Drive. The property is currently zoned IPS Institutional and Public Service District. The property owner/applicant is Riverside 321 Partners LLC in c/o Christian Hlavinka.**

Planner Censky addressed items 6(e) and 6(f) together as a two-step plan that needs to happen before moving forward with the proposal in 6(g). Step one is amending the Land Use Plan to move this property out of the IPS designation and into the single-family residential with higher density. Step two is rezoning the property to the R5 with Infill Redevelopment District Overlay.

Trustee Roberts moved, seconded by Comm. Zompa to recommend to the Village Board to amend the Comprehensive Plan Land Use Plan Map for this property from existing "Institutional" to proposed "Single-family Residential.

Motion carried on roll call vote 7-0.

- f. **Review, discussion and possible recommendation to the Village Board to rezone the property located at 321 Riverside Drive from current IPS Institutional and Public Service District to R-5 Residential Detached District with Infill Redevelopment District Overlay. The property owner/applicant is Riverside 321 Partners LLC in c/o Christian Hlavinka.**

Planner Censky's only stipulation before moving forward with this step is that the Village Board approve the Land Use Plan amendment in Item 6(e) prior to rezoning this property.

Comm. Rogers moved, seconded by Comm. Mantz to recommend to the Village Board to rezone the property located at 321 Riverside Dr from current IPS Institutional and Public Service District to R-5 Residential Detached District with Infill Redevelopment District Overlay.

Motion carried on roll call vote 7-0.

- g. **Consultative review, discussion and feedback to the Village staff and applicant on concept plans to develop the property located at 321 Riverside Drive into 36 detached, single-family lots/residences and possible TIF assistance for the project. The property is currently zoned IPS Institutional and Public Service District. The property owner/applicant is Riverside 321 Partners LLC.**

Planner Censky reviewed the applicant's desire to amend the use of this property from IPS to single-family residential. This is in anticipation of a prospective development plan to be submitted for consideration under the new Residential Infill-Redevelopment Overlay District Zoning. The surrounding area to the north and west is single-family residential while to the east and south is the Pewaukee River and a county-owned natural area. While the existing site has improvements related to a previous non-residential use, they might be described as obsolete or even blighted as the site has been out of use for a couple years. Engineer Barbeau believes the roads to be adequate for this size development as far as access goes. He expressed concerns about a dead-end sewer and water line and instead would like to see a looped-type system that will be more reliable and will allow for adequate flushing. The site will be driven by stormwater and the land will have to be filled in to allow for proper drainage to the river and/or wetlands. This may cause an added expense for the developer to be aware of. He also believes the number of lots in the development may be dictated by the drainage as well as the size of the water retention pond. Discussion followed regarding a possible TIF district which will affect the density of the development. The Commission was generally favorable to the plan and believes they are heading in the right direction with this property. They also expressed the desire to work with one developer for the entire property as far as building the homes and such. Questions did arise in regards to the type of soil and whether it is suitable. Per Barbeau the land is poor but the developer is aware and the plan is to fill the land. The developer also posed questions regarding road widths and sidewalks. Per Barbeau, the standards of newer subdivisions is to have sidewalks. Comm. Zompa interjected that his subdivision built in 2006/2007 does not have sidewalks but he feels the roads need to be wider then to allow for people to walk in the street and to park cars. Trustee Roberts reminded the Commission that the new Infill District Code allows for them to make waivers to sidewalk requirements and/or street widths. The Commission was generally in favor of a generous street without sidewalks.

7. Citizen Comments.

Christian Hlavinka @ 321 Riverside Dr – Mr. Hlavinka thanked the Commission for all the work they do outside of the meetings once per month. He emphasized that he does not want to see the property at 321 Riverside Dr rezoned to residential until and unless the project he is proposing is approved.

8. Adjournment

Comm. Rogers moved, seconded by Comm. Grabowski to adjourn the December 10, 2020 Regular Plan Commission meeting at approximately 9:46 p.m.

Motion carried on roll call vote 7-0.

Respectfully submitted,

Jackie Schuh
Deputy Clerk-Treasurer



January, 8, 2021

**1/14/2021 Plan Commission Meeting
Meeting Minutes**

DRAFT - DRAFT - DRAFT - DRAFT - DRAFT - DRAFT - DRAFT - DRAFT

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

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

Roll Call was taken with the following Plan Commission members present: Comm. Jim Grabowski, Comm. Cheryl Mantz, Comm. Ryan Lange, Comm. Joe Zompa, Comm. Eric Rogers, Trustee Craig Roberts and President Jeff Knutson.

Also Present: Mary Censky, Village Planner; Mark Blum, Village Attorney; Scott Gosse, Village Administrator; Jackie Schuh, Deputy Clerk-Treasurer.

2. Public Hearings

a. To amend the current conditional use "cemetery per existing conditions" on the west side of Burroughs Drive at Evergreen Lane through the addition of a new accessory storage shed, 120 square feet in area, to be located at a setback less than the 50 feet typically required in the IPS Institutional and Public Service District. The applicant is Queen of Apostles Congregation.
None.

3. Citizen Comments

Cindy Hill @ 302 Sunset Dr - Ms. Hill submitted a document that is available to view in the Clerk's Office. She highlighted concerns she has regarding the River Hills project discussed at last month's meeting. She believes sidewalks are necessary for safe foot traffic, a four-way stop should be created at Sunset and Ridgeway and a three-way stop at both Ridgeway & Riverside and a four-way at Ridgeway & Sunset. She urged the Commission to reduce the number of homes and increase the lot sizes to maximize green space and to exclude out-lots three and four as part of the density calculations as they are not buildable. She would also like to see conceptual drawings of the proposed homes.

4. Approval of the Minutes:

a. Regular Plan Commission Meeting – December 10, 2020

The minutes were inadvertently excluded from the physical packet sent to the Commission.

Comm. Grabowski motioned, seconded by Comm. Rogers to table the approval of the December 10, 2020 minutes of the regular Plan Commission meeting until the February 11, 2021 meeting.

Motion carried by roll call vote 7-0.

5. Old Business - Items 5(a) through 6(a) were presented but not necessarily in order.

a. Review, discussion and feedback to staff regarding portions of the Village of Pewaukee Comprehensive Plan update in progress – i.e. Chapter 7-Land Use. There may also be discussion regarding the relationship(s)/connectivity of the material in these chapters to the recently completed Village of Pewaukee Strategic Plan Update.

Planner Censky, Trustee Roberts and Comm. Zompa led the Commission through discussions on three areas of the Comprehensive Plan update in regards to Land Use.

1. Westfield Way at Cecelia Drive: The Commission agreed that this property is unique in the sense that it is owned by the Village of Pewaukee and shares a common lot line with the Simmons Woods Park. It is currently zoned R-6 Plex Residential. Possible ideas favored for the location included a park-type use such as dog park, playground, open space and/or a Community or Senior Center. General consensus was that no multi-plex housing is wanted. Questions arose regarding rezoning at this time to P-1 Park and Recreation District with a Land Use of Park and Open Space. Planner Censky cautioned that if

rezoned as such it is usually difficult to change back based on neighborhood expectations. The Commission agreed to leave it unchanged at this time and research ideas/get input from Park and Rec and also find out the value of the land in the current market.

2. Oakton Avenue Gateway from the Railroad Tracks to Hwy. 16: Planner Censky stated that the mixed zoning in this area creates some confusion. Three items to be addressed include an area of light industrial, one of B-2 Business District and one lot of R-5 Residential. Much discussion occurred regarding the vision the Commission has for the gateway that leads to the downtown. They would like to see more multi-use options with window shops, cafes or the like. They feel this will draw people to their community as a destination. They agreed that some of the buildings need rehabilitation and/or updates but changing the underlying zoning could be a problem for current owners. Response was favorable for possible talks with some property owners to determine their long-term plans which will help guide a decision. Consensus was to ultimately move light industrial to B-2 Business District as business transitions occur, current B-2 to remain B-2 and the one lot zoned R-5 will be left out of this strategic area and remain as R-5.

3. Gateway to Downtown - Oakton Avenue from Pewaukee River to Railroad Tracks: Planner Censky reviewed parts of lots surrounding the Village Hall that need to be addressed. One is the narrow lot east of the building and one is the public parking lot west of the Village Hall. Both are zoned B-2 Business District but should likely be IPS per Censky. The Commission was in agreement with the change. Discussion followed regarding the vision they have for a more multi-use development of this area. They would like to see more retail and specialty uses with owner-occupied living space above. Like item 2 above, things discussed included things like offices, retail shops, coffee shops and cafes.

The remainder of the items to be discussed at the next meeting include the Downtown Village Center, Trakside (South) at Capitol Drive/Oakton Ave. and Clark St., W. Wisconsin Ave. between High St. and Quinlan Dr., Farmland on both sides of Sussex St. at Ole Dairy Road and Riverside Dr at Ridgeway Dr.

6. New Business

a. Discussion on application to amend the current conditional use "cemetery per existing conditions" on the west side of Burroughs Drive at Evergreen Lane through the addition of a new accessory storage shed, 120 square feet in area, to be located at a setback less than the 50 feet typically required in the IPS Institutional and Public Service District. The applicant is Queen of Apostles Congregation. NO ACTION WILL BE TAKEN AT THIS MEETING

Planner Mary Censky explained that the accessory garden storage shed proposed by the applicant will be 120 sq. ft. in area and 8 ft. tall and sit on a 12x14 ft. cement pad. Materials include wood siding and asphalt shingles and a door that faces west. The shed is proposed to be at a 15 ft. setback from the property's existing lot line along Evergreen Lane at Burroughs Drive. Current code calls for 50 ft. setback in the IPS District. Per applicant this is the only suitable location so it is accessible and does not sit atop any known burials at the cemetery. Although the applicant's preferred setback is 15 ft., an alternative of a 20 ft. setback is presented in the case that the electric lines buried there would not be abandoned at this time per WE Energies. Planner Censky would recommend the placement of screening in the form of shrubs where the shed faces residential homes. Discussion followed. Attorney Blum confirmed that the provisions of a storage shed were included in the negotiations/written offer associated with this property. Discussion followed and the Commission overall responded favorably to the details.

NO ACTION WAS TAKEN AT THIS MEETING.

7. Citizen Comments

Michael Heise @ W277N2563 Rocky Point - Mr. Heise stated he owns several properties in the Village and is interested in developing them. He would like to sit down with the Village to discuss ideas for redevelopment.

8. Adjournment

Comm. Rogers moved, seconded by Comm. Grabowski to adjourn the January 14, 2021 regular Plan Commission meeting at approximately 9:22 p.m.

Motion carried by roll call vote 7-0.

Respectfully submitted,
Jackie Schuh

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: February 11, 2021

General Information:

Agenda Item: 5.a.

Applicant/Property Owner:

Queen of Apostles Congregation

Requested Action:

Conditional Use Grant Amendment approval to add an accessory storage shed at a setback less than the 50 feet typically required in the IPS Institutional and Public Service District

Existing Zoning:

IPS Institutional and Public Service District

Proposed Zoning:

Same

Current Master Plan Classification:

Institutional

Surrounding Zoning/Land Use:

North: IPS Institutional and Public Service District
South: IPS Institutional and Public Service District
East: R-5 Single-Family Residential
West: IPS Institutional and Public Service District

Lot Size/Project Area:

1.75 +/- acres

Location:

Immediately west of the intersection of Burroughs Dr and Evergreen Lane.

Update:

This matter was the subject of a public hearing before the Planning Commission on January 14, 2021. Generally favorable discussion and feedback on the proposal was given at that time but no action taken because the meeting/public hearing was held in Zoom virtual format.

Discussion:

The applicant requests Planning Commission approval to amend their existing Conditional Use Grant in order to add an accessory storage shed in the southeast corner of the cemetery.

As proposed, the shed will be 120 sq.ft. in area and 8 feet tall. The materials include wood siding and asphalt shingled roofing. The door opening will face west. This shed is very typical of accessory garden sheds found in residential neighborhoods throughout the Village.

This shed is proposed to be located at a 16 foot setback from their existing east lot line along Evergreen Lane at Burroughs Drive in contrast to the typical 50 foot Code standard for building setbacks in the in the IPS District.

The applicant is not able to provide a suitable alternative location for this shed that is both readily accessible for it's intended use *and* unlikely to be located atop any known burials.

Section 40.153 of the Code provides that the Planning Commission may, in their consideration of a conditional use grant, approve modification or waiver of such requirements as building location, floor area ratio, parking, landscaping, lot width, setback, offset, height, building size, lot size and open space regulations of the district in which it is located if, in the commission's opinion, such regulations and standards are not appropriate or necessary to the proper regulation of such use, and where such modification or waiver would not, in the commission's opinion, result in adverse effect upon the surrounding properties.

Recommendation:

The Planner does not object to the applicants request as submitted but encourages the Planning Commission to consider attaching the following conditions to any approval as may be granted:

- 1) Village Staff review/approval of the color scheme for all exterior materials prior to issuance of a building permit for this shed;
- 2) Applicant to secure a building permit prior to construction of the shed;
- 3) Applicant to install at least five medium height shrubs/trees along the south, east and north sides of the shed in order to screen it from the surrounding view – the final plan for planting type and locations to be approved by Village Staff prior to the issuance of a building permit for this shed.

104123

EZ Build™ 8x8 Gambrel Shed Material List

Midwest Manufacturing®

Model Number: 1929233 | Menards® SKU: 1929233

1493.18

104.25 REBATE

1,328.93



EVERYDAY LOW PRICE \$1,611.01

1% MAIL IN REBATE Good Through 10/3/20 \$177.21

FINAL PRICE \$1,433⁸⁰ each

You Save \$177.21 After Mail in Rebate

Shingle Color: Driftwood

* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®



Sold in Stores

Currently not available for online purchase
Enter Your ZIP Code for store information.

- CEMENT PAA 12' x 14'
- SHED 10' x 12'
- PRETREATED SIDING
- GAMBREL STYLE

Description & Documents

The EZ Build 8' x 8' Gambrel Storage Shed adds a rustic touch to any backyard. This storage building is great for keeping your outdoor tools and equipment organized.

Dimensions: 8' x 8'

Brand Name: EZ Build

Features

- Five times faster construction than traditional framing methods
- EZ Build frames include floor, wall and roof framing for fast, easy construction
- Wood-framed entry door
- 3-tab shingles
- Custom plans
- 3/4" treated plywood floor
- 5/8" SmartSide siding with 4/4" SmartSide trim
- Color options may vary from images
- The price shown is the sum of the prices for the individual items included in the material list for this project. You may buy all the materials or any part. Some items may be special order or not available. Because of code variances, we cannot guarantee the materials listed will meet your code requirements. This is a suggested design and material list only. We do not guarantee the completeness or price. Items in this material list are located inside the store and throughout the outside yard. Assembly and cutting is required.

Specifications

Product Type	Storage Shed	Assembly Details	Assembly Required
Storage Capacity	488 cubic foot	Material	Wood
Overall Width	96 inch	Interior Width	79 inch
Overall Depth	96 inch	Interior Depth	88 inch
Overall Height	96 inch	Sidewall Height	46 inch
Interior Sidewall Height	60-1/8 inch	Interior Peak Height	89 inch
Door Opening Width	48 inch	Door Opening Height	75-1/2 inch
Roof Pitch	Multiple	Frame Material	Wood
Includes	Frame, Roofing, Siding	Number of Windows	0
Number of Doors	2	Door Type	Swing
Square Footage	64 square foot	Weight	1682 pounds

[View Return Policy](#)

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day, therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com



LAND INFORMATION SYSTEMS DIVISION

Queen of Apostles Shed in Cemetery Site



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Notes: IPS Institutional District
Zoning
Printed: 2/3/2021

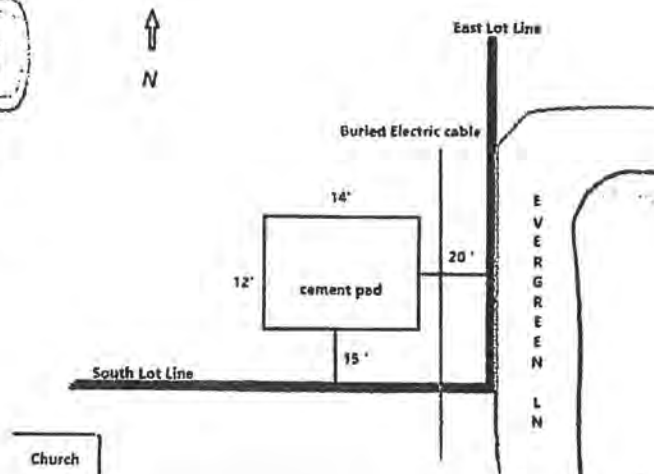
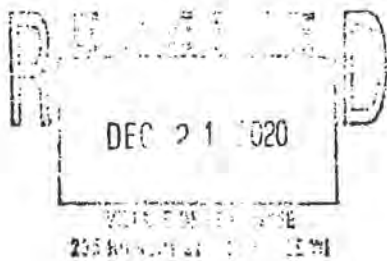


St Mary's Cemetery Shed Proposal

December 21, 2020

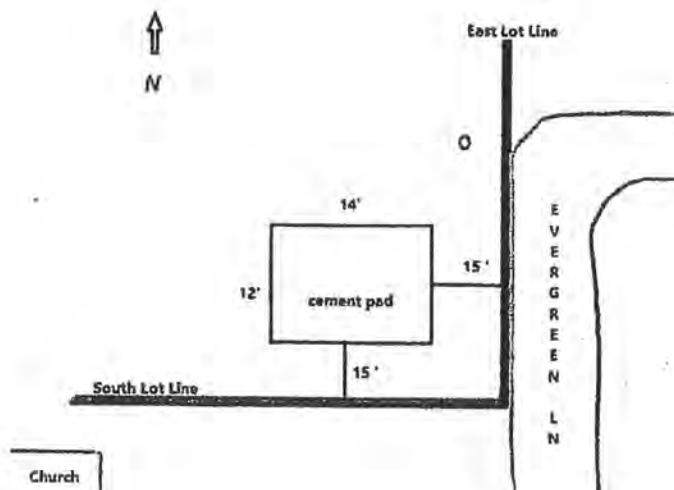
1. 10' x 12' Gambrel style wood shed
2. Pre-treated wood siding and shingle roof
3. Cement pad 12" x 14'
4. Shed will be centered on pad.
5. There is an existing buried electric cable running along the east side of the cemetery. WE Energies has stated they will not abandon the line until they can evaluate if the new developer will need the line. If the line is not needed, they will disconnect the line.
6. We have two plans, with and without the buried electric cable in the area of the shed.
7. In both plans, the setback from the south lot line will be 15 feet. The setback from the east lot line will be 15 feet with no buried cable and 20 feet with the buried cable.

Plan A - with a buried electric line in the area



Plan B - with no buried electric line in the area

BOB MEYER
262-337-2001



STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: February 11, 2021

General Information:

Agenda Item: 5.b.

Applicant:

N/A

Status of Applicant:

Village initiated item

Requested Action:

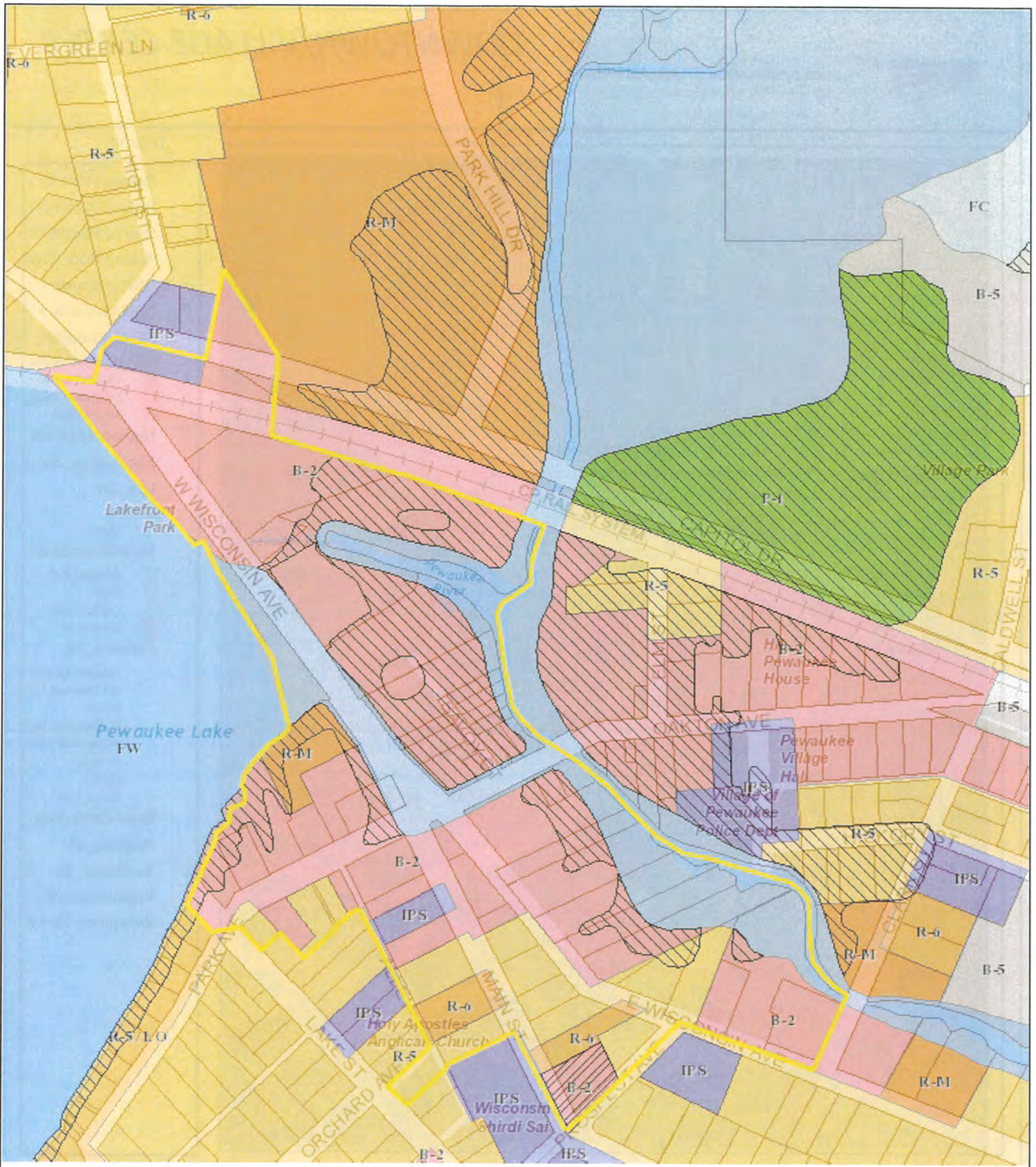
Review and discussion regarding portions of the Village of Pewaukee Comprehensive Plan update in progress – i/e Chapter 7-Land Use. There may also be discussion regarding the relationship(s)/connectivity of this chapter to the recently completed Village of Pewaukee Strategic Plan Update.

Discussion:

Specific study areas intended for detailed discussion include:

- Downtown Village Center;
- Trackside (South) at Capitol Drive/Oakton Ave. and Clark St.;
- W. Wisconsin Ave. between High St. and Quinlan Dr.;
- Farmland on both sides of Sussex St. at Ole Dairy Road;
- Riverside Dr at Ridgeway Dr.

among others possibly.



DOWNTOWN/VILLAGE CENTER
Overall Boundary Map



Village of Pewaukee
235 Hickory Street
Pewaukee, WI 53072
262-691-5660

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

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SCALE: 1 = 333'

Print Date: 3/19/2020

**STUDY AREA NAME TRACKSIDE (SOUTH) AT CAPITOL DR.
/OAKTON AVE. AND CLARK ST.**

GENERAL INFORMATION

- # of Parcels: 2
- # of Property Owners: 1
- Total Acres +/-: 3.4
- Total Buildable Acres +/-: 3.4
- Current Land Use Designation:
 - Industrial-Business Park
- Current Zoning Classification:
 - B-5 Light Industrial District
- Proposed Land Use Designation:
 -
- Proposed Zoning Classification:
 -
- Utilities and Infrastructure Access:
 - Adjacent to Existing Public Street(s) Y
 - Adjacent to Existing Sanitary Sewer: Y
 - “ “ Water Y
 - “ “ Storm Sewer Y

ECONOMIC ASSISTANCE TOOLS AVAILABLE TO INCENTIVIZE DEVELOPMENT:

- Pursue information/assistance from Waukesha County Center for Growth

OTHER TOOLS AVAILABLE TO INCENTIVIZE RE/DEVELOPMENT:

-

ADVANTAGES TO DEVELOPMENT:

- High Visibility;
- Access to Hwy 16 at Capitol Dr.;
- Single ownership;

CHALLENGES TO DEVELOPMENT:

- Intersection alignment at Clark/Oakton;
- Private drive access;
- Existing Buildings;
-

VILLAGE VISION/RESOURCES FOR STYLE/TYPE OF DEVELOPMENT:

-

TRACKSIDE (SOUTH) AT CAPITOL DR. /OAKTON AVE. AND CLARK ST.



Village of Pewaukee



Village of Pewaukee
235 Hickory Street
Pewaukee, WI 53072
262-691-5660

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SCALE: 1 = 167'

Print Date: 3/11/2020




TRACKSIDE (SOUTH) AT CAPITOL DR. /OAKTON AVE. AND CLARK ST.



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0 127.63 Feet



Notes: Trackside South at Oakton/Capitol
Printed: 3/20/2020



STUDY AREA NAME W. Wisconsin Ave. between High St. and Quinlan Dr.

GENERAL INFORMATION

of Parcels: 8
of Property Owners: 2
Total Acres +/-: 18.2
Total Buildable Acres +/-: 16.5

Current Land Use Designation:

- Part Institutional
- Part Single Family Residential (maximum 4 units/acre)

Current Zoning Classification:

- Part R-5 Single Family Residential (10,500 sq.ft. minimum lot size)
- Part IPS Institutional and Public Service

Proposed Land Use Designation:

•

Proposed Zoning Classification:

•

Utilities and Infrastructure Access:

- Adjacent to Existing Public Street(s) Y
- Adjacent to Existing Sanitary Sewer: Y
- “ “ Water Y
- “ “ Storm Sewer Y

ECONOMIC ASSISTANCE TOOLS AVAILABLE TO INCENTIVIZE RE/DEVELOPMENT:

- Pursue information/assistance from Waukesha County Center for Growth
-

OTHER TOOLS AVAILABLE TO INCENTIVIZE RE/DEVELOPMENT:

•

ADVANTAGES TO DEVELOPMENT:

- Walkable to downtown;
- Easy access to Hwy 16;
- Topography/possible Lake views;
-

CHALLENGES TO DEVELOPMENT:

- Existing buildings;
- Capacity limitations of surrounding utilities/infrastructure depending upon type/intensity of use;
- Topography/steep slopes;
-

VILLAGE VISION/RESOURCES FOR STYLE/TYPE OF DEVELOPMENT:

-



Village of Pewaukee



Village of Pewaukee
 235 Hickory Street
 Pewaukee, WI 53072
 262-691-5660

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SCALE: 1 = 167'

Print Date: 3/11/2020



LAND INFORMATION SYSTEMS DIVISION

W. Wisconsin Ave. between High St. and Quinlan Dr.



Legend

- Parcels (Click for details)
- Plats (Click for details)
- Retired Parcels (Click for details)
- Retired Plats (Click for details)
- DNR Wetlands < .25 Acres (2010)
- DNR Wetlands > .25 Acres (2010)
- FEMA Floodplain
- 0.2% Chance Flood
- 1% Chance Flood (Zone A N)
- 1% Chance Flood Area (Zon AE, Floodway)
- Municipal Boundary_2K
- FacilitySites_2K_Labels
- Lots_2K
- Lot
- Outlot
- SimultaneousConveyance
- Assessor Plat
- CSM
- Condominium
- Subdivision
- Cartoline_2K
- <all other values>
- EA-Easement_Line
- PL-DA
- PL-Extended_Tie_line
- PL-Meander_Line
- PL-Note
- PL-Tie
- PL-Tie_Line
- Road Centerlines_2K
- Railroad_2K
- TaxParcel_2K
- Waterbodies_2K_Labels
- Waterlines_2K_Labels

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Notes: St. Mary QOA

0 255.26 Feet

Printed: 3/20/2020



**STUDY AREA NAME FARMLAND ON BOTH SIDES OF SUSSEX STREET
AT OLE DAIRY ROAD**

GENERAL INFORMATION

of Parcels: 3

of Property Owners: 1

Total Acres +/-: 129

Total Buildable Acres +/-: 79

Current Land Use Designation:

- Single Family Residential (max density 1 unit/acre)

Current Zoning Classification:

- R-1 Single Family Residential (1 acre minimum lot size) with (OA) Agricultural Overlay

Proposed Land Use Designation:

-

Proposed Zoning Classification:

-

Utilities and Infrastructure Access:

- Adjacent to Existing Public Street(s) Y
- Adjacent to Existing Sanitary Sewer: Y*
- “ “ Water Y*
- “ “ Storm Sewer Y*

**best routes and methods for utility extensions to service these areas is pending review*

ECONOMIC ASSISTANCE TOOLS AVAILABLE TO INCENTIVIZE DEVELOPMENT:

- Pursue information/assistance from Waukesha County Center for Growth

OTHER TOOLS/RESOURCES AVAILABLE TO INCENTIVIZE RE/DEVELOPMENT:

- Infrastructure planning / extension assistance

ADVANTAGES TO DEVELOPMENT:

- Inventory of developable single-family detached lots in the Village is currently very low;
- Some high ground with long views;
- Access to Simmons Woods via walking path;
- Vacant land – no buildings to raze;
- Few/single owner(s).

CHALLENGES TO DEVELOPMENT:

- Access to utilities;
- Divided by Sussex St. - east vs west may have different utility accessibility;
- Sussex Street is shared between Village and City;

STUDY AREA - Farmland along both sides of Sussex Street at Ole Dairy Road



Village of Pewaukee



Village of Pewaukee
 235 Hickory Street
 Pewaukee, WI 53072
 262-691-5660

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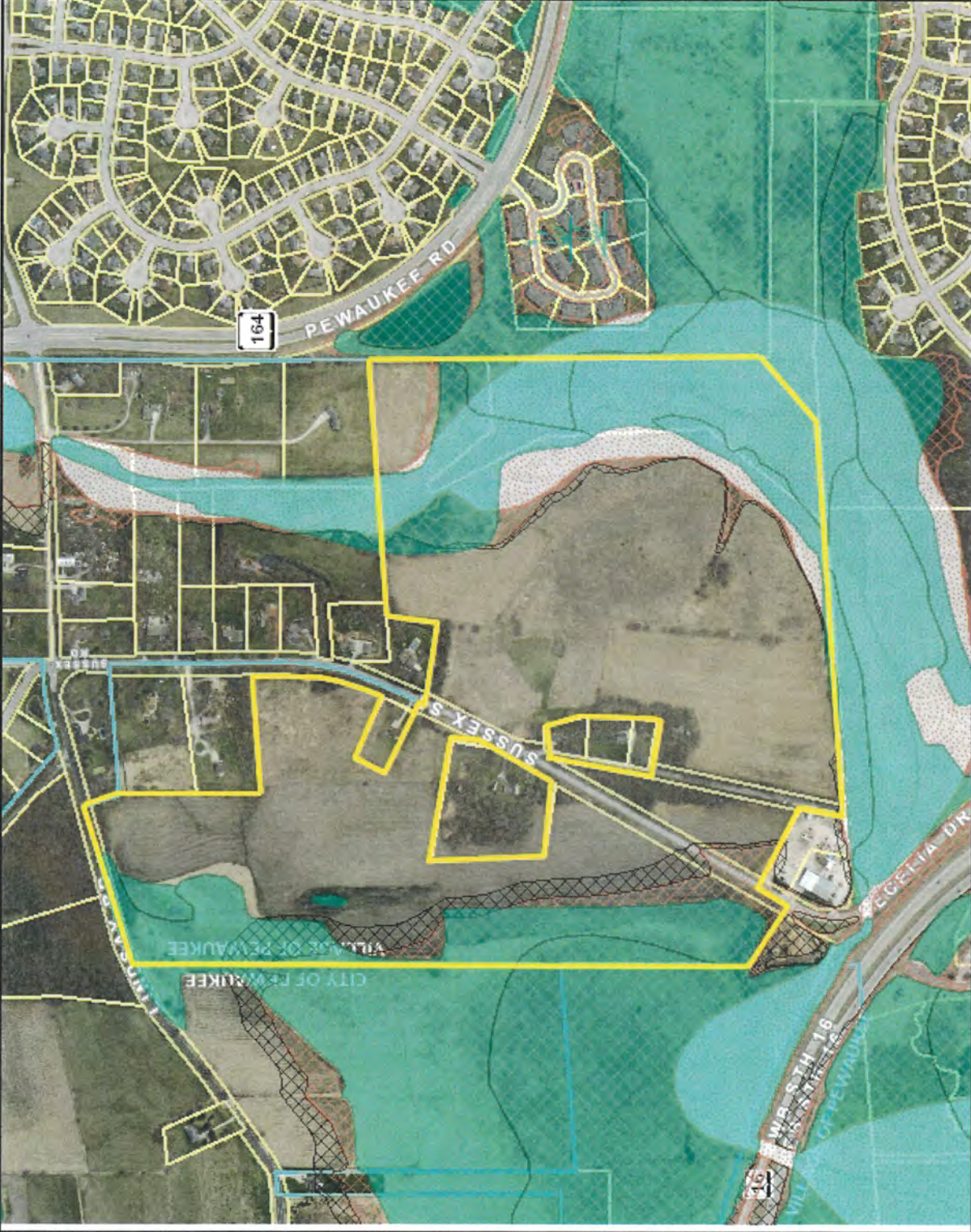


SCALE: 1 = 667'

Print Date: 3/11/2020

STUDY AREA - Farmland along both sides of Sussex Street at Ole Dairy Road

LAND INFORMATION SYSTEMS DIVISION



Legend

- Parcels (Click for details)
- Plats (Click for details)
- Retired Parcels (Click for details)
- Retired Plats (Click for details)
- DNR Wetlands < .25 Acre
- DNR Wetlands > .25 Acre
- FEMA Floodplain
 - 0.2% Chance Flood
 - 1% Chance Flood (Zone A)
 - 1% Chance Flood Area (Zone AE, Floodway)
- Municipal Boundary_2K
- FacilitySites_2K_Labels
- Lots_2K
- Lot
- Outlot
- SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
 - Cartoline_2K
- <all other values>
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
- Road Centerlines_2K
- Railroad_2K
- TaxParcel_2K
- Waterbodies_2K_Labels
- Waterlines_2K_Labels

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Notes: Brandt Farm

0 686.09 Feet

Printed: 3/20/2020



STUDY AREA NAME Riverside Drive at Ridgeway Drive

GENERAL INFORMATION

- # of Parcels: 3
- # of Property Owners: 1
- Total Acres +/-: 13.84
- Total Buildable Acres +/-: 10.5
- Current Land Use Designation(s):
 - Part Institutional
 - Part Single Family Residential (maximum 4 units/acre)
 - Part Environmental
- Current Zoning Classification:
 - Part R-5 Single Family Residential (10,500 sq.ft. minimum lot size) **Ref recorded plat*
 - Part IPS Institutional and Public Service
 - Part FC Floodplain Conservancy
 - Part FW Floodway
- Proposed Land Use Designation:
 -
- Proposed Zoning Classification:
 -
- Utilities and Infrastructure Access:
 - Adjacent to Existing Public Street(s) Y
 - Adjacent to Existing Sanitary Sewer: Y
 - “ “ Water Y
 - “ “ Storm Sewer Y

ECONOMIC ASSISTANCE TOOLS AVAILABLE TO INCENTIVIZE RE/DEVELOPMENT:

- Pursue information/assistance from Waukesha County Center for Growth
-

OTHER TOOLS AVAILABLE TO INCENTIVIZE RE/DEVELOPMENT:

- Consider drafting code for higher density single-family residential zoning opportunities.
-

ADVANTAGES TO DEVELOPMENT:

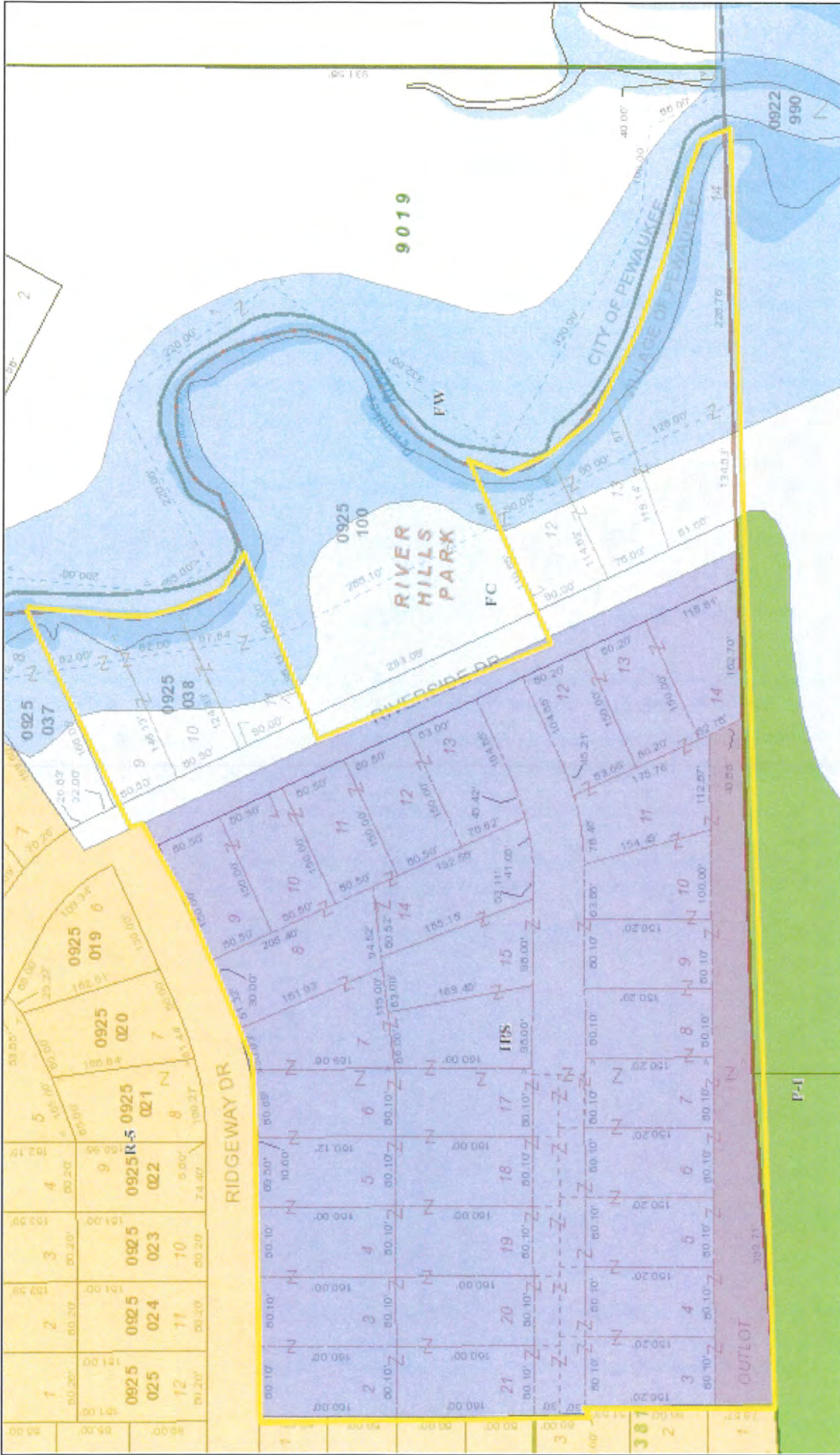
- Adjoins publicly owned park and environmentally sensitive lands to the south and east including walkable access to public canoe launch on Pewaukee River;
-

CHALLENGES TO DEVELOPMENT:

- Existing buildings;
- Vacate existing subdivision plat and dedicated rights-of-way within;

VILLAGE VISION/RESOURCES FOR STYLE/TYPE OF DEVELOPMENT:

-



Village of Pewaukee
 235 Hickory Street
 Pewaukee, WI 53072
 262-691-5660



Study Area - Riverside Drive at Ridgeway Drive

DISCLAIMER:

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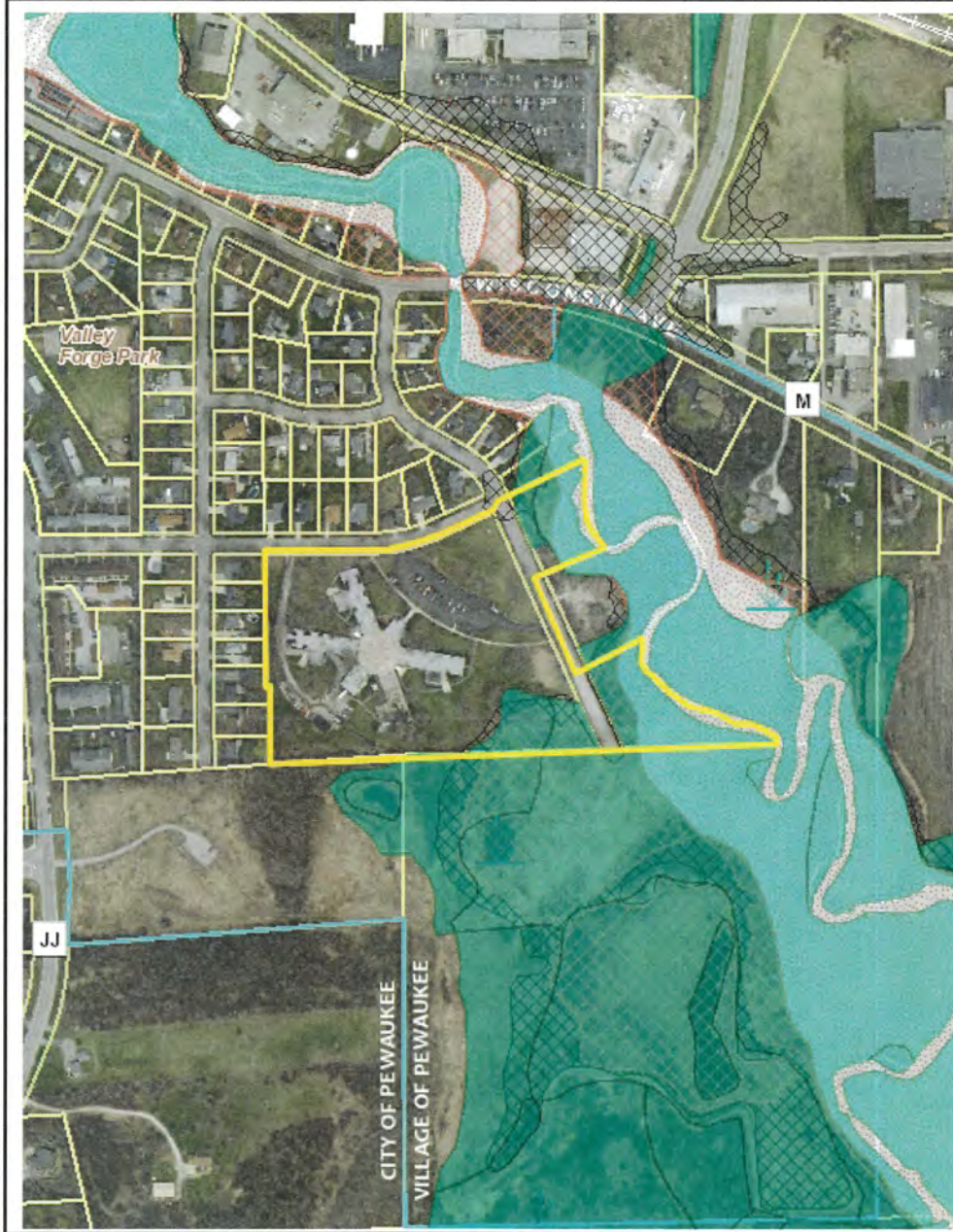
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SCALE: 1 = 167'

Print Date: 3/19/2020



Study Area Riverside Drive at Ridgeway Drive



Legend

- Parcels (Click for details)
- Plats (Click for details)
- Retired Parcels (Click for details)
- Retired Plats (Click for details)
- DNR Wetlands < 1% Chance Flood
- DNR Wetlands > 1% Chance Flood
- FEMA Floodplain
 - 0.2% Chance Flood
 - 1% Chance Flood
 - 1% Chance Flood
 - AE, Floodway
- Municipal Boundaries
- FacilitySites_2K_L
- Lots_2K
 - Lot
 - Outlot
- SimultaneousCom
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- Cartoline_2K
 - <all other values>
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_Line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
- Road Centerlines_2K
- Railroad_2K
- TaxParcel_2K
- Waterbodies_2K_L
- Waterlines_2K_La

0 485.66 Feet

Notes: 321 Riverside Dr

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To: Jeff Knutson, President
Plan Commission

From: Scott A. Gosse
Village Administrator

Date: February 4, 2021

Re: Agenda Items 6a, Public Hearing and Recommendation on Proposed Resolution for the
Creation of Tax Incremental District (TID) No. 3 and Associated Project Plan for TID #3

BACKGROUND

Attached for your review and consideration please find a copy of the draft Project Plan for TID #3. The Project Plan includes the proposed TID boundaries as well as the proposed projects to be funded through the TIF District. The purpose of the public hearing is to solicit public input on the creation of the TIF District as well as the associated project plan. The property owner with property located within the proposed TID (Queen of Apostles) was mailed a certified copy of the public hearing notice and notification of their property being included within the proposed TID.

ACTION REQUESTED

The action requested of the Plan Commission after the conclusion of the public hearing is to review the proposed TID No. 3 creation and related project plan and to forward a recommendation to the Village Board through the adoption of Planning Commission Resolution No. 2021-01, Resolution Formally Adopting Proposed Plan and Boundaries for Tax Incremental District No. 3.

ANALYSIS

The proposed project plan includes projects that may be considered for implementation over the life of the TID. Expenditures for projects included within the TID can be made within the first 22 years of the life of the TID. The proposed projects are projects that are public in nature or are proposed to assist with possible blight elimination. Please note that even though a project is listed within the project plan does not mean that the project will occur. The project plan can only be amended up to four times over the life of the TID and then only with the final approval of the Joint Review Board. The attached resolution for consideration by the Plan Commission, if adopted by the Commission, would set for the Plan Commission's adoption of the proposed project, TID #3 boundaries and establish a finding by the Commission that at least 50% of the real property within the proposed TID is a blighted area and that the District is declared to be a blighted area district under Wisconsin Statutes.

Attachments

PLANNING COMMISSION RESOLUTION #2021-01

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 3

RECOMMENDED ADOPTION OF THE PROJECT PLAN AND BOUNDARIES FOR TAX INCREMENTAL DISTRICT NO. 3 VILLAGE OF PEWAUKEE, WISCONSIN

WHEREAS, pursuant to Wisconsin Statutes §66.1105 the Village of Pewaukee has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

WHEREAS, Tax Incremental District No. 3 (“the District”) is proposed to be created as a “blighted area district” based on findings that that a least 50 percent (by area) of the real property within the District is a blighted area; and

WHEREAS, a Project Plan for Tax Incremental District No. 3 has had been prepared that includes the following:

1. A statement listing the kind, number, and location of proposed public works or improvements within the District;
2. An economic feasibility study;
3. A detailed list of estimated project costs;
4. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
5. A map showing existing uses and conditions of real property in the District;
6. A map showing proposed improvements and uses in the District;
7. Proposed changes of zoning ordinance, master plan, map, building codes, and Village Ordinances;
8. A statement of the proposed method for relocation of any person to be displaced;
9. A statement indicating how creation of the District promotes the orderly development of the Village;
10. A list of estimate non-project costs;
11. An Opinion of the Village Attorney advising that the plan is complete and complies with Wis. Statute §66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of the public hearing by the Plan Commission was sent to Waukesha County, the Pewaukee School District, Waukesha County Technical College which constitutes all of the local governmental entities having the power to levy taxes on property located within the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on February 11, 2021, held a public hearing concerning the project plan and boundaries and proposed creation of the District providing interested parties a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the District.

PLANNING COMMISSION RESOLUTION #2021-01

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 3

NOW THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Pewaukee that:

1. It recommends to the Village Board that Tax Incremental District No. 3, Village of Pewaukee, be created with boundaries as designated by Exhibit A, which is attached and incorporated herein by reference;
2. It recommends to the Village Board that based on the findings that at least 50 percent of the real property within the District is a blighted area, the District is declared to be a blighted area district;
3. It approves the Project Plan as prepared by Robert W. Baird & Co, dated January 22, 2021, which is incorporated herein in its entirety by reference, and recommends its approval to the Village Board;
4. Creation of the District promotes orderly development in the Village; and
5. That the Village Administrator is hereby directed to provide the Village Board with a certified copy of this Resolution upon its adoption by the Plan Commission.

Adopted this 11th day of February, 2021

Village of Pewaukee

By _____
Jeff Knutson, Plan Commission Chairman

CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the Village of Pewaukee on the 11th day of February, 2021.

Cassie Smith,
Village of Pewaukee
Clerk

SUMMARY OF TID FACTUAL FINDINGS

As required by Sec. 66.1105, Wis. Stats. and as documented in the Exhibits contained and referenced herein, the following findings are made:

1. That the area described herein on the attached map (Exhibit 1) is a blighted area as defined in Section 66.1105(2)(ae), Wisconsin Statutes, that the property substantially impairs or arrests the sound growth of the Village and is in need of redevelopment and that “but-for” the creation of a tax incremental district, redevelopment (1) would not occur, or (2) would not occur in the manner at the value, or within the time frame desired by the Village. In making this determination, the Village has considered the following information:
 - In order to make the area proposed for redevelopment suitable for development and redevelopment, the Village will need to make a substantial investment to pay for the costs of site preparation, installation of utilities, installation of streets, and related streetscape items and other associated costs. Currently, existing sanitary sewer pipes are undersized to accommodate the size of development proposed for the area. Please see an attached letter from the Village’s Engineer, R. A. Smith, dated July 29, 2019 (attached as Exhibit 2), confirming existing sewer pipes in the proposed redevelopment area are undersized and would not accommodate the size of development anticipated. When considering full development conditions, three (3) out of the four (4) sewer pipes serving the redevelopment area east of High Street are undersized. To accommodate the size of development desired by the Village, the Village will have to invest significant resources in installing 12 inch sewer mains to accommodate the size and type of development desired.
 - The redevelopment area’s current storm water management system would not accommodate the density and type of development desired by the Village. Please see the attached letter from the Village engineer dated July 29, 2019 (Exhibit 2), which specifically outlines these concerns. In order to accommodate storm water runoff created by a development in the proposed redevelopment area. The Village Engineer recommends consideration be given to extending storm sewer onto the land proposed for redevelopment to pick up storm water in concentrated flows and allow it to travel into the storm sewer system. Alternatively, the Village will have to construct substantial infrastructure in order to contain and manage storm water runoff from any proposed development in the redevelopment area should connection to the storm sewer not be feasible.
 - The proposed redevelopment area has inadequate vehicular access to support a wholesale redevelopment of the area. Namely, existing access points to the redevelopment area located at Evergreen Lane and Quinlan Drive, are inadequate to support the type of density sought by the Village in a proposed development. As evidenced in the attached letter from the Director of Public Works (Exhibit 3), current access points along Quinlan Drive and Evergreen Lane would not support the anticipated increase in traffic flow to this area, nor is the existing access point at Evergreen Lane adequate to support the anticipated traffic flow increase. Both of these access points would have to be significantly widened and reconstructed in order to provide adequate access and traffic flow to and from this redevelopment area, at significant expense to the Village.

- The proposed redevelopment area contains an abandoned, unoccupied church structure which has been designated as a historical landmark. The area also includes an abandoned, unoccupied school building, accessory structures and a little used, but expansive, impervious surface parking facility. These structures, which are centrally located in an otherwise relatively open area proposed for redevelopment, arrest the possibility of any further development in this area unless they are eliminated or repurposed, both of which would only occur at great cost to the Village. Development would only occur with significant investment by the Village in reconfiguring the parking facilities, removing abandoned structures, and maintaining the historic, centrally-located church property.
 - That the condition of the church structure has deteriorated to the point of dilapidation. As noted in the attached property condition report (Exhibit 4), maintaining the historic structure in a safe condition would require extensive environmental and structural remediation. Though the Village wishes to retain this structure due to its significance in the history of the Village, and any redevelopment would need to at least retain this church structure, doing so would require extensive work to rehabilitate the structure so that it could be maintained and remediate the environmental concerns therein, including, but not limited to, the presence of asbestos.
 - That the proposed redevelopment area is an in-fill area contained within a mature, developed, single-family residential subdivision. The current configuration of the proposed redevelopment area is based on platting and subdivision decisions made obsolete by the abandonment of the church and school facilities. The outdated platting and land division of the area arrest future development in the proposed redevelopment area. Resources would have to be expended in site preparation, including a wholesale re-platting of the proposed development area to accommodate further residential development of the density desired by the Village.
 - The character and makeup of the redevelopment area, with irregularly shaped parcels, large open spaces, unused school and church structures, is such that previous proposed redevelopment plans have been rejected due to their incompatibility with the surrounding neighborhood. Proposed developments utilizing the current plat structure and accommodating existing structures have, thus far, been incompatible with the surrounding residential neighborhood.
 - The abandoned, unused school facilities and church structure contained in the proposed redevelopment area will, if not redeveloped and remediated, further deteriorate and negatively impact, health, safety and welfare of the citizens residing in the surrounding neighborhood, as well as the citizens of the Village at large.
2. In order to make the areas proposed for redevelopment suitable for development and redevelopment, the Village will need to make substantial investments to pay for the costs of property, right-of-way and easement acquisition, site preparation, installation and construction of utilities, installation of streets and related streetscape items, environmental mediation, grants and loans and other associated costs. Through the extensive initial investment in public infrastructure, rehabilitation, and acquisition of land having a historical nature, that is required in order to allow development and redevelopment to occur, the Village has determined that development and redevelopment of the area will not occur solely as a result of private investment. Accordingly, the

Village finds that, due to the reasons set forth above, that absent the use of a TIF development and redevelopment of the area is unlikely to occur.

**Village of Pewaukee
TID #3 Project Plan & District Boundary**

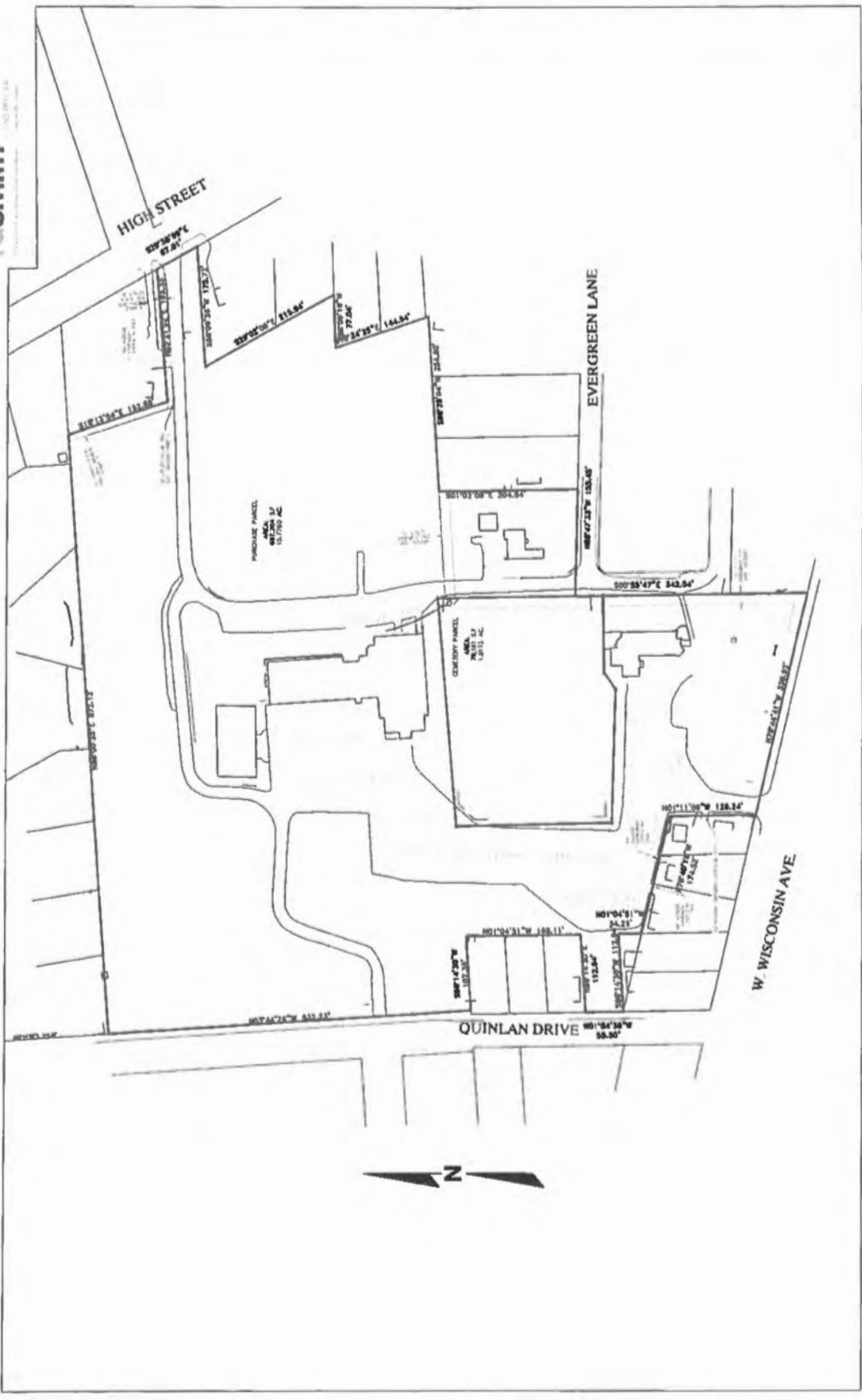
Map of Proposed District Boundary

Current Map is reflective of the 01/01/2021 parcel list.



Exh 1

PROPERTY EXHIBIT





CREATIVITY BEYOND ENGINEERING

R. A. Smith, Inc.
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000 | rasmith.com

July 29, 2019

Mr. Scott Gosse
Administrator
Village of Pewaukee
235 Hickory Street
Pewaukee, WI 53072

Re: Queen of Apostles/Capri

Dear Mr. Gosse,

As directed by the Plan Commission, we have performed a peer review of the traffic, sanitary sewer and storm sewer systems for the proposed senior housing development proposed by Capri for the Queen of Apostles site. The traffic review has been prepared by Pat Hawley of our Traffic Division and is attached hereto. The sanitary and storm sewer reviews are below.

Sanitary Sewer

The following information is needed to confirm my assumptions in to generate a conclusion on the effect of the sanitary flows on the Village current system.

1. Confirmation as to where the laterals from the church, rectory and school are currently connected to the sewer mains.
2. Confirmation on the number of anticipated residents for each type of housing use. For sake of my analysis I assumed the following:
 - Cassetta's 2.0 persons per unit
 - Apartments 1.5 persons per unit
 - Senior Housing 1.5 persons per unit
 - Memory Care 1.0 persons per unit
3. Maximum number of employee's for any one shift
4. Source of the per capita flow generation amounts

Base flows used to generate flows for analysis purposes:

Residential 100 gpd/capita* at 2.5 capita per dwelling unit (non-senior housing)
 Senior housing 100 gpd/capita* at either 2.0 or 1.0 depending on the type of facility within senior housing developments.
 Commercial 1,500 gallons/acre**

The development plans indicate that the sanitary sewer system will be connected to an 8-inch sewer in Quinlan Drive south of Kettlewoods Court. Flow would be north to Cheshire Lane, to a 12-inch pipe that flows easterly to High Street. At High Street, the sewer continues easterly in an 8-inch pipe located in open lands north of Pewaukee Park Hills subdivision where it connects to a 12-inch relief sewer. Based on current peak flow, there is one section of the sewer system east of High Street that is undersized. The addition of the projected flows from the Capri development will worsen the undersized pipe and result in another section of pipe to be slightly undersized. Under full development conditions that are tributary to the 8-inch pipes east of High Street, three out of the four pipes are undersized.

* from NR 110 13 (1) (c) ** from MMSD 2020 Facilities report pg 3C-17

Exh 2

Conclusions:

- Existing flows from the church, rectory and school were not directed to the same sewer basin; therefore any flows from the proposed development will be new flows into the system being analyzed.
- Sanitary sewer pipes analyzed by the developer's engineer that are located downstream of the proposed connection point on Quinlan Drive have adequate capacity to accommodate the projected sewer flows from the development.
- Current sewer flows cannot be accommodated in one section of the 8-inch pipe that extends east of High Street.
- Additional flows from the development will not be able to be accommodated in the one 8-inch pipe as well as one additional pipe section. Ultimate flows from the development and vacant lands will result in not being able to meet capacity in three 8-inch pipes downstream from the proposed development.
- The development of the capacity of the 8-inch pipes were based on invert elevations from the Village's GIS system, which are assumed to be based off of as-built drawings. Confirmation of the inverts and slopes may be an appropriate option to determine if the recorded slopes match the actual slopes.
- Solution to address this issue is to increase the 8-inch pipe size to a 12-inch pipe size.

Storm Water Management

We performed a technical review of the storm water management information provided. Additional information needed to complete the review as indicated below.

1. Sheet flow lengths should be limited to 100 feet according to NRCS guidelines. Revise calculations.
 - a. For more information, see: <https://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=27002.wba>
2. Provide calculations to show how stage-discharge relationship was developed for roof drains.
3. Specify where blue rooftop detention will be on plans. Need more details.
4. Outfall of 24" storm sewer located near outlet structure of pond. This will cause short circuiting and will not provide the necessary water quality benefits. Design is unacceptable and requires revision.
5. Provide inverts and sizes for all storm sewer and water main on plan set.
6. Outlet structure has 5" from top of outlet pipe to top of 24"x24" grate.
7. Milwaukee Winter Season range in WinSLAMM is incorrect - please refer to NR151.12(1)(b) for correct range.
8. Outlet structure was not modeled in WinSLAMM. Please revise model to include the structure.
9. Provide WinSLAMM model input and output to show how minimum amount of TSS removal needed for project. An exhibit to accompany these calculations would be beneficial or provide markup that was sent to Pete Wood.

There are some general considerations that need to be addressed prior to consideration by the Plan Commission. The proposed storm water management design results in a drainage swale sized for the 100-year storm along the north side of the proposed project. The storm water pond outlet is a 42-inch diameter pipe. Current conditions on the site allow for sheet flow runoff. The drainage swale and pipe will result in concentrated flows. The flows will likely cut a channel through the wooded area and overflow to Quinlan Drive. The conveyance system along Quinlan Drive is a 21-inch storm sewer that comes out of Kettlewoods Court and flows northerly towards Cheshire Lane. A storm sewer analysis should be provide that considers flows from the surrounding development as well as from the concentrated flows from the Capri development.



Mr. Scott Gosse, Administrator
Page 3 / July 29, 2019

The developer should explain and show that there are no adverse runoff impacts to existing properties. Consideration should be given to extending storm sewer onto the Queen of Apostles land to pick up the storm water in the concentrated flows and getting it into the storm sewer system, if it has been appropriately sized.

Minor items to address include extension of silt fence along West Wisconsin Avenue between driveways and that all references that the design complies with City and WDNR regulations should be changed to the Village and WDNR requirements.

Should you have any questions, please contact me.

A handwritten signature in blue ink that reads 'Timothy G. Barbeau'.

Timothy G. Barbeau, P.E., P.L.S.
Village of Pewaukee Consulting Engineer

c: Dan Naze, Director of Public Works/Village Engineer



February 4, 2021

Village of Pewaukee
Village Board

Re: Blight Finding Regarding TID

Dear Board Members:

I am writing this letter in my capacity as Director of Public Works for the Village of Pewaukee concerning issues of access to the former St. Mary's Church and School site in the Village. The property which is in question is generally described in the attached draft Certified Survey Map noted as Exhibit A. Use of the site is as a vacant property, inclusive of a former school building, gymnasium, rectory and church. There is also currently a cemetery which is approximately 1.8 acres in size. Access to the property is currently provided through a driveway from West Wisconsin Avenue to a parking area adjacent to the church and school; as well as another curvilinear access off of Quinlan Street to that same parking area; as well as another access off of High Street; and then an adjacent access off of Burroughs and Evergreen to the rectory and church cemetery.

In reviewing the overall size of the site in comparison to these access points, it is my opinion that the current access roadways are deficient in terms of their layout and size. Therefore, if development of this overall parcel is to occur, these access points will need to be widened and upgraded in order to properly serve traffic that might be generated through development of the site. In my opinion, the current access points, in their current form, are a limiting factor in the ability of this parcel to be developed.

Sincerely,

VILLAGE OF PEWAUKEE

Daniel Naze, P.E.
Director of Public Works

DN/jb
Enc.

Exh 3

Property Condition Assessment Report



St Mary's Catholic Church
449 West Wisconsin Avenue
Pewaukee, Wisconsin 53072

Prepared for:



20875 Crossroads Circle
Suite 400
Waukesha, WI 53186

Prepared by:



150 North Patrick Blvd
Suite 180
Brookfield, Wisconsin 53045

DALE R KENT
SENIOR PROJECT MANAGER
PCA ASSESSOR

DOUGLAS ERNST, PE
SENIOR STRUCTURAL ENGINEER
PCA ASSESSOR

SAMUEL FILSKO
VP REGIONAL PRACTICE LEADER
PCA REPORT REVIEWER

TRC Project Number 337553
May, 2019

Exh 4

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Site Location

43°05'14.32"N
88°16'07.63"W



1.0 EXECUTIVE SUMMARY

1.1 Subject Property Description

TRC Environmental Corporation (TRC) has performed a Property Condition Assessment (PCA) of the parcel and improvements listed in the following table defined as the subject property. The assessment was performed in general accordance with *ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process* (ASTM E2018) or as specifically required by Capris Communities (Client).

The purpose of this PCA was to observe and document readily-visible materials and building system deficiencies that might significantly affect the value of the subject property and determine if conditions exist which may have a significant impact on the proposed option to upgrade the building, buildings systems and generally make improvements with the purpose of facilitating ongoing operation.

Subject Property Data	
Building Name	St Mary's Catholic Church
Address	449 West Wisconsin Avenue
City, County, State Zip Code	Pewaukee, Waukesha, Wisconsin 53072
Current Use or Type	Agape Community Church worship space
Site Area (acres)	1.92 per Google Earth (out of the 16 acres for the site)
Parcel Identification Number	PWV 0893 923 per Waukesha County Land Information System
Number of Buildings	One (1)
Building Area (gross square feet)	6,000 GSF 2,000 GSF (approximations using Google Earth)
Building Area (rentable square feet)	8,000 RSF
Number of Stories	1-story
Subgrade Spaces	Below original building and addition
Parking Provided	30 on-site spaces per TRC physical count
Zoning District	Not given. Surrounding is zoned residential.
FEMA Designated Flood Zone	The subject property is not located within a FEMA designated flood zone.
Year Built	1858
Additional Phases	1953
Significant Renovations	No recent activity was reported
Site Visit Date	April 9 th , 2019
Weather Conditions	40-degrees, windy with sunny skies
TRC Site Assessors	Dale Kent and Doug Ernst, PE
Site Escort	Wayne Wiertzema, Senior VP of Development with Capris Communities

1.2 General Physical Condition

Based on the systems and components observed during the site visit, the subject property appears to be in overall fair condition. The subject church building was being used by Agape Community Church for weekly services and by a local Boy Scout Troop.

1.3 Summary of Cost Data

TRC developed opinions of cost for recommended remediation of observed physical deficiencies within the subject property as further referenced in Section 6.0 of this report. The following table summarizes the opinions of costs identified during the site walk through.

FRM1	PROPERTY COMPONENT	QUANTITY	IMMEDIATE COST
	Site Improvements		
1.	Excavate and install exterior drain tile.	\$500/ft over 160 lineal feet	\$80,000.00
	Building Enclosure		
1.	Masonry: 1. Repair/replace below grade bricks/concrete 2. Tuckpointing and chimney repair.	\$31.25/sqft over 1,600 sqft of surface area \$12/sqft over 5,000 sqft of surface area	\$50,000.00 \$65,000.00
2.	Windows: Replace lower level (basement) window systems.	15	\$15,000.00
3.	Roofing: Replace steeple roofing and Office roofs.	Steeple: \$80/sqft over 720 sqft surface area. Office: \$10/sqft over 760sqft surface area	\$57,600.00 \$7,600.00
	Vertical Transportation		
1.	Elevators: install new to meet ADA requirements.	1	\$170,000.00
	ADA Code Compliance		
1.	Interior: Alter anteroom floor - adjust for elevations.	At \$40/sqft over 2,125 square feet /surface area.	\$85,000.00
2.	Exterior: Install access ramps.	At \$1,250/lf over 80 lineal feet.	\$100,000
	Environmental - Mold, Lead, Asbestos		
1.	Lead Paint Abatement in the original church building.	At \$20/sqft over 11,250 square feet/surface area.	\$225,000.00
2.	Plaster replacement due to mold remediation.	At \$46.66/sqft over 11,250 sqft/surface area.	\$525,000.00
3.	Removal and remediation of mold contaminated dry wall.	At \$21.34/sqft over 1,640 sqft/surface area.	\$35,000.00
	Interior Elements		
1.	Two new bathrooms to meet building code.	@ \$35,000 each	\$70,000.00
	Total Immediate Costs		\$1,465,000.00

2.0 PURPOSE AND SCOPE

TRC understands that the Client's purpose for having the PCA performed is to conduct a baseline survey of the general physical condition of select improvements located on the subject property.

Contract Summary	
Client Name	Capris Senior Communities
Authorizing Person's Name	Wayne Wiertzema
Authorizing Person's Title	Senior Vice President of Development
Authorization Date	04/08/19

TRC performed a PCA of the subject property that generally conforms to the scope and limitations of ASTM E2018 or as specifically required by the Client. The assessment included a walk-through survey, and interviews with person(s) knowledgeable with the site. TRC utilized experience and judgment to evaluate items observed and to assign condition assessment to them. The condition descriptions used in this report are described below:

- **Good:** Component or system is sound and performing its function. It may show signs of normal wear and tear commensurate with its age and some minor remedial work may be required.
- **Fair:** Component or system is performing adequately at this time; however, exhibits deferred maintenance, evidence of previous repairs, or workmanship is not in compliance with commonly accepted standards, or is approaching the end of its typical expected useful life. Repair or replacement is required to prevent further deterioration, restoration to good condition, and prevent premature failure.
- **Poor:** Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having realized or exceeded its typical expected useful life, excessive deferred maintenance, a state of disrepair, or inherent design deficiency, or workmanship. Present condition could contribute or cause the deterioration of contiguous elements or systems. Repair or replacement is required.

TRC utilized information gathered about the property to estimate the EUL and RUL of items observed, and defined as follows:

- **Expected Useful Life (EUL):** an estimate of the average amount of time, in years, that an item, component or system may function when installed new, assuming routine maintenance is practiced.
- **Remaining Useful Life (RUL):** a subjective estimate of the number of remaining years that an item, component or system is able to function in accordance with its intended purpose before warranting replacement, based upon observation or average estimates of similar items, components, or systems or a combination thereof.

TRC utilized information and the estimated age to develop a list of recommended remedies or physical needs for the property. These needs are typically segregated into the following two categories:

- Immediate Costs: Items that require immediate action as a result of potential unsafe existing materials or conditions; building or fire code violations; and conditions that if left unremedied have the potential to result in or contribute to critical element of system failure within one year or will most probably result in a significant escalation of its remedial cost.
- Over the Term Costs: Items requiring repair and replacement which are beyond the scope of regular maintenance, but which are considered necessary to maintain the overall condition of the property.

For this report, the client has requested TRC limit our reporting to Immediate Costs

3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 Overall General Description

The subject property is located on the north side of West Wisconsin Avenue within the city limits of Pewaukee, Wisconsin. The subject property is improved with a single-story church and office/annex. The subject property was currently being used by the Agape Community Church at the time of the site visit.

There are two (2) main entries to the building. Neither point of entry provides ADA access.

Site improvements include surface parking for employees and parishioners. According to Waukesha County, the subject property is a single "L" shaped parcel that includes an adjacent cemetery to the northwest.

The north side of the site is bordered by the now closed Queen of Apostles Catholic School and an additional cemetery. The east and west sides of the site are bordered by residential development. The south side of the site is bordered by Wisconsin Avenue.

3.2 Site Improvements

3.2.1 TOPOGRAPHY

Not part of this report.

3.2.2 STORM WATER DRAINAGE

Not part of this report.

3.2.3 VEHICULAR ACCESS, PAVING, CURBING, AND PARKING

Not part of this report.

3.2.4 FLATWORK, WALKWAYS, GRADE-LEVEL STEPS, AND RAMPS

As they relate to ADA compliance; building entrance flatwork and pedestrian walkways consist of poured in place concrete construction. The flatwork and walkways at the site appear to be in overall fair condition. Based on Google Earth imagery, concrete walkways throughout the site total approximately 1,758 square feet. Concrete deficiencies were observed at both entrances and are associated with the respective concrete grade level steps. The conditions will be necessarily be resolved during the installation of new ADA compliant rampways.

Grade-level steps are provided from the adjacent west parking area to the west entry walkway of the office annex. The step construction consists of cast-in-place concrete with painted wrought iron handrail assemblies. The concrete steps and handrail assembly appear to be in overall good condition.

No pedestrian walkway ramps were observed at the time of the site visit.

Recommendations:

- Install new ADA compliant rampways. (Immediate cost)

3.2.5 LANDSCAPING AND SITE APPURTENANCES

Not part of this report.

3.2.6 RECREATIONAL SITE AMENITIES

No recreational site amenities were observed during the site visit.

3.2.7 SPECIAL UTILITY SYSTEMS

No material special on-site utility systems such as water treatment systems, wastewater treatment systems, or special power generation systems were observed or reported at the time of the site visit.

3.2.8 STRUCTURAL FRAME AND BUILDING ENVELOPE

No original construction drawings of the building were available for review at the time of the site visit.

3.2.9 FOUNDATION AND FLOOR SLABS

Foundation systems for these building types and geographic area are typically supported with cast-in-place shallow perimeter concrete grade beams, and concrete footings at interior column locations. Floor construction appears to consist of concrete slab-on-grade.

Substructure construction could also not be verified while on-site due to hidden conditions. Observed visible floor finishes generally appear to be level with no unusual or significant displacement.

Recommendations:

No necessary repairs were identified at the time of the site visit.

3.2.10 BUILDING FRAME

The building structure appears to consist of a multi-wythe Lannon stone construction including perimeter and interior heavy timber wood columns, wood hammer beams in the arches, and timber joists supporting the wood plank roof deck. The perimeter building walls are assumed to include wood studs with stone veneer. In the attic space, scissor trusses are arranged in a diamond configuration with wooden plaster strapping affixed to horizontal joists. The building frame appears to be in overall good condition. There were no visible structural deficiencies observed that require repair.

Recommendations:

No necessary repairs were identified at the time of the site visit.

3.2.11 EXTERIOR FACADES AND WINDOWS

The exterior facades of the building are generally constructed with coarse rock-faced Lannon stone laid in the solar method at the main church entryway, with the main body of the church being bed-faced Lannon stone attached in the random Ashlar fashion. Similarly, the office annex addition features random Ashlar smooth cut Lannon stone fashioned in the random Ashlar pattern. At the north end of the church building there is a common brick chimney of no significant architectural importance. In the fenestration openings there are wood window sections with insulated glazing units, wood framed stained glass windows and wood framed hollow metal doors. The exterior walls of the building terminate below the roof line behind a curvilinear soffit moulding with the gutters mounted flush to the top of a freeze board. On the gable ends of the church building there is additional decorative wood soffit containing a similar curvilinear

profile. Exterior walls of the office annex terminate beneath a typical contemporary soffit and freeze board arrangement.

The wood-framed window and entry systems appear to be in overall good condition. However, the basement windows are in relatively poor condition due to moisture damage. There is exterior wood perimeter case moulding surrounding the main entrance that is in fair to poor condition. Observation showed severely deteriorated wood; splitting, and water damaged at the interface of wood moulding and concrete. The wood soffit elements are generally in good condition the exception being the gable ends where severe peeling of the paint was observed. In addition, the Cedar vented belfry openings showed were observed to be in poor condition with signs of wood weathering/deterioration due to severe peeling paint.

The exterior stone facades appear to be in overall fair condition. General tuckpointing is recommended throughout the field of the façade, with the chimney requiring more acute attention. Sealants throughout the building facades appear to be in overall good condition. Costs associated with repairing the belfry openings are included in the steeple roof repairs. An opinion of costs associated with replacing the basement windows are included in the table found in Section 1.3 Summary of Cost Data. Other costs fall below the given threshold of \$3,500.00 and are not itemized in this report.

Recommendations:

- Repoint deficient masonry joints using a lime rich-low Portland content mortar. TRC recommends using lime-rich pre-manufactured mortar mixes over hand mixing. In addition, TRC recommends the testing of existing historic mortars to determine a match with the dominant color and correct ratio of lime to Portland to sand. Test using ASTM C1324 Standard Test Method for Examination and Analysis of Hardened Masonry Mortar.
- Replace basement windows.
- Repair and paint the Cedar belfry openings.
- Repair and paint the wood perimeter case moulding around the main entrance.

3.2.12 BALCONIES, EXTERIOR STAIRS, AND ELEVATED WALKWAYS

No balconies, exterior stairs, or elevated walkways were observed during the site visit.

3.2.13 ROOFING SYSTEMS AND DRAINAGE

The main roof system on the building consists of a steep-sloped granule surfaced 3-tab asphalt shingle with copper gutters and downspouts. The main church building roof slopes to external gutters which are piped to out into the front lawn via down spouts on the west elevation and discharge out over the lawn on the east elevation. (The outlet onto the lawn was plugged by the current tenant which most likely caused the recent basement flooding.) On the office annex, the roof system consists of a similar more moderately sloped shingle system with gutters on the south side of the roof discharging into the municipal storm sewer system and the north side gutters discharging out onto the lawn. The EUL of this type of shingle system is typically 15 years depending upon the quality of installation and how well it is maintained. Observations showed wind damage to the south slope of the office annex roof due to substandard installation methods and severe weathering of the shingles found on the steeple. TRC recommends full tear-off and replacement of these roofs.

No warranty information was received prior to issuing this report. No active roof leaks were observed or reported at the time of the site visit. An opinion of costs associated with replacing these roofs are included in the table found in Section 1.3 Summary of Cost Data

There is a secondary roof system on the main church building entry vestibule that consists of a low-sloped fully adhered EPDM with tapered roofing insulation. This roof slopes to an internal drain system and through the small stone.

No warranty information was received prior to issuing this report. No active roof leaks were observed or reported at the time of the site visit. The EUL of an EPDM roof system is typically 20-years depending on how well it is maintained. The EPDM roof system appears to be in overall good condition. Based on the assumed age, current condition, and EUL, replacement is not anticipated during the term.

During TRC's time on site, it was observed that below grade masonry associated with the original church building is in poor condition. Water discharged from roofing downspouts has caused significant deterioration to below grade masonry and may be causing an unstable condition. TRC recommends excavating down to the footings, inspecting and repairing deteriorated masonry followed by the installation of below grade waterproofing and a new drain tile system to direct water away from the building. An opinion of costs associated with replacing these roofs are included in the table found in Section 1.3 Summary of Cost Data.

Recommendations:

- Replace the steeple and office annex roofs.
- Repair/replace below grade masonry and install new drain tile

3.2.14 MECHANICAL AND ELECTRICAL SYSTEMS

3.2.15 PLUMBING, DOMESTIC HOT WATER, AND SEWER SYSTEMS

Not part of this report.

3.2.16 HEATING, VENTILATION, AND AIR CONDITIONING

Heating, ventilation, and air conditioning (HVAC) throughout the building interior is provided via two Trane XE80 high efficiency gas furnace units installed circa 1996. These units are controlled with two thermostats located just outside the kitchen area. In addition, two Series 100 gas-fired heating boilers manufactured by Vaillant and installed in 1989 supply heat to the main church building. (It should be noted the Vaillant is a European manufacturer that pulled out of the U.S. market in 1995) All of these systems are located in the mechanical room. Insulated hot water piping is distributed throughout the building to each of the VAV control units. Conditioned air is supplied through sheet metal ducting and ceiling diffusers. There were no A/C units observed.

The EUL of gas-fired boilers generating hot water for building heat is typically 30-years depending on how well they are maintained. Based on the age, current condition, and EUL, replacement is not anticipated during the term. A current inspection sticker was observed mounted to the boiler.

The EUL of gas-fired furnaces generating hot air for building heat is typically 50-years depending on how well they are maintained. Based on the age, current condition, and EUL, replacement is not anticipated during the term.

Recommendations:

- Continue with maintenance and inspection.

3.2.17 ELECTRICAL

Not included in this report

3.2.18 VERTICAL TRANSPORTATION

No vertical transportation or elevators were observed during the site visit. In order to achieve the client's accessibility goals, TRC recommends installing new two-stop hydraulic elevator, an elevator pit to accommodate the hydraulic workings and an elevator room. An opinion of costs associated with the installation of a new hydraulic elevator system are included in the table found in Section 1.3 Summary of Cost Data.

3.2.19 LIFE SAFETY AND FIRE PROTECTION

3.2.20 FIRE SUPPRESSION SYSTEMS

- Not included in this report

3.2.21 ALARM SYSTEMS

- Not included in this report

3.2.22 INTERIOR ELEMENTS

3.2.23 COMMON AREAS

The subject building is a single tenant occupancy therefore no common areas are included.

3.2.24 INTERIOR SPACES

Typical interior spaces include finishes consisting of acoustical ceiling systems, recessed light coves, vinyl tile, painted drywall partitions and painted plaster. Interiors observed, appear to be in overall fair condition with some notable exceptions due to the suspected presence of mold and lead in the plaster of the church building and mold in some of the drywall located in the basement under the main building. Further, TRC observed significant cracking in the plaster walls and ceiling of the church building. The suspected environmental conditions will

It is TRC's opinion that the cracks in the plaster are not related structural movement of the building as it sits today. They are most likely associated with the addition to the basement during the 1953 construction. Plaster of this kind is applied by craftsman to a lightweight wood lattice system. Once the plastering is complete, it in effect becomes monolithic and quite rigid. From the arches out into the field of the ceiling, the entire plaster system is supported by the wood lattice system which is mechanically secured to hidden timbers using nails. Due to the weight of cured plaster, additional reinforcement is needed in the transition from vertical wall out into the arches to prevent collapse of the ceiling. This is usually accomplished in several ways using a combination of heavy gauge wire, galvanized rod and vertical wood slats secured to horizontal trusses within the scissor truss system in the attic space. When the building was jacked-up to facilitate installation of the new basement and its supporting foundation and walls; it is likely there was some minor sway in the ceiling and arches, some of the vertical reinforcement may have broken, stretched or become miss aligned and it is also very likely there was some settling of the new foundation after the church building was lowered. These were all possible contributing factors to the cracking observed in the plaster, particularly the plaster was not supported diagonally in the attic space

or at the transition from vertical to arches and ceiling. Due to the nature of the client's requirements for immediate cost, TRC does not recommend further investigation. Suspected mold and lead contamination are addressed in the following sections: 3.2.25 Limited Visual Lead Assessment and 3.2.26 Limited Mold Assessment.

3.2.25 LIMITED VISUAL LEAD ASSESSMENT

As part of performing this PCA, visual observations for overt signs of suspect lead contamination were also performed. These observations were not performed to discover all affected areas, nor were areas of the subject property observed specifically for the purpose of identifying areas of suspected lead contamination. The subject property areas viewed were limited to those necessary to perform the primary scope of this PCA.

The assessment did not investigate other contaminants in or around any other structure, and our service was not designed or intended to prevent or lower the risk of the occurrence of the amplification of the same. The Client acknowledges that lead containing materials are ubiquitous to the nature of construction materials used at the time of the building's construction.

Visual indications of significant suspect lead contamination were not observed during the site visit. An opinion of costs associated with potential lead abatement are included in the table found in Section 1.3 Summary of Cost Data.

Recommendations:

Remove and abate suspected lead paint from plaster surfaces. An opinion of costs associated with lead abatement is included in the table found in Section 1.3 Summary of Cost Data.

3.2.26 LIMITED VISUAL MOLD ASSESSMENT

As part of performing this PCA, visual observations for overt signs of suspect mold growth were also performed. These observations were not performed to discover all affected areas, nor were areas of the subject property observed specifically for the purpose of identifying areas of suspect mold growth. The subject property areas viewed were limited to those necessary to perform the primary scope of this PCA.

The assessment did not investigate other biological contaminants in or around any structure, and our service was not designed or intended to prevent or lower the risk of the occurrence of the amplification of the same. The Client acknowledges that mold is ubiquitous to the environment with mold amplification occurring when building materials are impacted by moisture. The Client further acknowledges that site conditions are outside of TRC's control, and that mold amplification will likely occur, or continue to occur, in the presence of moisture. As such, TRC cannot and shall not be held responsible for the occurrence or recurrence of mold amplification.

Visual indications of significant suspect microbial growth were not observed during the site visit. An opinion of costs associated with potential mold abatement are included in the table found in Section 1.3 Summary of Cost Data.

Recommendations:

Due to repeated flooding of the church basement area TRC suspects there to be mold contamination within the basement wall assemblies. TRC recommends removal and replacement of the drywall as part of the mold abatement process. In addition, TRC suspect mold contamination exists within the wall.

cavity behind the plaster due to past roof and wall leaks. Accordingly, TRC recommends removal and replacement of the plaster as part of any mold abatement.

3.3 Limited Visual ADA Tier I Accessibility Assessment

As defined under Title III of the ADA, existing facilities considered to be "public accommodations" must take steps to remove architectural and communication barriers that are deemed "readily achievable" under the retroactive requirements. Compliance with the 2010 ADA Standards for Accessible Design is required for new construction and alterations on or after March 15, 2012.

This assessment included a limited review of the "common" interior and exterior path of travel areas of the property. Significant items of non-conformance, if any, are noted without regard as to whether or not they are "readily achievable." Factors to be considered in determining whether or not an action is readily achievable include the nature and cost of the action, the number of person employees at the subject property and the financial resources available of ownership. The decision as to which actions are to be undertaken as readily achievable is to be determined by building owner in consultation with its accountants, attorneys and design/construction professionals. Vehicle parking issues were not part of this report.

It was observed that exterior entrances lack proper ADA accessibility ramps.

Public restrooms observed appear to be generally noncompliant with ADA requirements.

It was observed that there are varying floor elevations in the transition from the main church building to the coffee lounge and to restrooms and parish kitchen. This condition is not ADA compliant. An opinion of costs associated with adjusting these floor elevations to meet ADA requirements, are included in the table found in Section 1.3 Summary of Cost Data.

Recommendations:

- Install two new ADA compliant restrooms. (Immediate Cost)
- Build up floor in the ante room/church to eliminate the change in elevation from church to coffee lounge area.

3.4 Additional Consideration

An option to the installation of new bathrooms, an elevator and reconfiguring the floor elevations is to move all services to the main floor level. This would necessarily involve putting an addition on the building at a cost of \$300,000 to \$400,000.00.

4.0 DOCUMENT REVIEW AND INTERVIEWS

TRC requested the following information regarding the subject property from various sources. Copies received are included in the Appendices of this report.

Document	Resource	Comments
TRC PCA Pre-Survey Questionnaire	Client	Received
Record Construction Drawings	Current Owner	Not Provided
Maintenance Logs	Current Owner	Not Provided
Prior PCA Report	Current Owner	Not Provided
Certificate of Occupancy	N/A	N/A
Building, Fire, Life Safety, Zoning Violations	Local Municipal Fire, Building, and Zoning Departments	No outstanding zoning code violations were reported. No reply regarding outstanding building and fire code violations were received prior to issuing this report.
Appraisal or ALTA/ACSM Land Title Survey	Current Owner	Not Provided
Warranty Information	Current Owner	Not Provided
Planned Capital Expenditures	Current Owner	Not Provided
Repair and/or replacement cost information (prior 3-years)	Current Owner	Not Provided
Pending proposals or contracts for material repairs/replacements	Current Owner	Not Provided
ADA Accessibility Survey	Current Owner	Not Provided
Rent Roll	Current Owner	Agape Community Church

TRC interviewed or communicated with the following parties during the site visit and/or preparation of the report for the subject property:

Interview Summary			
Name	Title/Function	Affiliation	Phone
Wayne Wiertzema	Senior Vice President Development	Capris Communities	262.289.2709

5.0 OPINIONS OF COSTS

TRC developed opinions of cost for recommended remediation of observed physical deficiencies. The opinions of cost presented within this report are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, TRC's database of experience with past costs from similar projects, city cost indexes, consultations with local specialty contractors, client-provided information, user provided unit costs, and assumptions regarding future economic conditions.

Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and building.

In addition, opinions of costs are based solely on replacement of "like-kind" materials and do not account for soft costs. Recommended remediation does not anticipate an upgrade or improvement of existing conditions, unless specifically indicated otherwise.

Some cost items are determined based upon the estimated useful life (EUL) of a system or component, the apparent effective age, and the remaining useful life (RUL). Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of original construction and installation, and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age.

This report does not identify minor, inexpensive repairs or maintenance items that are clearly part of the property owner's operating budget or taken care of during typical building maintenance. This report excludes costs for systems or components that are reported to be a tenant responsibility to maintain and/or replace. This report also excludes costs that are below \$3,500 or the reporting threshold established by the engagement agreement, unless determined to be an immediate cost.

6.0 QUALIFICATIONS

Services performed by TRC were not intended to be technically exhaustive. There is a possibility that even with proper application of methodologies, conditions may exist on the property that could not be identified within the scope of the assessment(s) or that were not reasonably identifiable from the available information.

The services and report are not an instrument of professional architectural or engineering service, and TRC did not develop architectural or engineering findings, conclusions or recommendations, nor did TRC verify designs or design capacities. TRC's observations, opinions, and recommendations have been developed under the time and budgetary constraints inherent in ASTM E2018 and the authorized scope of services. Opinions do not warrant or guarantee the performance of any building components or systems or adequacy of design.

In accordance with guidelines set forth by ASTM E2018 current to the issuance of this report and subject to the limitations stated, TRC's report is based on a limited, ground level (except where otherwise explicitly indicated) visual inspection of the property. TRC did not perform any exploratory probing or discovery, perform tests, operate any specific equipment, or take measurements or samples. The PCA is not a building code, safety, regulatory, or environmental compliance inspection.

No PCA can wholly eliminate uncertainty regarding repair and maintenance needs in connection with the property. The PCA was intended to reduce, but not eliminate uncertainty regarding such needs. The observations and recommendations presented in this report are time dependent, and conditions will change. This report speaks only as of its date. Resumes for the site assessor and report reviewer are available upon request.

As part of performing this PCA, visual observations for overt signs of suspect mold growth were also performed. These observations were not performed to discover all affected areas, nor were areas of the subject property observed specifically for the purpose of identifying areas of suspect mold growth. The subject property areas viewed were limited to those necessary to perform the primary scope of this PCA.

The assessment did not investigate other biological contaminants in or around any structure, and our service was not designed or intended to prevent or lower the risk of the occurrence of the amplification of the same. The Client acknowledges that mold is ubiquitous to the environment with mold amplification occurring when building materials are impacted by moisture. The Client further acknowledges that site conditions are outside of TRC's control, and that mold amplification will likely occur, or continue to occur, in the presence of moisture. As such, TRC cannot and shall not be held responsible for the occurrence or recurrence of mold amplification.

Visual indications of significant suspect microbial growth were not observed during the site visit.

7.0 LIMITING CONDITIONS

ASTM E2018 sets forth limitations in the assessment process. Limitations to the accuracy and completeness of this report are tabulated as follows:

- **Access Limitations** – No access limitations were encountered during our site visit.
- **Physical Obstructions to Observations** - Portions of the building may not have been fully observable due to stored material, furniture, equipment, height of building exterior, or interior finishes at the time of our site visit.
- **Outstanding Information Requests** - Information requested from the local municipality or others may not have been received in time for this report. If information received from these sources will alter the conclusions of this report, an addendum will be issued.

TRC performed the PCA using methods and procedures and practices generally conforming to the ASTM E2018 guide. The guide describes these methodologies as representing good commercial and customary practice for performing a PCA of a parcel of property. Findings and conclusions derived from the methodologies described in the guide contain all of the limitations inherent in the methodologies that are referred to in the guide.

TRC warrants that the findings contained in this report have been prepared in general accordance with accepted professional practices at the time of report preparation as applied by similar professionals. Future changes in standards, practices, or regulations cannot be anticipated and have not been addressed.

The methodologies include reviewing information provided by other sources. TRC treats information obtained from the record reviews and interviews concerning the property as reliable and the guide does not require TRC to independently verify the information. Therefore, TRC cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. No other warranties are implied or expressed.

Reliance and Use By Others

This report has been prepared to assist the Client in evaluating the condition of various building components at the property referred to in the report. This report may be relied upon by the Client, and any one or more of its affiliates, successors, and/or assigns.

This report speaks only as of its date.

8.0 PROPERTY PHOTOGRAPHS



1. East elevation of main church building



2. View from lawn near Wisconsin Avenue



3. West elevation.



4. North elevation view from the west.



5. North elevation view from the east.



6. South elevation.



7. At annex stair entrance.



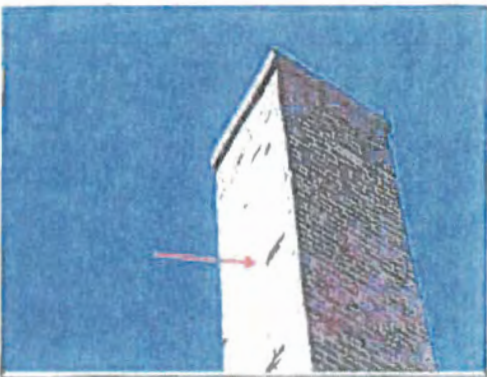
8. West elevation of church building.



9. Steeple mortar deficiencies



10. Step cracking in mortar at west elevation.



11. Masonry deficiencies on chimney



12. Rotted wood window West elevation of church.



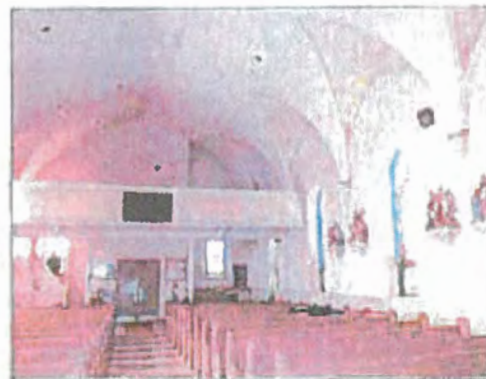
13. Shingle deterioration on steeple, east elevation.



14. Annex entrance, south elevation. Note the trip hazard painted yellow.



15. Change in floor elevation from church into annex



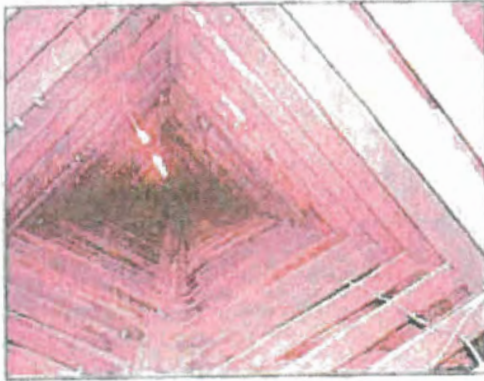
16. Interior view looking south



17. Typical of cracks in plaster.



18. Typical of paint peeling from plaster surface



19. Scissor trusses in the church attic.



20. View into attic perimeter. Note vertical plaster supports.



21. Existing men's room.



22. Existing ladies room.



23. Annex entry is below floor line of church (foreground) with stairs leading to basement.



24. Mechanical room, twin Vaillant boilers.



25. Boiler #1 inspection date



26. Boiler #2 inspection date



27. TRANE gas fired furnaces (2)



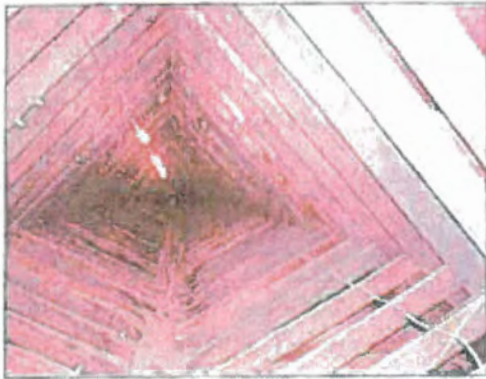
28. Basement area main church



29. Annex basement area.



30. Stairs as only access to basement level.



31. Scissor trusses in the church attic.



32. View into attic perimeter. Note vertical plater supports.



33. Existing men's room.



34. Existing ladies' room.



35. Annex entry is below floor line of church (foreground) with stairs leading to basement.

Project Plan & District Boundary
Tax Incremental District No. 3
in the
VILLAGE OF PEWAUKEE, WISCONSIN



January 22, 2021 DRAFT

Organizational Joint Review Board Meeting Held.....	February 9, 2021
Public Hearing Held.....	February 11, 2021
Adopted by Planning Commission.....	February 11, 2021
Adopted by Village Board.....	March 2, 2021
Approved by Joint Review Board.....	March 9, 2021

Prepared by:



Robert W. Baird & Co.
Public Finance
777 E. Wisconsin Ave.
Milwaukee, WI 53202
800.792.2473

**Village of Pewaukee
TID #3 Project Plan & District Boundary**

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Village of Pewaukee Officials

Village Board

Jeff Knutson	Village President
Heather Gergen	Village Trustee
Ed Hill	Village Trustee
Tony Hopkins	Village Trustee
Craig Roberts	Village Trustee
Bob Rohde	Village Trustee
Kevin Yonke	Village Trustee

Village Staff

Scott Gosse	Administrator
Cassie Smith	Clerk
Daniel Naze	Director of Public Works/Engineer
Mary Censky	Planner
Mark Blum	Attorney

Planning Commission

Jeff Knutson (Chairperson)	Cheryl Mantz
Craig Roberts (Trustee)	Eric Rogers
Jim Grabowski	Joseph Zompa
Ryan Lange	

Joint Review Board

Jeff Knutson	Village Representative
	Waukesha County
	Waukesha County Technical College
	Pewaukee School District
	Public Member

Introduction and Description of District

The Village of Pewaukee (the "Village") is located in Waukesha County, approximately 20 miles west of Milwaukee and 60 miles east of Madison. The Village encompasses an area of approximately four square miles and is bordered by Pewaukee Lake, one of the area's largest lakes. State Highways 16 and 190 provide easy access to the Village. The Village provides police and fire protection, municipal water, sanitary sewer and storm sewer services and maintains two large parks and a public beach on Pewaukee Lake. These amenities allow the Village to flourish as a development area for residential, business, commercial retail, office, and industrial development.

The Village has a history of successful economic development programming using Tax Incremental Financing ("TIF") by providing public improvements to encourage and promote industrial, commercial and residential development and redevelopment. The goal is to increase the tax base, to provide for and preserve employment opportunities within the Village, and to create and enhance tourism opportunities with the area and region. The Village works with developers and property owners to provide infrastructure improvements and/or cash grants as incentives for development and/or redevelopment.

Tax Incremental District No. 3 (the "TID") is being created by the Village under the authority provided by Wisconsin Statute Section 66.1105. The TID is created as a "Blight District" based on the findings that at least 50 percent of the TID is a blighted area. A blighted area is property which is by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, lights, air or sanitation, high density of population and overcrowding, or the existence of conditions, which endanger life or property by fire and other causes. The area is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements or otherwise, substantially impairs or arrests the sound of growth of the community. The primary focus of this district is to promote the redevelopment of the former St. Mary's School site, former Rectory and surrounding parking lot and green space as single-family housing along with reselling the St. Mary's Church to an entity that would use and maintain the building which has been designated as a local historic landmark. The maximum life (absent extension) of the TID is 27 years from the date of adoption.

The Village anticipates various public improvement project cost expenditures of approximately \$3,240,000 during the TID's 22-year expenditure period. Proposed public project improvements may include, but not limited to infrastructure, professional and organizational services, administrative costs, and finance costs. As part of the Project Plan, Developer Incentives may be provided by the Village to developers of property within the TID in the form of Developer Funded Grants".

**Village of Pewaukee
TID #3 Project Plan & District Boundary**

As a result of the creation of this TID, the Village projects a preliminary and conservative cash flow analysis indicating \$9,973,631 in increments. The TID increment will primarily be used to pay the debt service costs of the TID, and project development incentives. The Village projects land and improvement values (incremental value) of approximately \$23,690,000 will be created in the TID by the end of 2048. This additional value will be a result of the improvements made and projects undertaken with the TID.

Maps depicting the boundaries and existing uses and conditions of the TID are found in the respective mapping sections of this project plan.

Summary of Findings

As required by s.66.1105 Wis. Stats., and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

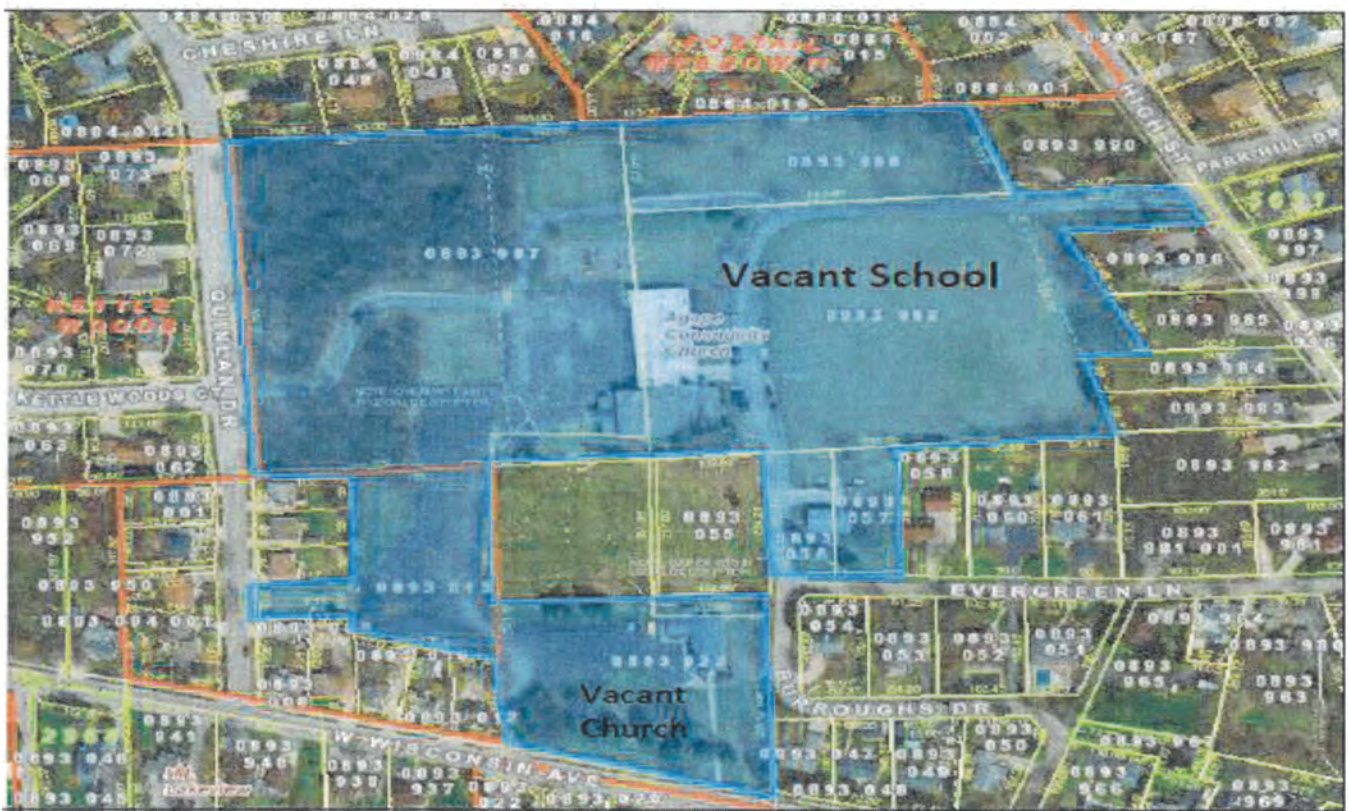
1. That the area described herein on the boundary map (page 7) is a blighted area as defined in Section 66.1105(2)(ae), Wisconsin Statutes, that the property substantially impairs or arrests the sound growth of the Village and is in need of redevelopment and that "but-for" the creation of a tax incremental district, redevelopment (1) would not occur, or (2) would not occur in the manner at the value, or within the time frame desired by the Village. In making this determination, the Village has considered the following information:
 - Development within the TID has not occurred at the pace anticipated by the Village. Infrastructure and other development related expenses are not likely to be borne exclusively by private developers; therefore, the Village has concluded that public investment will be required to fully achieve the Village's objectives for these areas.
 - To achieve its objectives, the Village has determined that it must take an active role in encouraging development and redevelopment by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of these areas will complement existing venues in the area, promote additional tourism, and benefit, not only the Village, but all overlapping taxing jurisdictions, adjacent communities, and the region. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.
 - In order to make the area included within the TID suitable for development, the Village will need to make a substantial investment to pay for the costs of some or all of the projects listed in the project plan. Due to the public investment that is required, the Village has determined that development of the area will not occur at the pace or levels desired solely as a result of private investment.

**Village of Pewaukee
TID #3 Project Plan & District Boundary**

2. The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property values, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected and the debt issuance will be more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.
 - Since the development expected to occur is unlikely to take place without the use of Tax Incremental Financing (see Finding #1) and since the TID will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the Village reasonably concludes that the overall benefits of the TID outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the TID is not created.
4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the TID.
5. The equalized value of taxable property of the TID plus the value of all existing tax incremental districts in the Village does not exceed 12% of the total equalized value of taxable property within the Village.
6. The Project Plan for the TID is feasible and is in conformity with the master plan of the Village [assuming the changes to the master plan described in the Project Plan.].
7. The Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b).
8. The TID is being created by the Village as a blight district. As described in Finding #1 above, 50% or more of the proposed district's area is a blighted area.

**Village of Pewaukee
TID #3 Project Plan & District Boundary**

Map Showing Existing Uses and Conditions
Current Maps are reflective of the 01/01/2021 parcel list.



**Village of Pewaukee
TID #3 Project Plan & District Boundary**

Preliminary Parcel List and Analysis - Current list is reflective of the 01/01/2021 parcel list. All parcels are bighted properties.

Tax Key	Street Address	Total Acres/Valuation	Use
PWV 0893987	449 W. Wisconsin Avenue	5.4662/\$0.00	Vacant school/greenspace/driveway
PWV 0893988	449 W. Wisconsin Avenue	1.4335/\$0.00	vacant property
PWV 0893989	449 W. Wisconsin Avenue	5.0698/\$0.00	Vacant school/greenspace/driveway
PWV 0893013	449 W. Wisconsin Avenue	1.2447/\$0.00	Parking lot/greenspace
PWV 0893923	449 W. Wisconsin Avenue	2.9732/\$0.00	Church/parking lot/cemetery (cemetery to be removed from TID)
PWV 0893056	449 W. Wisconsin Avenue	0.3427/\$0.00	residential
PWV 0893057	449 W. Wisconsin Avenue	0.3498/\$0.00	residential
Total Acres/Valuation		16.8799/\$0.00	

Equalized Valuation Test

The following calculations demonstrate that the Village is in compliance with s.66.1105(4)(gm)4.c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the Village.

Valuation Test Compliance Calculation

2020 Equalized Valuation (TID IN)	\$1,120,935,100
Limit for 12% Test	\$ 134,512,212
Increment Value of Existing TIDs	\$ 9,583,400
Projected Base Value of New TID	\$ 0
Total Value Subject to Test	\$ 9,583,400
Compliance (\$9,583,400 < \$134,512,212)	Meets Requirement

Statement of Kind, Number and Location of Proposed Projects

The Village expects to implement the following public project improvements in conjunction with this TID. Any costs including eligible administrative costs necessary or convenient to the creation of the TID or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the TID.

**Village of Pewaukee
TID #3 Project Plan & District Boundary**

IMPROVEMENT #1

LOCATION: 449 W. Wisconsin Avenue properties

TOTAL: \$1,500,000

DESCRIPTION: Purchase of properties

IMPROVEMENT #2

LOCATION: 449 W. Wisconsin Avenue properties

TOTAL: \$200,000

DESCRIPTION: Raze former school building, remove parking lot and environmental remediation, if needed, to prepare site for redevelopment.

IMPROVEMENT #3

LOCATION: East of Cheshire Lane/High Street intersection for approximately 1,152 feet

TOTAL: \$405,000

DESCRIPTION: Increase Sanitary Sewer pipe from existing 8" size to 12". Current pipe size is deficient for future development as it is not sized consistent with pipe to the east and west of decreased pipe segment.

IMPROVEMENT #4

LOCATION: Evergreen Lane

TOTAL: \$285,000

DESCRIPTION: Relay existing water main approximately 775 feet in length to enhance ability to handle additional water flow related to future redevelopment of former school property.

IMPROVEMENT #5

LOCATION: 449 W. Wisconsin Avenue properties

TOTAL: \$100,000

DESCRIPTION: Raze former rectory and environmental remediation, if needed, to prepare site for redevelopment.

**FINANCING & INTEREST COSTS, ADMINISTRATIVE/ORGANIZATIONAL FEES,
COST OF ISSUANCE**

LOCATION: Entire TID

TOTAL: \$750,000

DESCRIPTION: Debt financing and interest costs, Village staff administration fees, and cost of issuance.

Village of Pewaukee
TID #3 Project Plan & District Boundary

Map Showing Proposed Improvements and Uses with 1/2 mile radius shown



**Village of Pewaukee
TID #3 Project Plan & District Boundary**

Detailed List of Project Costs

Purchase of St. Mary's Property	\$1,500,000.00
Offsite sanitary sewer line upsizing from 8" to 12"	\$405,000.00
Evergreen Lane Watermain Relay	\$285,000.00
Razing of School/Gym – Environmental Remediation	\$200,000.00
Razing of Rectory – Environmental Remediation	\$100,000.00
Financing & Interest Costs, Administrative/Organizational Fees, Cost of Issuance	\$750,000.00
Total	\$3,240,000.00

All costs are based on current prices and are preliminary estimates. The Village reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between creation of the TID and the time of construction. The Village also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the Project Plan. Total project costs are estimated to be \$3,240,000. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Project Plan.

This Project Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Project Plan are estimates based on best information available. The Village retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Project Plan.

The Project Plan authorizes the expenditure of funds for project costs within a 1/2 mile radius of the TID boundary.

Economic Feasibility

The information and exhibits contained within this Project Plan demonstrate that the proposed TID is economically feasible insofar as:

- The Village has available to it the means to secure the necessary financing required to accomplish the projects contained within this Project Plan. A listing of "Method of Financing and Timing of When Costs are to be Incurred" follows.
- The development anticipated to occur as a result of the implementation of this Project Plan will generate sufficient tax increments to pay for the cost of the projects. This Project Plan identifies the following: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the TID, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available such as debt issuance to the TID will be sufficient to pay all Project Costs.

In order to evaluate the economic feasibility of TID#3 it is necessary to project the amount of tax revenue that can be reasonably generated over the legal life of the TID. Included in Exhibit A is a proforma analysis of TID#3. The proforma analyzes expenses including debt service based on project plan costs of TID#3 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID#3 tax increments will be used to fund project costs and implementation of this Project Plan will also require that the Village issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. In 2049, the final year of revenue collection for the TID, it is projected to have repaid all expenditures and is left with a positive surplus balance.

Method of Financing and Timing of When Costs are to be Incurred

Implementation of this Project Plan will require that the Village issue obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the Village may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The Village may issue G.O. Bonds or Notes to finance the cost of Projects included within this Project Plan. Wisconsin Statutes limit the principal amount of G.O. and State Trust Fund Loan debt that a community may have outstanding at any point in time to an amount not greater than five-percent of its total equalized value (including increment values).

Village of Pewaukee
TID #3 Project Plan & District Boundary

Board of Commissioners of Public Lands State Trust Fund Loans

The Village may issue State Trust Fund Loans to finance the cost of Projects included within this Project Plan. Wisconsin Statutes limit the principal amount of State Trust Fund Loan and GO debt that a community may have outstanding at any point in time to an amount not greater than five-percent of its total equalized value (including increment values).

Bonds Issued to Developers ("Pay as You Go" Financing)

The Village may issue a bond to one or more developers who provide financing for projects included in this Project Plan. Repayment of the amounts due to the developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the Village's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the Village and therefore do not count against the Village's borrowing capacity.

The actual amount of debt issuance will be determined by the Village at its convenience and as dictated by the nature of the projects as they are implemented. It is estimated that debt issuance costs to finance project costs will incur in the year 2021.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area, and appropriate inducements to encourage redevelopment of the area. The Village anticipates making total project expenditures of approximately \$3,240,000 to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 22 years from the date of adoption of the Creation Resolution by the Village Board. The projects to be undertaken pursuant to this Project Plan are expected to be financed primarily with cash received in the form of tax increment collections and the issuance of debt. As detailed in Exhibit A, the Village may choose to debt finance projects during the TID expenditure period. Cash flow proforma's assume debt issued in the year 2021, to finance certain public projects.

Developer agreements between the Village and property owners will be in place prior to making any public expenditure in direct support of development projects. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties. The order in which public improvements are made should be adjusted in accordance with development and execution of developer

**Village of Pewaukee
TID #3 Project Plan & District Boundary**

agreements. The Village reserves the right to alter the implementation of this Plan to accomplish this objective. Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the Village reserves the right to use alternate financing solutions for the projects as they are implemented.

Annexed Property

There are no lands proposed for inclusion within the TID that were annexed by the Village on or after January 1, 2004.

Proposed Changes in Zoning Ordinances

The Village anticipates that the TID will require changes in zoning ordinances to implement this project plan. To the extent current zoning of individual parcels is inconsistent with the future uses of land listed in this plan, the Village may consider rezoning of those parcels. The District lands are primarily institutional in current zoning, though some parcels are existing residential. The creation of the District does not constitute "newly platted residential development.

Proposed Changes in Master Plan, Map, Building Codes and Village Ordinances

The Village anticipates that the TID will require changes in the master plan, map, and Village ordinances to implement this project plan. The Master Plan designation for a portion of the TID area will need to be changed to Single-Family Residential, 4 units per acre and a portion of the property will need to be rezoned to R-5 Single-Family with Infill Redevelopment Overlay.

Relocation

The Village does not anticipate the need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the Village will follow applicable state statutes as required in Wisconsin Statutes chapter 32.

Orderly Development of the Village

Creation of the TID will enable the Village to undertake projects in furtherance of the stated objectives of its Comprehensive Plan and other planning documents. To this extent, creation of the TID promotes the orderly development of the Village.

A List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. Examples would include:

- A public improvement made within the TID that also benefits property outside the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.
- A public improvement made outside the TID that only partially benefits property within the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.
- Projects undertaken within the TID as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The Village does not anticipate any non-project costs for the TID.

Village Attorney Opinion

Exhibit B contains a signed opinion from the Village attorney advising whether the project plan amendment is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

Village of Pewaukee
TID #3 Project Plan & District Boundary

EXHIBIT A
CASH FLOW PROFORMA ANALYSIS

Village of Pewaukee
Tax Increment District No. 3
Cash Flow Proforma Analysis

Distribution				New Issues - Administrative			New Issues - Premium			Expenses				TID #3			
2021 (From Tax Rate User #100) Estimated Value: \$16.75 Annual Adjustment to tax rate: 0.00% Investment rate: 0.25% Treasury bill yield rate: 0.25%				\$4,935,000 Variable Rate Anticipation Note dated April 1, 2021			\$2,140,000 Variable Rate Anticipation Note dated April 1, 2021							TID #3			
				Total Revenue			Total Revenue							TID #3			
Year	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)	(Q)
	TID District Allocation	Construction Surcharges	TID Increment Over Fees	Tax Rate	Tax Revenue	Investment Earnings	Total Revenue	Interest	Principal	School	Debt Service	Admin/IT Expenses	Administrative Expenses	Contract Expenses	Annual Interest	Year End Debt Service	Year End Cash Balance
2021	\$0	\$7,866,007	\$5,986,547	\$16.75	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$7,866,007	\$7,866,007	\$15,793,504	\$16.75	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$15,732,014	\$7,866,007	\$23,590,000	\$16.75	\$1,177,967	\$0	\$1,177,967	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$23,598,021	\$7,866,007	\$31,456,000	\$16.75	\$1,715,934	\$0	\$1,715,934	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$31,464,028	\$7,866,007	\$39,322,000	\$16.75	\$2,253,901	\$0	\$2,253,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$39,330,035	\$7,866,007	\$47,188,000	\$16.75	\$2,791,868	\$0	\$2,791,868	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$47,196,042	\$7,866,007	\$55,054,000	\$16.75	\$3,329,835	\$0	\$3,329,835	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$55,062,049	\$7,866,007	\$62,920,000	\$16.75	\$3,867,802	\$0	\$3,867,802	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$62,928,056	\$7,866,007	\$70,786,000	\$16.75	\$4,405,769	\$0	\$4,405,769	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$70,794,063	\$7,866,007	\$78,652,000	\$16.75	\$4,943,736	\$0	\$4,943,736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$78,660,070	\$7,866,007	\$86,518,000	\$16.75	\$5,481,703	\$0	\$5,481,703	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$86,526,077	\$7,866,007	\$94,384,000	\$16.75	\$6,019,670	\$0	\$6,019,670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$94,392,084	\$7,866,007	\$102,250,000	\$16.75	\$6,557,637	\$0	\$6,557,637	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$102,258,091	\$7,866,007	\$110,116,000	\$16.75	\$7,095,604	\$0	\$7,095,604	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$110,124,098	\$7,866,007	\$117,982,000	\$16.75	\$7,633,571	\$0	\$7,633,571	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$117,990,105	\$7,866,007	\$125,848,000	\$16.75	\$8,171,538	\$0	\$8,171,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$125,856,112	\$7,866,007	\$133,714,000	\$16.75	\$8,709,505	\$0	\$8,709,505	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2038	\$133,722,119	\$7,866,007	\$141,580,000	\$16.75	\$9,247,472	\$0	\$9,247,472	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2039	\$141,588,126	\$7,866,007	\$149,446,000	\$16.75	\$9,785,439	\$0	\$9,785,439	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2040	\$149,454,133	\$7,866,007	\$157,312,000	\$16.75	\$10,323,406	\$0	\$10,323,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2041	\$157,320,140	\$7,866,007	\$165,178,000	\$16.75	\$10,861,373	\$0	\$10,861,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2042	\$165,186,147	\$7,866,007	\$173,044,000	\$16.75	\$11,399,340	\$0	\$11,399,340	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2043	\$173,052,154	\$7,866,007	\$180,910,000	\$16.75	\$11,937,307	\$0	\$11,937,307	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2044	\$180,918,161	\$7,866,007	\$188,776,000	\$16.75	\$12,475,274	\$0	\$12,475,274	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2045	\$188,784,168	\$7,866,007	\$196,642,000	\$16.75	\$13,013,241	\$0	\$13,013,241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2046	\$196,650,175	\$7,866,007	\$204,508,000	\$16.75	\$13,551,208	\$0	\$13,551,208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2047	\$204,516,182	\$7,866,007	\$212,374,000	\$16.75	\$14,089,175	\$0	\$14,089,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2048	\$212,382,189	\$7,866,007	\$220,240,000	\$16.75	\$14,627,142	\$0	\$14,627,142	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2049	\$220,248,196	\$7,866,007	\$228,106,000	\$16.75	\$15,165,109	\$0	\$15,165,109	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2050	\$228,114,203	\$7,866,007	\$235,972,000	\$16.75	\$15,703,076	\$0	\$15,703,076	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Type of TID: Single Increment
2021: TID Inception
2049: Final Year to Issue TID Related Costs
2048: Maximum Legal Life of TID (37 Years)
2049: Final Tax Collection Year

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Village of Pewaukee
TID #3 Project Plan & District Boundary

EXHIBIT B
VILLAGE ATTORNEY OPINION

**EXHIBIT C
TID #3 BOUNDARY LEGAL DESCRIPTION**

Lot 10 and part of Lot 4 in Block B of Quinlan's Addition and Lands, all being a part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 8, Township 7 North, Range 19 East, in the Village of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Northeast 1/4 Section; thence North 89° 13' 42" East along the North line of said 1/4 Section a distance of 1022.94 feet to a point; thence South 03° 44' 26" East 216.25 feet to a point in the East line of Quinlan Drive and the South line of Foxtail Meadow III Subdivision, said point also the point of beginning of lands to be described; thence North 86° 00' 35" East along the South line of Foxtail Meadow II and Foxtail Meadow III a distance of 872.12 feet to a point; thence South 18° 13' 54" East 152.88 feet to a point; thence North 85° 21' 02" East 193.33 feet to the West line of High Street; thence South 29° 38' 59" East along said West line 67.01 feet to a point; thence South 86° 09' 36" West 175.72 feet to a point; thence South 29° 02' 08" East 215.94 feet to a point; thence South 88° 09' 19" West 77.04 feet to a point; thence South 18° 24' 25" East 144.54 feet to a point; thence South 86° 29' 04" West 254.80 feet to a point; thence South 01° 02' 09" East 204.64 feet to a point in the North line of Evergreen Lane; thence North 88° 47' 33" West along said North line 144.83 feet to a point; thence North 02° 36' 13" West 203.68 feet to a point; thence South 85° 10' 00" West 336.88 feet to a point; thence South 01° 24' 35" East 228.40 feet to a point; thence South 88° 27' 16" East 193.95 feet to a point; thence North 54° 44' 31" East 28.92 feet to a point; thence North 89° 07' 27" East 111.87 feet to a point on the West line of Evergreen Lane; thence South 00° 55' 47" East along said West line 301.73 feet to a point in the North line of West Wisconsin Avenue; thence North 76° 44' 41" West along said North line 330.92 feet to the Southeast corner of Lot 9, Block B in Quinlan's Addition; thence North 01° 11' 08" West along the East line of said Lot 9 for a distance of 128.24 feet to the Northeast corner of said Lot 9; thence North 76° 40' 18" West along the North line of Lots 9, 8, and 7, Block B in Quinlan's Addition for a distance of 174.52 feet to the Southeast corner of Lot 4, Block B, in Quinlan's Addition; thence North 01° 04' 51" West along the East line of said Lot 4 for a distance of 34.26 feet to a point; thence South 86° 14' 30" West along the North line of said Lot 4 for a distance of 112.94 feet to a point in the East line of Quinlan Drive; thence North 01° 04' 38" West along said East line 55.50 feet to the Southwest corner of Lot 3, Block B, in Quinlan's Addition; thence North 86° 14' 30" East along the South line of said Lot 3 for a distance of 112.94 feet to the Southeast corner of said Lot; thence North 01° 04' 51" West along the East line of Lots 3, 2, and 1, Block B in Quinlan's Addition for a distance of 168.11 feet to a point; thence South 86° 14' 30" West along the North line of said Lot 1 for a distance of 107.38 feet to a point on the East line of Quinlan Drive; thence North 03° 44' 26" West along said East line 532.23 feet to the point of beginning.

Said lands contains 685,651 square feet or 15.7404 acres.

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Preliminary

Village of Pewaukee Tax Increment District No. 3 Cash Flow Proforma Analysis



Assumptions	
Annual Inflation During Life of TID	0.00%
2020 Gross Tax Rate (per \$1,000 Equalized Value)	\$16.19
Annual Adjustment to tax rate	0.00%
Investment rate	0.25%
Data Above dashed line are actual	

Year	Background Data				Revenues			Expenditures							TID Status		
	(a) TIF District Valuation January 1 Base Value \$0	(b) Construction Increment (1)	(c) TIF Increment Over Base	(d) Tax Rate	(e) Tax Revenue	(f) Investment Proceeds	(g) Total Revenues	(h) Interest (7/1) TIC 1.2%	(i) Principal (3/1)	(j) Interest (3/1 & 9/1) TIC 2.05%	(k) Debt Service	(l) Additional TID Capital Expenditures	(m) Administrative Expenditures	(n) Combined Expenditures	(o) Annual Balance	(p) Year End Cumulative Balance (December 31)	(q) Cost Recovery
2021	\$0	\$7,896,667	\$7,896,667	\$16.19	\$0	\$0	\$0	\$26,003	\$75,000	\$49,754	\$124,754	\$0	\$5,742	\$124,754	\$0	\$0	\$0
2022	\$2,896,667	\$7,896,666	\$15,793,334	\$16.19	\$127,867	\$0	\$127,867		\$95,000	\$34,676	\$129,676	\$100,000	\$5,742	\$235,359	\$3,114	\$3,114	\$20,388
2023	\$15,793,334	\$23,690,000	\$23,690,000	\$16.19	\$255,734	\$0	\$255,734		\$95,000	\$34,070	\$129,070	\$100,000	\$5,742	\$234,812	\$148,848	\$172,345	\$148,848
2024	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$59	\$383,660		\$95,000	\$32,453	\$127,453	\$100,000	\$5,742	\$229,195	\$149,837	\$321,182	\$149,837
2025	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$431	\$384,032		\$100,000	\$32,695	\$132,695	\$100,000	\$5,742	\$238,437	\$156,969	\$468,151	\$156,969
2026	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$805	\$384,406		\$100,000	\$31,795	\$131,795	\$100,000	\$5,742	\$222,537	\$162,234	\$630,385	\$162,234
2027	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$1,170	\$384,772		\$100,000	\$30,670	\$130,670	\$100,000	\$5,742	\$216,412	\$162,765	\$879,150	\$162,765
2028	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$2,198	\$385,799		\$100,000	\$29,310	\$129,310	\$100,000	\$5,742	\$210,562	\$250,737	\$1,129,887	\$250,737
2029	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$2,825	\$386,426		\$100,000	\$27,833	\$132,833	\$100,000	\$5,742	\$204,975	\$247,851	\$1,377,738	\$247,851
2030	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$3,444	\$387,046		\$100,000	\$26,205	\$131,205	\$100,000	\$5,742	\$199,347	\$250,098	\$1,627,836	\$250,098
2031	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$4,070	\$387,671		\$100,000	\$24,973	\$129,473	\$100,000	\$5,742	\$193,719	\$249,456	\$1,880,292	\$249,456
2032	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$4,700	\$388,301		\$100,000	\$23,590	\$127,590	\$100,000	\$5,742	\$188,091	\$248,650	\$2,132,942	\$248,650
2033	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$5,326	\$388,927		\$100,000	\$22,160	\$125,160	\$100,000	\$5,742	\$182,463	\$247,849	\$2,385,791	\$247,849
2034	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$5,957	\$389,558		\$100,000	\$20,670	\$122,670	\$100,000	\$5,742	\$176,835	\$247,048	\$2,638,840	\$247,048
2035	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$6,583	\$390,185		\$100,000	\$19,100	\$120,100	\$100,000	\$5,742	\$171,207	\$246,247	\$2,891,990	\$246,247
2036	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$7,212	\$390,818		\$100,000	\$17,450	\$117,450	\$100,000	\$5,742	\$165,579	\$245,446	\$3,145,140	\$245,446
2037	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$7,858	\$391,460		\$100,000	\$15,785	\$114,785	\$100,000	\$5,742	\$160,000	\$244,645	\$3,398,290	\$244,645
2038	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$8,495	\$392,097		\$100,000	\$14,000	\$111,500	\$100,000	\$5,742	\$154,427	\$243,844	\$3,651,440	\$243,844
2039	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$9,129	\$392,730		\$100,000	\$12,100	\$107,800	\$100,000	\$5,742	\$148,819	\$243,043	\$3,904,590	\$243,043
2040	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$9,771	\$393,373		\$100,000	\$10,000	\$103,885	\$100,000	\$5,742	\$143,211	\$242,242	\$4,157,740	\$242,242
2041	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$10,411	\$394,012		\$100,000	\$8,000	\$100,000	\$100,000	\$5,742	\$137,603	\$241,441	\$4,410,890	\$241,441
2042	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$11,042	\$394,655		\$100,000	\$6,000	\$96,000	\$100,000	\$5,742	\$131,995	\$240,640	\$4,664,040	\$240,640
2043	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$11,673	\$395,298		\$100,000	\$4,000	\$92,000	\$100,000	\$5,742	\$126,387	\$239,839	\$4,917,190	\$239,839
2044	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$12,304	\$395,941		\$100,000	\$2,000	\$88,000	\$100,000	\$5,742	\$120,779	\$239,038	\$5,170,340	\$239,038
2045	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$12,935	\$396,584		\$100,000	\$0	\$84,000	\$100,000	\$5,742	\$115,171	\$238,237	\$5,423,490	\$238,237
2046	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$13,566	\$397,227		\$100,000	\$0	\$80,000	\$100,000	\$5,742	\$109,563	\$237,436	\$5,676,640	\$237,436
2047	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$14,197	\$397,870		\$100,000	\$0	\$76,000	\$100,000	\$5,742	\$103,955	\$237,035	\$5,929,790	\$237,035
2048	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$14,828	\$398,513		\$100,000	\$0	\$72,000	\$100,000	\$5,742	\$98,347	\$236,634	\$6,182,940	\$236,634
2049	\$23,690,000	\$23,690,000	\$23,690,000	\$16.19	\$383,601	\$15,459	\$399,156		\$100,000	\$0	\$68,000	\$100,000	\$5,742	\$92,739	\$236,233	\$6,436,090	\$236,233
					\$9,923,631	\$1,749,922	\$10,148,603		\$2,180,000	\$471,442	\$3,611,442	\$485,000	\$143,558	\$3,240,000			

Assumes Main Principal and Interest
reimbursement until TID Bonds
on 4/2/2022.

The Taxable bonds could be issued
as early as September 2021 or as
late as June 2022.

Type of TID: Single Elimination
2021 TID Inception
2023 Final year to incur TIF Related Costs
2048 Maximum Legal Life of TID (27 Years)
2049 Final Tax Collection Year

(1) Per Village projections.

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The Materials do not include any proposals, recommendations or suggestions that you take or refrain from taking any action with regard to an issuance of municipal securities and are not intended to be and should not be construed as "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934 or Rule 15Ba1-1 thereunder. The Materials are intended to provide information of a factual, objective or educational nature, as well as general information about Baird (including its Public Finance unit) and its experience, qualifications and capabilities.

Any information or estimates contained in the Materials are based on publicly available data, including information about recent transactions believed to be comparable, and Baird's experience, and are subject to change without notice. Baird has not independently verified the accuracy of such data. Interested parties are advised to contact Baird for more information.

If you have any questions or concerns about the above disclosures, please contact Baird Public Finance.

IRS Circular 230 Disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that the Materials do not constitute tax advice and shall not be used for the purpose of (i) avoiding tax penalties or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: February 11, 2021

General Information:

Agenda Item: **6.b.**

Applicant:

Waleed Adoud, d/b/a AMW Transport LLC

Status of Applicant:

Applicant w/ written consent of underlying property owner Babi LB Venture LLC and Jelco WI Inc (in c/o Matthew Quest)

Requested Action:

Conditional Use Grant Amendment approval to increase the permitted size of vehicles for a portion of the 80 van fleet currently approved to operate in/out of the AMW Transport site.

Existing Zoning:

B-5 Light Industrial District

Surrounding Zoning/Land Use:

North: B-5 Light Industrial District
South: Pewaukee River/Residential
East: B-5 Light Industrial District
West: Residential

Existing Master Plan Classification:

Industrial – Business Park

Location:

462 Hickory Street

Discussion:

The applicant would like to replace 15 of his permitted 10,000 lb maximum gross vehicle weight rating (GVWR) vans with 15,000 lb GVWR step-vans.

Gross Vehicle Weight Rating represents the maximum amount of weight that your vehicle can handle safely – it includes the curb weight of the vehicle itself + the payload. [Link: Gross Vehicle Weight Rating - Descriptions w/ images .](#) This GVWR figure was used in the original CUG as a means of ensuring that the site design, including for instance, spatial parking capacity for up to 80 vans and width of drives/access being sufficient to handle the turning movements,..., was clearly adequate to support the proposed use.

The maximum total number of vans/step-vans permitted to operate in/out of the site is not proposed to change.

The applicant describes the step-vans to be:

18'(L) x 93.5"(W) x 85"(H) Body

Weight - 15K pounds

It would appear that the proposed 15,000 GVWR step-vans can fit into the same stall space as the 10,000 lb GVWR vans and can make all the turning movements necessary within the confines of the existing site plan configuration.

Recommendation:

If the Commission is inclined toward approval of this request as submitted and further described above, the Planner would recommend that the Commission consider the following conditions for attachment thereto:

- 1) Provision in the Conditional Use Grant document that any substantiated adverse impacts upon the surrounding neighbors or the Village as a whole which arise as a result of this use shall be the responsibility of the owner to correct timely upon notice from the Village and the owner acknowledges that failure to do so may result in action toward modification and/or termination of the Conditional Use approval.







**Conditional Use Grant
Application Form**

Address/Parcel No. of Property Involved: 462 Hickory St Pewaukee, WI

Zoning of Property: _____

Current Owner of Property: Matthew Quest

Applicant – Name: Waleed Edoud

Address: N63W23347 Apt107 Sussex, WI 53089

Phone: 7704808131

Fax: _____

Email: amwtransportbros@gmail.com

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

A.M.W Transport is requesting approval from the Village of Pewaukee to allow us to operate 15 Step Vans out of our location. Currently, they are parked at Amazon. However, its becoming increasingly hard to keep up with the daily duties of operating out of 2 different locations. We cannot identify who is damaging the vans and who is not cleaning the vans.

The Vans weigh approximately 15K pounds and we currently cannot put them in our lot because it must be less than 10K pounds. All help is appreciated.

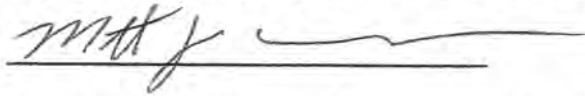
Please note - The Step Vans make less noise and do not have the loud backing us noise. They are however bigger.

Provide detailed information with your application that addresses the following:

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

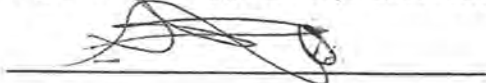
2. It is the responsibility of the applicant/owner to ensure that the proposed project meets the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted Land Use Plan.

Signature of Property Owner as listed on this Application:

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

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

Signature of Applicant (if different than Owner):

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

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

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



LAND INFORMATION SYSTEMS DIVISION

AMW Site 462 Hickory Street



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0 129.85 Feet

Notes: B-5 Light Industrial District
Zoning

Printed: 2/3/2021



STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: February 11, 2021

General Information:

Agenda Item: **6.c.**

Applicant:

Waleed Adoud, d/b/a AMW Transport LLC

Status of Applicant:

Applicant w/ written consent of underlying property owner Babi LB Venture LLC and Jelco WI Inc (in c/o Matthew Quest)

Requested Action:

Planning Commission review and possible action to modify, extend, terminate or make permanent, the Temporary Conditional Use Grant Amendment changes approved by the Planning Commission on 10/13/20 as to the specific permitted hours and pattern of use/operation.

Existing Zoning:

B-5 Light Industrial District

Surrounding Zoning/Land Use:

North: B-5 Light Industrial District
South: Pewaukee River/Residential
East: B-5 Light Industrial District
West: Residential

Existing Master Plan Classification:

Industrial – Business Park

Location:

462 Hickory Street

Discussion:

In the original Conditional Use Grant approval for this AMW Transport use (on February 13, 2020), the hours of operation for van traffic in/out of the site were set at 8 a.m. through 8 p.m. daily.

On October 13, 2020 a Temporary Conditional Use Grant Amendment was approved which modified the permitted hours for van operation to:

Permitted hours of van operation, ingress and egress to/from the site are limited to 6:00 a.m. through 8 p.m. daily and only in the following manner:

- **Wave 1 Daily**

- Drivers arrive at 6:00 a.m. at Hickory Street;
- 6:15 a.m. to 6:30 a.m. 25-30 vans depart from Hickory Street staggered in groups not to exceed 10-15 vans exiting at any one time.

- **Wave 2 Daily**

- Drivers arrive between 6:15 a.m. to 6:30 a.m. at Hickory Street;
- 6:30 a.m. to 6:45 a.m. 25-30 vans depart from Hickory Street staggered in groups not to exceed 10-15 vans exiting at any one time.

- **Wave 3 Daily**

- Drivers arrive at 11:45 a.m. at Hickory Street;

- 12 p.m. 10-20 vans depart from Hickory Street staggered in groups not to exceed 10-15 vans exiting at any one time.

It was further provided that:

- The business operator represents that every effort will be made by AMW to attempt to have 50% of drivers arrive from the west in the morning for Waves 1 & 2.
- The business operator represents that each of the smaller (i.e. 10-15 vans) van groups, when leaving out in the morning, will proceed directly (and separately from any other van groups) from the Hickory Street site to the Capitol Drive intersection where both left turn lanes (the lanes to turn from east bound Capitol Dr. onto northbound Hwy.164) will be fully utilized.
- The business operator represents that vans will be parked at the site so that headlights face the east which is the opposite direction of the residential area.
- The business operator represents that AMW drivers are monitored by software and are incentivized to drive safely.
- No van departures shall be permitted from this site before 6:00 a.m. daily.
- The business operator represents that seventy eight percent (i.e. approximately 62 of the 80) drivers will typically be done with their shifts by 3:30 p.m. daily.
- This Temporary Conditional Use Grant Amendment will expire on and shall be reviewed by the Village Planning Commission at their meeting of February 11, 2021 in order to review the experiences of October, 2020 - January, 2021. At that time, the Planning Commission may determine to make the terms of this Temporary CUG Amendment a permanent part of the underlying/original CUG for AMW Transport, LLC and Babi LB Venture, LLC in c/o Matthew Quest, to modify and make the terms of this Temporary CUG Amendment a permanent part of the underlying/original CUG for AMW Transport, LLC and Babi LB Venture, LLC in c/o Matthew Quest, or to simply allow this Temporary CUG Amendment to expire at that time.

Consistent with this last condition (directly above) of the October 13, 2020 approval, this matter is now before the Commission to determine whether to make these changes a permanent amendment to the original CUP, or to modify and make permanent, or to terminate the temporary approval.

The Village Staff has no record of complaints arising as to hours, quantity of vans,... since the October 13, 2020 temporary approval.

Recommendation:

If the Commission is inclined toward approval of this request as submitted and further described above, the Planner would recommend that the Commission consider the following conditions for attachment thereto:

- 1) Provision in the Conditional Use Grant Amendment document that any substantiated adverse impacts upon the surrounding neighbors or the Village as a whole which arise as a result of this use shall be the responsibility of the owner to correct timely upon notice from the Village and the owner acknowledges that failure to do so may result in action toward modification and/or termination of the Conditional Use approval.

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: February 11, 2021

General Information:

Agenda Item: 6.d.

Applicant:

Village initiated

Requested Action:

Review, discussion and possible recommendation to the Village Board to amend the **Land Use Plan**

Current Zoning:

IPS Institutional and Public Service District and R-5 Single-Family Residential District

Current Master Plan Classification:

Single-Family Residential

Requested Master Plan Classification:

Institutional

Surrounding Zoning/Land Use:

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

Lot Size:

N/A

Location:

Multiple land areas within the Queen of Apostles Congregation contiguous ownership at and adjacent to 449 W. Wisconsin Avenue

Discussion:

The proposed changes to the Land Use Plan (as depicted in the map attached) will adjust the land use classification boundaries to property align with the planned future residential use of the property and the ongoing institutional uses of the property.

Recommendation:

The Planner supports the changes proposed as the Residential classification is more consistent with the existing surrounding land uses in the area and the Institutional classification is being done to reflect the actual current use of the two areas fronting along W. Wisconsin Avenue.

Application is due 3 weeks prior to the Meeting Date.



**Village of Pewaukee – Planning Commission
Miscellaneous Approval Application Form – Return Completed Form along
with 11 copies of all materials to be reviewed.**

Address/Parcel No. of Property Involved: 449 W. Wisconsin Avenue

Zoning of Property: IPS

Current Owner of Property: Queen of Apostles Congreg

Applicant – Name: Village of Pewaukee
Address: 235 Hickory Street, Pewaukee, WI 53072
Phone: 262-691-5660
Fax: 262-691-5664

Type of Request: Check All That Apply

Sign Plan Approval:

Prelim. Plat Approval:

Final Plat Approval:

Developer's Agreement:

Certified Survey Map:

Other (Describe Below):

Land Use Plan Amendment

Signature of Property Owner as listed on this Application:

Charles J. Hanel

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 Application as it pertains to 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.

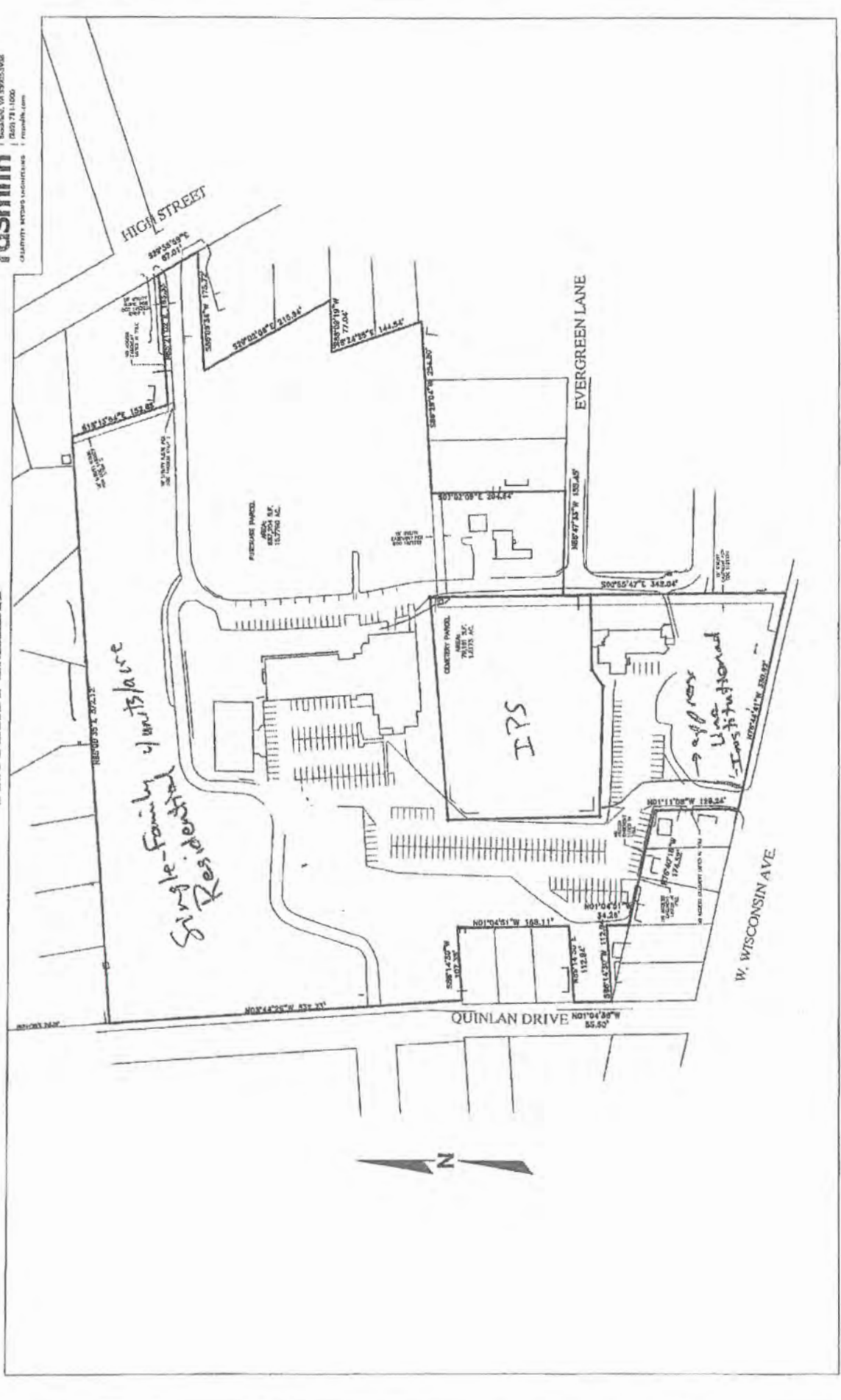
Signature of Applicant (if different than Owner):

John Schwab

Land Use Plan Amendment

PROPERTY EXHIBIT

raSmith
 10743 W. Bluewood Road
 Bethesda, VA 22825-3706
 (502) 781-1000
 QUALITY SURVEYING SOLUTIONS 



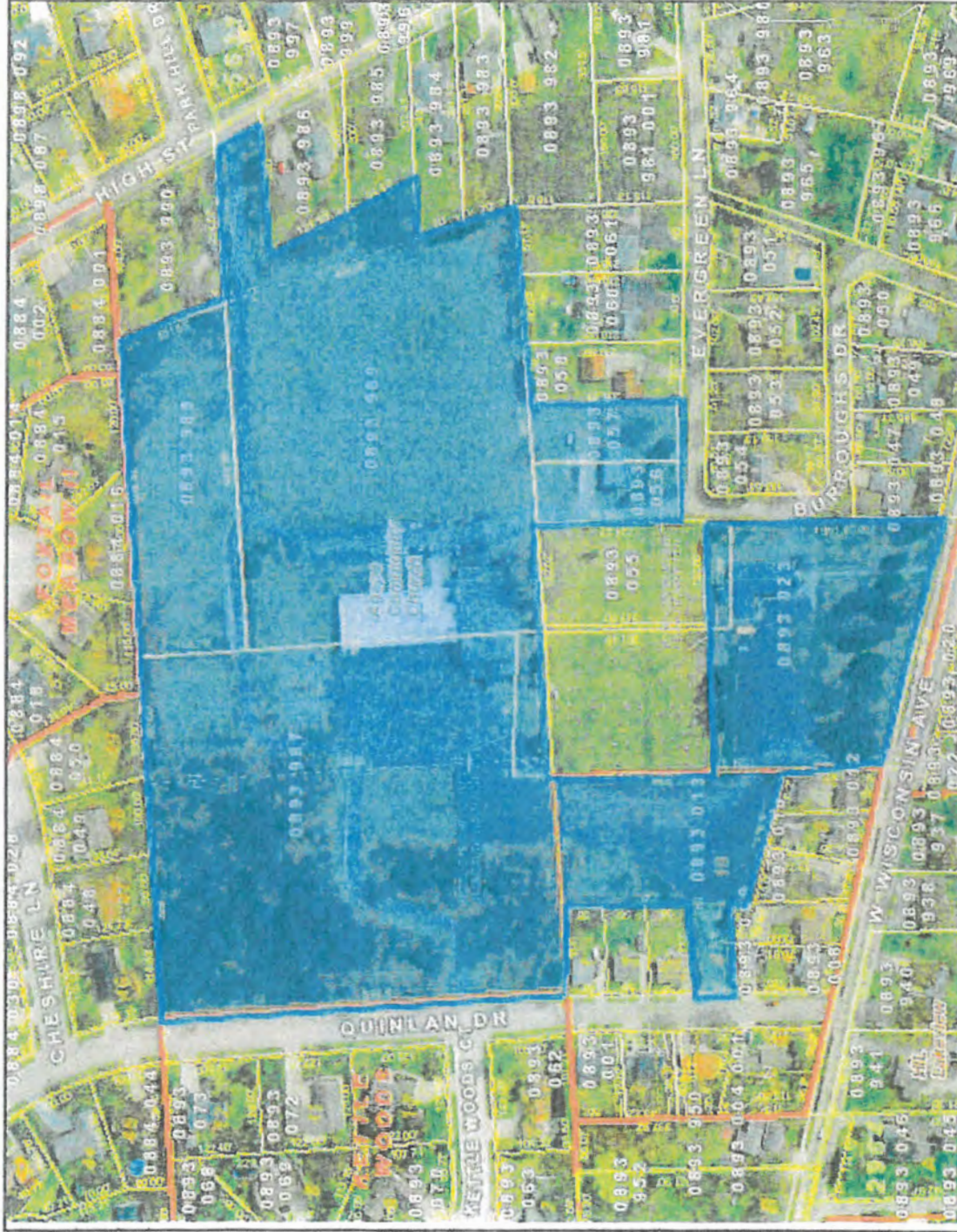
Rezoning/Land Use Plan Parcel List

Tax Key	Street Address	Total Acres	Use
PWV 0893987	449 W. Wisconsin Avenue	5.4662	former school/parking lot/vacant land
PWV 0893988	449 W. Wisconsin Avenue	1.4335	driveway/vacant land
PWV 0893989	449 W. Wisconsin Avenue	5.0698	former school/parking lot/vacant land
PWV 0893013	449 W. Wisconsin Avenue	1.2447	parking lot/vacant land
PWV 0893923	449 W. Wisconsin Avenue	1.79	former church/parking lot/driveway
PWV 0893056	449 W. Wisconsin Avenue	0.3427	former rectory-vacant building
PWV 0893057	449 W. Wisconsin Avenue	0.3498	former rectory-vacant building
	Estimated Total Acreage	<u>15.6967</u>	



LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map

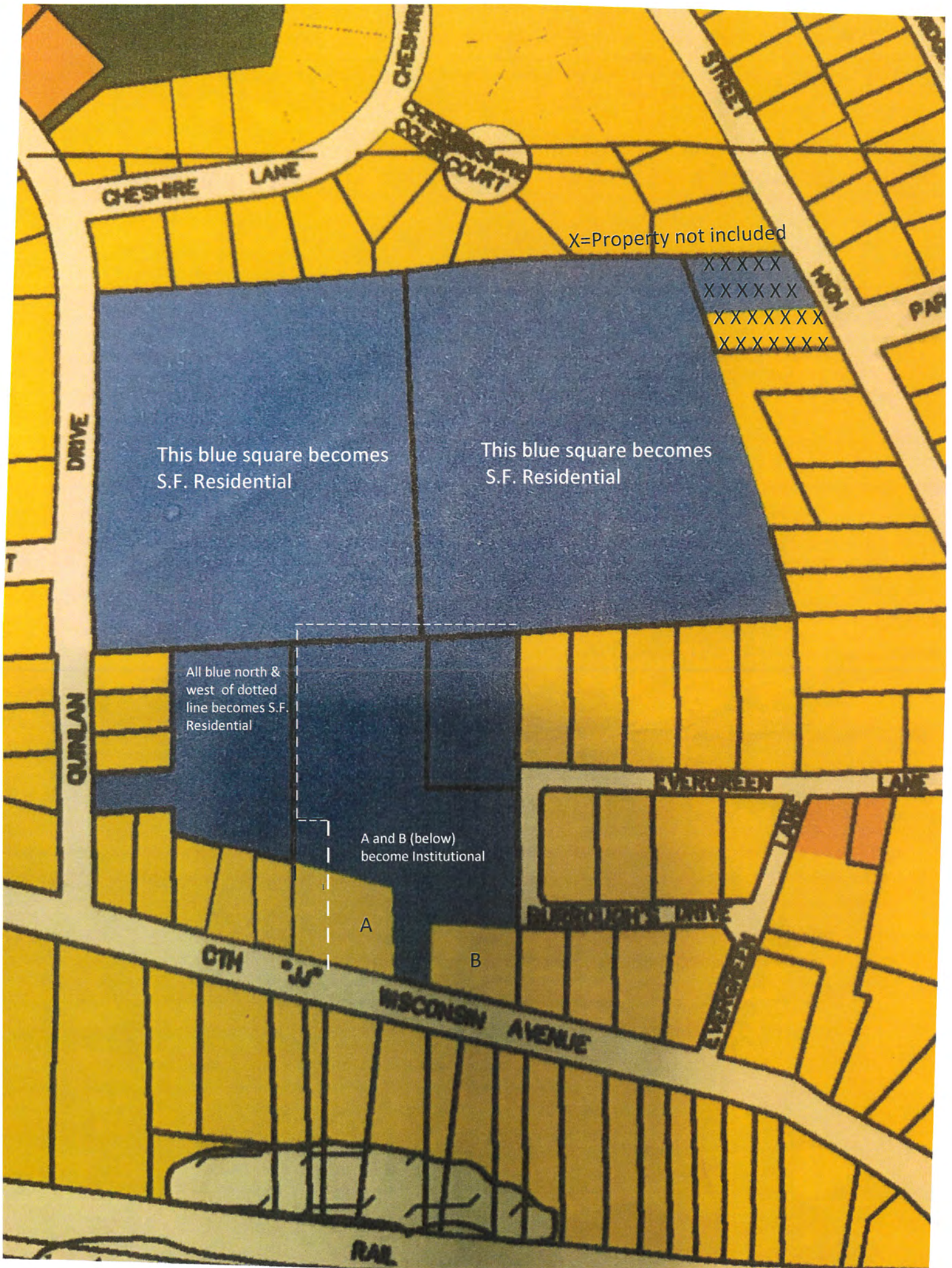


- Legend**
- Municipal Boundary_2K
 - FacilitySites_2K_Labels
 - Lots_2K
 - Lot
 - Outlot
 - Unit
 - SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
 - Cartoline_2K
 - <-all other values>
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - Road Centerlines_2K
 - Railroad_2K
 - TaxParcel_2K
 - Waterbodies_2K_Labels
 - Waterlines_2K_Labels

Notes:

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X=Property not included

XXXXXX
XXXXXX
XXXXXXXX
XXXXXXXX

This blue square becomes
S.F. Residential

This blue square becomes
S.F. Residential

All blue north &
west of dotted
line becomes S.F.
Residential

A and B (below)
become Institutional

A

B

CHESHIRE LANE

CHESHIRE COURT

CHESHIRE STREET

QUINLAN DRIVE

QUINLAN DRIVE

EVERGREEN LANE

EVERGREEN LANE

CTH "J"

WISCONSIN AVENUE

RAIL

HIGH

PARK

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: February 11, 2021

General Information:

Agenda Item: **6.e.**

Applicant:

Village initiated

Requested Action:

Review, discussion and possible recommendation to the Village Board to Rezone the area intended for future residential redevelopment.

Current Zoning:

IPS Institutional and Public Service District and R-5 Single-Family Residential District

Current Master Plan Classification:

Single-Family Residential

Requested Master Plan Classification:

Institutional

Surrounding Zoning/Land Use:

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

Lot Size:

N/A

Location:

Multiple land areas within the Queen of Apostles Congregation contiguous ownership at and adjacent to 449 W. Wisconsin Avenue

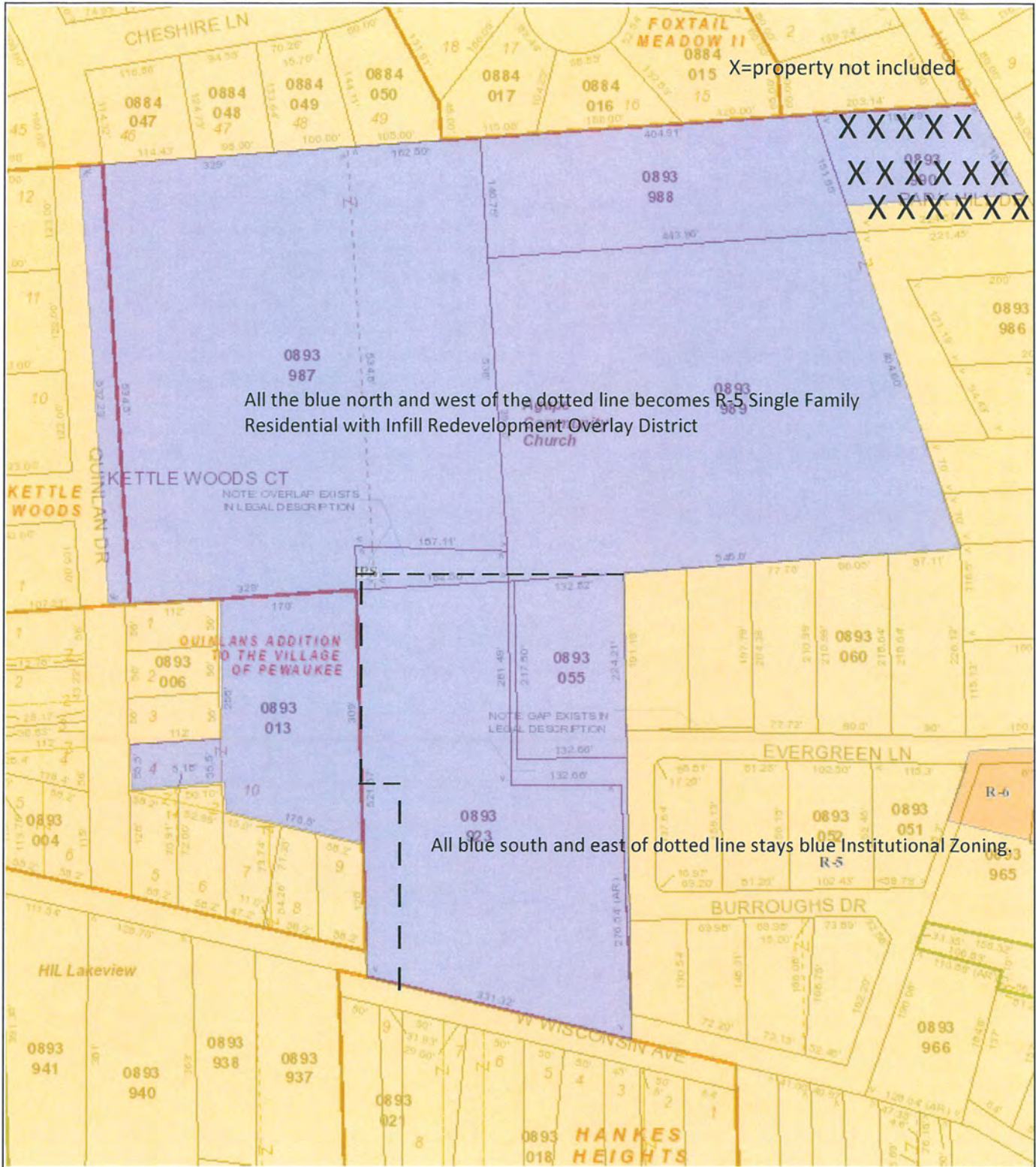
Discussion:

The proposed changes to the Zoning (as depicted in the map attached) will allow for the planned future residential use of the property and the ongoing institutional uses of the property.

Recommendation:

The Planner supports the changes proposed as the Residential zoning is more consistent with the existing surrounding land uses in the area and a portion of the Institutional zoning is left in place to reflect actual current and anticipated ongoing use of that portion of the property. It is recommended that the following conditions be made a part of any favorable recommendation the Planning Commission might make:

- 1) That the Land Use Plan first be amended to reflect the proper underlying classifications necessary to ensure that this proposed zoning change is consistent with the Land Use Plan.



Village of Pewaukee



Village of Pewaukee
 235 Hickory Street
 Pewaukee, WI 53072
 262-691-5660

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The Village of Pewaukee does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 167'

Print Date: 1/18/2021

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: February 11, 2021

General Information:

Agenda Item: **6.f.**

Applicant/Status:

Rising Health Chiropractic Wellness
in c/o Dr. James Hauke, w/ written
consent of underlying property
owner.

Property owner:

Lake Country Plaza LLC

Requested Action:

Sign Code waiver approval for a 38
sq.ft. tenant identification wall sign
where the Code provides for 30 sq.ft.
maximum.

Current Zoning:

B-1 Community Business

Current Master Plan Classification:

Community Commercial

Surrounding Zoning/Land Use:

North: Hwy. 16

South: B-1 Community Business

East: B-1 Community Business

West: B-1 Community Business

Project Area:

~2.44 acres

Property Location:

617 Ryan Street-Unit #240

Discussion:

The applicant represents that the façade of this multi-tenant building is difficult to view from any public streets, and even from the shared private drive/parking area onsite and the neighboring shopping center site (see map attached) making a 30 sq.ft. sign insufficient for his business identification needs.

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

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

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

Purpose. The purpose of this chapter shall be to:

(1) Regulate the size, type, construction standards, maintenance and placement of signs situated within the boundaries of the Village of Pewaukee, Wisconsin.

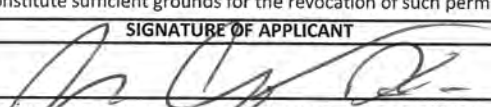
- (2) Promote the public health, safety, welfare and comfort of the general public by:
- a. Reducing distractions and obstructions from signs which would adversely effect traffic safety and alleviate hazards caused by signs projecting over or encroaching upon the public right-of-way;
 - b. Discouraging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

Recommendation:

If the Planning Commission is inclined toward an approval in this case, the Planner recommends the following conditions be considered for attachment thereto:

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

JAN 21 2021

235 Hickory Street, Pewaukee Phone: (262) 691-5660 Fax: (262) 691-5664		SIGN PERMIT APPLICATION Village of Pewaukee		Permit#
Sign Location Address: <u>617 Ryan St, Unit 240, Pewaukee, WI</u>			Parcel#	
Owner Name:	Email Address:	Telephone#		
<u>John Gates</u>	<u>Gatesfads@aol.com</u>	<u>262-440-8013</u>		
Mailing Address:			Cell#	
<u>615 Ryan St, Suite 100, Pewaukee, WI 53072</u>			—	
Tenant Name:	Email Address:	Telephone#		
<u>Rising Health Chiropractic Wellness</u>	<u>Dr. James Hauke Jameshauke.dc@yahoo.com</u>	<u>262-695-9698</u>		
Mailing Address:			Cell#	
<u>601 Ryan St Unit F, Pewaukee, WI 53072</u>			—	
Sign Company Name:	Email Address:	Telephone#		
<u>Signarama Pewaukee</u>	<u>Ken@signarama-pewaukee.com</u>	<u>262-691-9994</u>		
Mailing Address:			Cell#	
<u>W237N2889 Woodgate Rd., Unit B, Pewaukee, WI 53072</u>			<u>262-422-5881</u>	
TYPE OF SIGN				
<input type="checkbox"/> Freestanding Ground <input type="checkbox"/> Projecting <input checked="" type="checkbox"/> Wall <input type="checkbox"/> Awning or Canopy <input type="checkbox"/> Marquee <input type="checkbox"/> Other _____				
Illuminated / Non-Illuminate		Brief Description of Sign: <u>Channel Letters of Logo</u>		Temporary: - <u>NO</u>
DISTANCE FROM SIGN TO LOT LINES: <u>200</u> FRONT <u>80</u> REAR <u>260</u> RIGHT <u>125</u> LEFT				
If repairs or replacement contemplated, is the current sign, etc., non-conforming? <input type="radio"/> YES <input checked="" type="radio"/> NO				
NAME OF SURETY BOND OR INSURANCE COMPANY ON CERTIFICATE OF ISSUANCE (attach bond or certificate with hold harmless clause to the Village on this application)				
DATE SIGN TO BE ERECTED	SIGN SQUARE FOOTAGE	SIGN HEIGHT (above grade)	ESTIMATED COST	
<u>ASAP</u>	<u>38.22</u>	<u>Approx. 15ft</u>	<u>\$4125.00</u>	
<p>Application is hereby made for a permit to erect / alter a sign as described herein or shown in accompanying plans or specifications where sign is to be located as shown on the accompanying plan. The information which follows and the accompanying plan and specifications with the representations contained herein are made part of this application in reliance upon which the building inspector is requested to issue a building permit.</p> <p>It is understood and agreed by this applicant that any error, misstatement or misrepresentation of material fact, either with or without intention on the part of this application such as would operate to cause a refusal of this application or any material alteration or changed in the accompanying plans, specifications or structure made subsequent to the issuance of a permit in accordance without the written approval of the building inspector shall constitute sufficient grounds for the revocation of such permit.</p>				
SIGNATURE OF APPLICANT		PRINTED NAME OF APPLICANT		DATE
		<u>James Hauke</u>		<u>1-21-2021</u>
PLEASE SUBMIT THE FOLLOWING DOCUMENTS WITH THIS APPLICATION:				
<input type="checkbox"/> SITE SURVEY (must detail location and setbacks to lot lines) <input type="checkbox"/> COLOR RENDERING <input type="checkbox"/> SURETY BOND OR INSURANCE COMPANY ON CERTIFICATE OF ISSUANCE <input type="checkbox"/> (IF APPLICANT IS A TENANT) NOTARIZED DOCUMENT FROM PROPERTY OWNER AUTHORIZING PROPOSED USE OF PROPERTY				
APPROVAL CONDITIONS This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. <input type="checkbox"/> See attached for conditions of approval. Building & Electrical Permits may be applied for through the Building Services Department located at the Pewaukee City Hall, W240N3065 Pewaukee Road.				
OFFICE USE ONLY		DATE RECEIVED:	STAFF INITIALS:	
(AREA x \$2.50/sq ft) \$ _____ + \$50.00 (BASE FEE) = \$ _____		DATE PAID _____	RECEIPT# _____	
FAILURE TO OBTAIN PERMIT WILL RESULT IN THE TOTAL FEES DOUBLING TEMPORARY SIGN EXPIRATION DATE: _____				
PERMIT APPROVED/DENIED BY: _____			DATE: _____	

Location Owner:



Application is due 3 weeks prior to the Meeting Date.



**Village of Pewaukee – Planning Commission
Miscellaneous Approval Application Form – Return Completed Form along
with 11 copies of all materials to be reviewed.**

Address/Parcel No. of Property Involved: 617 Ryan Street #240

Zoning of Property: _____

Current Owner of Property: John Gates

Applicant – Name: James Hauke

Address: 601 Ryan Street Unit F, Pewaukee 53072

Phone: 262-695-9198

Fax: _____

Type of Request: Check All That Apply

Sign Plan Approval:

Prelim. Plat Approval:

Final Plat Approval:

Developer's Agreement:

Certified Survey Map:

Other (Describe Below):

Signature of Property Owner as listed on this Application:

[Handwritten Signature]

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 Application as it pertains to 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):

[Handwritten Signature]

CUSTOMER INFO:

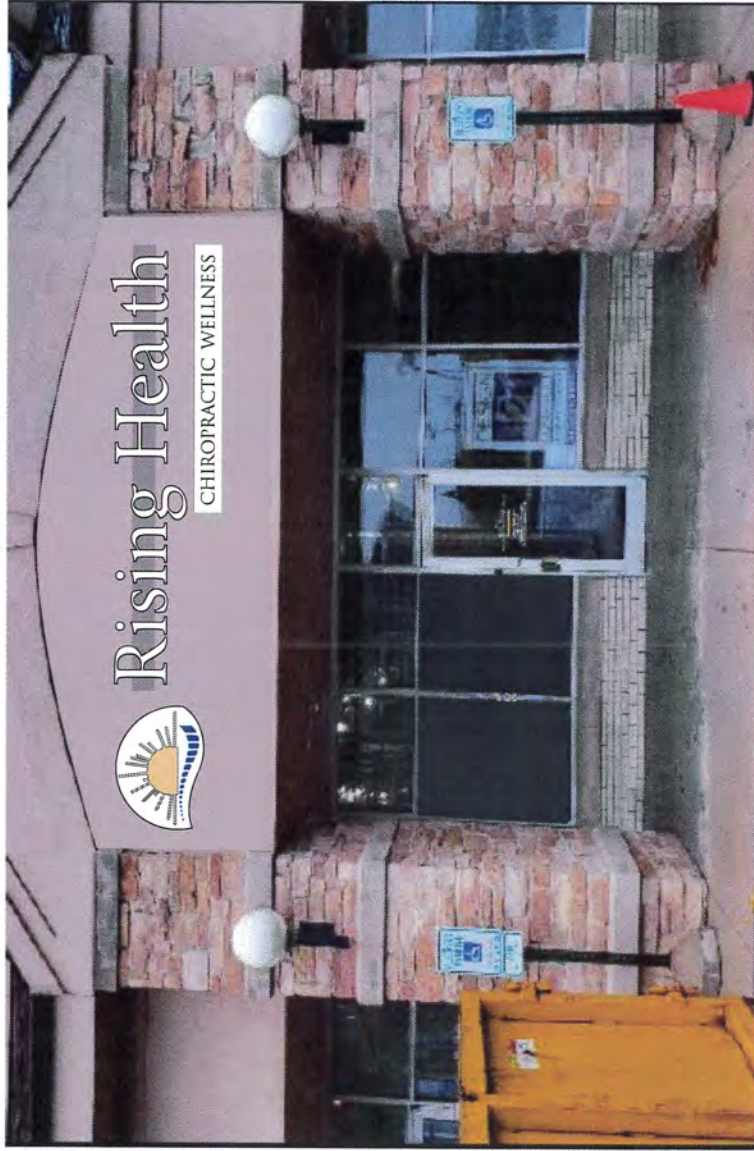
COMPANY NAME/CONTACT:

ADDRESS:

PHONE#:

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PLEASE CHECK ALL SPELLING, PUNCTUATION, FONTS, CAPITALIZATION PHONE NUMBER, WEBSITE, COLOR & SIZE REQUIREMENTS.



Rising Health Chiropractic Wellness

*Elevation

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50% DEPOSIT DUE AT TIME OF ORDER (full amount if under \$100) balance due upon time of completion.
I HAVE READ AND AGREE TO ALL TERMS. INITIAL _____



**W237 N2889 Woodgate Rd, Unit B
Pewaukee, WI 53072
P: 262-691-9994 | F: 262-691-9995
www.signarama-pewaukee.com • info@signarama-pewaukee.com**

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED & APPROVE THIS PROJECT TO BEGIN:
CUSTOMER APPROVAL SIGNATURE: _____ DATE: _____

PRINT: _____ DATE: _____

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170.4" x 32.3"

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PRINT: _____

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COMPANY NAME/CONTACT:

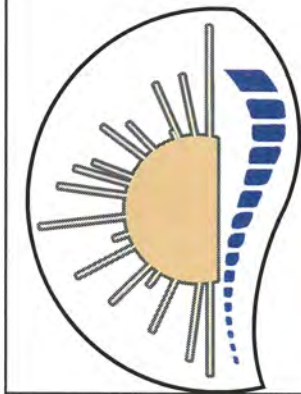
ADDRESS:

PHONE#:

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PHONE NUMBER, WEBSITE, COLOR & SIZE REQUIREMENTS.**

170.4" x 32.3"



Rising Health

CHIROPRACTIC WELLNESS

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PRINT: _____

DATE: _____

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Rising Health Chiropractic Wellness

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50% DEPOSIT DUE AT TIME OF ORDER (full amount if under \$100), balance due upon time of completion.
I HAVE READ AND AGREE TO ALL TERMS. INITIAL: _____



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CUSTOMER APPROVAL SIGNATURE: _____ DATE: _____

PRINT: _____ DATE: _____

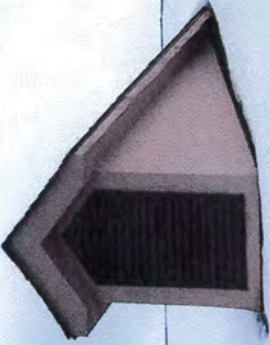
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Proposed sign slightly smaller than existing tenant.

Animal Clinic



Proposed Sign slightly
smaller than existing
tenant.



**OSTRAND**
FAMILY DENTISTRY





LAND INFORMATION SYSTEMS DIVISION

Rising Health Sign Waiver Location



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0 129.85 Feet

Notes: B-1 Community Business
District Zoning

Printed: 2/3/2021



STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: February 11, 2021

General Information:

Agenda Item: **6.g.**

Applicant/Property Owner:

Martin P. Heise Trust, in c/o Robert and Mike Heise

Requested Action:

Consultative feedback on prospective redevelopment concepts.

Existing Zoning:

B-2 Downtown Business District

Surrounding Zoning/Land Use:

North: B-2 Downtown Business District
South: B-2 Downtown Business District
East: B-2 Downtown Business District
West: B-2 Downtown Business District

Existing Master Plan Classification:

Community Commercial

Location:

101 W. Wisconsin Avenue

Lot Size:

.24 +/- acres

Discussion:

The applicant requests feedback from the Commission on their prospective concepts for redeveloping this site. The applicant may present some supporting descriptions, drawings, plans, ... at the meeting to better inform the Commission of their ideas.

This site is in located the 'Downtown Village Center' planning area currently being reviewed as to future vision for land use/redevelopment as a part of the Comprehensive Plan-Land Use Chapter update in progress.

Application is due three weeks prior to meeting date.



**Planning Commission Consultation
Application Form**

Address/Parcel No. of Property Involved: 101 W. Wisconsin Ave

Zoning of Property: B-2

Current Owner of Property: Heise Family Trust

Applicant – Name: Robert Heise

Address: 984 Black Walnut Dr. Sugar Grove, IL 60554

Phone: 815-708-5928

Fax: _____

Email: rjheise@gmail.com

Name of Business that Consultation is for: Redevelopment of Corner

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

Signature of Property Owner as listed on this Application:



Application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the 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.

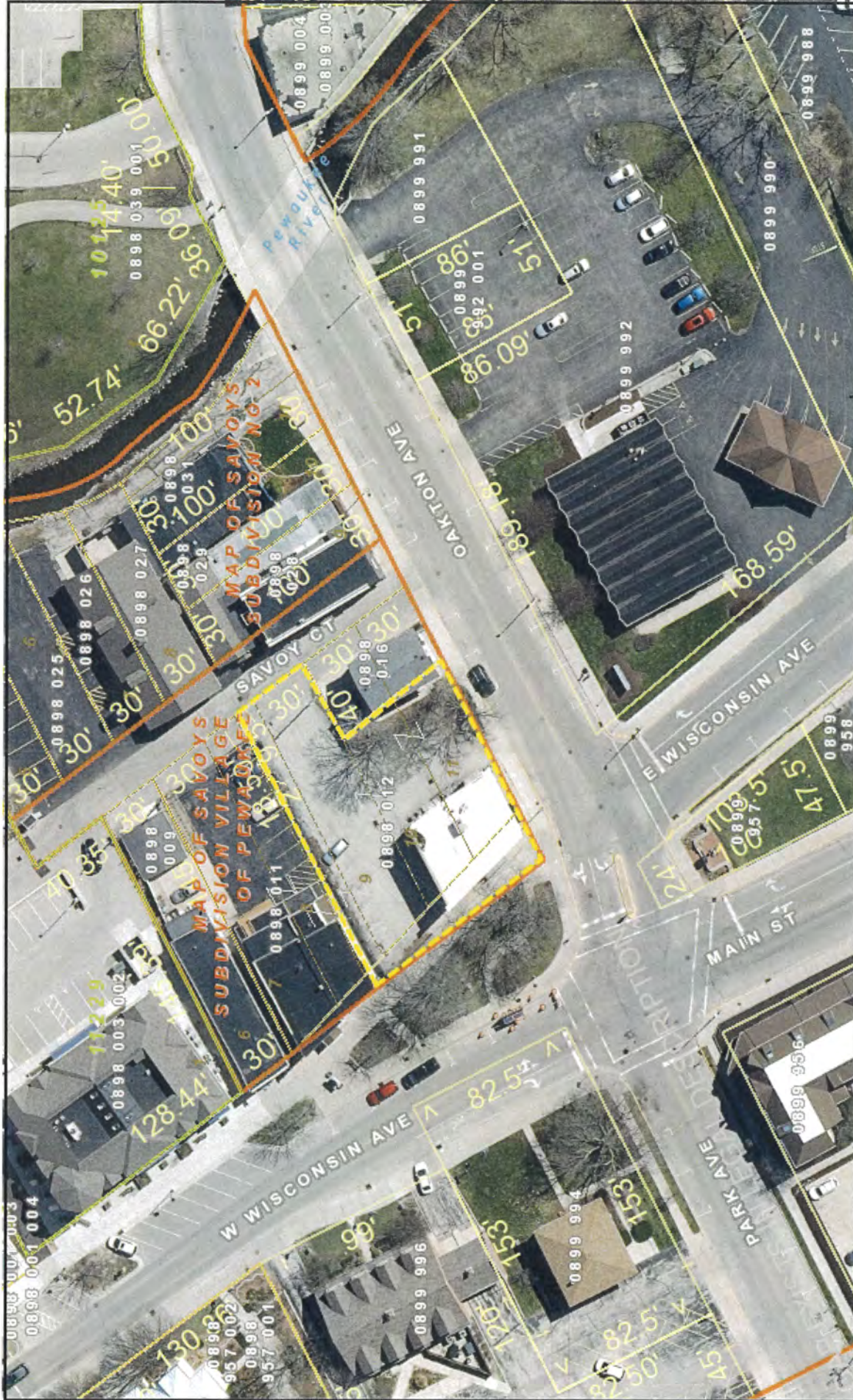
Signature of Applicant (if different than Owner):

**** 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.**

Heise Property 101 W. Wisconsin Avenue

LAND INFORMATION SYSTEMS DIVISION



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0 64.93 Feet

Notes: B-2 Downtown Business District Zoning

Printed: 2/3/2021



STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky
Date Prepared: February 11, 2021

General Information:

Agenda Item: **6.h.**

Applicant/Property Owner:

Anna E. Heise Trust, in c/o Robert and Mike Heise

Requested Action:

Consultative feedback on prospective redevelopment concepts.

Existing Zoning:

B-5 Light Industrial District

Surrounding Zoning/Land Use:

North: Railroad Tracks/B-5 Light Industrial
South: B-5 Light Industrial District
East: B-2 Downtown Business District and
IPS Institutional and Public Service
District
West: B-2 Downtown Business District

Existing Master Plan Classification:

Industrial-Business Park

Location:

430/440 Oakton Avenue

Lot Size:

3.4 +/- acres

Discussion:

The applicant requests feedback from the Commission on their prospective concepts for redeveloping this site. The applicant may present some supporting descriptions, drawings, plans, ... at the meeting to better inform the Commission of their ideas.

This site is in located the 'Trackside (South) at Capitol Drive/Oakton Ave. and Clark St.' planning area currently being reviewed as to future vision for land use/redevelopment as a part of the Comprehensive Plan-Land Use Chapter update in progress.

Application is due three weeks prior to meeting date.



**Planning Commission Consultation
Application Form**

Address/Parcel No. of Property Involved: 430/440 Oakton Ave. 0899 032/917

Zoning of Property: Industrial

Current Owner of Property: Anne E Heise Trust

Applicant – Name: Michael P. Heise

Address: 1105 Hawthorne Place, Pewaukee, 53072

Phone: 414-791-3575

Fax: _____

Email: mheise1056@aol.com

Name of Business that Consultation is for: Redevelopment

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

Signature of Property Owner as listed on this Application:

Mike Heise

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):

**** 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.**

Heise Properties 430/440 Oakton Avenue



0 129.85 Feet

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Notes: B-5 Light Industrial Zoning

Printed: 2/3/2021

