



## PLAN COMMISSION AGENDA

January 11, 2024 – 6:00 pm  
Village Hall  
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: <https://www.youtube.com/live/FYOsgeph5Iw?si=tmMNMkend26RFLDS>

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
2. Public Hearings:
  - a. Conditional Use Grant request of Russell Kramer, d/b/a Redline Power Sports LLC, to locate his motorcycle, ATV, and snowmobile service principal use, plus motorcycle sales accessory use, at tenant space C of the multi-tenant building located at 395 Forest Grove Drive. This 2.5-acre, B-5 Light Industrial zoned property is owned by 1505 LLC.
  - b. Conditional Use Grant request of property owner BABI LB VENTURE LLC, in c/o Matthew Quest, to locate the Pro 2 Pave asphalt and concrete paving contractors' shop, yard, and office use on approximately the east 2.4-acres of the 4.8-acre, B-5 Light Industrial zoned site located at 462 Hickory Street.
3. Citizen Comments: *This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*
4. Approval of the Minutes:
  - a. Regular Plan Commission Meeting – December 14, 2023
5. Old Business. – None.
6. New Business.
  - a. Conditional Use Grant request of Russell Kramer, d/b/a Redline Power Sports LLC, to locate his motorcycle, ATV, and snowmobile service principal use, plus motorcycle sales accessory use, at tenant space C of the multi-tenant building located at 395 Forest Grove Drive. This 2.5-acre, B-5 Light Industrial zoned property is owned by 1505 LLC.
  - b. Conditional Use Grant request of property owner BABI LB VENTURE LLC, in c/o Matthew Quest, to locate the Pro 2 Pave asphalt and concrete paving contractors' shop, yard, and office use on approximately the east 2.4-acres of the 4.8-acre, B-5 Light Industrial zoned site located at 462 Hickory Street.
  - c. Review, discussion and consultative feedback to Staff regarding a draft amendment to Chapter 70 of the Village Code pertaining to Administrative Exceptions for oversized signs.

7. Citizen Comments. – *This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*

8. Adjournment

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

Dated: January 5, 2024

**Plan Commission Meeting  
December 14, 2023 – 6:00 pm  
Village Hall**

**235 Hickory Street, Pewaukee, WI 53072**

[https://www.youtube.com/live/JXwuoUhh7\\_A?si=Uq4xBROjFSVzUYUK](https://www.youtube.com/live/JXwuoUhh7_A?si=Uq4xBROjFSVzUYUK)

**DRAFT-DRAFT-DRAFT-DRAFT-DRAFT-DRAFT**

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

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

Plan Commission members present: Comm. Mark Grabowski; Comm. Theresa Hoff; Trustee Craig Roberts; and President Jeff Knutson.

Excused: Comm. Brian Belt and Comm. Ryan Lange.

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

**2. Public Hearings –**

- a. **Conditional Use Grant request of applicant Lueth Properties LLC in c/o Chris Lueth, to construct a 3-stall garage addition off the west end of the existing multi-tenant business building on this site at an offset to the lot line less than required by Code. This .16-acre property, located at 112 Main Street, is zoned B-2 Downtown Business District. – No Comments.**
- b. **Conditional Use Grant request of property owner/applicant Michelle Rimer, in c/o contractor David Leef, to construct a new, detached garage on this .2-acre, R-5 Single-Family Residential zoned lot (i.e., 423 Main Street) at an offset and setback from the side and street/front lot lines less than required by Code. – Contractor, David Leef wanted to make sure a certain page was included in the packet the Commission received.**
- c. **Conditional Use Grant request of applicant Logic Design & Architecture, Inc. in c/o Adam Stein, to add a food pick-up window on the east building elevation, add an outdoor seating/dining area, and make related site plan amendments in support of the restaurant use in the east most tenant space of this multi-tenant business building/site located at 1350 Capitol Drive. This 2.63-acre, B-1 Community Business zoned property is owned by Sheveland Properties III LLC in c/o Larry Sheveland. – Adam Stein introduced himself and said he was available if the Commission had any questions.**

**3. Citizen comments – None.**

**4. Approval of the Minutes –**

**Regular Plan Commission Meeting – November 9, 2023.**

**Comm. Grabowski motioned/seconded by Comm. Hoff to approve the November 9, 2023, Regular Plan Commission Meeting.**

**Motion carried 4-0.**

**5. Old Business – None.**

## 6. New Business

- a. **Conditional Use Grant request of applicant Lueth Properties LLC in c/o Chris Lueth, to construct a 3-stall garage addition off the west end of the existing multi-tenant business building on this site at an offset to the lot line less than required by Code. This .16-acre property, located at 112 Main Street, is zoned B-2 Downtown Business District.**

Roberts inquired if adding the garage will affect the number of parking spaces. Censky stated the quantity of parking spaces isn't changing; the stalls are just being enclosed. Roberts also inquired if the gutters and downspouts recommended in the Engineer's report had been addressed. The applicant stated that the downspouts have been addressed in the updated plans. The water will flow away from the neighboring property and the building itself has been moved back 2 feet from the south lot line vs the original plan submittal.

**Village Planner Recommendations:**

1. Full execution and recording of the Conditional Use Grant document prior to issuance of any building permits in support of this project.
2. Village Engineer review and approval of all necessary grading, drainage, erosion control, and utility plans prior to issuance of a building permit in support of this project.
3. New building materials and colors shall match/coordinate to those of the principal structure.

**Village Engineer Recommendations:**

1. The owner installs gutters and downspouts on both the north and south sides of the roof and discharges the water onto the applicant's property in order to maintain the current runoff pattern.
2. The owner provides proof of access permission from adjacent property owners north and south of the subject property since the building is on or close to the property line and he will need access for equipment and personnel to construct the building.

**Comm. Grabowski motioned/ seconded by Comm. Hoff to approve the Conditional Use Grant Request as presented with the Planner and Engineer's recommendations.**

**Motion carried 4-0.**

- b. **Conditional Use Grant request of property owner/applicant Michelle Rimer, in c/o contractor David Leef, to construct a new, detached garage on this .2-acre, R-5 Single-Family Residential zoned lot (i.e., 423 Main Street) at an offset and setback from the side and street/front lot lines less than required by Code.**

Applicant, Michelle Rimer, indicated that the flex space would be used for storage. Her basement is small and can only be accessed from the outside of the house. Roberts would like to add to the Conditional Use Grant that no habitation is to be allowed in the flex space.

Engineer Barbeau stated the current building has gutters and downspouts that flow to the north. It wasn't indicated in the plans clearly where they will be placed on the new building. Rimer stated leaving them off was intentional because the lot line is lined with pine trees and the gutters have been getting clogged with pine needles. Rimer also asked if leaving them off would that help with the water running off into the back alleyway. Barbeau is still concerned about the waterflow going onto the adjacent neighbor's property if there were to be no gutters.

**Village Planner Recommendations:**

1. Full execution and recording of the Conditional Use Grant document prior to issuance of any building permits in support of this project.
2. Village Engineer review and approval of all necessary grading, drainage, erosion control, and utility plans prior to issuance of a building permit in support of this project.
3. New building materials and colors shall match/coordinate to those of the principal structure.

**Village Engineer Recommendations:**

1. The applicant provides existing and proposed spot grades around the garage and for the garage slab to confirm the drainage pattern.
2. The owner installs gutters and downspouts that will discharge to the north similar to the existing flow pattern.
3. Consideration and resolution of any comments heard at the public hearing.

**Trustee Roberts motioned/seconded by Comm. Hoff to approve the Conditional Use Grant with the Planner & Engineer's Recommendations with the additions of the installation of gutters and downspouts on the west side of the building and that the new building is not used for habitation.**

**Motion carried 4-0.**

- c. Conditional Use Grant request of applicant Logic Design & Architecture, Inc. in c/o Adam Stein, to add a food pick-up window on the east building elevation, add an outdoor seating/dining area, and make related site plan amendments in support of the restaurant use in the east most tenant space of this multi-tenant business building/site located at 1350 Capitol Drive. This 2.63-acre, B-1 Community Business zoned property is owned by Sheveland Properties III LLC in c/o Larry Sheveland.**

Censky explained the applicant is requesting to install a pick-up window – not a drive thru window. This will strictly be for vehicles to pull up to and pick up pre-ordered food. Vehicles will be coming in off Greenhedge Rd and traveling north to the window and then leaving either to the northeast or northwest. The only changes to the site plan are to the outdoor seating area on the north side of the building and relocation of the dumpster from the east side of the site to the berm area between the building and Greenhedge on the south side of the site. Censky would like to see the tree proposed to be removed, replaced instead of eliminated. Barbeau stated the issue he discussed with the applicant is access and how the vehicles drive through the site. Vehicles currently come from the east to the west, they cut the corner into the site and either drive fast through to the west or to the south. Traffic will no longer be able to go south onto Greenhedge on this side of the building. The applicant will have “do not enter” signs and white line markings indicating where to stop.

Discussion followed regarding proper signage for the new traffic pattern.

**Village Planner Recommendations:**

1. Full execution and recording of the Conditional Use Grant document prior to start of work in support of this project at the site.
2. Issuance of a building permit prior to the start of any work toward constructing the proposed building and site changes.
3. Village Staff review and approval as to the type and configuration of tables, chairs, umbrellas, and related accessories to be placed in the outdoor seating area, prior to such placement.
4. Applicant to present, for Village Staff review and approval prior to project completion, a suitable landscaping plan, if one is determined by Village Staff to be needed, to screen the relocated dumpster from the surrounding view. Applicant shall complete the installation of any required landscaping plantings within 12 months of project completion.
5. Applicant to present a detailed plan for replacing the removed landscaping around the outdoor seating area. This plan shall be subject to review and approval by Village Staff prior to completion of the project and must be installed by the applicant within 12 months of project completion.
6. Applicant to replace the tree being removed along the east edge of the parking area (near the existing dumpster location) with a like kind and similar sized tree, prior to completion of the project.

7. Village Engineer review and approval of all necessary grading, drainage, erosion control, and utility plans prior to issuance of a building permit in support of this project.

**Village Engineer Recommendations:**

1. Installation of a "Do Not Enter" symbol sign at the northeast corner of the building.
2. Including arrows to direct traffic to merge right at the north end of the pick-up lane.
3. Provision of a dividing line where traffic flows from the east enters the site.
4. Provision of an exit arrow at the Greenhedge driveway located at the southeast corner of the building.
5. Provision of rip-rap or other solution to minimize erosion of soil at the end of the concrete flume into the drainage swale.
6. Approval from the DPW for a depressed sidewalk at the Greenhedge entrance to the site.

**Trustee Roberts motioned/seconded by Comm. Grabowski to approve the Conditional Use Grant with the Planner & Engineer's Recommendations (excluding Engineers Condition #6 which is no longer necessary) and adding a condition that the applicant enhance the signage for traffic flow as much as possible and to work with staff on possible landscaping for the new dumpster area.**

**Motion carried 4-0.**

- d. **Review, discussion and possible Building, Site and Operating Plan approval for property owner Goff Investments LLC, in c/o agent Marshall Wisth of Walters Buildings, to add/construct a new 8,190 square foot accessory storage building in support of the existing light industrial use on this 5.68-acre, B-5 Light Industrial zoned property located at 700 Hickory Street.**

The materials presented by the applicant appear to be all steel construction with no masonry or window enhancements. Censky stated that currently in the B-5 district, the use of metal material is not prohibited, but the Commission could request masonry material be added to the plans.

**Village Planner Recommendations:**

1. Applicant to provide a survey-based site plan depicting the building footprint dimensions and an actual building setback from Hickory Street not less than 50 feet.
2. Applicant to provide a survey-based calculation to confirm that the combined buildings floor area ratio does not exceed 30 percent.
3. Applicant to provide sample building materials and colors for Village Staff review and approval prior to issuance of a building permit. The colors shall match/coordinate with the colors of the existing principal building. The west and north sides of the proposed new building shall include a masonry base course not less than 4feet high from grade.
4. Following completion and occupancy approval of the new building, no more outside storage of materials, equipment, vehicles, or supplies shall be permitted at this site.
5. Following completion and occupancy approval of the new building, any/all dumpsters shall be stored out of the public view or inside of dumpster enclosure(s) that have been approved by Village Staff and permitted as to their location and design.
6. If the existing vegetation along the north and east sides of this new building should wane or die-off to such extent that the new building is no longer fully screened from the east and south, the Village may require the applicant to develop and install a landscaping plan at that time to be installed by the applicant as will ensure an enduring screening from the public view as to these east and south building elevations;
7. Village Engineer review and approval of all necessary grading, drainage, erosion control, and utility plans prior to issuance of a building permit in support of this project.

**Village Engineer Recommendations:**

1. The applicant provides an engineered grading and erosion control plan for the new building.

2. The applicant delineates the wetland and shows the building location and wetland on a plat of survey to assure that wetland disturbance will not take place.

**Trustee Roberts motioned/seconded by Comm. Hoff to approve the construction of the accessory building as presented with the Planner and Engineer's recommendations with the condition added to require masonry wainscot/base course on all four sides that shall go as high as the masonry bases course on the front/north of the existing principal building (i.e. ~5-feet.)**

Discussion followed after the motion regarding the survey timeline – it probably won't get done until April. Barbeau mentioned this area of the property is not mapped as wetlands, but there is wetland vegetation. A site visit revealed that the building pad area is surrounded on the east and south by cattails, which is a wetland indicator.

**7. Citizen Comments** – None.

**8. Adjournment**

**Trustee Roberts motioned/seconded by Comm. Grabowski to adjourn the December 14, 2023, Regular Plan Commission meeting at approximately 7:02 p.m.**

**Motion carried 4-0.**

Respectfully submitted,

Jenna Peter  
Deputy Clerk

## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: January 11, 2024

### General Information:

Agenda Item: **6.a.**

**Applicant/Property Owner:**

Russell Kramer, d/b/a Redline Power Sports LLC, with consent of property owner 1505 LLC

**Requested Action:**

Conditional Use Grant approval to locate his motorcycle, ATV, and snowmobile service principal use, plus motorcycle sales accessory use, at tenant space C of the multi-tenant building.

**Existing Zoning:**

B-5 Light Industrial District

**Proposed Zoning:**

Same

**Surrounding Zoning/Land Use:**

North: B-5 Light Industrial use and zoning  
South: Railroad tracks  
East: R-5 Single-Family Residential District  
West: Conservancy

**Existing Master Plan Classification:**

Industrial-Business Park

**Proposed Master Plan Classification:**

Same

**Location:**

395 Forest Grove Drive

**Lot Size:**

2.5 acres

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### Discussion:

The applicant requests Conditional Use Grant approval to locate his motorcycle, ATV, and snowmobile service principal use, plus motorcycle sales accessory use, at tenant space C of the multi-tenant building. This use, including the subordinate and accessory use motorcycle sales, may be permitted through Conditional Use approval in accordance with Section 40.314 of the Village Code. There is a shared parking lot to serve this use along with the other tenants in the building. A limited number of these stalls are identified as exclusive to this tenancy.





**Recommendation:**

The Planner does not raise any specific objection to this request provided the following conditions are considered for attachment to any approval as may be granted in this matter:

- 1) Not more than three motorcycles may be displayed/parked outdoors for sale at any time and only during hours that the business use is open for business.
- 2) No materials, equipment, supplies, or similar may be stored outdoors at this site at any time.
- 3) No vehicles, such as but not necessarily limited to snowmobiles, motorcycles, ATV's, or similar, may be parked outdoors on this site during hours that the business is not open for business.
- 4) No vehicles, snowmobiles, motorcycles, ATV's or similar may be parked/stored on the grass at any time.
- 5) Any substantiated material adverse impacts upon surrounding properties or the Village generally resulting from this use (including, though not necessarily limited, to noise, odor, litter, animal infestation, loitering, glare, public safety, illegal activity,...) shall be the responsibility of the owner/applicant to correct timely upon notice from the Village and failure to do so may result in revocation of this conditional use grant or portions thereof.
- 6) Full execution and recording of the CUG document and related Land Covenant prior to the start of business occupancy at this location.



**RECEIVED**  
DEC 15 2023

## CONDITIONAL USE GRANT APPLICATION FORM

Complete all items entirely:

<b>Property Address:</b>	395 Forest Grove Dr Unit C, Pewaukee Wi 53072
<b>Property Tax Key:</b>	PWV 0903101001
<b>Zoning of Property:</b>	B-5
<b>Property Owner Name:</b>	Dennis Boschi
<b>Property Owner Mailing Address:</b>	W232S6820 Millbrook Cir E Big Bend Wi 53103
<b>Property Owner Phone:</b>	262-662-0190(Work)    262-442-8879(Cell-Katie Clayton)
<b>Property Owner Email:</b>	fmc@wi.rr.com                      cc: katiec1218@gmail.com
<b>Applicant - Name:</b>	Russell Kramer
<b>Applicant Mailing Address:</b>	N67 W26015 Silver Spring Dr Sussex Wi 53089
<b>Applicant - Email:</b>	redlinepowersportsllc@gmail.com
<b>Applicant - Phone:</b>	262-544-9977 (Shop) 414-651-7017 (Cell)
<b>Description of Request (Please be thorough and attach additional pages if needed)</b>	Occupation of 395 Forest Grove Dr, Pewaukee for motorcycle sales and service with emphasis on service/maintenance. We also service other powersports such as ATV's and Snowmobiles.



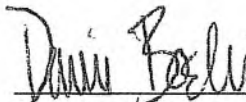


**Provide detailed information with your application that addresses the following:**

1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate your application such as architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, site grading and drainage, exterior lighting, dumpster location and screening, outside storage of any sort, and manner of control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & ensure general compatibility of the proposed use within its surroundings.
2. It is the responsibility of the applicant/owner to ensure that the proposed project complies with the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted Land Use Plan to ensure a proper understanding of the Village's future vision for the area in question.

Dennis Boschi

**Property Owner Printed Name**

 12/15/23  
**Signature of Property Owner**

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

Russell Kramer

**Applicant's Printed Name**

 12/15/23  
**Signature of Applicant**

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

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



# PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

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

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

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

Complete the information below:

<b>Responsible Party Name</b>	Redline Powersports
<b>Mailing Address</b>	N67W26015 Silver Spring Dr
<b>City, State and Zip</b>	Sussex, WI 53089
<b>Email:</b>	redlinepowersportsllc@gmail.com
<b>Phone:</b>	414-651-7017

<b>ENTER EMAIL TO SEND INVOICES:</b>  redlinepowersportsllc@gmail.com
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Dennis Boschi \_\_\_\_\_

**Property Owner Printed Name**

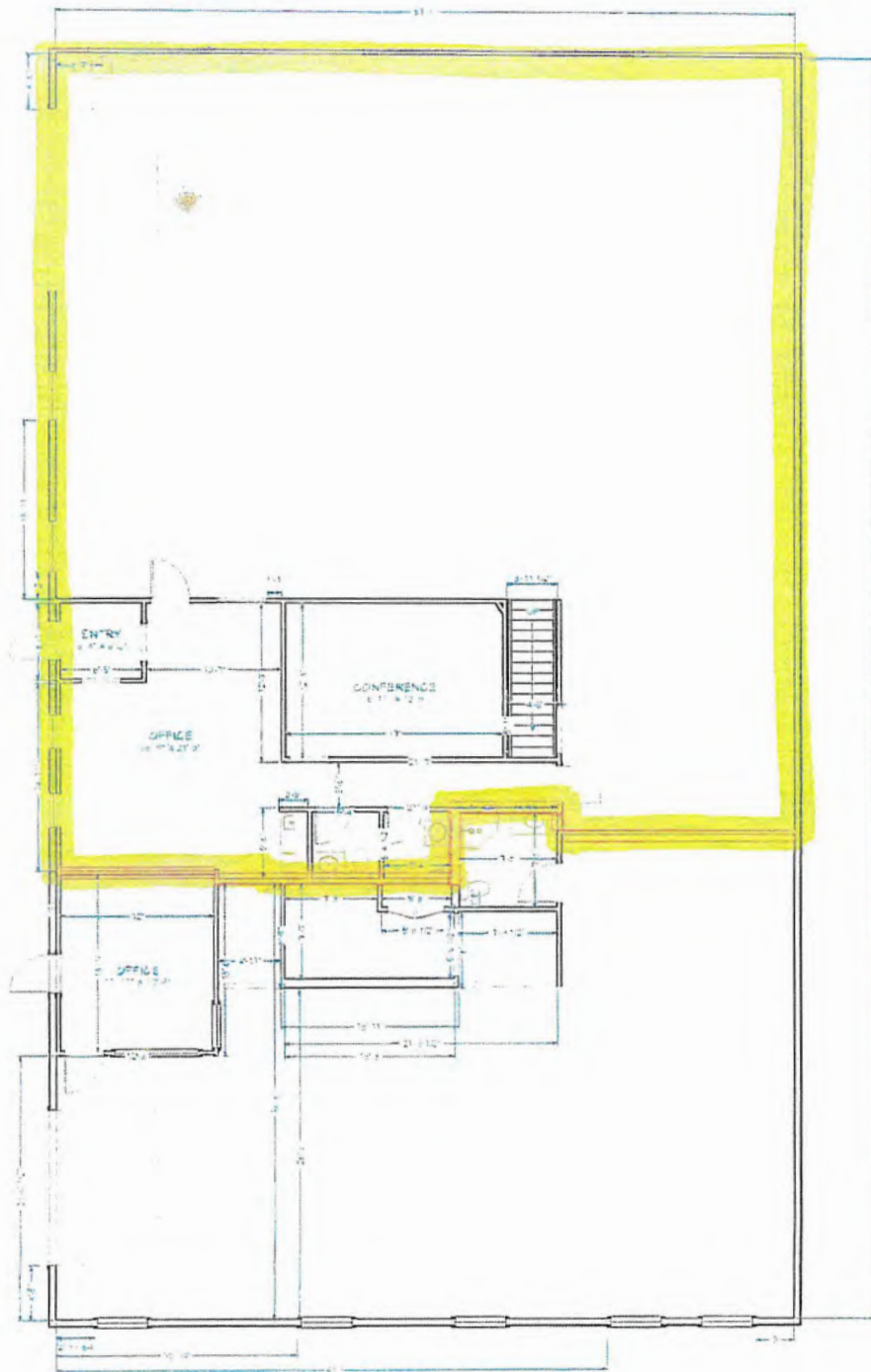
 12/15/23  
 Signature of Property Owner/Date Signed

Russell Kramer \_\_\_\_\_

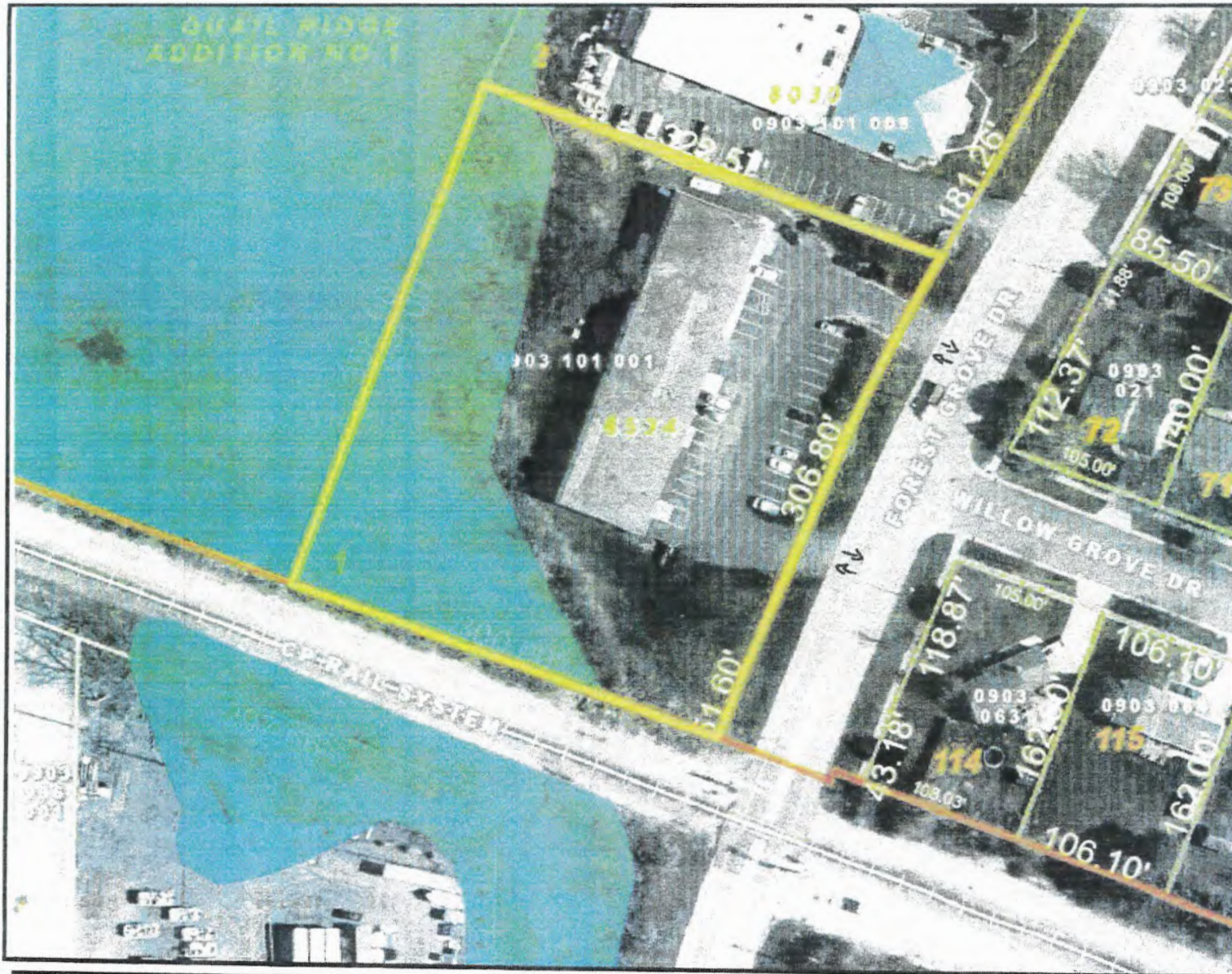
**Applicant Printed Name**

 12/15/23  
 Applicant Signature/Date Signed

 12/15/2023  
 Village Staff Acceptance - Date







Legend

- DNR Wetlands < .25 Acre
- DNR Wetlands > .25 Acre
- FEMA Floodplain**
  - 0.2% Chance Flood
  - 1% Chance Flood (Zone A N)
  - 1% Chance Flood Area (Zone AE, Floodway)
- Letters of Map Amendment**
  - Invalid-Insufficient Information Grade/Lowest Finished Floor Ground Elevation Below BFE Invalid-Revised Topography
  - Still in Effect
  - Unknown
  - Pending
  - <all other values>
- Other Regulatory Floodplains**
  - Flood Study from SEWRPC
  - Flood Study from Dam Failure
  - Flood Study from Approximate
- Municipal Boundary\_2K**
- Parcel\_Dimension\_2K**
- Note\_Text\_2K**
- Lots\_2K**
  - Lot
  - Unit
  - General Common Element
  - Outlot
- SimultaneousConveyance**
  - Assessor Plat
  - CSM
  - Condominium
  - Subdivision
- Cartoline\_2K**
  - EA-Easement\_Line
  - PL-DA
  - PL-Extended\_Tie\_line
  - PL-Meander\_Line
  - PL-Note
  - PL-Tie
  - PL-Tie\_Line
  - <all other values>

0 102.63 Feet

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

Notes:







Legend

- Intermediate Contours
  - Intermediate Contour
  - Intermediate Depression
- Index Contours
  - Index Contour
  - Index Depression
- Municipal Boundary\_2K
- Parcel\_Dimension\_2K
- Note\_Text\_2K
- Lots\_2K
  - Lot
  - Unit
  - General Common Element
  - Outlot
- SimultaneousConveyance
  - Assessor Plat
  - CSM
  - Condominium
  - Subdivision
- Cartoline\_2K
  - EA-Easement\_Line
  - PL-DA
  - PL-Exlended\_Tie\_line
  - PL-Meander\_Line
  - PL-Note
  - PL-Tie
  - PL-Tie\_Line
  - <all other values>
- Railroad\_2K

0 102.63 Feet

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Notes:

Printed: 12/7/2023







- Legend**
- Municipal Boundary\_2K
  - Parcel\_Dimension\_2K
  - Note\_Text\_2K
  - Lots\_2K
  - Lot
  - Unit
  - General Common Element
  - Outlot
  - SimultaneousConveyance
  - Assessor Plat
  - CSM
  - Condominium
  - Subdivision
  - Cartoline\_2K
    - EA-Easement\_Line
    - PL-DA
    - PL-Extended\_Tie\_line
    - PL-Meander\_Line
    - PL-Note
    - PL-Tie
    - PL-Tie\_Line
    - <all other values>
  - Railroad\_2K

0 139.95 Feet

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

Notes:

Printed: 12/14/2023





## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: January 11, 2024

### General Information:

Agenda Item: **6.b.**

**Applicant/Property Owner:**

Pro 2 Pave, with consent of property owner BABI LB VENTURE LLC, in c/o Matthew Quest

**Requested Action:**

Conditional Use Grant approval to locate his asphalt and concrete paving contractors' shop, yard, and office at this site.

**Existing Zoning:**

B-5 Light Industrial District

**Proposed Zoning:**

Same

**Surrounding Zoning/Land Use:**

North: B-5 Light Industrial use and zoning  
South: Pewaukee River  
East: B-5 Light Industrial use and zoning  
West: IPS Institutional & Public Service  
R-6 Plex Residential  
RM Multi-Family Residential

**Existing Master Plan Classification:**

Industrial-Business Park

**Proposed Master Plan Classification:**

Same

**Location:**

492 Hickory Street

**Lot Size:**

4.8 acres

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### Discussion:

The applicant requests Conditional Use Grant approval to locate his to locate the Pro 2 Pave asphalt and concrete paving contractors' shop, yard, and office use on approximately the east 2.4-acres of the 4.8-acre site. The property owner represents that this proposed use would be in lieu of any other tenant occupying this site meaning the Amazon vans use and Wally's Landscaping would vacate prior to the start of this proposed new use.

This use may be permitted pursuant to Section 40.316(16) of the Code.

### Recommendation:

The Planner does not raise any specific objection to this request provided the following conditions are considered for attachment to any approval as may be granted in this matter:

- 1) Full execution and recording of the CUG and related Land Covenant document prior to the start of occupancy by Pro 2 Pave at this site.

- 2) No parking or storage of any vehicles, equipment or supplies related to the Pro 2 Pave use may be parked or stored at this site prior to the business occupancy.
- 3) No parking or storage of any vehicles, equipment or supplies related to the Pro 2 Pave use may be parked or stored at this site prior to complete vacation of the site (as to use, materials, vehicles, equipment and supplies) related to any existing tenancies.
- 4) Applicant to comply fully with all local, county, state, and federal regulations pertaining to the storage of any salt product and/or flammable liquids at this site.
- 5) No flammable liquids storage use is depicted as a part of this plan. Any such plans in the future shall be subject to prior review and approval by Village Staff as to the location, equipment, and screening of such use.
- 6) The property owner shall install 2" wooden cedar posts at 10 feet on-center along the surveyed boundary of the floodway on this site. A ten foot buffer shall be maintained at all times between the placement of any materials, equipment or supplies on this site and the floodway boundary.
- 7) The yard shall not be used for any other purpose than parking and storage unless outdoor business activity shall first and specifically be included under the conditional use grant approval by the planning commission.
- 8) Materials, equipment and vehicles, in their parked/stored state, shall not emit any odor or noise discernible from surrounding properties zoned or legally used for residential purposes.
- 9) The yard shall be surrounded entirely by an opaque fence not less than six feet in height and including an operable and opaque gate to conceal the drive entry to the yard when not in use. The required fence height may be increased, at the planning commissions discretion, to not more than ten feet in height, if the character of items proposed to be parked/stored, or the means of storage (i.e. racking for instance) for an abundance of items in the yard is understood to be taller/higher than six feet. The outward facing side of such fencing shall be suitably landscaped, utilizing perennial trees and shrubs at a rate of no less than one tree and one shrub per 20 feet of fence, the location and type of such plantings being subject to the review and approval of the planning commission in order to maximize the aesthetic and screening benefits of such plantings. Deciduous trees shall be at least two inches caliper at chest height at planting, evergreen trees not less than six feet tall at planting and shrubs in ball or container state with no less than one gallon of native soil surrounding the roots at planting.
- 10) The required fencing shall be offset not less than ten feet from side and rear lot lines and not less than 50 feet from the ultimate road right-of-way unless there is an existing principal building situated less than 50 feet from the ultimate road right-of-way in which case the required setback for the fencing shall be the average of such existing building setback and 50 feet. If the accessory outdoor storage yard is located adjacent to property that is zoned or legally used for residential purposes, the fencing offset from the side and rear lot lines shall be increased to 20 feet.
- 11) The entire yard area must be surfaced using either asphalt, concrete, or a thoroughly compacted and dust free gravel base.
- 12) The surfaced yard area may not be included as open space attendant to [section 40.322](#) below.
- 13) The materials, equipment, and supplies being stored outdoors may not have an inordinately high propensity toward flammability or combustibility and all areas of the storage yard shall be organized in such a manner as will allow sufficient access for fire protection/suppression as determined by the village's fire chief.
- 14) No materials, equipment or supplies may be stored in such a manner as would allow for animal infestation or in any other way adversely impact the public health or safety.
- 15) Any substantiated material adverse impacts upon surrounding properties or the Village generally resulting from this use (including, though not necessarily limited, to noise, odor, litter, animal infestation, loitering, glare, public safety, illegal activity,...) shall be the responsibility of the owner/applicant to correct timely upon notice from the Village and failure to do so may result in revocation of this conditional use grant or portions thereof.

Village of Pewaukee Plan Commission  
Engineer's Report for January 11, 2024

**Babi LB Venture, LLC/Matthew Quest/ Pro 2 Pave**  
**462 Hickory Street**

**Report**

The owner is requesting a change in the use and plan of operation on the existing property. Previously submitted engineering plans were included in the submittal; however, no site modifications are being proposed except for the inclusion of outdoor salt and stone bins south of the existing building and the possible addition of fuel tank at the southeast corner of the existing building.

**Site Drainage**

The site has been improved and no changes are being proposed. I have not heard of any complaint about drainage. The current runoff pattern is north to south to a vegetated buffer before flowing to the Pewaukee River. Since there is direct runoff towards the river, I am not in favor of having a fuel tank on this site. However, if the fuel tanks are allowed by the Plan Commission, the owner should propose how they will address spills for approval by the Plan Commission. There is no land disturbance, so the site does not meet the threshold to require stormwater management.

**Access**

No access changes are being proposed.

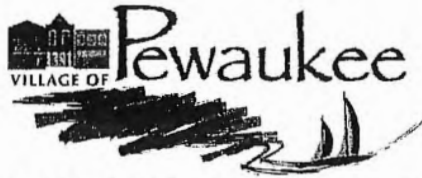
**Sanitary Sewer and Water Main**

Existing sanitary sewer and water have been extended to the building. No changes are being proposed.

**Recommendation**

I defer to the Planner to determine if the proposed use and plan of operation is acceptable on the property. I have no objections from an engineering standpoint as to the site layout. I recommend that the salt storage area be covered with a roof or tarp to minimize any migration of salt to the river. Also, as stated above, I do have concerns as it relates to potential fuel spills and direct flow of fuel to the river.

Tim Barbeau, P.E.  
Village Consulting Engineer  
January 3, 2024



## CONDITIONAL USE GRANT APPLICATION FORM

Complete all items entirely:

<b>Property Address:</b>	462 Hickory Street Pewaukee, WI
<b>Property Tax Key:</b>	PWV
<b>Zoning of Property:</b>	B5
<b>Property Owner Name:</b>	Babi LB Venture LLC
<b>Property Owner Mailing Address:</b>	153 Park Ave, Suite 201 Pewaukee, WI
<b>Property Owner Phone:</b>	414-640-6288
<b>Property Owner Email:</b>	mquest@capital-cre.com
<b>Applicant - Name:</b>	Pro 2 Pave
<b>Applicant Mailing Address:</b>	21490 W 6 Mile Road Franksville, WI 53126
<b>Applicant - Email:</b>	jprokop@pro2pave.com
<b>Applicant - Phone:</b>	262-895-0440
<b>Description of Request (Please be thorough and attach additional pages if needed)</b>	See Attached

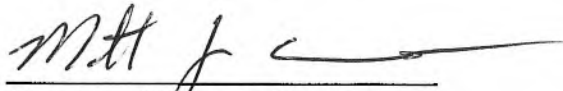


**Provide detailed information with your application that addresses the following:**

1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate your application such as architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, site grading and drainage, exterior lighting, dumpster location and screening, outside storage of any sort, and manner of control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & ensure general compatibility of the proposed use within its surroundings.
2. It is the responsibility of the applicant/owner to ensure that the proposed project complies with the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted Land Use Plan to ensure a proper understanding of the Village's future vision for the area in question.

Babi LB Venture LLC-Matthew J. Quest

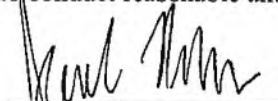
**Property Owner Printed Name**

  
\_\_\_\_\_  
**Signature of Property Owner**

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

Jacob Prokop

**Applicant's Printed Name**

  
\_\_\_\_\_  
**Signature of Applicant**

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

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



# PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

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

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

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

Complete the information below:

<b>Responsible Party Name</b>	Pro 2 Pave
<b>Mailing Address</b>	21490 W 6 Mile Road
<b>City, State and Zip</b>	Franksville, WI 53126
<b>Email:</b>	jprokop@pro2pave.com
<b>Phone:</b>	262-895-0440

**ENTER EMAIL TO SEND  
INVOICES:**

jprokop@pro2pave.com

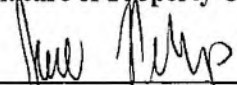
Babi LB Venture LLC-Matthew J. Quest


**Property Owner Printed Name**

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

Jacob Prokop

**Applicant Printed Name**

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

 12/19/2023  
\_\_\_\_\_  
**Village Staff Acceptance - Date**



## CONDITIONAL USE GRANT CHECKLIST

**\* ALL ITEMS BELOW MUST BE PROVIDED**

### Applicant Steps:

#### 1. CONDITIONAL USE GRANT APPLICATION FORM

- Completed Application
- Signature of Property Owner
- Signature of Applicant
- Detailed site, architecture, landscaping, exterior lighting, grading, drainage, stormwater management, utility, and similar plans

#### 2. PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

- Completed Application
- Signature of Property Owner
- Signature of Applicant
- Designation of responsible party
- Email of where bills should be emailed

#### 3. ADDITIONAL INFORMATION REQUIRED

- Digital copy (include application in digital copy)
- 11 Folded paper copies if **large** (i.e., larger than 11" x 17") plans
- \$100 Fee Paid

### Office Staff Use Only:

- \_\_\_ Ensure all the above has been submitted
- \_\_\_ Save the digital file to Shared Drive under the property file
- \_\_\_ Create a folder for the application submittal
  - \_\_\_ Email to Planner and Engineer
  - \_\_\_ Copy into Agenda Packet (Digital Copy)

Receipt number: \_\_\_\_\_

Date: \_\_\_\_\_



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*BUSINESS SUMMARY*

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Tenants Pro 2 Pave

Operation PRO 2 PAVE is a commercial paving contractor located in southeast Wisconsin, offering asphalt paving solutions for your business. We take pride in providing each client with top quality workmanship, service, and cost solutions which we feel are the cornerstone for creating a strong business relationship.

---

*OWNERSHIP/IMPROVEMENTS*

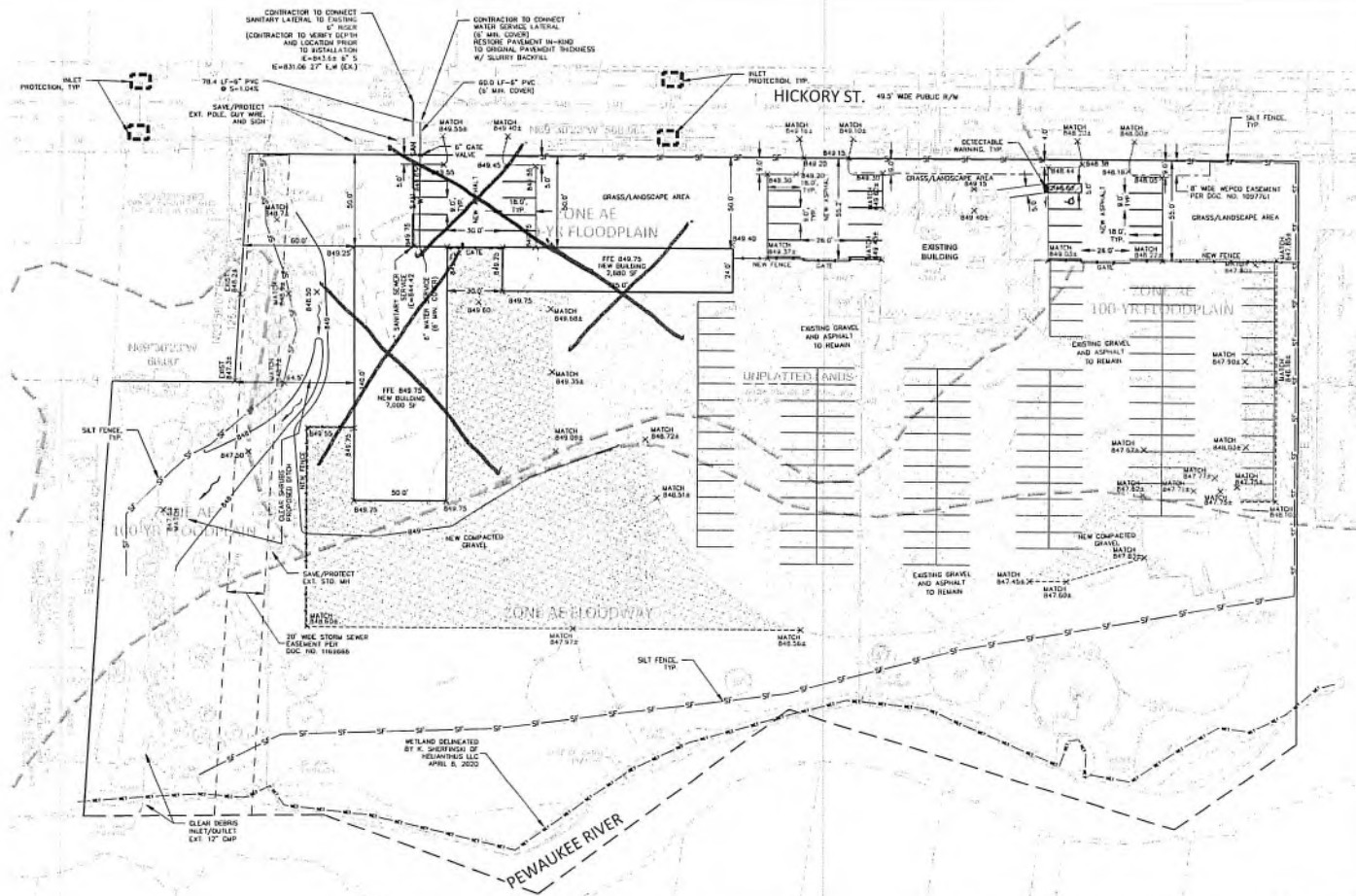
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Owner Babi LB Venture LLC  
Matthew J. Quest, Manager/Owner

Development  
Description The property at 462 Hickory was purchased by Babi LB Venture LLC for investment purposes. The owner has been a Pewaukee resident and business owner for more than 20 years and owns additional commercial properties within the Village of Pewaukee. Babi LB Venture LLC has improved the existing property and landscaping. Below is a list of the improvements that have already taken place.

Improvements Existing Building has been tuckpointed and painted.  
New doors and windows installed and repaired.  
Fascia and soffits have been replaced and painted.  
Exterior lighting has been updated.  
Old asphalt replaced with new asphalt.  
Interior Lighting and Mechanicals have been replaced.  
New landscaping & trees have been planted with additional plantings in the spring 2022  
Fencing and screening has been installed.





- LEGEND**
- ⊕ SANITARY SEWER MANHOLE
  - ⊙ STORM MANHOLE
  - ⊖ CURB INLET
  - ⊕ FIRE HYDRANT
  - ⊖ WATER VALVE
  - ⊕ ELECTRICAL MANHOLE
  - ⊙ TELEPHONE MANHOLE
  - ⊖ GAS VALVE
  - ⊕ TELEPHONE PEDESTAL
  - ⊙ SOIL BORING
  - ⊖ BILLIARDS
  - ⊕ ELECTRICAL PEDESTAL
  - ⊙ LIGHT POLE
  - ⊖ YARD LIGHT
  - ⊕ SIGN
  - ⊕ POWER POLE
  - ⊖ GUY WIRE
  - ⊕ MAIL BOX
  - ⊙ DECIDUOUS TREE
  - ⊕ CONIFEROUS TREE
  - SAN — SANITARY SEWER
  - W — WATER MAIN
  - ST — STORM SEWER
  - G — UNDERGROUND GAS
  - T — UNDERGROUND TELEPHONE
  - E — UNDERGROUND ELECTRIC
  - FIB — UNDERGROUND FIBER OPTICS
  - U — OVERHEAD UTILITY

SITE INFORMATION BLOCK	
PROPERTY ADDRESS	462 HICKORY ROAD
PROPERTY ACRES	3.56 ACRES
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	80,916 SF
EXISTING PERVIOUS SURFACE AREA	129,540 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.41
PROPOSED IMPERVIOUS SURFACE AREA	113,550 SF
PROPOSED PERVIOUS SURFACE AREA	106,945 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.52



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Engineers • Surveyors • Planners

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APPLIED | KENOSHA | CHICAGO  
COLORADO

MILWAUKEE REGIONAL OFFICE  
414 W. NORTH BRIDGE ROAD SUITE 100  
MILWAUKEE, WISCONSIN 53186  
P. 262.513.0566

CLIENT  
**CAPITAL COMMERCIAL**  
COMMERCIAL REAL ESTATE ADVISORS

CLIENT ADDRESS  
153 PARK AVE.  
PEWAUKEE, WI 53072

PROJECT  
462 HICKORY ST.

PROJECT LOCATION  
VILLAGE OF PEWAUKEE  
WAUKESHA COUNTY

PLAN NOTATIONS

#	Date	Description
1	03-08-2020	ESTIMATED DRAFT
2	05-17-2020	POST SUBMITTAL
3	05-29-2020	POST SUBMITTAL COMMENTS
4	06-12-2020	RELEASED TO MUNICIPALITY
5	08-19-2020	RELEASED TO MUNICIPALITY
6		
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15		

Drawn by: S.M. 04-23-2022  
Drawn by: S.M. 04-23-2022  
Reviewed by: R.M. 04-23-2022

SHEET TITLE  
**GRADING, EROSION CONTROL & UTILITY PLAN**

SHEET NUMBER  
**C1.0**

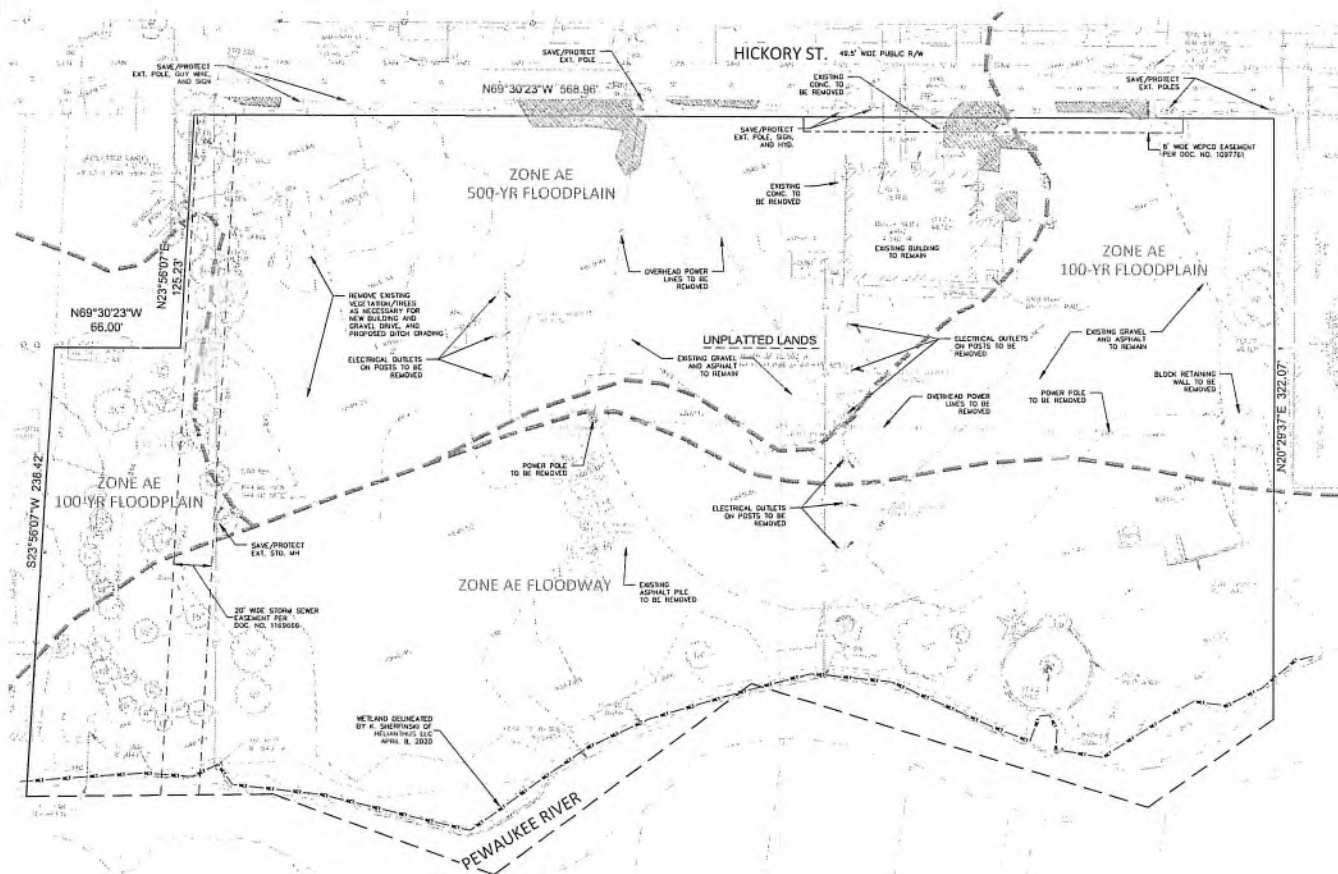
150 PROJECT NO. 191218

**DIGGERS HOTLINE**  
Call 811 or (800) 242-8511  
Missouri and Kansas (202) 432-7170  
Midwest Project 700.888.642.200  
www.DiggerHotline.com

THESE PLANS AND SPECIFICATIONS ARE NOT TO BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

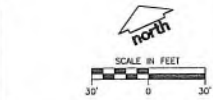
**DEMOLITION NOTES**

1. THE PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT USE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGERS' HOTLINE" LOCATION, AND GENERAL "HANDING OF CALLS". ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN, IS THE CONTRACTOR/SURVEYOR'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN GAS, INSURANCE TO INCLUDE AN INQUIRY INTO WHAT ADDITIONAL ITEMS, BY THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/SURVEYOR SHALL BE IDENTIFIED ON THE PLAN AND REFERRED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. DAMAGE FOR RELOCATION, CORRECTIVE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
5. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPALE ALL SIDEWALK AND CURB AND CUTTER AROUND THE PROPERTIES WHICH IS CHANGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND CUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
  - 7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
  - 7.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
  - 7.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
  - 7.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
8. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
10. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR REQUIRED PRIOR TO CONSTRUCTION.
11. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
12. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
13. EXISTING FIBER OPTIC LINE TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LOCATION.
14. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAYMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
15. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, STORM AND WALKWAY.



**LEGEND**

	GAS VALVE		EXTERIOR PROPERTY LINE
	SANITARY MANHOLE		CENTER LINE OF RIVER
	STORM MANHOLE		EXISTING WATER MAIN
	CATCH BASIN ROUND		EXISTING GAS
	CATCH BASIN SQUARE		EXISTING SANITARY SEWER
	PARKING MARKER		EXISTING STORM SEWER
	LIGHT POLE		EXISTING OVERHEAD UTILITIES
	POWER POLE		EXISTING UNDERGROUND TELEC
	TELEPHONE PEDESTAL		ASPHALT TO BE DEMOLISHED
	SIGN		SHELL TO BE DEMOLISHED
	ELECTRICAL PEDESTAL/TRANSFORMER		CONCRETE TO BE DEMOLISHED
	DECIDUOUS TREE		
	BUSH		
	DECIDUOUS TREE - TO BE REMOVED		



**SHEET INDEX**

C0.0	DEMOLITION PLAN
C1.0	GRADING, EROSION CONTROL & UTILITY PLAN
C2.0	SITE NOTES
C2.1	SITE DETAILS

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 Northern Indiana (317) 851-5426  
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 101 W. WISCONSIN AVENUE SUITE 100  
 MILWAUKEE, WISCONSIN 53102  
 P. 262.513.0666

CLIENT:  
**CAPITAL COMMERCIAL**  
 REAL ESTATE AND FINANCIAL SERVICES

CLIENT ADDRESS:  
 163 PARK AVE.  
 PEWaukee, WI 53072

PROJECT:  
 462 HICKORY ST.

PROJECT LOCATION:  
 VILLAGE OF PEWaukee  
 WAUKESHA COUNTY

**PLAN MODIFICATIONS**

#	Date	Description
1	05-04-2023	EXISTING GAS MAINS
2	05-11-2023	MEET WITH OWNER
3	05-25-2023	FIELD BUILDING FOOTING
4	08-15-2023	REVIEWED BY WALUKESHA COUNTY
5	01-18-2024	REVIEWED BY MILWAUKEE COUNTY
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15		

Design By: JSD  
 Drawn By: JSD  
 Approved By: JSD

SHEET TITLE:  
**DEMOLITION PLAN**

SHEET NUMBER:  
**C0.0**

150 PROJECT NO: 1041120

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< unknown >



Measurement Type : Imperial



# 462 Hickory Street



0 125.00 Feet

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

Notes:

Printed: 1/5/2024



## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: January 11, 2024

### General Information:

Agenda Item: **6.C.**

Applicant:

N/A

Status of Applicant:

Village initiated item

Requested Action:

Review, discussion, and consultative feedback regarding Administrative Exceptions to the Sign Code.

---

### Background:

The Planning Commission is frequently presented with requests for Sign Code waiver as to oversized and/or over-height signs. Commonly, these requests arise because certain business sites/buildings in the Village are disadvantaged as to visibility – usually having to do with topography, visual encumbrances, or excessive setback from the public way. In some cases, the requests arise due to the sign design itself containing a great deal of ‘white space’ within the bounded configuration of the display. Another example is the situation where the signable area of a façade is so large/broad, that a compliant sized sign may appear out of architectural scale to the building wall itself.

The Commission has requested Staff to consider a way to allow the Sign Code Administrator to manage some of these requests for waiver through Administrative Exception. Draft language to this effect is provided below for review, discussion, and feedback from the Commission:

Sec. 70.103. - 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 or architectural aberrations, traffic safety, accessibility and visual encumbrances or limitations.

Note— The Board of Zoning Appeals shall not have authority or jurisdiction over the provisions of the Sign Code.

### **70.103 B. – Administrative Exceptions.**

**The Sign Code Administrator (SCA) may, in his judgement, waive or modify the provisions of this chapter as to oversized signs as follows:**

- (1) To the extent the SCA finds conclusive evidence of visibility disadvantages, typically having to do with, for instance but not necessarily limited to, topography, visual encumbrances, or excessive setback from the public way and similar, or if it is**



determined that the architectural scale of a proposed oversized sign is more consistent with the scale of a particular façade or portion of a façade than a Code compliant sign size would be, the SCA may grant an Administrative Exception as to size or height of any proposed sign. Such Administrative Exception shall not exceed a 100% increase in either sign size or sign height as considered in relation to the otherwise permitted sign sizes or heights as set forth below.

- (2) The SCA shall take care to document and affix to the related Sign Permit, a statement summarizing the basis on which any oversize or over-height Administrative Exception has been granted.