



PLAN COMMISSION AGENDA

November 11, 2021 – 7:00 pm

Village Hall
235 Hickory Street, Pewaukee, WI 53072

1. Call to Order and Roll Call
2. Public Hearings.
 - a. Conditional Use Grant request to replace the existing detached garage at 485 Park Avenue with an attached garage addition to the principal residence that will result in a 2.1-foot offset from the east/north lot line and a 15-foot setback from the front lot line where a 10-foot offset and 35-foot setback would otherwise be required by Code. The property owner is John and Toni Culhane. The applicant is Bryan Ward of Renovations Group, Inc. The property is zoned R-5(LO) Single-Family Residential District with Lakefront Overlay;
 - b. Conditional Use Grant request to operate an indoor shooting range, offer firearms training/education, and conduct firearms related accessory retail sales in the existing B-5 Light Industrial zoned building/site located at 1228 Hickory Street. The applicant is Megan Eaton d/b/a Fletcher Arms Lake Country. The property owner is FR Goff Real Estate LLC.
 - c. Conditional Use Grant Amendment request to increase, from 26 to 29, the permitted number of parking stalls in their recently approved metered, at grade, private parking lot located at 104 and 120 W. Wisconsin Avenue. The applicant is Interstate Parking Company in c/o Erica Vaillancourt. The Property owner is North Shore Bank, FSB. The property is zoned B-2 Downtown Business 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 – October 14, 2021
5. Old Business
 - a. Review, discussion and possible action/recommendation to the Village Board regarding the Village of Pewaukee Comprehensive Plan update in progress. There may also be discussion regarding its relationship(s)/connectivity to the recently completed Village of Pewaukee Strategic Plan Update. There may also be an action to recommend a date for a public hearing to be held for public review and comment as to the proposed redraft.
6. New Business.
 - a. Review, discussion and possible action on the Conditional Use Grant request to replace the existing detached garage at 485 Park Avenue with an attached garage addition to the principal residence that will result in a 2.1 foot offset from the east/north lot line and a 15 foot setback from the front lot line where a 10 foot offset and 35 foot setback would otherwise be required by Code. The property owner is John and Toni Culhane. The applicant is Bryan Ward of Renovations Group, Inc. The property is zoned R-5(LO) Single-Family Residential District with Lakefront Overlay.
 - b. Review, discussion and possible action on the Conditional Use Grant request to operate an indoor shooting range, offer firearms training/education, and conduct firearms related accessory retail sales in the existing B-5 Light Industrial zoned building/site located at 1228 Hickory Street. The applicant is Megan Eaton d/b/a Fletcher Arms Lake Country. The property owner is FR Goff Real Estate LLC.

- c. Review, discussion and possible action on the Conditional Use Grant Amendment request to increase, from 26 to 29, the permitted number of parking stalls in their recently approved metered, at grade, private parking lot located at 104 and 120 W. Wisconsin Avenue. The applicant is Interstate Parking Company in c/o Erica Vaillancourt. The Property owner is North Shore Bank, FSB. The property is zoned B-2 Downtown Business District.
- d. Site Plan amendment approval to install zero offset, 8-foot tall, decorative security fencing along a portion of the backyard lot line at the Beachscape condominium development located at 145 W. Wisconsin Avenue. The applicant/property owner is Beachscape Pewaukee LLC in c/o Member Joe Grasc. The 1.16-acre site is zoned B-2 Downtown Business District with a Conditional Use Grant.
- e. Review, discussion and possible recommendation to the Village Board of the exterior architectural intentions for the homes to be built in the Glen at Pewaukee Lake subdivision development located at/near 449 W. Wisconsin Avenue. John Wahlen of Cornerstone Development (d/b/a The Glen at Pewaukee Lake) in c/o Alan Peters of True Vine Development. The ~14-acre site is zoned R-5 Single-Family Residential District with Residential Infill-Redevelopment (RIR) Overlay District.
- f. Review, discussion and possible recommendation to the Village Board on the Village Staff initiated request to rezone the property located at 234 Oakton Avenue from existing IPS Institutional & Public Service District to B-2 Downtown Business District.
- g. Review, discussion and possible recommendation to the Village Board on the Village Staff initiated request to rezone the property located at 235 Hickory Street from existing B-2 Downtown Business District to IPS Institutional & Public Service 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: November 5, 2021

Village of Pewaukee
Plan Commission Meeting Minutes
October 14, 2021 – 7:00 pm

1. Call to Order and Roll Call

Administrator Gosse called the meeting to order at 7PM and called for nominations for an Acting Chairperson for the meeting.

Comm. Grabowski moved, seconded by Comm. Lange, to nominate Trustee Roberts. No other nominations were presented. Motion carried 6 – 0.

Plan Commissioners present: Comm. Jim Grabowski, Comm. Theresa Hoff, Comm. Cheryl Mantz, Comm. Ryan Lange, Comm. Brian Belt, Trustee Craig Roberts. President Jeff Knutson was excused.

Also present: Planner Mary Censky, Engineer Tim Barbeau, Village Attorney Mark Blum, and Village Administrator Scott Gosse.

2. Public Hearings.

a. **To construct a garage addition to the existing residence at 510 Park Avenue that will be offset 6.3 feet from the east/northeast lot line where 10 feet is ordinarily required by Code. The property owner/applicant is Amanda Donath. The property is zoned R-5 Single-Family Residential District.**

No comments were presented.

b. **To locate a dine-in, sit down type restaurant use (i.e. First Watch-The Daytime Cafe) including both indoor and outdoor seating space, in the north tenant space of the proposed new multi-tenant Building #4 on Lot #3 of the Shops at Meadow Ridge Planned Unit Development (PUD). The property address is 1466 Capitol Drive. The property owner/applicant is Meadow Ridge Shops LLC in c/o John Thompson. The property is Zoned B-1 Community Business District with PUD Overlay.**

No comments were presented.

3. Citizen Comments.

Nick Wellenstein, 409 Park Avenue and co-owner of 227 Sussex Street, stated he was in attendance with his business partner regarding the consultation on the agenda related to 227 Sussex Street.

Lisa Wenger, owner of Healing Haven, 135 Dynex Drive, spoke in favor of handicapped accessible street parking in front of 135 Dynex Drive to provide safe parking for her building.

4. Approval of the Minutes:

a. Regular Plan Commission Meeting – September 9, 2021

Comm. Hoff moved, seconded by Comm. Mantz, to approve the September 9, 2021 Plan Commission minutes as presented.

Motion carried 5-0-1 with Comm. Grabowski abstaining.

5. Old Business

a. **Review, discussion and possible action/recommendation to the Village Board regarding the Village of Pewaukee Comprehensive Plan update in progress. There may also be discussion regarding its relationship(s)/connectivity to the recently completed Village of Pewaukee Strategic Plan Update.**

Planner Censky asked the Commission to review the draft Land Use Plan and be prepared to return in November for any final comments. A date for a public hearing will be reviewed along with reviewing other requirements for the public participation process.

6. New Business.

- a. **Review, discussion and possible approval of a Sign Code waiver request to place a freestanding sign at zero feet setback from the front lot line at 135 Dynex Drive. The applicant is Lisa Wenger d/b/a Healing Haven. The property owner is Terra Engineering & Construction Corporation. This site is zoned B-2 Downtown Business District.**

Planner Censky stated that a freestanding ground sign placed 10' from the lot line, up to 40 sq. ft. in area, is allowed by code. Censky indicated that the applicant is requesting a smaller sign that that would encroach into the right-of-way adding that the existing building is approximately 8' from the right-of-way. The applicant desires a freestanding sign that is perpendicular to the road for visibility purposes. Two options are available – 1) waiver of the 10' setback requirement from the right-of-way line; or 2) a hold-harmless agreement with the Village if the Plan Commission and Village Board were to consider allowing the sign to be placed within the right-of-way.

Discussion ensued with the applicant indicating that she would be okay with the sign being placed on the right-of-way line extending back toward the building.

Comm. Grabowski moved, seconded by Comm. Lange, to approve a zero foot or more setback from the right-of-way inclusive of the following Planner's recommendations:

- 1. Sign lighting and landscaping plans shall be subject to review and approval by Village Staff prior to issuance of a Sign Permit; and**
- 2. Applicant to secure a Sign Permit (and any other required permits such as building, electrical, if needed) prior to placement of the sign at this site.**

Motion carried unanimously.

- b. **To construct a garage addition to the existing residence at 510 Park Avenue that will be offset 6.3 feet from the east/northeast lot line where 10 feet is ordinarily required by Code. The property owner/applicant is Amanda Donath. The property is zoned R-5 Single-Family Residential District.**

Planner Censky reviewed the request indicating that there was a steel shed at the end of the existing driveway and the owner now desires to construct an attached garage to the house which, by code, should have a 7.5' offset from the side lot line. The proposed setback is 6.3'. Planner Censky noted that the adjacent property has a reduced setback for the house and that if there is not a 10' separation between structures there may be a need for additional building code requirements for the new structure for fire safety. The materials for the addition match the existing building, will be a single stall garage, and will be facing the street.

Engineer Barbeau stated that there will be a swale between the garage and adjacent house within the 6' offset area and that a plan should be submitted to assure it gets accomplished as part of the project.

Comm. Grabowski moved, seconded by Comm. Lange, to approve the Conditional Use Grant request for 510 Park Avenue as follows:

- 1. Applicant to comply with any extra-ordinary building design/materials requirements as may be required by the Building Inspections Department in their review for Building Permit, owing to the limited separation between this proposed garage addition and the neighboring residence to the east.**

2. Applicant to provide, for Village Staff review and approval prior to building permit issuance, survey evidence of the actual building separation between the proposed addition and the existing residence to the east.
3. Applicant to provide, for Village Staff review and approval prior to building permit issuance, survey evidence that with the addition in place, and considering the removal of the old shed, this site is either compliant with the 30% minimum open space requirement and maximum 30% building footprint area (or no more nonconforming than existing conditions) on the lot.
4. Village Engineer review and approval of a grading/drainage plan for the site as will ensure that the proposed garage addition will not adversely impact surrounding properties in terms of stormwater flow/management given the narrow distance to the lot line.
5. Issuance of a building permit prior to start of any work toward constructing the proposed garage addition.

Motion carried unanimously.

- c. **To locate a dine-in, sit down type restaurant use (i.e. First Watch-The Daytime Cafe) including both indoor and outdoor seating space, in the north tenant space of the proposed new multi-tenant Building #4 on Lot #3 of the Shops at Meadow Ridge Planned Unit Development (PUD). The property address is 1466 Capitol Drive. The property owner/applicant is Meadow Ridge Shops LLC in c/o John Thompson. The property is Zoned B-1 Community Business District with PUD Overlay.**

Planner Censky reviewed the application indicating that the parcel in question is Lot #3, Building #4, of the Shops at Meadow Ridge PUD. The PUD allows up to a 7,200 sq. ft. building for this parcel with the original approval granted for a tire store with any other uses allowed by code also permitted. The proposed building footprint is 6,200 sq. ft. with the proposed Café occupying 4,200 sq. ft. Proposed hours are 7AM – 2:30PM seven days per week with 35 tables inside and 8 tables for outside dining. There is no drive-thru proposed. The proposed architecture of the building is similar to the two buildings west of Chick-fil-A. Discussion took place regarding the site layout and parking. Planner Censky stated that signage, if not code compliant, would need to return to the Plan Commission for consideration of a sign code waiver.

Comm. Mantz moved, seconded by Comm. Grabowski, to approve the Conditional Use Grant for the proposed dine-in, sit down type restaurant use in the proposed multi-tenant building on Lot #3 Shops at Meadow Ridge as follows:

1. **Building shall be constructed as presented at the October 14, 2021 Plan Commission meeting;**
2. **Hours shall be 7AM – 2:30PM as presented in the application;**
3. **Seating shall be subject to plans presented at the October 14, 2021 Plan Commission meeting;**
4. **Village Staff review and approval of all tables, chairs, umbrellas, lighting, and any other fixture, materials, equipment, or supplies to be placed in the outdoor seating area, prior to use/occupancy of the outdoor seating area;**
5. **Applicant to secure sign permits for any permitted signs and Plan Commission Sign Code waiver for any other signs prior to permit issuance.**

Motion carried unanimously.

- d. **Review, discussion and consultative feedback to the applicant, Wellspring Construction Group LLC (in/c/o Tim Knepprath), to add the use “mini-warehousing” to the list of conditional uses that can be considered for approval in the B-5 Zoning District in order to make that use available to themselves for possible development on the lands located**

just north of and adjacent to the existing uses/building located at 227 Sussex Street. The property is Zoned B-5 Light Industrial.

Planner Censky reviewed the request for feedback on the conceptual use of the property for a mini-warehousing type of use. Censky noted the layout of the property and the area proposed for consideration of the mini-warehouse use. Reference was made to the geotechnical report which indicated that lightweight buildings are a possible building type for this property given subsoil conditions which leads to the property owner requesting consideration of the mini-warehouse use of the property. The question to the Plan Commission is whether there is a desire to add the proposed use to the B-5 Zoning District as a Conditional Use which would allow for the use to be considered for any property zoned B-5. Censky noted that the Village Code does have a definition of warehousing in the B-5 District which is distinct from mini-warehousing. In response to a question from Comm. Grabowski, Censky confirmed that mini-warehousing is the same use as storage units. Discussion continued regarding the desire to allow mini-warehousing in certain B-5 zoned areas of the Village and not others; however, it was understood that if the use is added to the B-5 District that the use would be open to all areas with like zoning.

Nick Wellenstein, property owner, advised the Commission the he has owned the property for 18 months and pursued plans for a 60,000 sq. ft. building. There were no leads on a sale of the property due to the limitations of the soil conditions and the difficulty to construct a 60,000 sq. ft. building on the existing soils. Tim Knepprath, co-owner of the property, further added that soil borings and test pits were conducted which confirmed the soil conditions were poor.

Attorney Blum advised the Plan Commission that if there is an interest in pursuing the proposed use on the property that one option to consider might a Planned Unit Development (PUD) for this specific site with conditions and regulations for this specific site. Commissioners expressed a desire to pursue this option to determine if it was feasible.

e. **Review, discussion and possible approval of the building, site and operating plans for the proposed accessory use “veterans memorial tower with related walking paths, seating/reflection area, lighting, landscaping, and shelter” to be located in the southeast quadrant of Kiwanis Village Park located at 325 Capitol Drive. The property is zoned P-1 Park & Recreation District. The property owner is the Village of Pewaukee.**

Planner Censky reviewed the revised plans submitted for the memorial indicating that the design included a bell that could be rung manually with the rope being removable. The proposed location is in the same area previously shown to the Plan Commission at a prior meeting. Administrator Gosse advised the Commission that the Joint Park & Recreation Board approved the proposed memorial location at its meeting last night; however, approved the location of the proposed pavilion in a location closer to the parking lot so it is located outside of the sand volleyball courts. Trustee Roberts advised the Commission that the Village Board reviewed this concept at its meeting last week with a favorable response to the idea by the Village Board. Censky advised that the lighting proposed for the memorial would need to contain shielding to prevent spillover and would need to be screened from surrounding properties.

Cheri Enters, representing the Bell Tower Memorial Group, advised the Commission that the Park & Recreation Director desired to have the proposed pavilion moved to the east end of the parking lot so the Group is exploring a smaller pavilion as well as other options related to a possible future building at the east end of the parking lot and the impact it may have on a pavilion. Ms. Enters advised that the Group would withdraw the pavilion from the Plan

Commission agenda at this time given the need to work with the Joint Park & Recreation Board on a new location. Discussion took place regarding the memorial and the pavilion. Attorney Blum advised the Commission that it could take action to approve the location of the memorial given the action of the Joint Park & Recreation Board. Attorney Blum further stated that the Village Board would make a final decision on the location of the memorial and possible pavilion as it would need to approve an agreement for these items. Further discussion took place regarding the location of the memorial.

Comm. Belt moved, seconded by Comm. Mantz, to approve the site plan for the proposed memorial, excluding the pavilion, as submitted and as outlined in the Planner's recommendation.

Motion carried 5 – 1 with Comm. Hoff voting nay.

7. Citizen Comments. – No comments.

8. Adjournment

Comm. Hoff moved, seconded by Comm. Grabowski, to adjourn. Motion carried unanimously at 8:40PM.

Respectfully submitted,

Scott Gosse
Village Administrator

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: November 11, 2021

General Information:

Agenda Item: **6.a.**

Applicant/Property Owner:

John and Toni Culhane

Requested Action:

Conditional Use Grant approval to replace the existing detached garage on this site with an attached home/garage addition with lesser setback and offset to the lot lines than required by Code.

Current Zoning:

R-5 Single Family Detached Residential District with (LO) Lakefront Overlay.

Current Master Plan Classification:

Single-Family Residential

Surrounding Zoning/Land Use:

North: Pewaukee Lake

South: R-5 Single-Family Detached Residential East: R-5 Single-Family Detached Residential w/ (LO)

West: R-5 Single-Family Detached Residential w/ (LO)

Project Area:

~.1854 acres

Property Location:

485 Park Avenue

Discussion:

Section 40.210.4 of the Village Code provides that the minimum front setback and side/rear offsets on a legal nonconforming lot in the R-5(LO) District may be reduced below the minimum required if a conditional use grant is approved.

The applicant plans to remove the existing detached garage on this site in favor of constructing a new attached home/garage addition. This lot is legal nonconforming as to both minimum required lot size and lot width (i.e. minimum 10,500 sq. ft. and 50 ft. respectively).

They are eligible to request the Planning Commissions consideration, through CUG, as to their plans as follows:

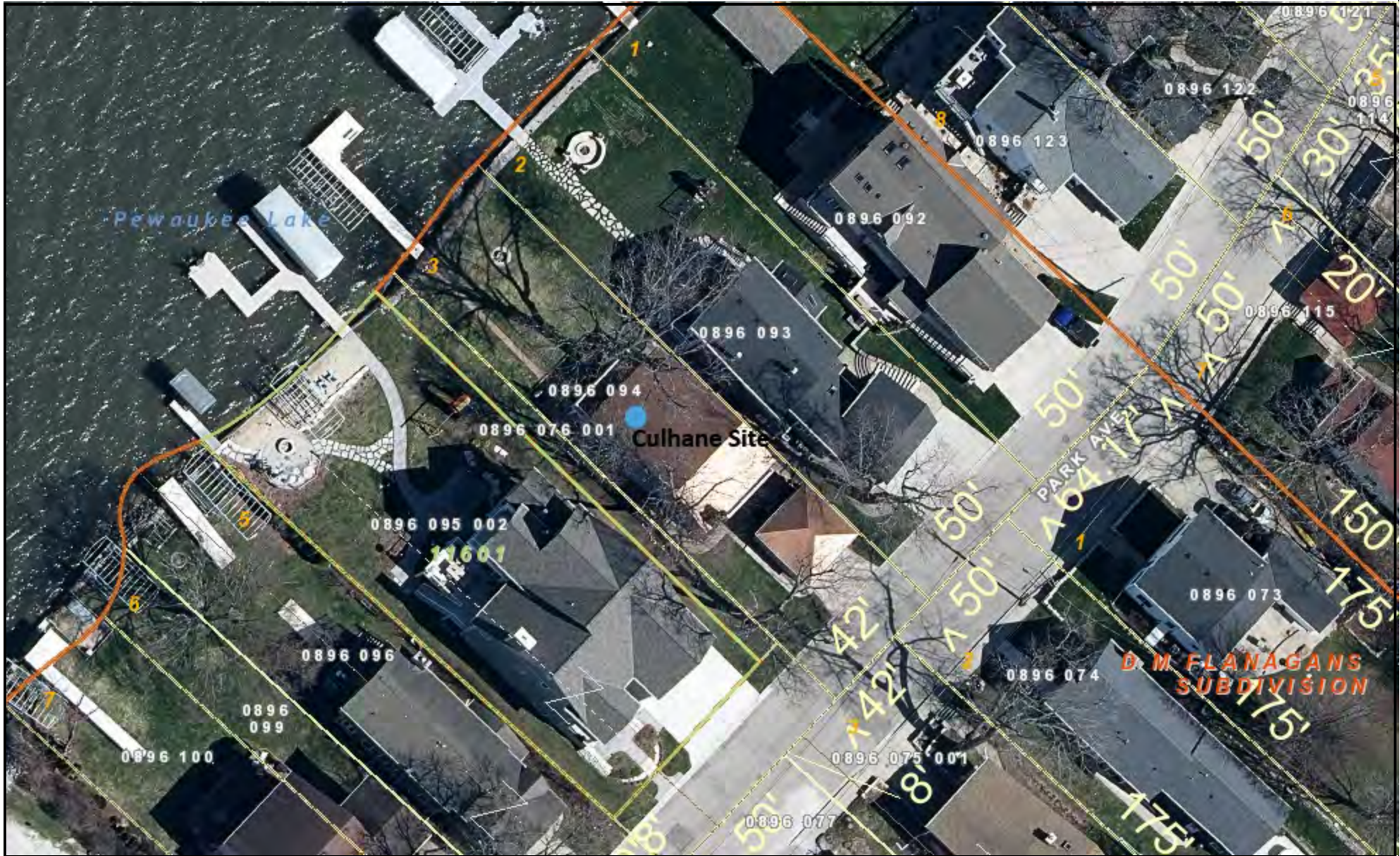
- Front setback 35 ft. required / 15.4 ft. proposed / 8.2 ft. existing as to detached garage
- Side offset 7.95 ft. required / 2.1 ft. proposed / 2.1 ft. existing as to detached garage and 5.9 ft. existing as to the house

All other standards and requirements of the R-5(LO) District such as but not necessarily limited to minimum open space 30% and maximum building area coverage 30%, must be adhered to by the applicant.

Recommendation:

The Planner does not raise any specific objections to the applicants request as presented provided the following conditions are considered for attachment:

- 1) Applicant to comply with any extra-ordinary building design/materials requirements as may be required by the Building Inspections Department in their review for Building Permit, owing to the limited separation between this proposed new addition and the neighboring residence to the east.
- 2) Applicant to provide, for Village Staff review and approval prior to building permit issuance, survey evidence of the actual building separation between the proposed addition and the existing residence to the east.
- 3) Applicant to provide, for Village Staff review and approval prior to building permit issuance, survey evidence that with the addition in place, and considering the removal of the old garage, this site is either compliant with the 30% minimum open space requirement and maximum 30% building footprint area (or no more nonconforming than existing conditions) on the lot.
- 4) Village Engineer review and approval of a grading/drainage plan for the site as will ensure that the proposed addition will not adversely impact surrounding properties in terms of stormwater flow/management given the narrow distance to the lot line.
- 5) Issuance of a building permit prior to start of any work toward constructing the proposed garage addition.
- 2) Recording of the Conditional Use Grant prior to issuance of a building permit for the new house with attached garage.



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Notes:

Printed: 11/2/2021



**CONDITIONAL USE GRANT
(Residence addition with setback and offsets less than
ordinarily required in R-5(LO) District.)**

Before the Planning Commission of the Village of Pewaukee,
Waukesha County, Wisconsin, in regard to Premises located
at 485 Park Avenue in the Village of Pewaukee, Waukesha
County, State of Wisconsin, and as further defined as follows:

PWV 0896094
NELY 42 FT LOT 3 BLK 3 D. M. FLANAGAN'S SUBDIVISION
PT NE1/4 SEC 17 & PT SE1/4 SEC 8 T7N R19E :: DOC #4360023

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

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

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter
stated, that the Premises may be used for the purpose of residence addition with setback and offsets less than
ordinarily required in R-5(LO) District.

GRANTED by action of the Planning Commission of the Village of Pewaukee this 11th day of
November, 2021.

Village Planning Commission Secretary
Cassandra Smith
_____ Date Signed

Planning Commission Chairperson
Jeffrey Knutson
_____ Date Signed

Original filed at the Pewaukee Village Hall.

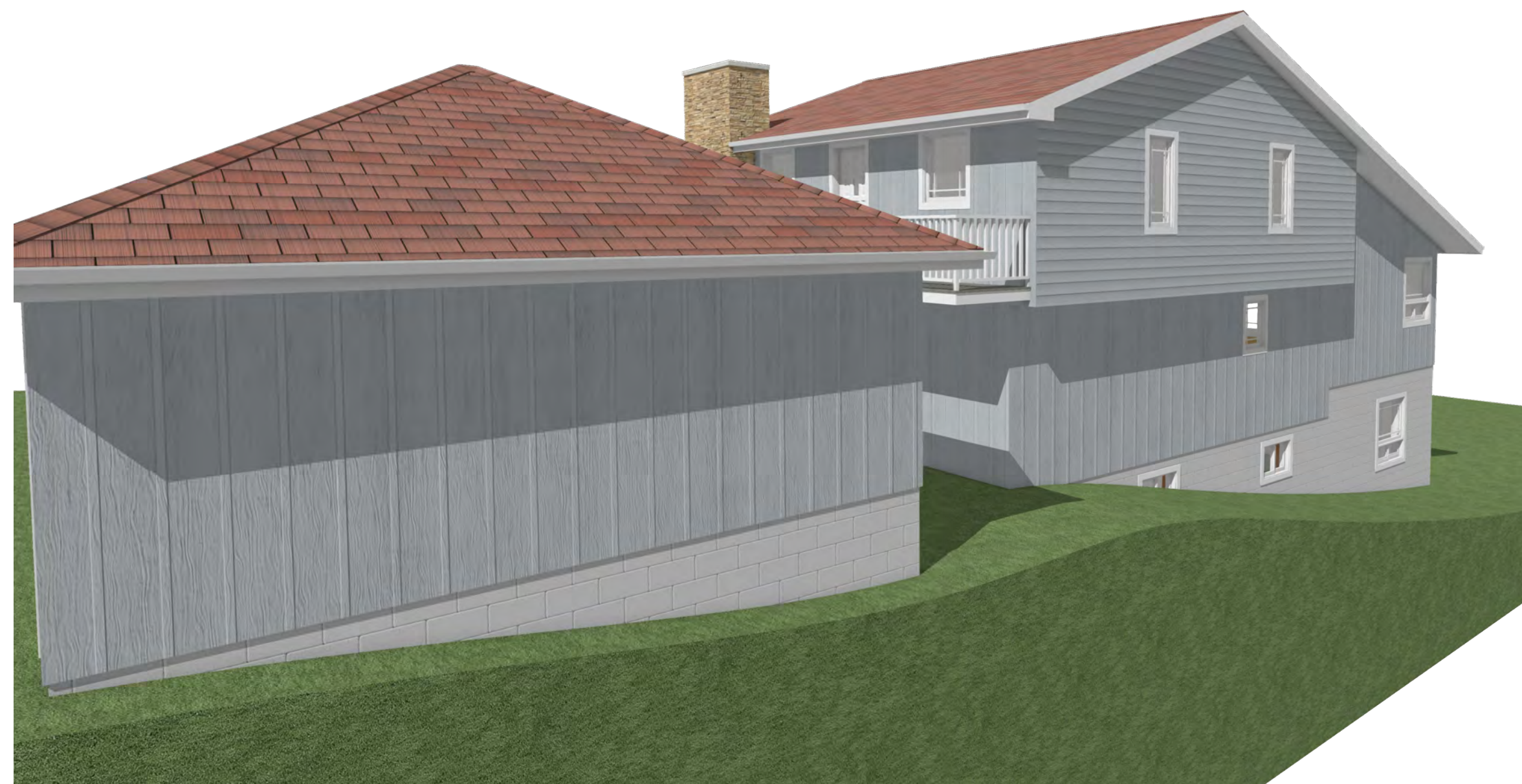
The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant that shall run with the land subject to the provisions contained herein.
2. This grant shall be void unless, pursuant to the building and Zoning Codes of the Village, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above.
3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and exhibited hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. Failure to allow reasonable and routine inspections of the property constitutes grounds for revocation of the Conditional Use Grant.
8. **Conditions on the Operations:**
 - a. N/A
9. **Conditions of the structures:**
 - a. Building location: The front yard setback and side yard offsets to the house shall not be less than per Exhibit "B" which is attached hereto and made a part hereof by reference (i.e. 15 feet and 2.1 feet respectively).
10. **Conditions on the site:**
 - a. Erosion Control/Stormwater management: Such plans to be presented by applicant for review and approval by Village Engineer prior to issuance of building permit and placed in the property file for permanent record. See Exhibit "A" attached hereto and made a part hereof by reference.
 - b. Per Exhibit "B" which is attached hereto and made a part hereof by reference.

EXISTING PERSPECTIVE VIEWS



**PERSPECTIVE VIEWS
NO SCALE**



PROPOSED PERSPECTIVE VIEWS



**PERSPECTIVE VIEWS
NO SCALE**



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DATE:	10-10-2021
NUMBER:	
BY:	CHRIS EGNER
DESCRIPTION:	ORIGINAL BID SET

PROJECT DESCRIPTION:
 ATTACHED GARAGE &
 2ND FLOOR ADDITION
 NEW FRONT ENTRY FOYER
 MASTER BATH REMODEL

OWNERS:
 JOHN & TONI CULHANE
 485 PARK AVE.
 PEWAUKEE, WI.



Renovations Group Inc
 530 HARTBROOK DR.
 HARTLAND, WI. 53024

DATE: 10/12/2021

SCALE: NO SCALE

SHEET:

EXISTING PERSPECTIVE VIEWS



**PERSPECTIVE VIEWS
NO SCALE**



PROPOSED PERSPECTIVE VIEWS



**PERSPECTIVE VIEWS
NO SCALE**



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DATE:	10-10-2021
NUMBER:	
BY:	CHRIS EGNER
DESCRIPTION:	ORIGINAL BID SET

PROJECT DESCRIPTION:
 ATTACHED GARAGE &
 2ND FLOOR ADDITION
 NEW FRONT ENTRY FOYER
 MASTER BATH REMODEL

OWNERS:
JOHN & TONI CULHANE
 485 PARK AVE.
 PEWAUKEE, WI.



Renovations Group Inc
 530 HARTBROOK DR.
 HARTLAND, WI. 53024

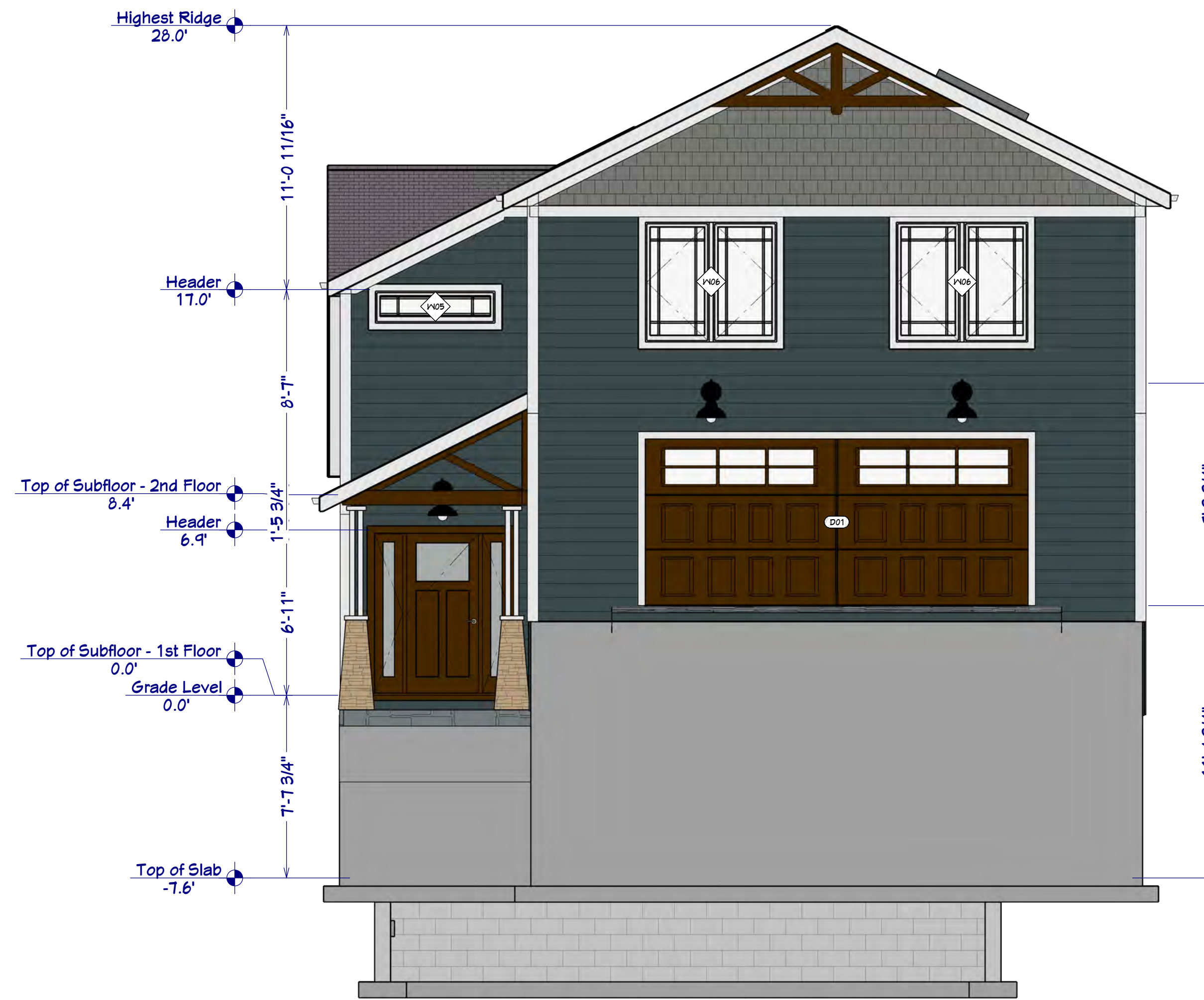
DATE: 10/12/2021

SCALE: NO SCALE

SHEET:



EXISTING ELEVATION #1
1/4" = 1'-0"



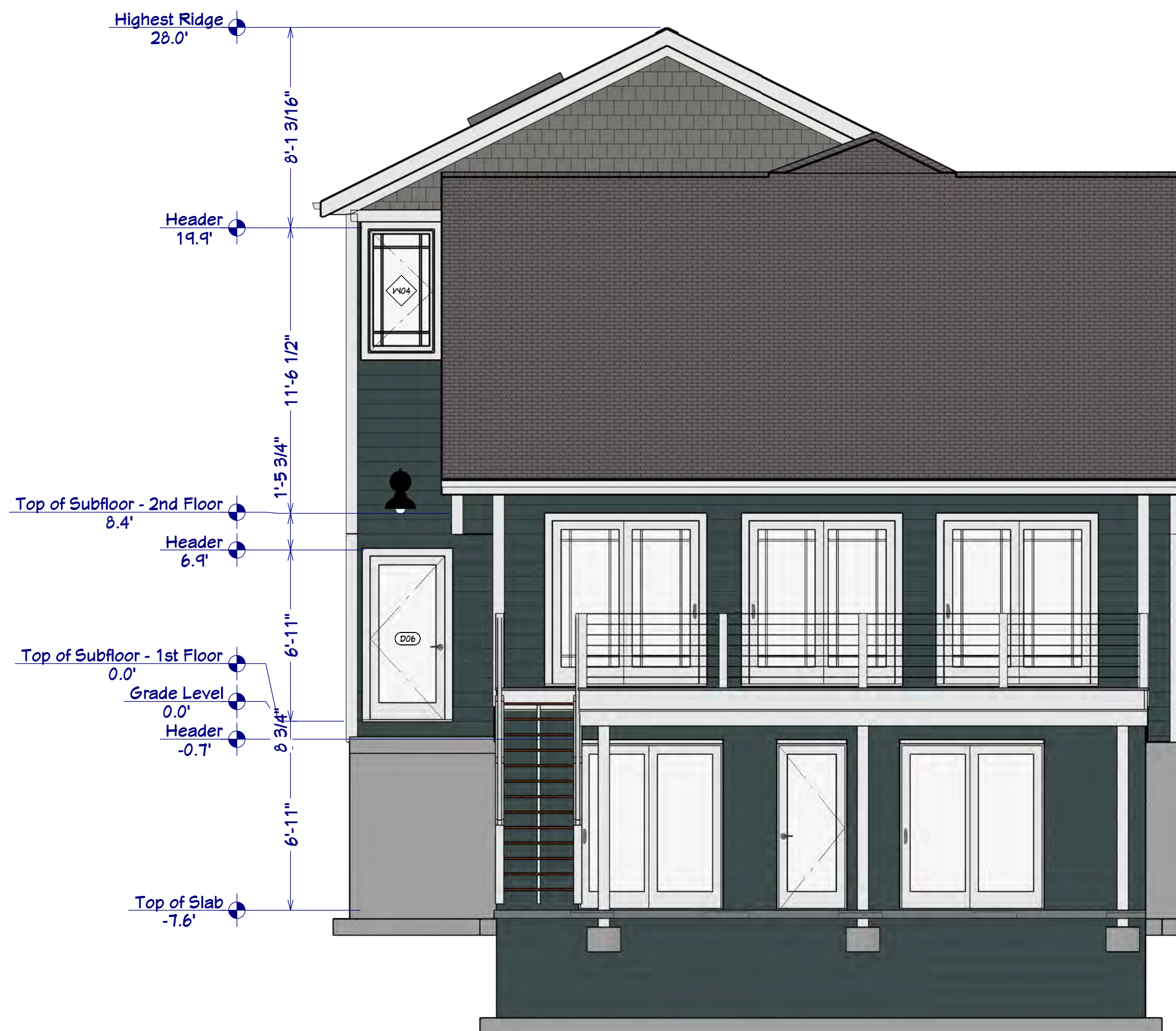
PROPOSED ELEVATION #1
1/4" = 1'-0"

Highest Ridge 28.0'
11'-0 11/16"
Header 17.0'
8'-7"
Top of Subfloor - 2nd Floor 8.4'
Header 6.9'
1'-5 3/4"
Top of Subfloor - 1st Floor 0.0'
Grade Level 0.0'
6'-11"
Top of Slab -7.6'
7'-7 3/4"

11'-4 3/4"
9'-3 3/4"



EXISTING ELEVATION #2
1/4" = 1'-0"



PROPOSED ELEVATION #2
1/4" = 1'-0"

Highest Ridge 28.0'
8'-1 3/16"
Header 14.9'
11'-6 1/2"
Top of Subfloor - 2nd Floor 8.4'
Header 6.9'
1'-5 3/4"
Top of Subfloor - 1st Floor 0.0'
Grade Level 0.0'
Header -0.7'
8 3/4"
6'-11"
Top of Slab -7.6'

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DATE:	NUMBER:	BY:	DESCRIPTION:
10-10-2021		CHRIS EGENER	ORIGINAL BID SET

PROJECT DESCRIPTION:
ATTACHED GARAGE &
2ND FLOOR ADDITION
NEW FRONT ENTRY FOYER
MASTER BATH REMODEL

OWNERS:
JOHN & TONI CULHANE
485 PARK AVE.
PEWAUKEE, WI.



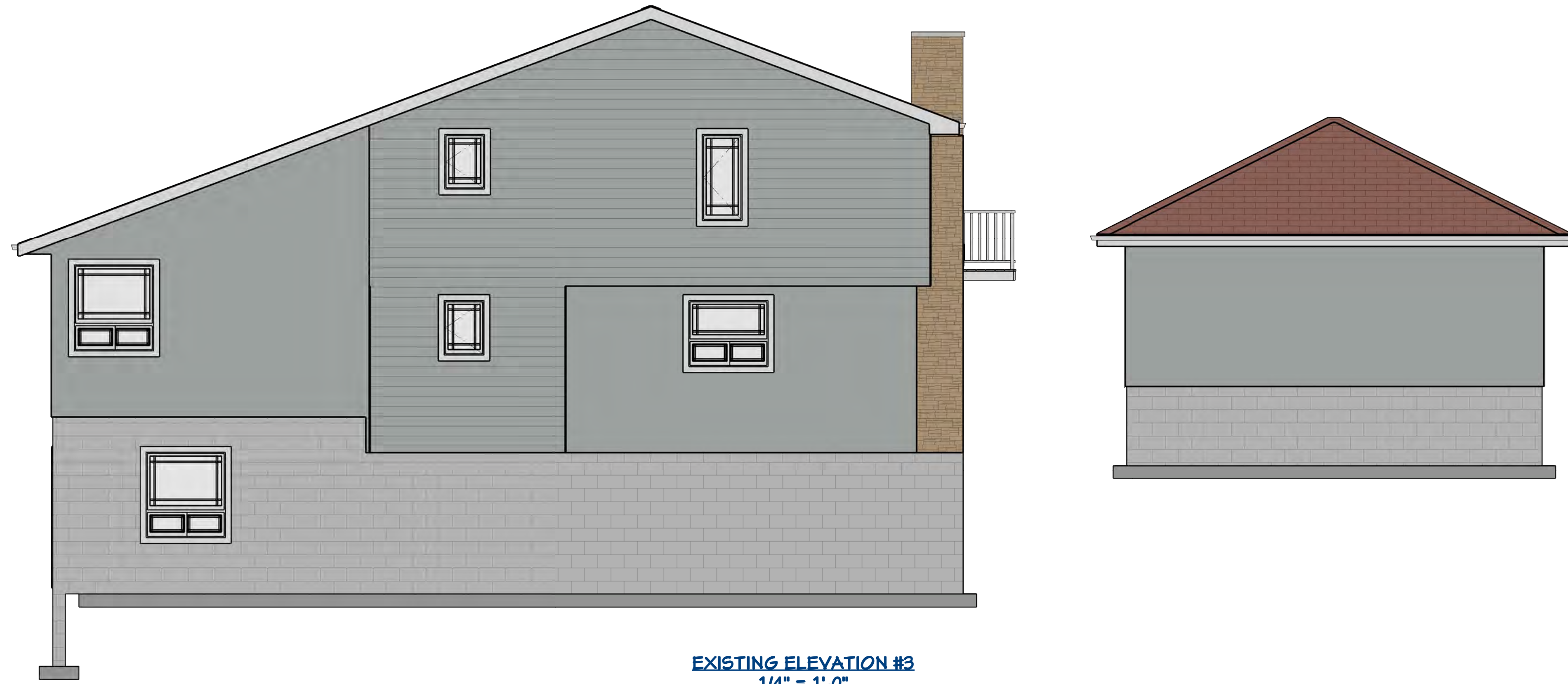
Renovations Group Inc
530 HARTBROOK DR.
HARTLAND, WI 53024

DATE:
10/12/2021

SCALE:
1/4" = 1'-0"

SHEET:

3 of 11



EXISTING ELEVATION #3
1/4" = 1'-0"



PROPOSED ELEVATION #3
1/4" = 1'-0"

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DATE:	NUMBER:	BY:	DESCRIPTION:
10-10-2021		CHRIS EGNER	ORIGINAL BID SET

PROJECT DESCRIPTION:
ATTACHED GARAGE &
2ND FLOOR ADDITION
NEW FRONT ENTRY FOYER
MASTER BATH REMODEL

OWNERS:
JOHN & TONI CULHANE
485 PARK AVE.
PEWAUKEE, WI.



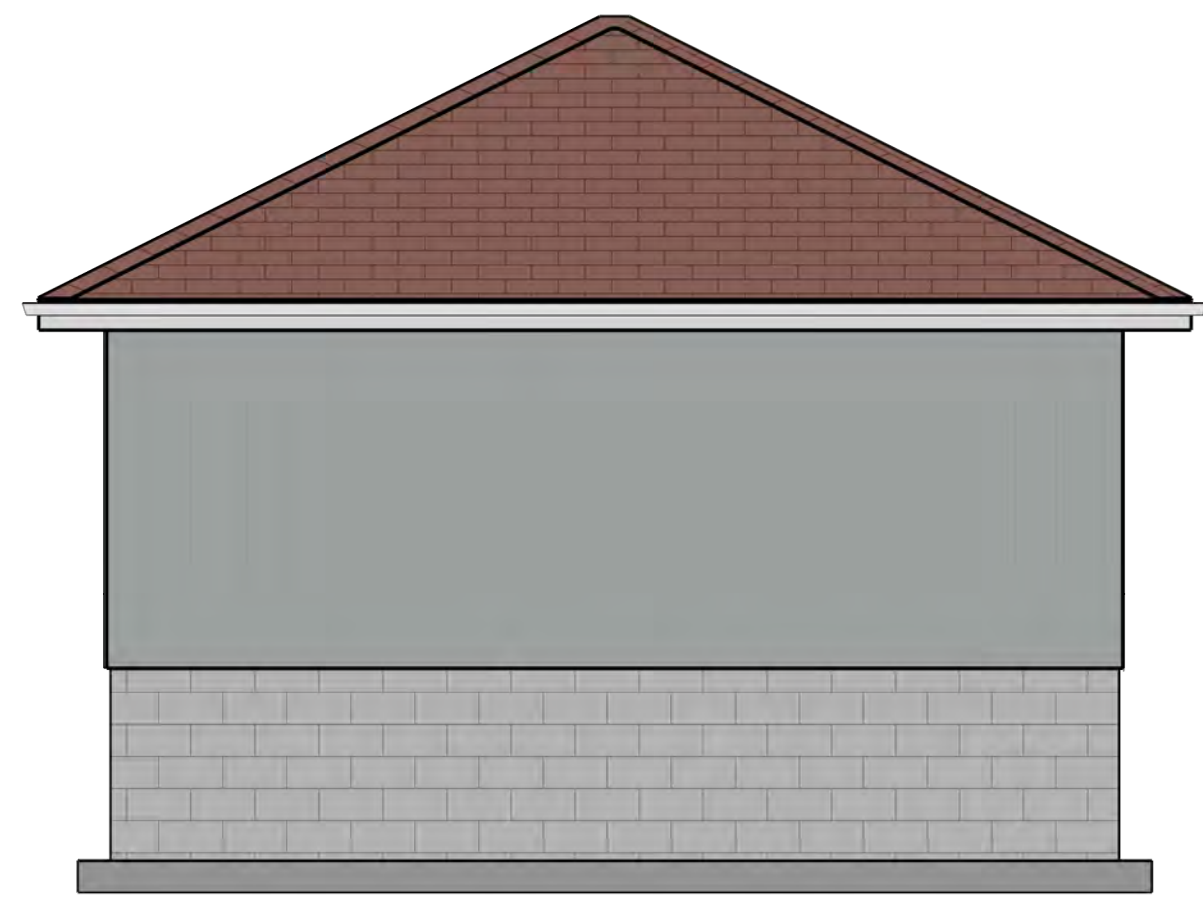
Renovations Group Inc
530 HARTBROOK DR.
HARTLAND, WI 53024

DATE:
10/12/2021

SCALE:
1/4" = 1'-0"

SHEET:

4 of 11



EXISTING ELEVATION #4
1/4" = 1'-0"



PROPOSED ELEVATION #4
1/4" = 1'-0"

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PEWAUKEE, WI.

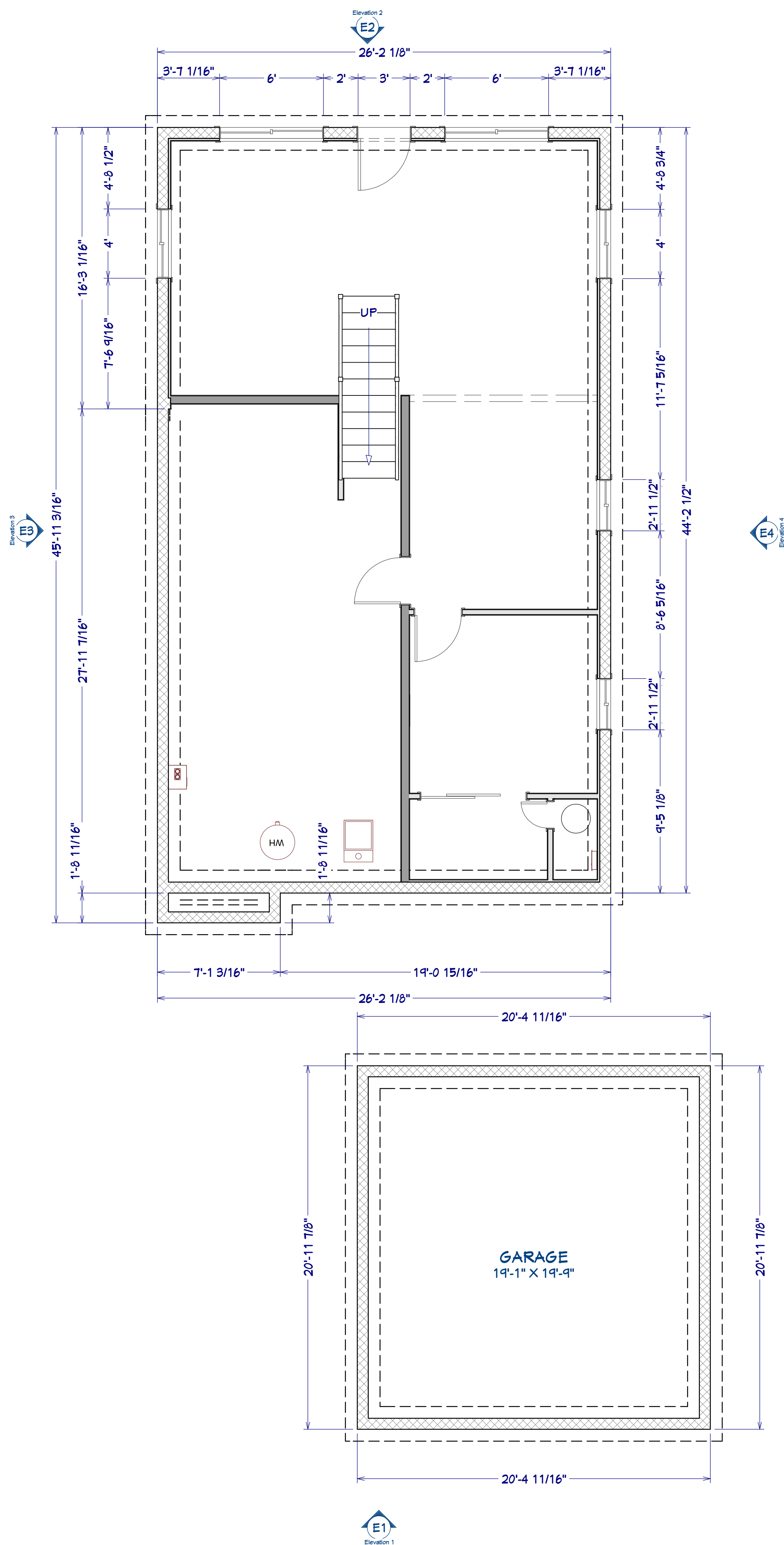


Renovations Group Inc
530 HARTBROOK DR.
HARTLAND, WI 53024

DATE:
10/12/2021

SCALE:
1/4" = 1'-0"

SHEET:



EXISTING FOUNDATION/BASEMENT PLAN VIEW
1/4" = 1'-0"

WALL LEGEND

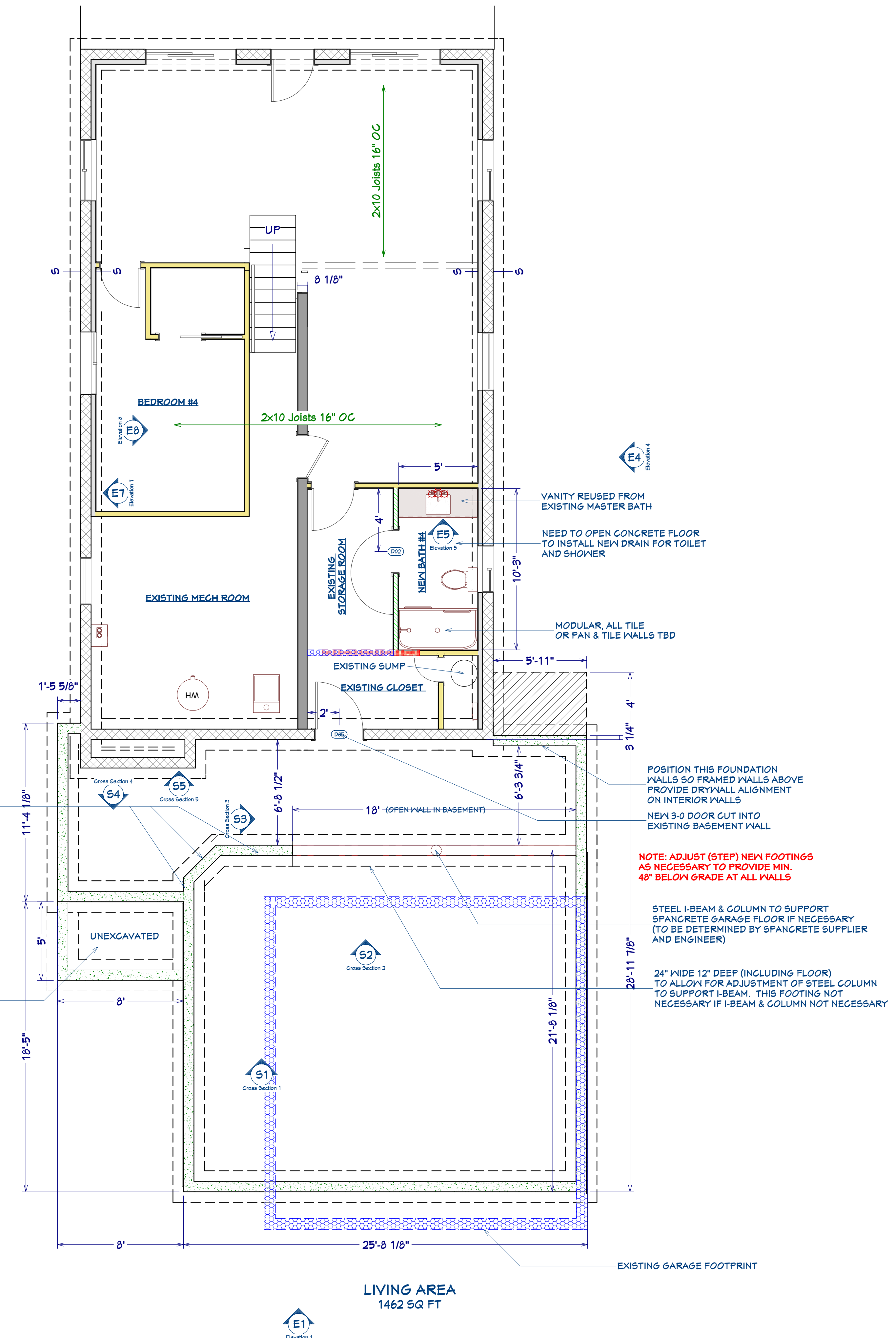
- EXISTING FOUNDATION WALL
- NEW POURED CONC FOUNDATION WALL
- EXISTING EXTERIOR FRAME WALL
- NEW 2x6 EXTERIOR FRAME WALL
- EXISTING BLOCK & STONE CHIMNEY WALL
- NEW 2x4 FRAME & STONE WALL
- EXISTING 2x4 INTERIOR WALL
- NEW 2x4 INTERIOR WALL
- NEW 2x6 INTERIOR WALL

DEMO LEGEND

- DEMO WALLS
- DEMO DOORS & WINDOWS

IMPORTANT TO POSITION FOUNDATION WALLS OF GARAGE TO ALLOW FOR DRYWALL TO ALIGN WITH WALLS ABOVE

VERIFY SIZE OF FOUNDATION FOR FRONT STOOP BASED ON COLUMN STYLE, SIZE & POSITION



PROPOSED FOUNDATION/BASEMENT PLAN VIEW
1/4" = 1'-0"

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MASTER BATH REMODEL

OWNER:
JOHN & TONI CULHANE
485 PARK AVE.
PEMAUKEE, WI.

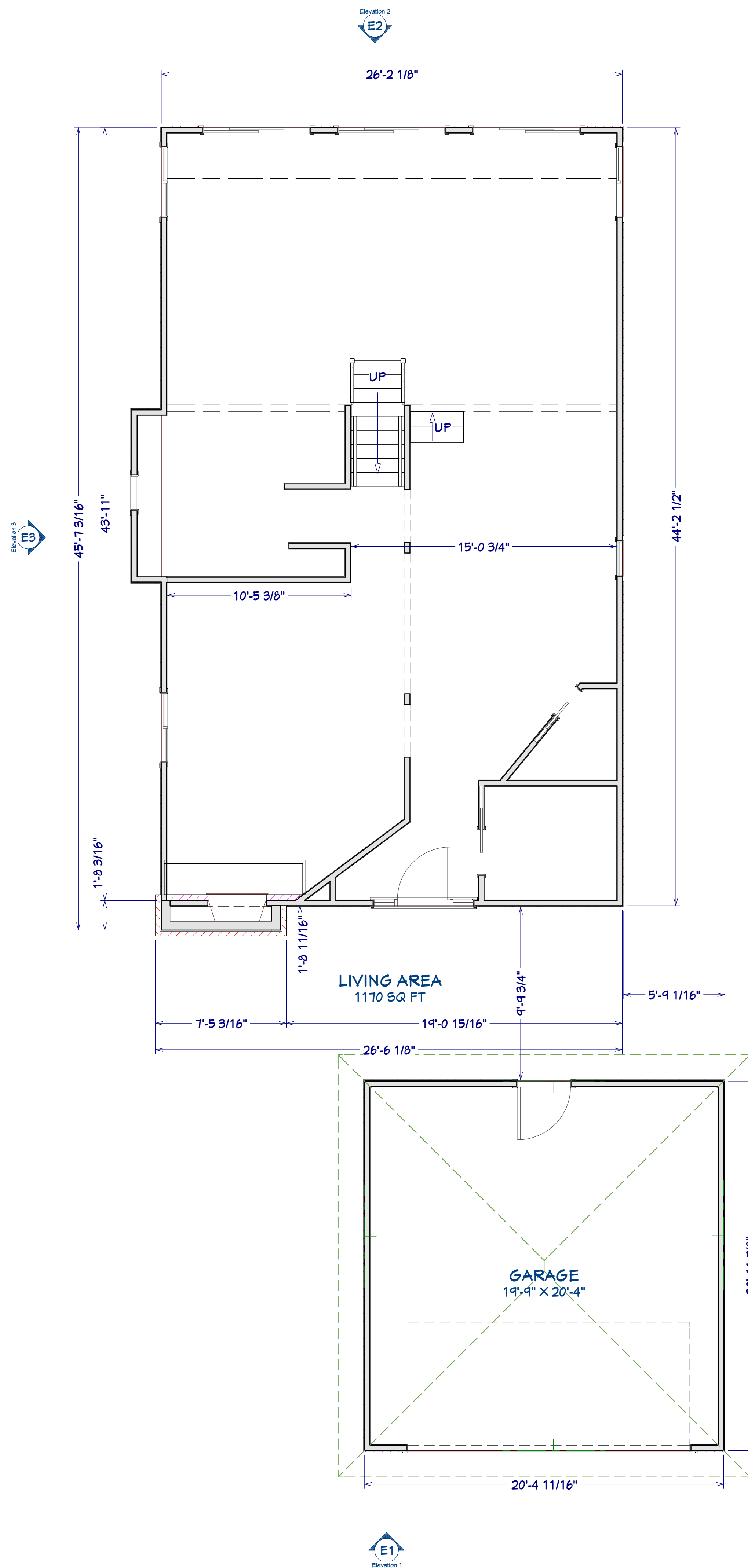


Renovations Group Inc
530 HARTBROOK DR.
HARTLAND, WI 53024

DATE:
10/12/2021

SCALE:
1/4" = 1'-0"

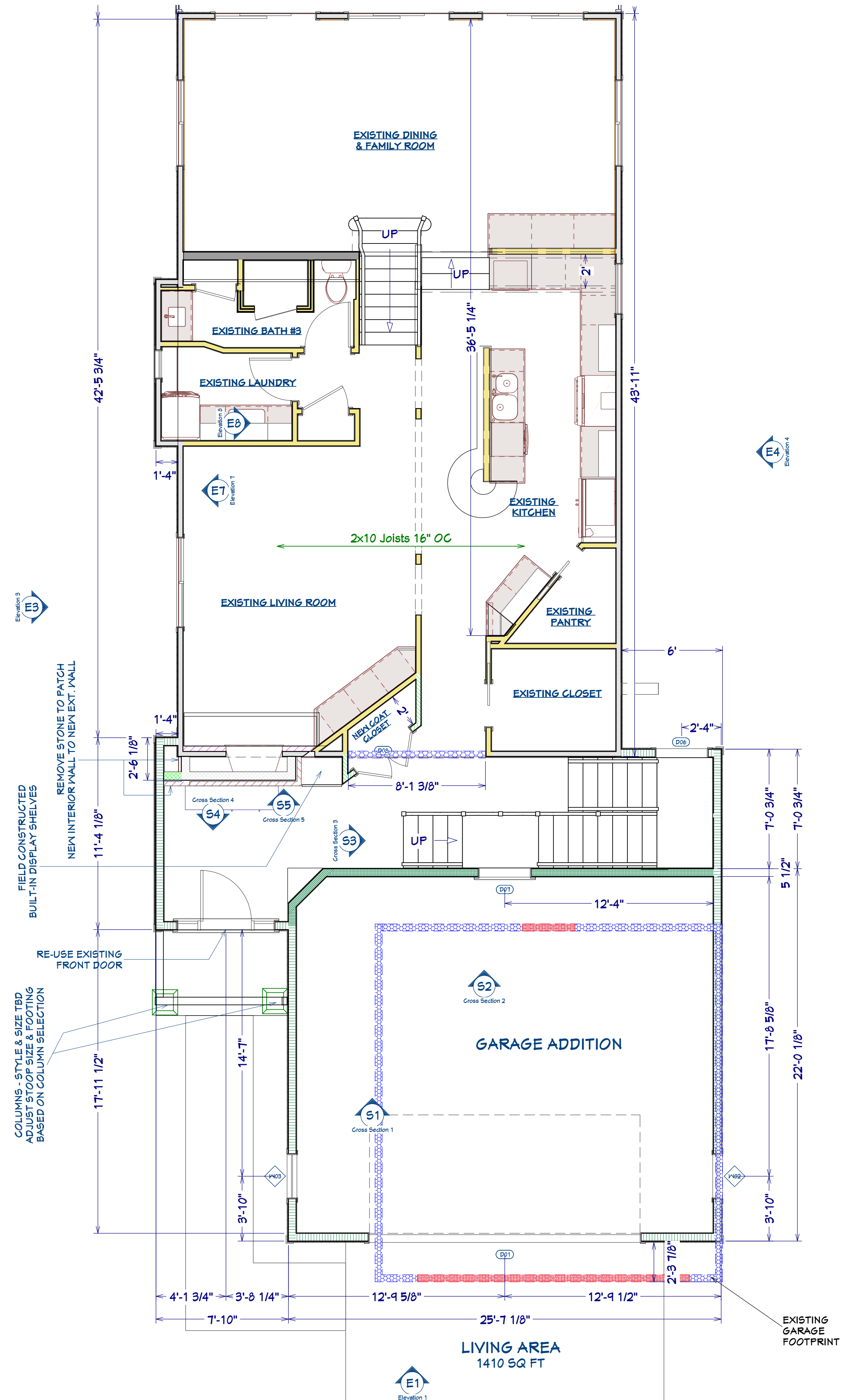
SHEET:



FIRST FLOOR PLAN VIEW
1/4" = 1'-0"

WALL LEGEND	
EXISTING FOUNDATION WALL	
NEW POURED CONC FOUNDATION WALL	
EXISTING EXTERIOR FRAME WALL	
NEW 2x6 EXTERIOR FRAME WALL	
EXISTING BLOCK & STONE CHIMNEY WALL	
NEW 2x4 FRAME & STONE WALL	
EXISTING 2x4 INTERIOR WALL	
NEW 2x4 INTERIOR WALL	
NEW 2x6 INTERIOR WALL	

DEMO LEGEND	
DEMO WALLS	
DEMO DOORS & WINDOWS	



FIRST FLOOR PLAN VIEW
1/4" = 1'-0"

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Renovations Group Inc
530 HARTBROOK DR.
HARTLAND, WI 53024

DATE:
10/12/2021

SCALE:
1/4" = 1'-0"

SHEET:

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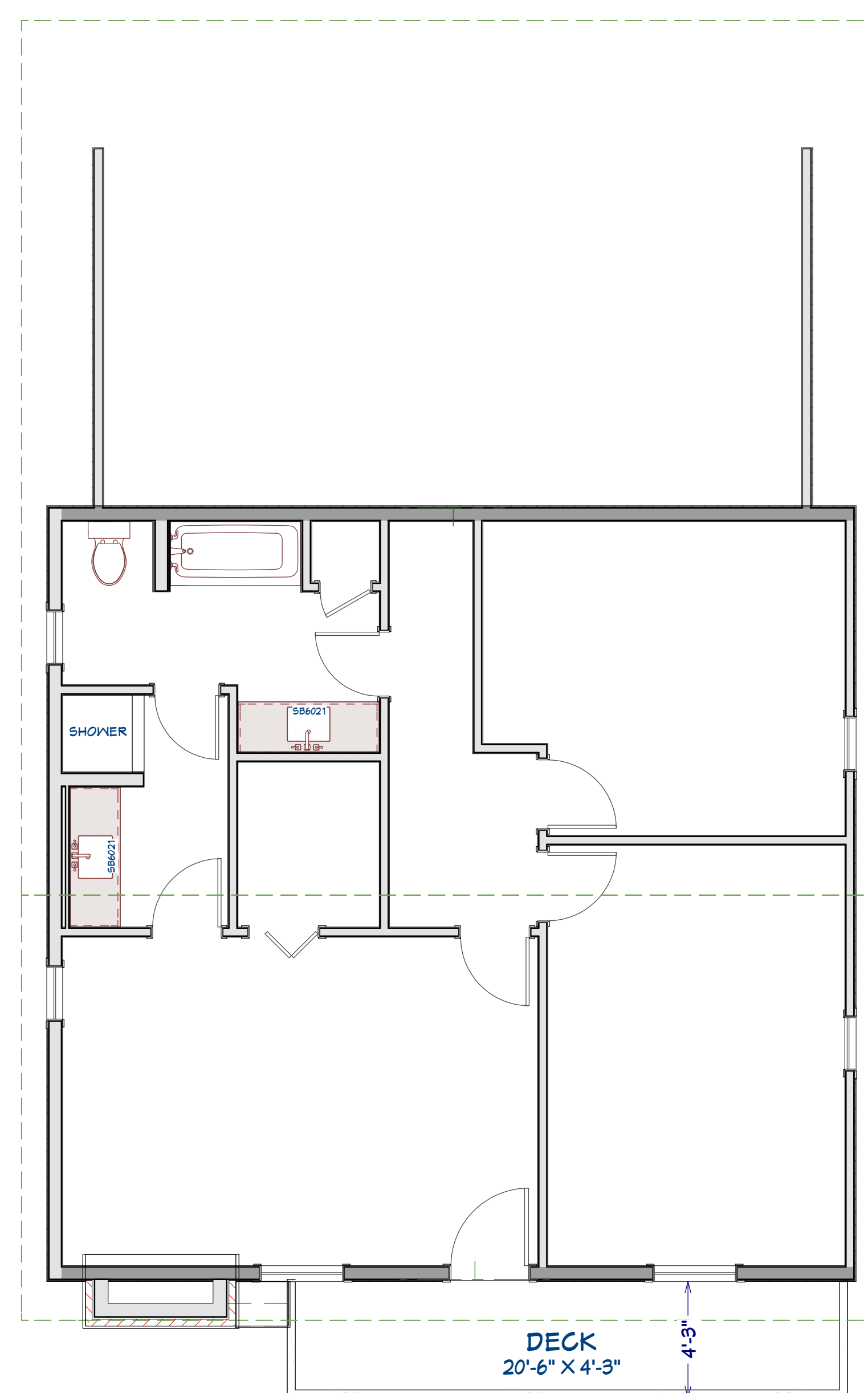
RENOVATIONS GROUP
REMODELING HOME. TOGETHER.

DATE:
10/12/2021

SCALE:
1/4" = 1'-0"

SHEET:

8 of 11

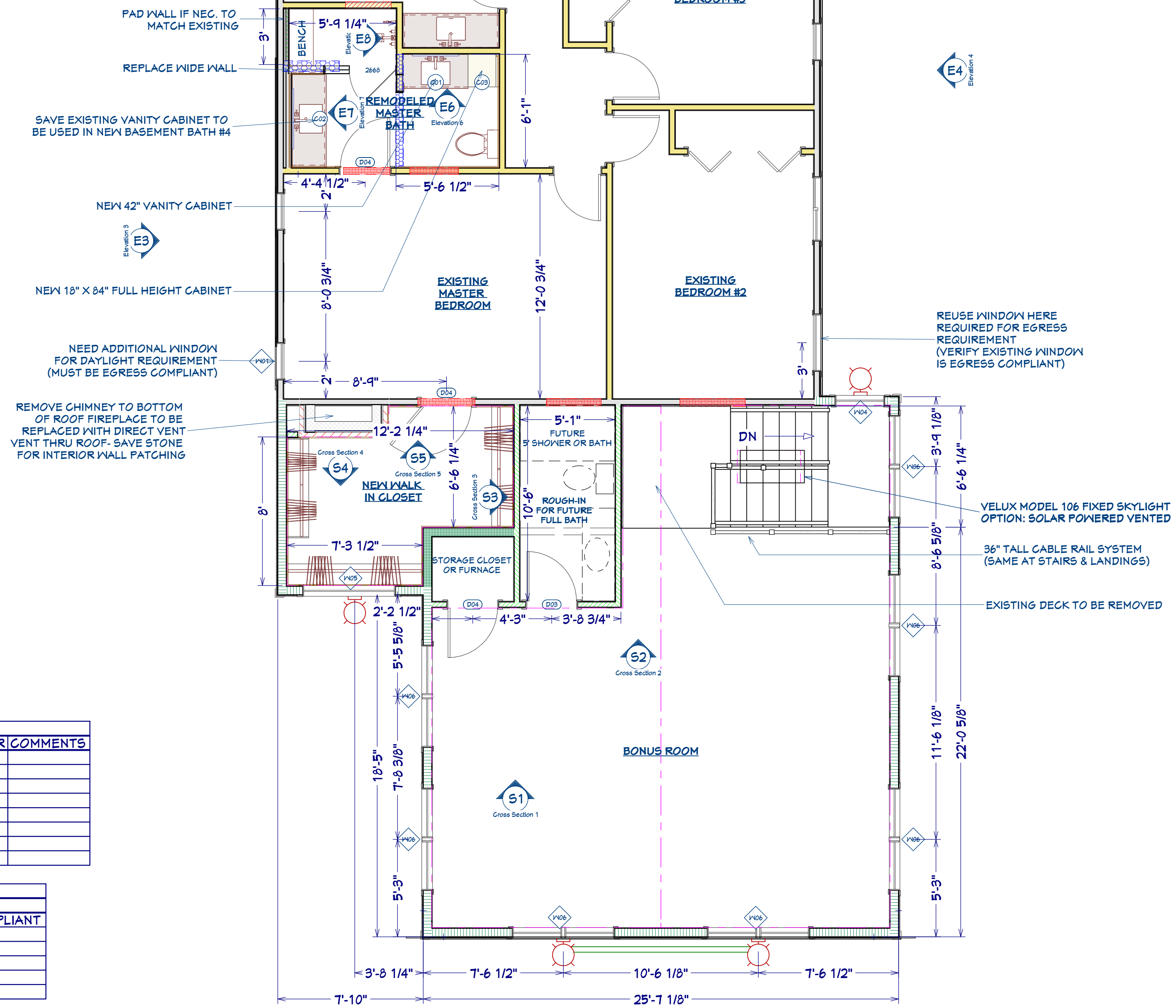


SECOND FLOOR PLAN VIEW
1/4" = 1'-0"

CABINET SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	MANUFACTURER	COMMENTS
C01	5B4221	1	2	42"	21"	36"	BASE CABINET		
C02	5B6021	1	2	60"	21"	36"	BASE CABINET		
C03	U182184R	1	2	18"	21"	84"	UTILITY CABINET		

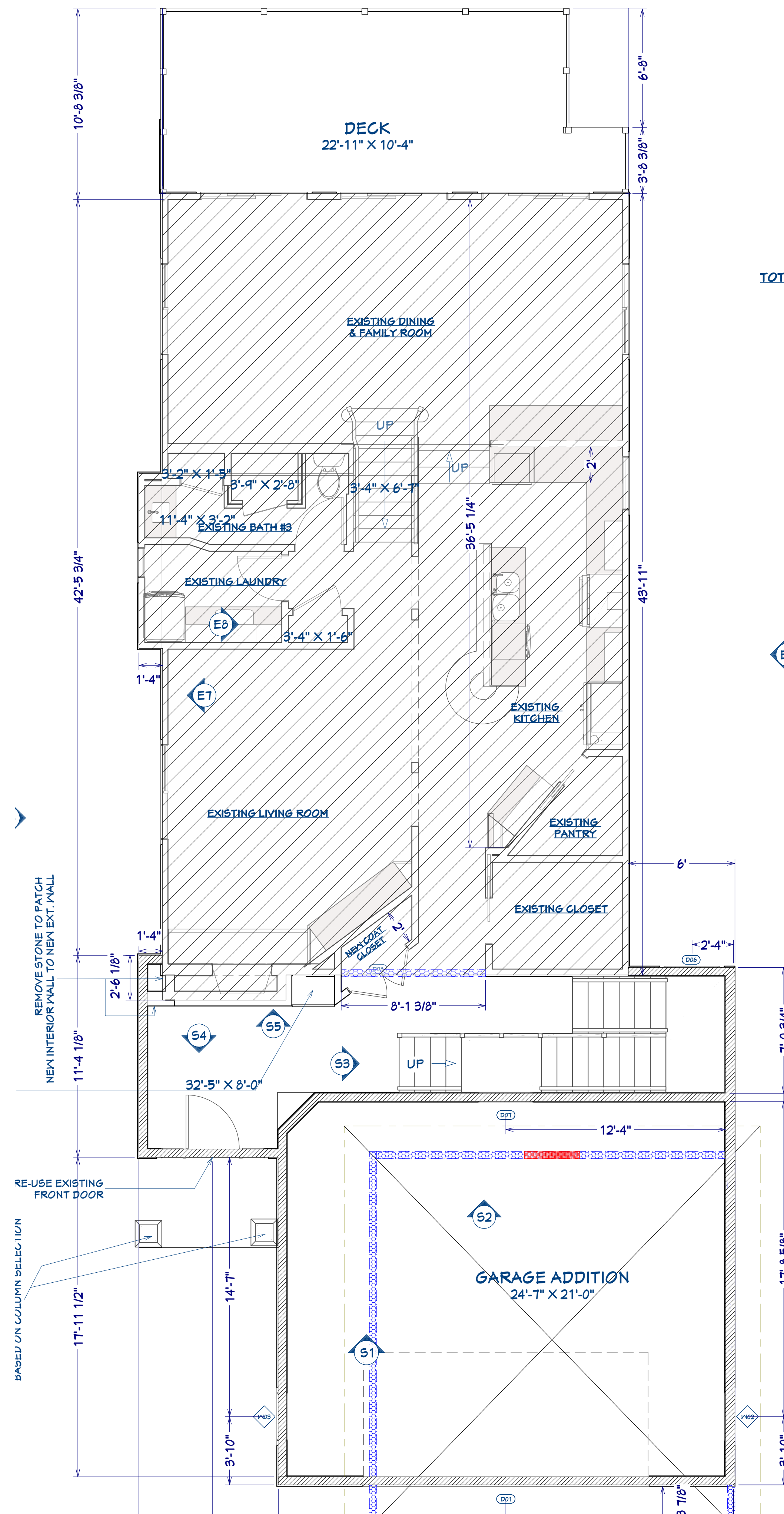
DOOR SCHEDULE												
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	MANUFACTURER	COMMENTS
D01	16070	1	1	16070	142"	84"		144"x87"	GARAGE-GARAGE DOOR CHD05	2X12X200" (2)	1 3/4"	
D02	2868	1	0	2868 L IN	32"	80"		34"x82 1/2"	HINGED-DOOR P09	2X6X34" (2)	1 3/8"	
D03	2868	1	2	2868 L IN	32"	80"		34"x82 1/2"	HINGED-6801 CRAFTSMAN ONE LITE II	2X6X37" (2)	1 3/8"	
D04	2868	3	2	2868 R IN	32"	80"		34"x82 1/2"	HINGED-6801 CRAFTSMAN ONE LITE II	2X6X37" (2)	1 3/8"	
D05	3068	1	0	3068 L IN	36"	80"		38"x82 1/2"	HINGED-6801 CRAFTSMAN ONE LITE II	2X6X38" (2)	1 3/8"	
D06	3068	1	1	3068 L EX	36"	80"		38"x83"	EXT. HINGED-GLASS PANEL	2X6X41" (2)	1 3/4"	
D07	3068	1	1	3068 R EX	36"	80"		38"x83"	EXT. HINGED-DOOR E21	2X6X41" (2)	1 3/4"	
D08	4068	1	1	4068 L/R IN	48"	80"		50"x82 1/2"	DOUBLE HINGED-6801 CRAFTSMAN ONE LITE II	2X6X53" (2)	1 3/8"	

WINDOW SCHEDULE												
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	MANUFACTURER	COMMENTS
W01	20445C	1	2	20445C	24 1/16"	52"		YES	SINGLE CASEMENT-HL	2X6X28 1/16" (2)		MUST BE EGRESS COMPLIANT
W02	28405C	1	1	28405C	32"	48"			SINGLE CASEMENT-HL	2X6X36" (2)		
W03	28405C	1	1	28405C	32"	48"			SINGLE CASEMENT-HR	2X6X36" (2)		
W04	28505C	1	2	28505C	32"	60"			SINGLE CASEMENT-HR	2X6X36" (2)		
W05	5014FX	1	2	5014FX	60"	16"			FIXED GLASS	2X6X64" (2)		
W06	5650MU	7	2	5650	66"	60"			MULLED UNIT-HR	2X6X70" (2)		



LIVING AREA
1521 SQ FT

SECOND FLOOR PLAN VIEW
1/4" = 1'-0"



FIRST FLOOR ROOF PLAN VIEW
1/4" = 1'-0"

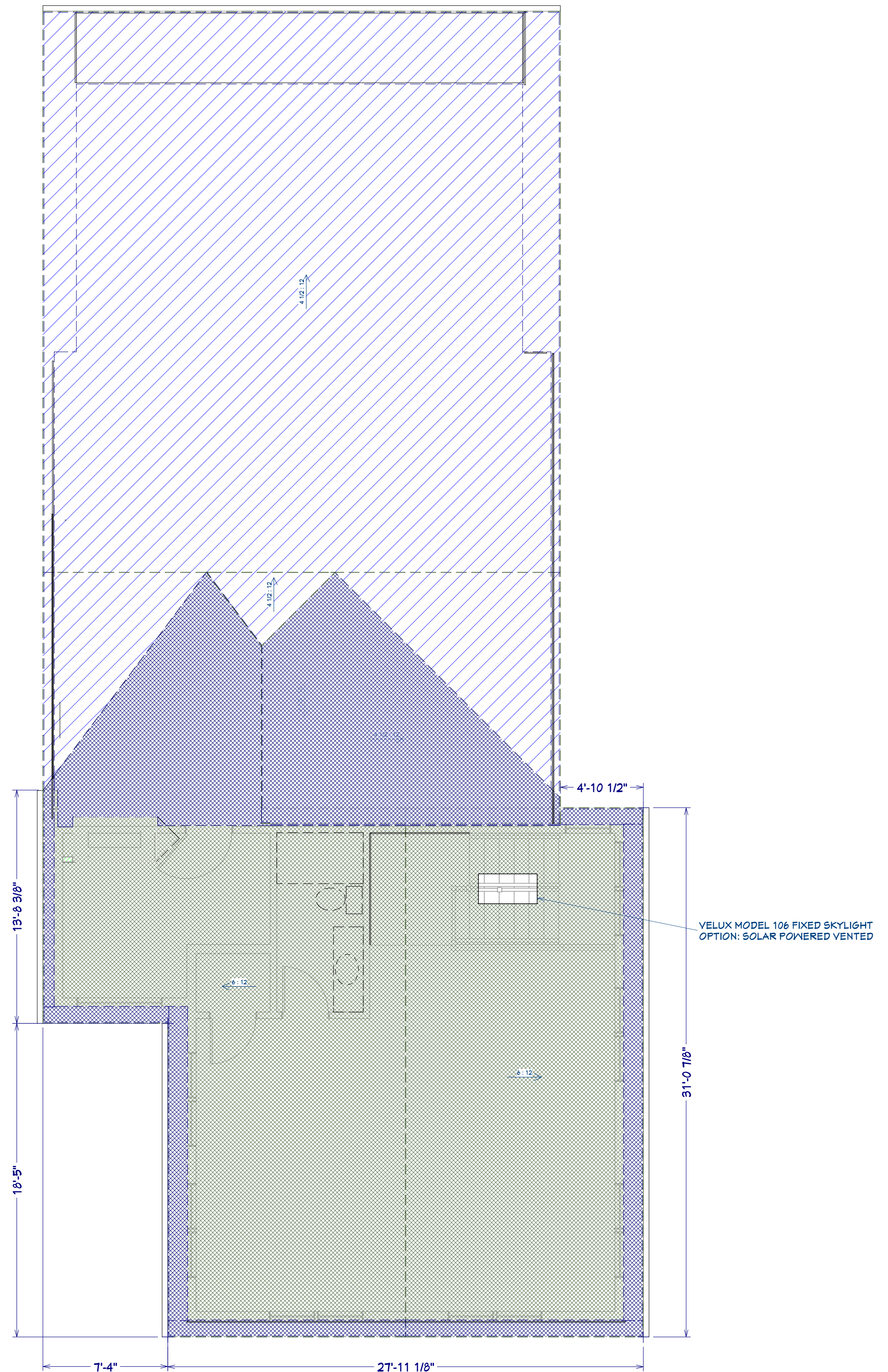
TOTAL ROOF AREA TO BE SHINGLED 2655 SQ. FT.

EXISTING ROOF PLANES 

TOTAL EXISTING ROOF SURFACE AREA TO BE SHINGLED 1244 SQ. FT.

NEW ROOF PLANES 

TOTAL NEW ROOF SURFACE AREA TO BE SHINGLED 1411 SQ. FT.



SECOND FLOOR ROOF PLAN VIEW
1/4" = 1'-0"

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NEW FRONT ENTRY FOYER
MASTER BATH REMODEL

OWNERS:
JOHN & TONI CULHANE
485 PARK AVE.
PEWAUKEE, WI.

RENOVATIONS GROUP
REMODELING HOME SPECIALTIES

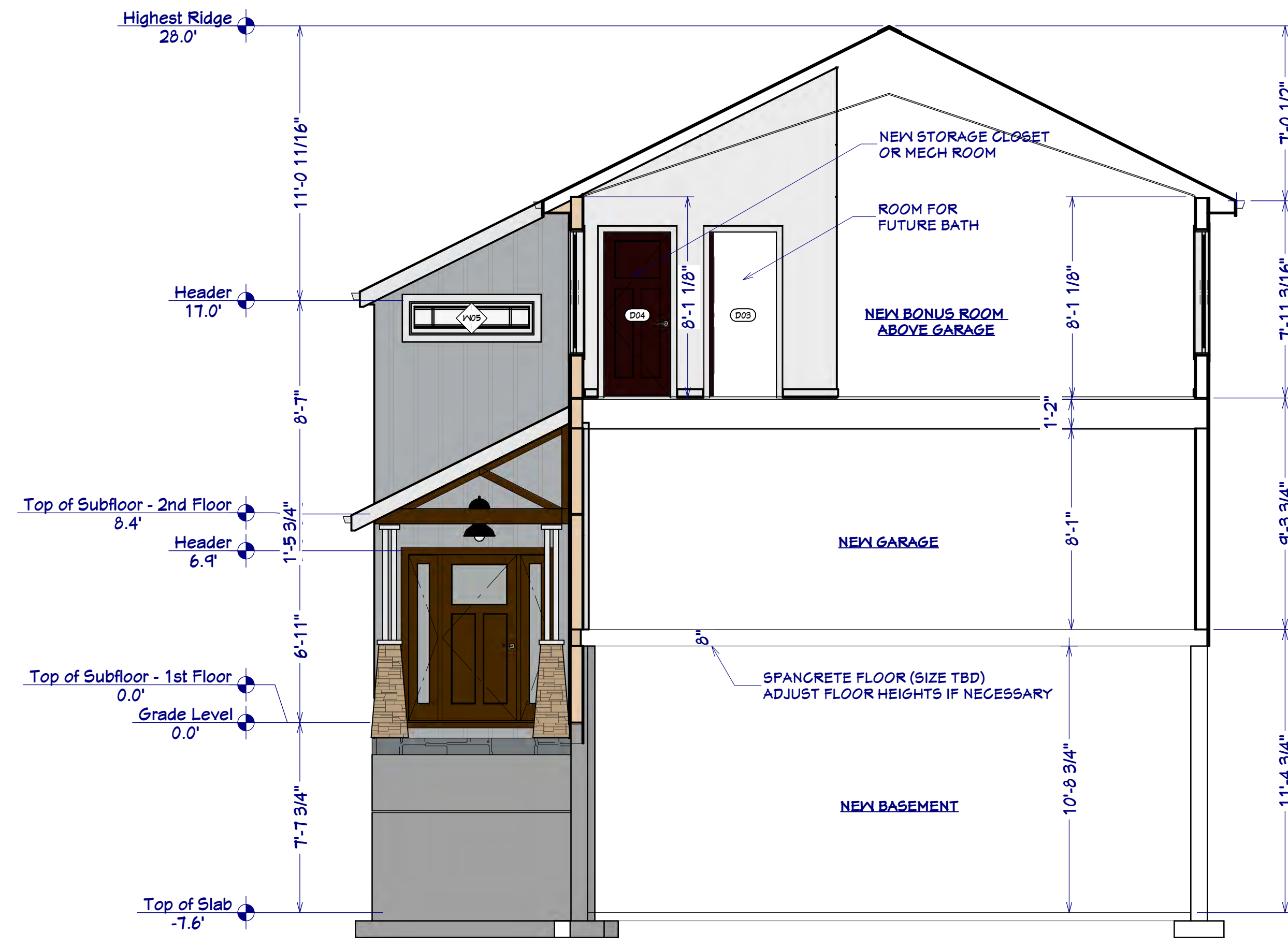
Renovations Group Inc
530 HARTBROOK DR.
HARTLAND, WI 53024

DATE:
10/12/2021

SCALE:
1/4" = 1'-0"

SHEET:

9 of 11



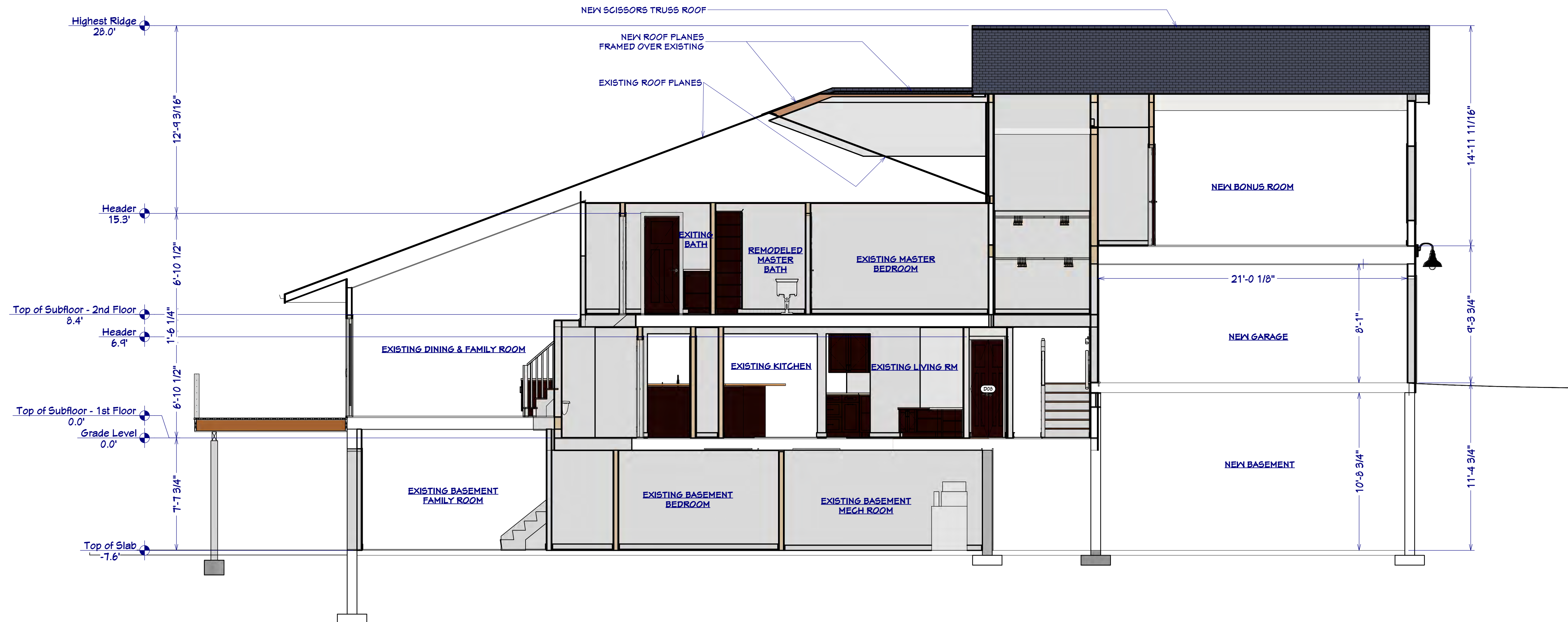
CROSS SECTION #1
1/4" = 1'-0"



CROSS SECTION #2
1/4" = 1'-0"

STEEL FOOTED COLUMN & I-BEAM ABOVE TO SUPPORT SPAN-CRETE GARAGE FLOOR MAY BE ABLE TO ELIMINATE I-BEAM & COLUMN IF SPAN CRETE SPANS SIDE WALLS OF GARAGE (NORTHEAST TO SOUTHWEST) FINAL DESIGN TO BE DETERMINED BY SPANGRETE SUPPLIER AND ENGINEER

NEED BEAM/HEADER TO SUPPORT NEW 1ST FLOOR FRAMING BETWEEN EXISTING HOUSE & NEW GARAGE



CROSS SECTION #3
1/4" = 1'-0"

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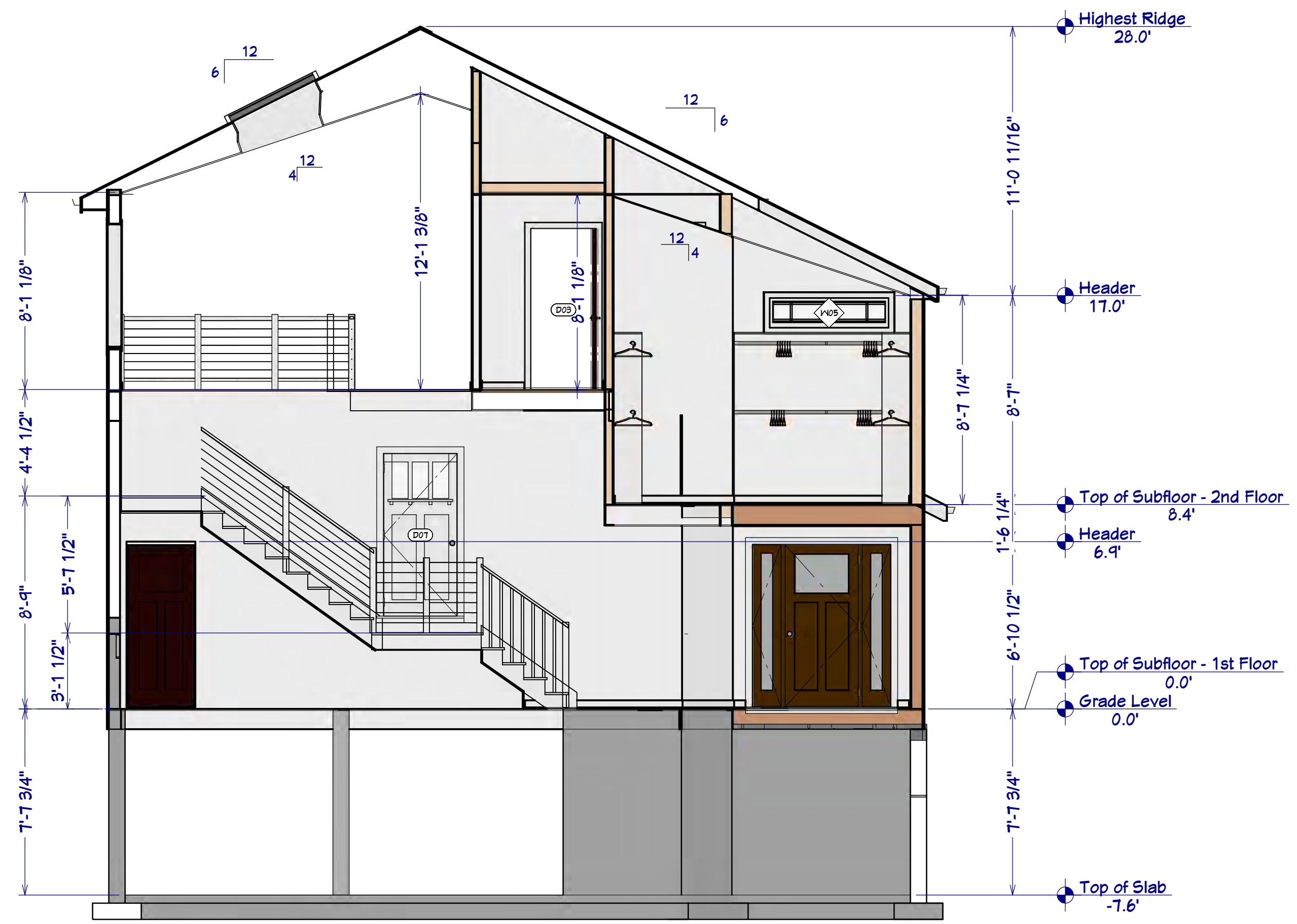


Renovations Group Inc
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 HARTLAND, WI 53024

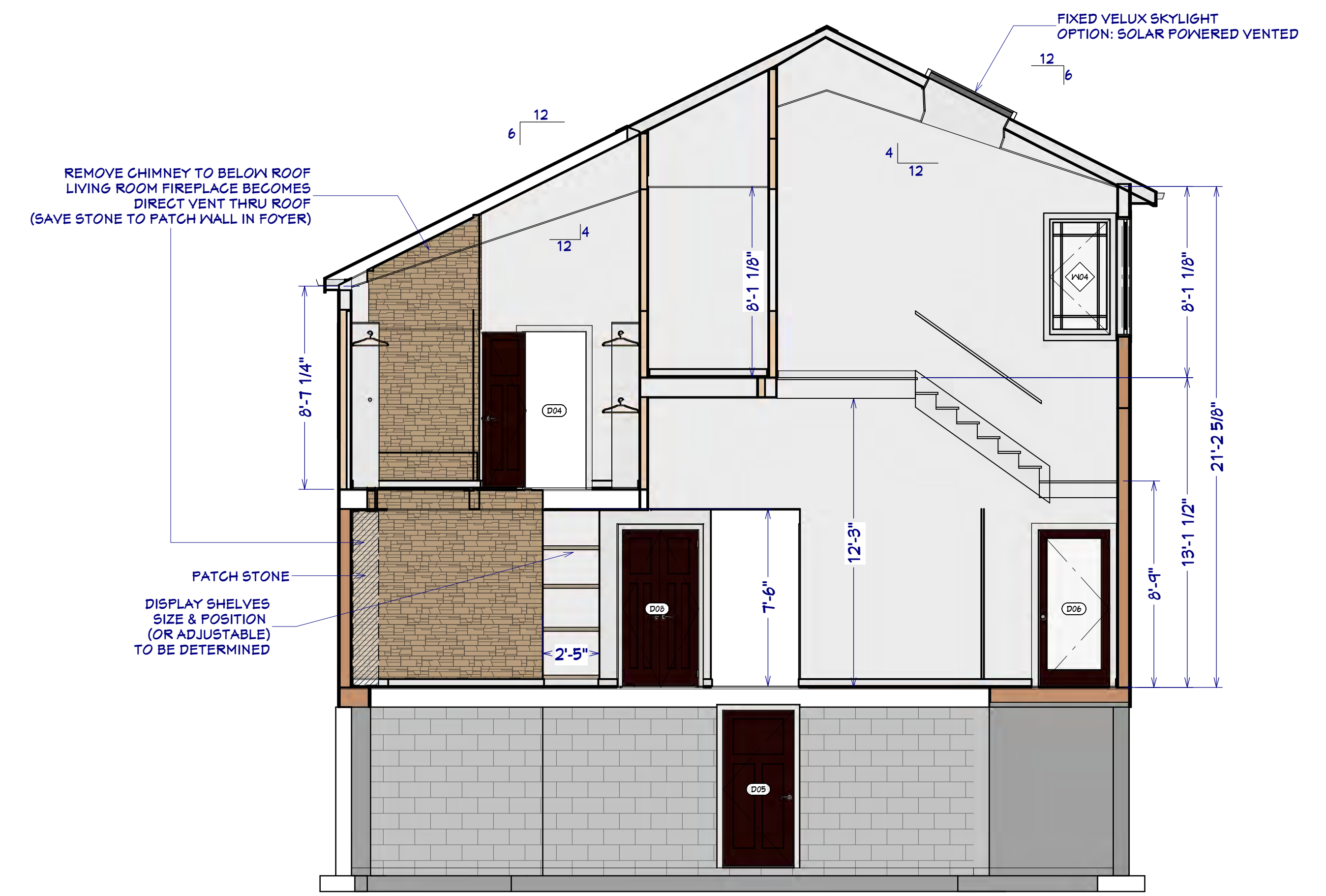
DATE:
10/12/2021

SCALE:
1/4" = 1'-0"

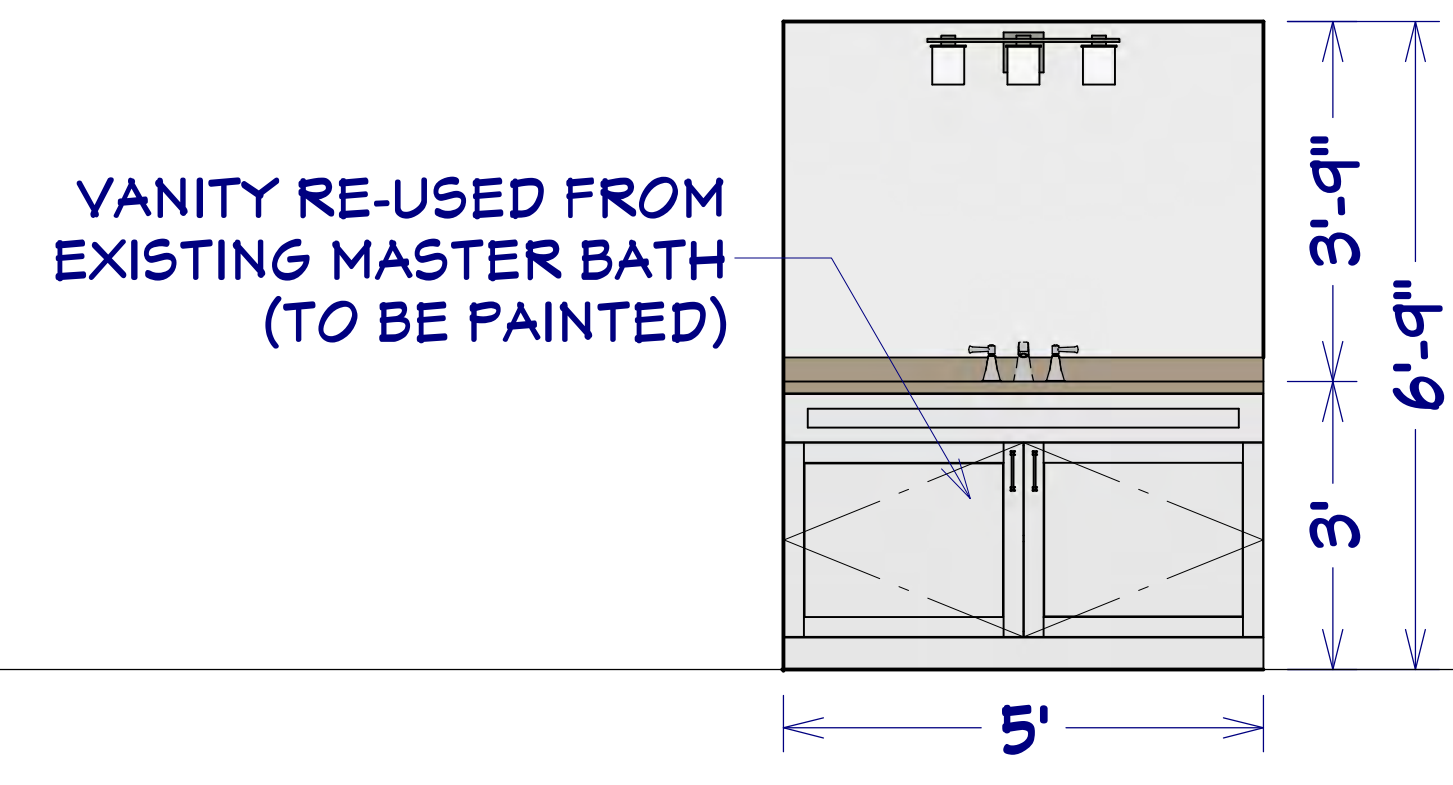
SHEET:



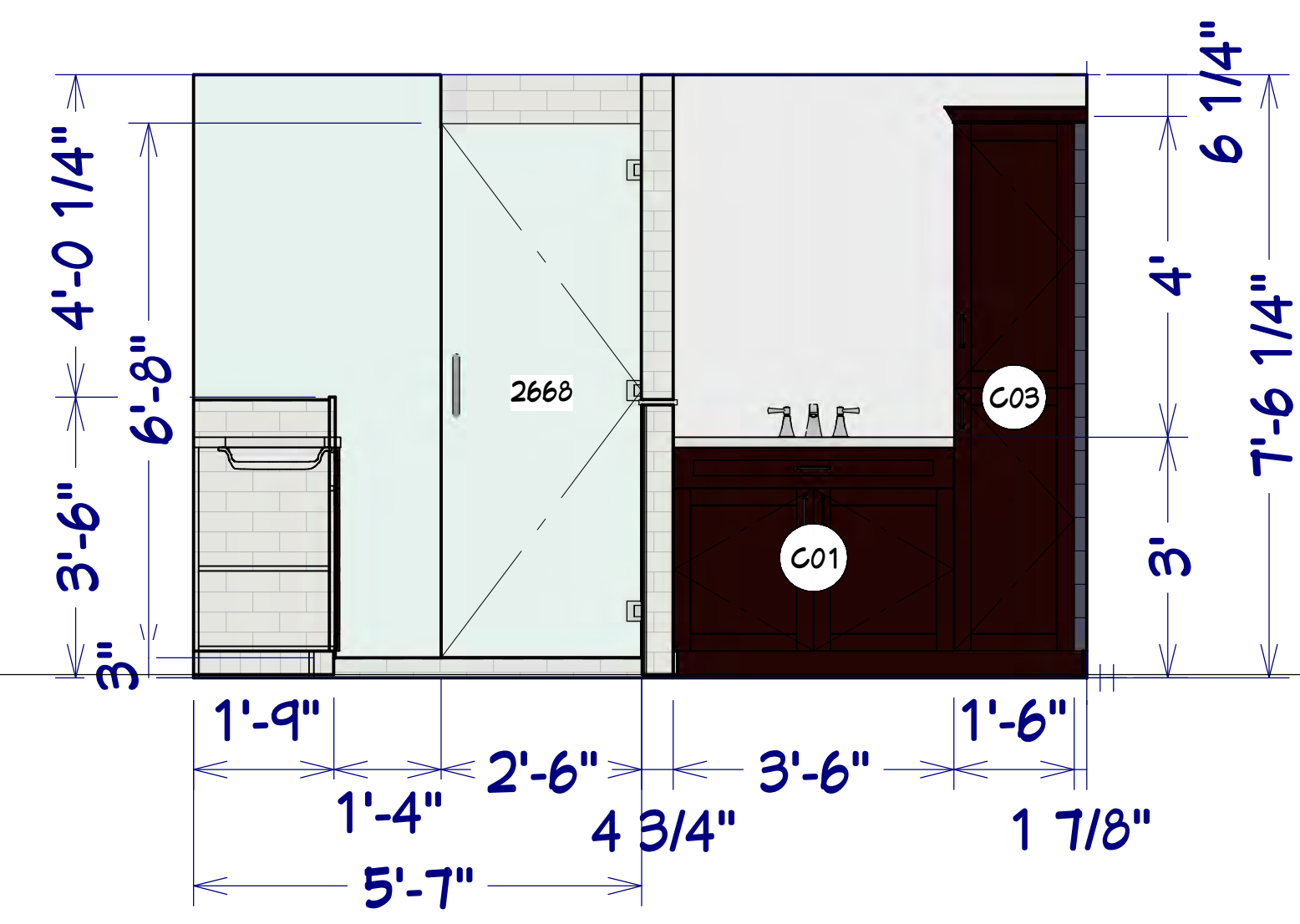
CROSS SECTION #4
1/4" = 1'-0"



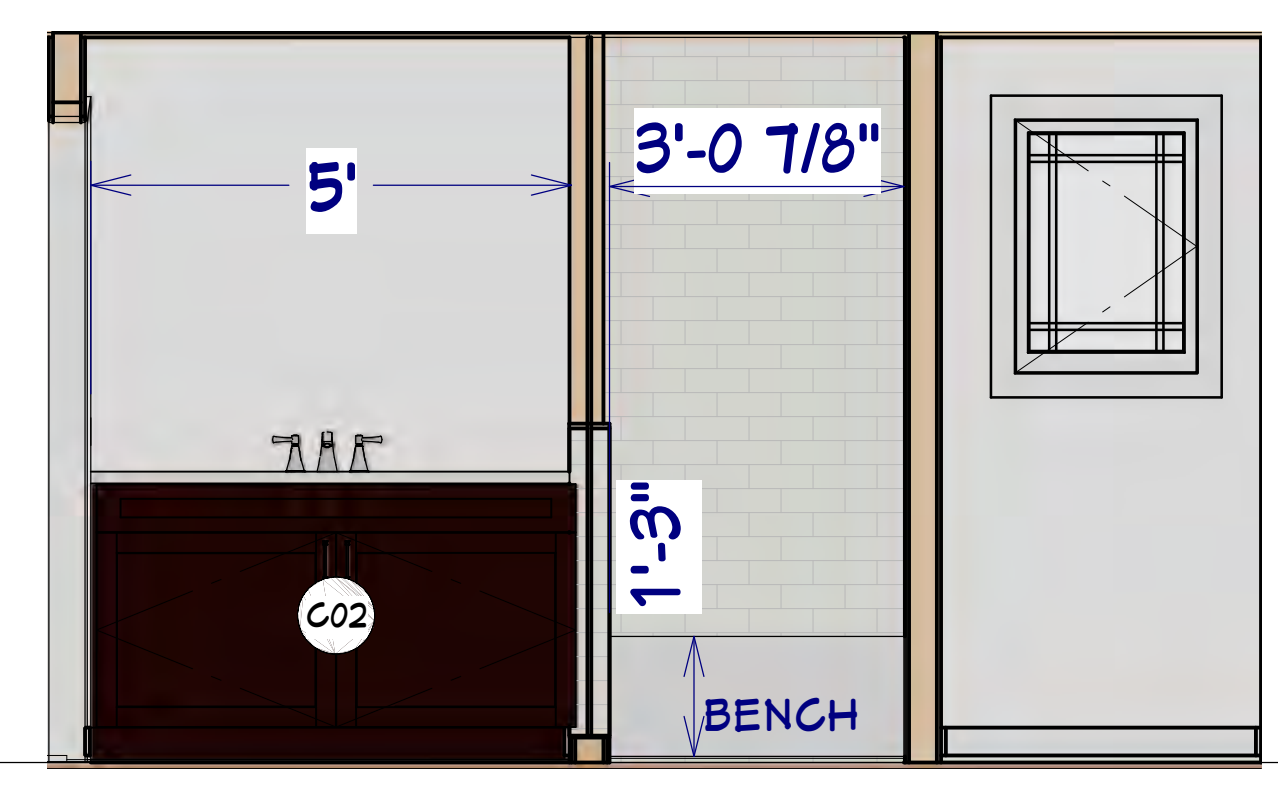
CROSS SECTION #5
1/4" = 1'-0"



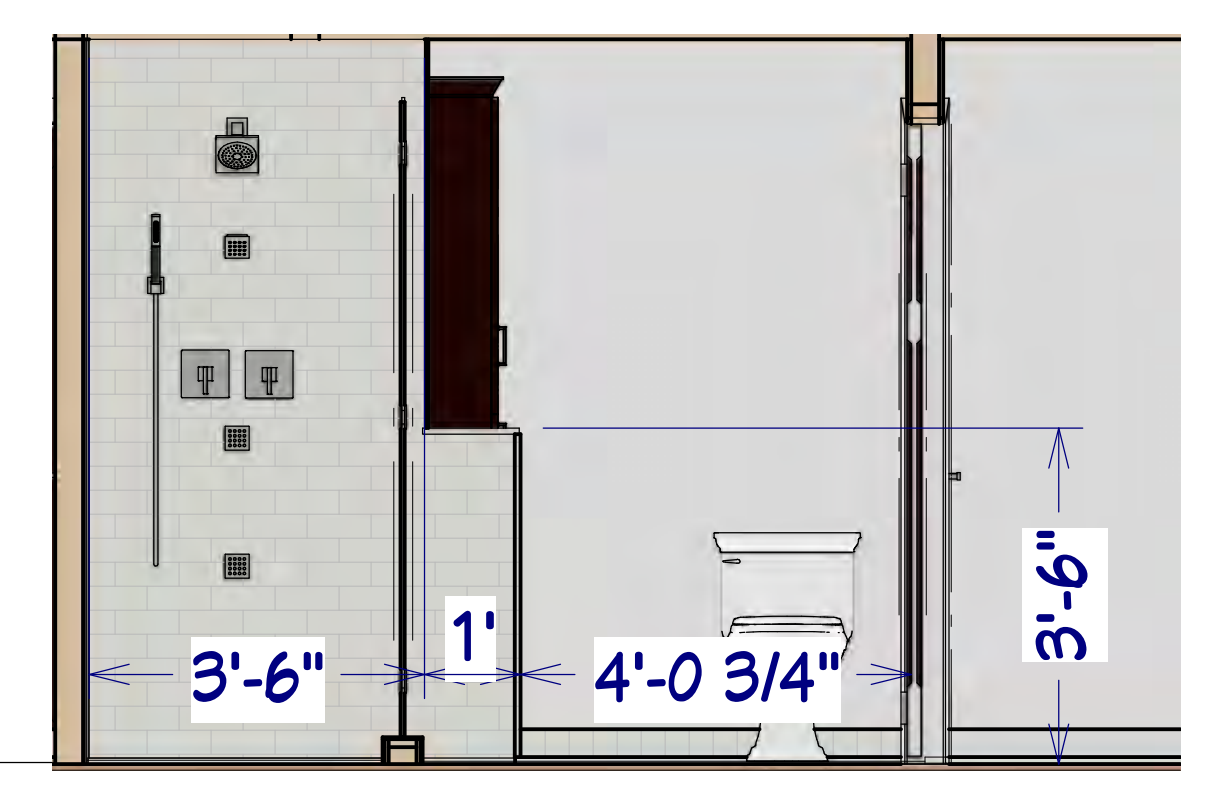
ELEVATION #5
1/2" = 1'-0"



ELEVATION #6
1/2" = 1'-0"



ELEVATION #7
1/2" = 1'-0"



ELEVATION #8
1/2" = 1'-0"

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OWNERS:
JOHN & TONI CULHANE
485 PARK AVE.
PEMAUKEE, WI.



Renovations Group Inc
530 HARTBROOK DR.
HARTLAND, WI. 53024

DATE:
10/12/2021

SCALE:
AS NOTED

SHEET:

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: November 11, 2021

General Information:

Agenda Item: **6.b.**

Applicant:	Eaton & Eaton d/b/a Fletcher Arms Lake Country in c/o Megan Eaton
Property Owner:	FR Goff Real Estate LLC
Status of Applicant:	Prospective property buyer
Requested Action(s):	Conditional Use Grant approval
Surrounding Current Land Use:	North: B-5 Light Industrial South: City of Pewaukee East: B-5 Light Industrial and B-1 Community Business West: IPS Institutional and Public Service
Property Address:	1228 Hickory Street

Background/Discussion:

This existing indoor shooting range has been in use since 2013. It is being taken over by new ownership for operation as a public access indoor shooting range and including training/education, and now, also an accessory use component for gun and related accessories sales and service. Indoor shooting range is listed among the conditional uses in the B-5 Light Industrial Zoning District. Accessory retail sales of goods directly related to or produced in the conduct of the approved principal use on the premises when situated within the approved principal and/or accessory structures on the premises is also listed among the conditional uses in the B-5 District.

The scale of the shooting range operations is not proposed to be modified. No material changes are proposed to the site, building, and/or essential equipment serving the use - such as air handling equipment for instance. Proposed hours of operation for the use will be:

Monday: 12-8PM, Tuesday through Friday: 10 AM-8PM, Saturday & Sunday: 10 AM-4 PM.

Recommendation:

The Planner does not raise any specific concerns or objections to the applicants request for Conditional Use Grant amendment as submitted and further described above. See the DRAFT Conditional Use Grant document attached for further details.

**CONDITIONAL USE GRANT
(Public access indoor shooting range including an
accessory use component for gun and related
accessories sales and service)**

Before the Planning Commission of the Village of Pewaukee, Waukesha County, Wisconsin, in regard to Premises located at 1228 Hickory Street in the Village of Pewaukee, Waukesha County, State of Wisconsin, and as further defined below:

PWV 0922 983 001

Parcel 1 Cert Surv 8869 VOL 79/118 PT NW1/4 SEC 15 T7N R19E Doc# 3979874

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

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

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for operation of "Public access indoor shooting range including an accessory use component for gun and related accessories sales and service".

GRANTED by action of the Planning Commission of the Village of Pewaukee this 11th day of November 2021.

Village Planning Commission Secretary
Cassandra Smith
_____ Date Signed

Planning Commission Chairman
Jeffrey Knutson
_____ Date Signed

Original filed at the Pewaukee Village Hall.

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant that shall run with the land subject to the provisions of the conditions stated herein.
2. This grant shall be void unless, pursuant to the building and Zoning Codes of the Village, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above.

3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and exhibited hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. Failure to allow reasonable and routine inspections of the property constitutes grounds for revocation of the Conditional Use Grant.

8. **Conditions on the Operations:**

- a. Recording of this CUG and the related Land Covenant prior to the start of occupancy;
- b. Hours of operation for the use will be: Monday: 12-8PM, Tuesday through Friday: 10 AM-8PM, Saturday & Sunday: 10 AM-4 PM.;
- c. Overnight parking at this site is prohibited;
- d. Any substantiated material adverse impacts upon surrounding properties resulting from this use (including for instance, though not necessarily limited to noise, litter, loitering, odor, traffic, parking, lighting, public safety ...) shall be the responsibility of the property owner and business operator to correct immediately upon notice from the Village and failure to do so may result in action toward revocation of this conditional use grant or portions thereof.

10. **Conditions on the site:**

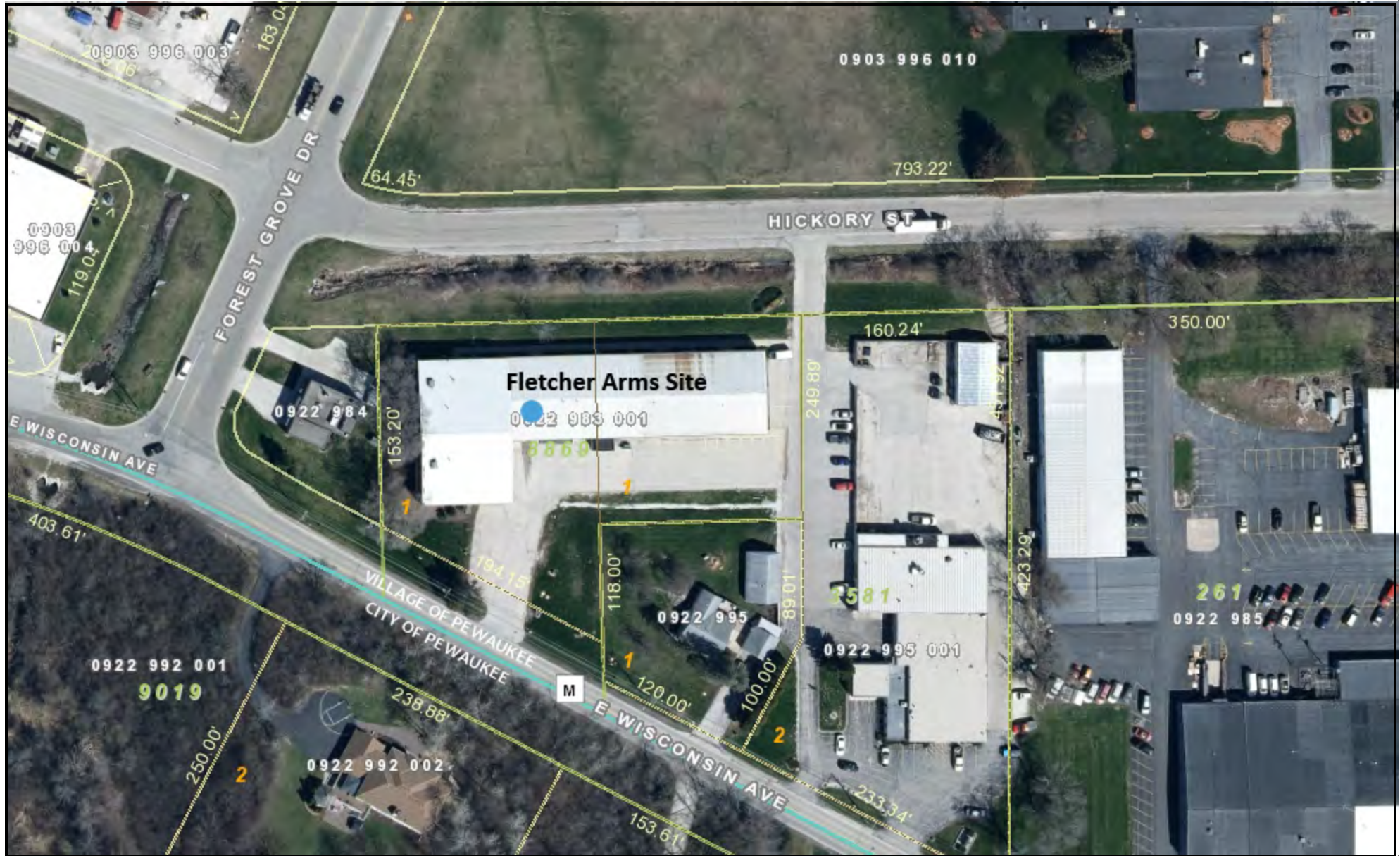
- a. All signage proposed to be placed at this site in support of this use shall be submitted to Village Staff for review and approval, pursuant to Chapter 70 of the Village Code, prior to placement at the site;
- b. Exterior lighting and landscaping shall be "per existing conditions" unless otherwise expressly approved by the Planning Commission and/or Village Staff prior to implementing any changes;

11. **Conditions on the building:**

- a. The building shall remain "per existing conditions" unless otherwise expressly approved by the Planning Commission and/or Village Staff prior to implementing any changes **except** to the extent of the floor plan/layout which is hereby approved per Exhibit "A" which is attached hereto and made a part hereof by reference.



Fletcher Arms Site



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Notes:

Printed: 11/4/2021



From: [Mary Censky](#)
To: [Megan @ Fletcher Arms](#)
Cc: [Scott Gosse](#); [Casandra Smith](#)
Subject: Re: Error in Application
Date: Monday, November 1, 2021 9:27:38 AM

Thank you for sending this over as requested, **Megan**.

We'll attach it to your application to confirm there is no bar use requested.

Kindly,

Mary

Mary Censky, Planner
262-255-1878 Office

From: Megan @ Fletcher Arms <megan@fletcherarms.com>
Sent: Monday, November 1, 2021 9:22 AM
To: Mary Censky <mcensky@villageofpewaukee.com>
Subject: Fwd: Error in Application

Sent from my iPhone

Begin forwarded message:

From: "Megan @ Fletcher Arms" <megan@fletcherarms.com>
Date: November 1, 2021 at 9:21:57 AM CDT
To: mcensky@villageofpewaukee.com
Subject: Error in Application

Good morning Mary,
Please let me know when you receive this email.

I wanted to update my application. There was an error made on the application for 1228 Hickory ST Pewaukee 53072. We have no plans for including a bar, and would like to remove those words from the application. The drawings and floor plan is accurate per our intentions.

Thank you,
Megan Eaton



APPLICATION PROCESS FOR CONDITIONAL USE GRANT REQUESTS

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

https://library.municode.com/wi/pewaukee/codes/code_of_ordinances?nodeId=PTIIMUCO_CH40LADE_ARTVCOUS).

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

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

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

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

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

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

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



**Conditional Use Grant
Application Form**

Address/Parcel No. of Property Involved: _____

Zoning of Property: _____

Current Owner of Property: _____

Applicant – Name: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

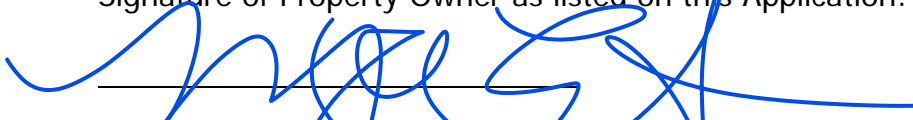
Nature of Request (If Requesting Approval for a New Business, Please Attach a Business Summary):

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.

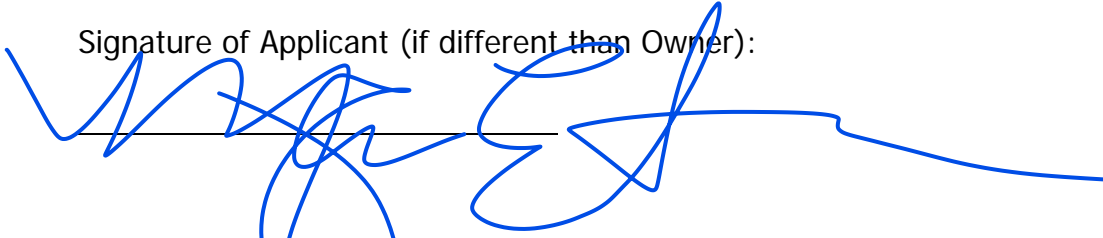
2. It is the responsibility of the applicant/owner to ensure that the proposed project meets the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted Land Use Plan.

Signature of Property Owner as listed on this Application:



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):



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.**



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

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

RESPONSIBLE PARTY & MAILING ADDRESS

Name of Company and/or Individual

Street City State Zip

Phone: _____ Fax: _____ E-Mail: _____

Signature of Applicant & Date

Signature of Property Owner & Date

Village Official Accepting Form & Date

**SEND ALL PROFESSIONAL
SERVICES INVOICES TO:
(Check One)**

____ Property Owner

____ Applicant

Eaton and Eaton Industries Inc, DBA Fletcher Arms Lake County will be a destination for firearms education, training and sales. We plan to reestablish the shooting range formerly operated by WCTC, already paid for by our taxpayers. Education, safety and training will be the focus of Fletcher Arms Lake Country. We will also strive to ensure our community members are making educated purchases right for their circumstances. Fletcher Arms Lake County will also establish ourselves as caring, invested members in the community by hosting blood drives, food drives and other community events.

Owners of Fletcher Arms Lake Country, Sean and Megan Eaton, already have a vested interest in the community as they've been living in the Delafield area for nearly 10 years. Sean and Megan have three young children and therefore an extreme passion for firearms safety and training. Sean and Megan have already been operating Fletcher Arms in Waukesha since 2008 and have a stable, friendly, customer centered approach to business.

Fletcher Arms Lake Country will be involved, respectful neighbors to the community. We will ensure that all building maintenance and landscaping reflects the community and has a warm, inviting feel. Business functions and hours will be respectful to our neighbors. Fletcher Arms Lake Country will continue to maintain the standards of their predecessor WCTC when it comes to maintenance of the property, parking, and noise.

Fletcher Arms Lake County owners and team members are excited to join the Pewaukee community!

1228 HICKORY STREET • FLETCHER ARMS LAKE COUNTRY • PROPOSED BUSINESS HOURS

HOURS OF OPERATION WILL BE:

MONDAY: 12-8PM

TUESDAY: 10 AM-8PM

WEDNESDAY: 10 AM-8PM

THURSDAY: 10 AM-8 PM

FRIDAY: 10 AM-8PM

SATURDAY: 10 AM-4 PM

SUNDAY: 10 AM – 4 PM

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: November 11, 2021

General Information:

Agenda Item: **6.C.**

Applicant:

North Shore Bank FSB, in c/o David Kane,
Vice-President

Status of Applicant:

Applicant and underlying property owner

Requested Action:

Conditional Use Grant Amendment approval

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

Lot Size:

Current = .46 acres

Location:

104 & 120 W. Wisconsin Avenue

Discussion:

The applicant requests approval to amend the recently granted CUG for a 26 stall at grade, metered, private parking lot allowing up to 29 stalls. The request arises after the applicant had their existing parking lot resurfaced and striped resulting in the addition of 3 stalls.

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) Applicant to provide, for Planning Commission consideration and possible approval prior to action on this request, the dimensions (l x w) of the proposed 29 stalls and the drive-aisle widths within the site;
- 2) All the terms and Conditional Use Grant as originally approved shall remain in full force and effect except as specifically modified by this amendment.

**CONDITIONAL USE GRANT AMENDMENT
(29 Stall, at Grade, Metered, Private Parking Lot)**

Before the Planning Commission of the Village of Pewaukee, Waukesha County, Wisconsin, in regard to Premises located at 104 and 120 West Wisconsin Ave in the Village of Pewaukee, Waukesha County, State of Wisconsin, and as further defined as follows:

PWV 0899994

PT SW1/4 SEC 9 T7N R19E; COM ON CTRLI WISC AVE SAID POINT BEING N26°00'W OF & 332.97 FT FROM SE COR OF LOT FORMERLY OWNED BY DAVID MILLER; S64°00'W 33.00 FT TO NW COR OF THE INTERSECTION OF WISC AVE & PARK AVE THE BGN; S64°00'W ALG NLY LI OF PARK AVE 165.00 FT; N26°00'W PARALLEL TO WISC AVE 82.50 FT; N64°00'E & PARALLEL TO PARK AVE 165.00 FT TO WLY LI OF WISC AVE; S26°00'E ALG W LI OF WISC AVE 82.50 FT TO BGN :: EX DOC #0619836; **and**

PWV 0899996

PT SW1/4 SEC 9 T7N R19E COM N LI PARK AV EXT TO CTR LI W WIS AV N26°W 82.50 FT S64°W 33 FT THE BGN S64°W 120 FT S26°E 82.50 FT S64°W 45 FT N26°W 181.50 FT N64°E 165 FT S26°E 99 FT TO BGN R234/750.

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

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

Now, therefore, IT IS GRANTED, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of parking and operation of "29 Stall, at Grade, Metered, Private Parking Lot".

GRANTED by action of the Planning Commission of the Village of Pewaukee this 11th day of November, 2021.

Village Planning Commission Secretary
Cassandra Smith, Village Clerk

Date signed

Planning Commission Chairperson
Jeffrey Knutson, Village President

Date signed

Original filed at the Pewaukee Village Hall.

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant that shall run with the land subject to the provisions contained herein.
 2. This grant shall be void unless, pursuant to the building and Zoning Codes of the Village, the approved use is commenced, or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above.
 3. This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village.
 4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and exhibited hereto.
 5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
 6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
 7. Failure to allow reasonable and routine inspections of the property constitutes grounds for revocation of the Conditional Use Grant.
8. **Conditions on the Operations:**
- a. Recording of this CUG Amendment and the related Land Covenant prior to the start of the metered parking use at these site;
 - b. All terms of the original Conditional Use Grant issued in this matter shall remain in full force and effect except to the extent they are specifically waived or modified (amended) as setforth herein;
 - c. Any substantiated material adverse impacts upon surrounding properties resulting from this use (including, though not necessarily limited to noise, litter, loitering, odor, traffic, parking, lighting ...) shall be the responsibility of the owner to correct immediately upon notice from the Village and failure to do so may result in action toward revocation of this conditional use grant or portions thereof.
10. **Conditions on the site:**
- a. All terms of the original Conditional Use Grant issued in this matter shall remain in full force and effect except to the extent they are specifically waived or modified (amended) as setforth herein;
 - b. The new, approved site plan shall be per Exhibit "A" which is attached hereto and made a part hereof by reference.



0 83.43 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: 11/2/2021





NORTH SHORE BANK

Corporate Office: 15700 W Bluemound Rd-Brookfield, WI 53005

262.785.1600 | northshorebank.com

October 18, 2021

Planning Commission
Village of Pewaukee
235 Hickory Street
Pewaukee, WI 53072

RE: Conditional Use Grant approved on June 14, 2021 for public parking at 104-120 West Wisconsin Ave; Request for Amendment to Conditional Use Grant.

Dear Sir or Madam:

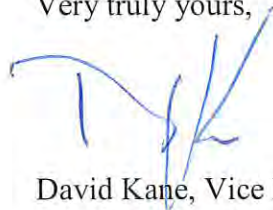
Enclosed please find the Land Covenant executed by North Shore Bank accepting the conditions of the Conditional Use Grant approved by the Village of Pewaukee Planning Commission on June 14, 2021 permitting the operation of a 26 stall, at grade, metered, private parking lot at the Subject Property (the "Conditional Use") at 104-120 West Wisconsin Avenue in the Village of Pewaukee, Waukesha County, WI (the "Subject Property"). Please return a copy of the recorded document to me for my records.

The Conditional Use Grant was based on twenty-six parking spaces existing on the Subject Property. After improving and restriping the parking lot, twenty-nine parking spaces exist on the Subject Property. Interstate Parking Company ("Interstate") requests approval of an amendment to the Conditional Use Grant to expand the Conditional Use to the operation of a 29 stall, at grade, metered, private parking lot at the Subject Property. I enclose the following in connection with this request for an amendment (the "Amendment Application Materials").

1. \$100 Application Fee
2. Conditional Use Grant Form
3. Addendum to Conditional Use Grant Form – Description of Development and Plan of Operation of Proposed Conditional Use and Conformance with Standards
4. Managed Parking Plan by Interstate Parking Company

If you have any questions regarding this request for amendment or the enclosed Amendment Application Materials, or require additional materials to evaluate the request, please do not hesitate to call Erica Vaillancourt at Interstate Parking Company at (414) 909-7914 or me at (262) 787-6816.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'DK', is positioned above the name 'David Kane, Vice President'.

David Kane, Vice President

LAND COVENANT

To permit the use “**26 Stall, at Grade, Metered, Private Parking Lot.**”

Acceptance of Conditions of Conditional Use Grant.

THIS COVENANT, made this 8th day of September, 2021
by: North Shore Bank FSB hereinafter referred to as GRANTEE,
for the use and benefit of all persons from time to time resident or
owning property within the boundaries of the Village of Pewaukee,
Waukesha County, Wisconsin, and for the use and benefit of said
Village of Pewaukee in its own right and as agent for the purpose
of enforcing these presents on behalf of the above described class
of persons, hereinafter referred to as GRANTOR.

The premises affected by these presents (hereinafter
called the Premises) is 104 and 120 West Wisconsin Ave, Village
of Pewaukee, Waukesha County, State of Wisconsin, further
described as follows:

PWV 0899994

PT SW1/4 SEC 9 T7N R19E; COM ON CTRLI WISC AVE SAID POINT BEING N26°00'W OF & 332.97 FT FROM SE COR OF
LOT FORMERLY OWNED BY DAVID MILLER; S64°00'W 33.00 FT TO NW COR OF THE INTERSECTION OF WISC AVE &
PARK AVE THE BGN; S64°00'W ALG NLY LI OF PARK AVE 165.00 FT; N26°00'W PARALLEL TO WISC AVE 82.50 FT;
N64°00'E & PARALLEL TO PARK AVE 165.00 FT TO WLY LI OF WISC AVE; S26°00'E ALG W LI OF WISC AVE 82.50 FT TO
BGN :: EX DOC #0619836; **and**

PWV 0899996

PT SW1/4 SEC 9 T7N R19E COM N LI PARK AV EXT TO CTR LI W WIS AV N26°W 82.50 FT S64°W 33 FT THE BGN 64°W
120 FT S26°E 82.50 FT S64°W 45 FT N26°W 181.50 FT N64°E 165 FT S26°E 99 FT TO BGN R234/750.

GRANTEES warrant and covenant that at the time of the ensembling and delivery of these presents they
are all of the owners of the Premises and that no other person has any estate or interest therein except by
reason of easements for public utilities, building restrictions, dedications to the public or public bodies,
instruments not of record, and mortgages to banks, savings and loan associations or insurance companies.

GRANTEES represent that petition on their behalf was made to the Village of Pewaukee pursuant to
the zoning code of the said Village, for grant permission to erect and/or conduct on the Premises a use there
permissible not by right but only by Conditional Use Grant; that in connection therewith GRANTEEES made
certain representations and agreements as to site, improvements and operation plans which were
incorporated into the Conditional Use Grant; that based thereon the Conditional Use Grant was approved by
the Plan Commission on the 14th day of June, 2021 and that a true copy thereof is on file with the Plan
Commission of the Village of Pewaukee.

NOW, THEREFORE, GRANTEEES hereby accept the said Conditional Use Grant and covenant strictly to
comply with all the terms and conditions thereof. GRANTEEES acknowledge that, in accordance with the
provisions of the Zoning Code, failure to comply with any conditions of the Conditional Use Grant is cause for
the termination of said Grant by the Village. GRANTEEES also acknowledge that approval of the Conditional
Use Grant allows the appropriate Village officials to conduct reasonable and routine inspections of the
property. This Covenant shall run with the land and shall be binding on the GRANTEEES and all persons
claiming any estate or interest in the Premises by, through or under the GRANTEEES, as long as the said
Premises are used as described in the Conditional Use Grant for the purpose of “26 Stall, at Grade, Metered,
Private Parking Lot.”

IN WITNESS WHEREOF, GRANTEE(S) have hereunto set their hand(s) and seal(s) this 8th day of September, 2021.

Signed: _____

DAVID KANE

Printed Name, as authorized agent/signatory for
Property Owner North Shore Bank FSB

Acknowledgment

For: Property Owner

STATE OF WISCONSIN)

_____ County) personally came before me this _____ day of _____, 2021,
the above named _____ to me known to be the person(s) who executed the
foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission expires: _____

And...

For: Property Owner

STATE OF WISCONSIN)

Waukesha County) personally came before me this 8th day of September, 2021,
the above named DAVID KANE to me known to be the person(s) who executed the
foregoing instrument and acknowledged the same.

Priscilla Hartling

Notary Public, State of Wisconsin
My Commission expires: 5/9/2025





North Shore Bank Metered Parking CUG



0 33.06 Feet

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Notes: EXHIBIT "A"

Printed: 9/7/2021





APPLICATION PROCESS FOR CONDITIONAL USE GRANT REQUESTS

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

https://library.municode.com/wi/pewaukee/codes/code_of_ordinances?nodeId=PTIIMUCO_CH40LADE_ARTVCOUS).

Step 2: Submit a fully completed application form along with **13 copies** (and one digital copy) of all attachments you wish to have considered by the Plan Commission as part of your application. (Please fold all attachments so that they are 8 1/2" x 11" size and with project name/identification visible.) Please note: Incomplete applications will not be accepted.

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

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

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

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

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

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



**Conditional Use Grant
Application Form**

Address/Parcel No. of Property Involved: 104-120 West Wisconsin Avenue/PWV0899994 and 899996

Zoning of Property: B-2 Downtown Business

Current Owner of Property: North Shore Bank, FSB

Applicant – Name: Interstate Parking Company, Attn; Erica Vaillancourt

Address: 710 N Plankinton Ave, Suite 700, Milwaukee, WI 53203

Phone: 414-909-7914

Fax: N/A

Email: evallancourt@interstateparking.com

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

Applicant requests an amendment to the approval of a conditional use grant for public parking, as further

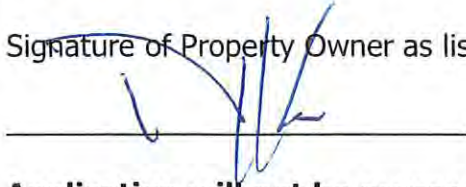
described in the attached Addendum to the Conditional Use Grant.

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:



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):

Erica Vaillancourt

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



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

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

RESPONSIBLE PARTY & MAILING ADDRESS

Interstate Parking Company

Name of Company and/or Individual
710 N Plankinton Ave, Ste 700, Milwaukee, WI 53203
Street City State Zip
Phone: 414-909-7914 Fax: N/A E-Mail: evaillancourt@interstateparking.com

Erica Vaillancourt 10/7/21
Signature of Applicant & Date
[Signature] 10/8/21
Signature of Property Owner & Date
Village Official Accepting Form & Date

SEND ALL PROFESSIONAL SERVICES INVOICES TO:
(Check One)
 Property Owner
 Applicant

Addendum to Conditional Use Grant Application Form
104-120 West Wisconsin Avenue

A. REQUEST FOR AMENDMENT TO CONDITIONAL USE GRANT.

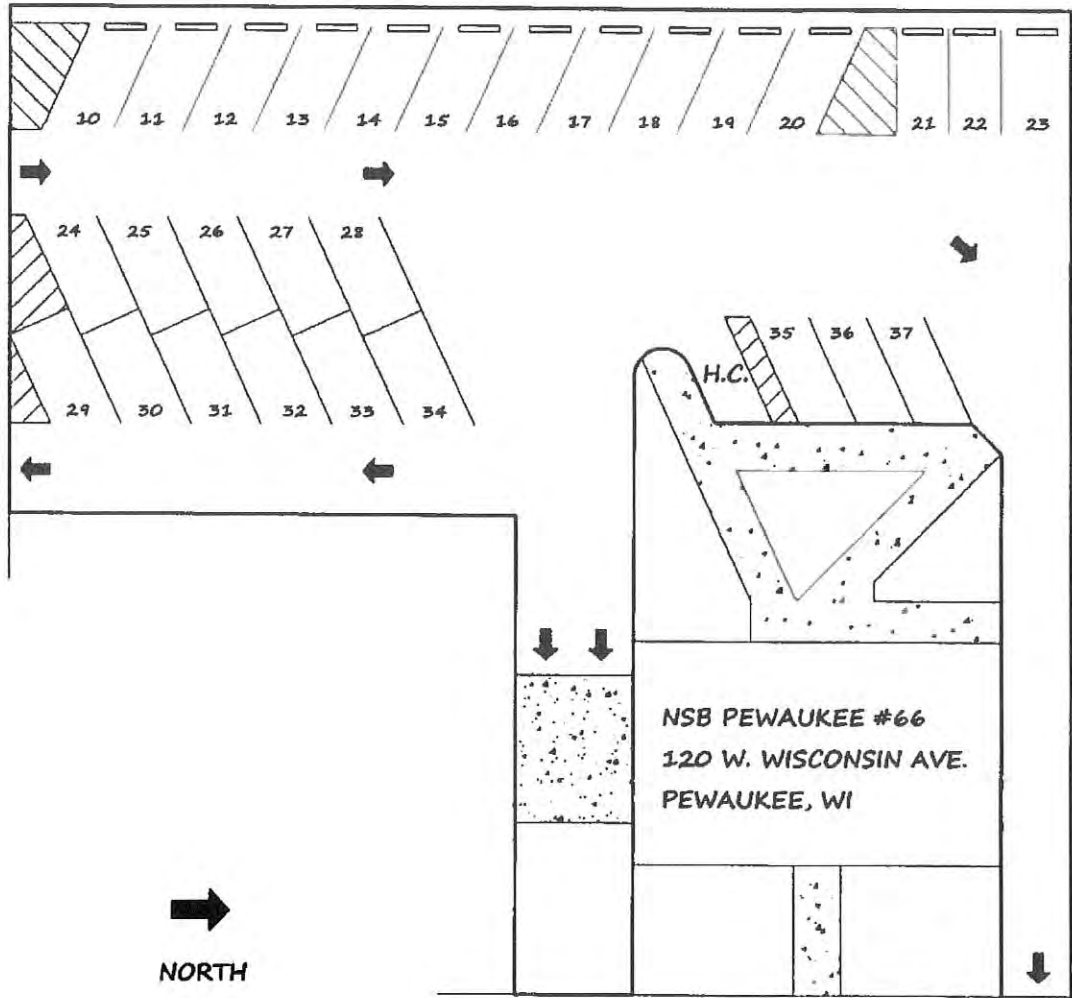
North Shore Bank, FSB (the "Owner") operates a branch bank (the "Branch Bank") at 104-120 West Wisconsin Avenue, in the Village of Pewaukee, Wisconsin (the "Subject Property"). The Subject Property is zoned B-2 Downtown Business District. Public parking is a permitted conditional use under Section 40.265(21) of the Village of Pewaukee Zoning Code (the "Code"). On June 14, 2021, the Planning Commission of the Village of Pewaukee approved a Conditional Use Grant permitting the operation of a 26 stall, at grade, metered, private parking lot at the Subject Property (the "Conditional Use").

The Conditional Use Grant was based on twenty-six parking spaces existing on the Subject Property. After improving and restriping the parking lot, twenty-nine parking spaces exist on the Subject Property (as depicted on the attached Plan). Interstate Parking Company ("Interstate") requests approval of an amendment to the Conditional Use Grant to expand the Conditional Use to the operation of a 29 stall, at grade, metered, private parking lot at the Subject Property, subject to the condition that during the period of time in each day that any business is open/operating in the existing building, not less than 6 of the 29 total parking stalls shall be signed as free parking for the exclusive use of persons doing business in the building, and when all businesses in the building are closed, all 29 stalls may be made available for metered parking. All other conditions of the Conditional Use Grant will remain unchanged.

B. DESCRIPTION OF DEVELOPMENT AND PLAN OF OPERATION OF PROPOSED CONDITIONAL USE. The Description of Development and Plan of Operation included in the application for the Conditional Use Grant which was approved on June 14, 2021 remain unchanged except as provided above. A copy of the Description of Development and Plan of Operation is attached hereto as Exhibit A.

C. STATEMENT OF CONFORMANCE WITH STANDARDS. The Statement of Conformance with Standards included in the application the Conditional Use Grant which was approved on June 14, 2021 remains unchanged. A copy of the Statement of Conformance with Standards is attached hereto as Exhibit A.

PARK AVE.




NORTH

PLAN VIEW
SCALE 1" = 30'

WISCONSIN AVE.

EXHIBIT A

Description of Development and Plan of Operation and Statement of Conformance with Standards included in the application for the Conditional Use Grant which was approved on June 14, 2021

Addendum to Conditional Use Grant Application Form
104-120 West Wisconsin Avenue
DESCRIPTION OF DEVELOPMENT AND PLAN OF OPERATION OF PROPOSED
CONDITIONAL USE AND CONFORMANCE WITH STANDARDS

A. DESCRIPTION OF DEVELOPMENT AND PLAN OF OPERATION OF PROPOSED CONDITIONAL USE. North Shore Bank, FSB (the "Owner") operates a branch bank (the "Branch Bank") at 104-120 West Wisconsin Avenue, in the Village of Pewaukee, Wisconsin (the "Subject Property").

The Subject Property is zoned B-2 Downtown Business District. Interstate Parking Company ("Interstate") requests the issuance of a conditional use grant to allow paid public parking at the Subject Property (the "Proposed Conditional Use"). Public parking is a permitted conditional use under Section 40.265(21) of the Village of Pewaukee Zoning Code (the "Code").

Twenty seven parking spaces exist on the Subject Property. Section 40.426 of the Code requires eleven parking spaces to serve the Branch Bank (one space per 300 square feet of leasable area of the Branch Bank plus one space for each of the two employees typically at the Branch Bank). Normal business hours of the Branch Bank are from 9:00 am to 5:00 pm Monday to Thursday, 9:00 am to 5:30 pm Friday and 9:00 am to 12:00 pm Saturday. The Branch Bank is closed on Sunday. On average, six (6) parking spaces are used by customers and employees of the Branch Bank during normal business hours, meaning that on average, twenty-one (21) spaces are available during normal business hours and 27 spaces are available outside of normal business hours for parking for residents and visitors who wish to utilize the beach, near-by dining experiences and other attractions, thus pulling traffic off surrounding public streets.

Curb cuts serving the Subject Property exist on Wisconsin Avenue and Park Avenue. No changes are proposed to the existing curb cuts. Parties desiring to use the Proposed Conditional Use will enter the Subject Property at one of the existing curb cuts, park in one of the existing parking spaces and provide their vehicle license number to Interstate using a mobile pay app. Interstate Parking personnel will intermittently monitor the Subject Property for compliance. Adequate free parking spaces will be available on the Subject Property to customers of the Branch Bank during normal business hours.

No site improvements are necessary in connection with the Proposed Conditional Use. The Subject Property will be maintained in a clean, neat, orderly and sanitary condition, free of dirt, garbage, rubbish and other refuse and free of objectionable odors, all in a manner comparable to similar parking facilities.

B. STATEMENT OF CONFORMANCE WITH STANDARDS.
Establishment, maintenance and operation of the proposed conditional use will not materially endanger the public health safety, general welfare or safety; injure the value of adjoining or abutting property; or be inharmonious with the areas in which it is to be located. Establishment, maintenance and operation of the proposed conditional use is in

general conformity with the master plan, or other officially adopted plans. The proposed conditional use meets the standard requirement.

1. Suitability of architectural and landscape treatment. No changes are proposed to the architecture and landscape treatment existing at the Subject Property in connection with the Proposed Conditional Use.

2. The proper siting of the building on the Subject Property. No changes are proposed to siting of the building existing at the Subject Property in connection with the Proposed Conditional Use.

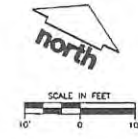
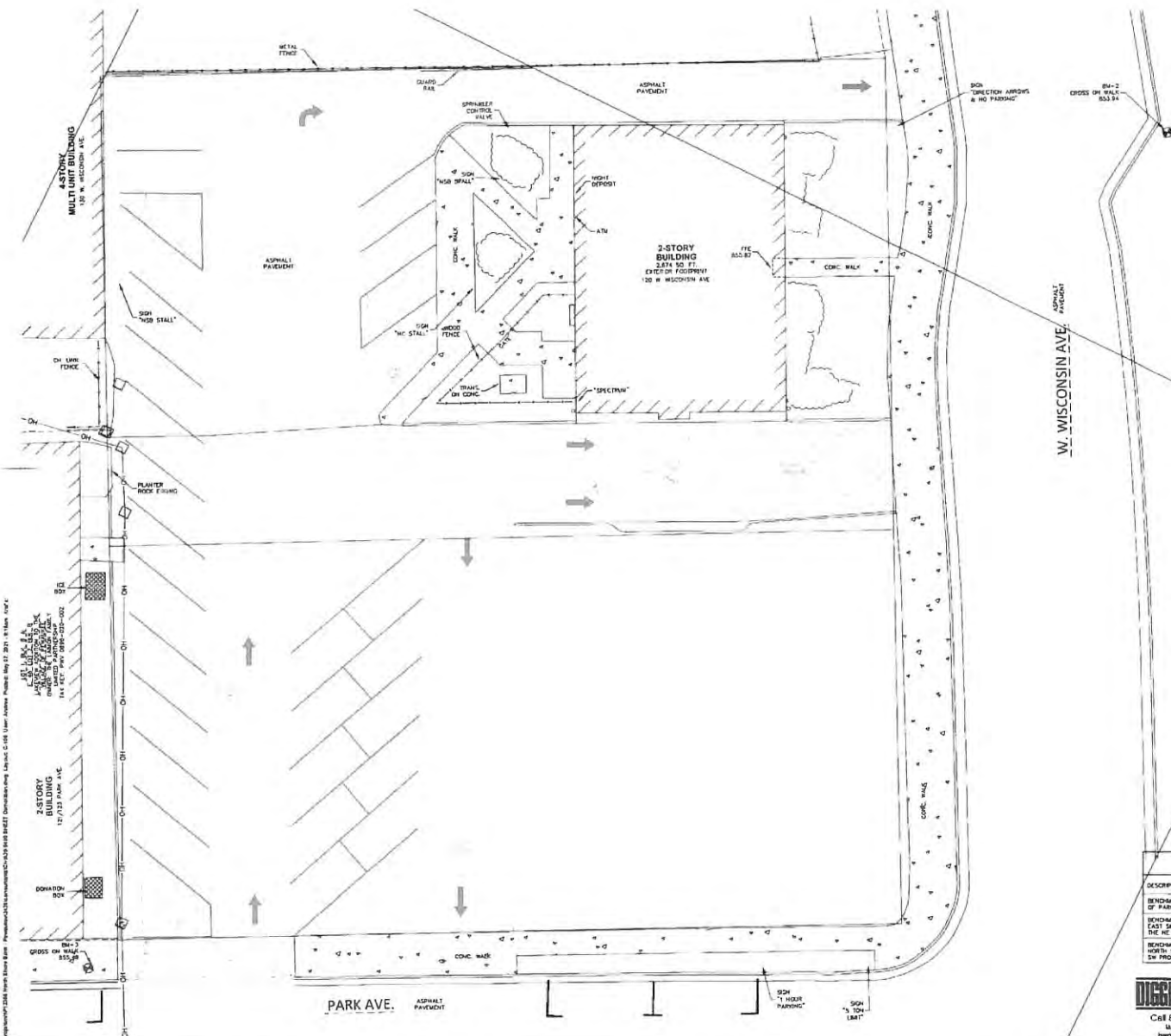
3. Generation of vehicular traffic and provision for parking and circulation needs. No additional curb cuts will be added onto public streets. The Proposed Conditional Use will help minimize traffic congestion on the surrounding public streets by providing an alternative to street parking for residents and visitors who wish to utilize the beach, near-by dining experiences and other attractions, thus pulling traffic off surrounding public streets. The Proposed Conditional Use will help address the resident service priority of increased downtown and lakefront parking as described in the Village of Pewaukee Strategic Plan dated December 13, 2019.

4. Drainage and sewage disposal. No changes are proposed to existing drainage at the Subject Property, which is adequate. No sewage disposal is required in connection with the Proposed Conditional Use.

5. Exterior lighting. The existing parking area on the Subject Property is adequately lit for parking purposes. No changes are proposed to existing exterior lighting in connection with the Proposed Conditional Use.

6. Control devices where necessary to eliminate noise, dust, odor, smoke or other objectionable operating conditions. No objectionable operating conditions will be created in connection with the Proposed Conditional Use.

7. The general compatibility of the proposed use with the area in which it is located. The surrounding area is already well developed. The proposed development will support the normal and orderly development and improvement of the surrounding property for uses permitted in the district by providing parking options for residents and visitors who wish to utilize the beach, near-by dining experiences and other attractions.



SHEET INDEX

- C-100 DEMOLITION PLAN
- C-101 PAYMENT IN PLAN
- C-102 SCHEDULING PLAN
- C-103 UTILITY PLAN
- C-104 NOTES AND DETAILS
- C-105 NOTES AND DETAILS
- C-106 NOTES AND DETAILS

LEGEND

- PROPOSED PROPERTY LINE (PER DSD TO BE APPROVED)
- - - - - EXISTING PROPERTY LINE (TO BE MODIFIED)
- ____ BUILDING OUTLINE
- ____ SCHEDULE EXISTING PAVEMENT
- FEATURE TO BE DEMOLISHED
- CONCRETE TO BE REMOVED
- BUILDING TO BE DEMOLISHED
- FEATURE TO BE DEMOLISHED
- FEATURE TO BE PROTECTED

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: EAST HYDRANT BOLT LOCATED ON THE SW CORNER OF PARK AVENUE AND WISCONSIN AVENUE	856.85
BENCHMARK #2: CHISELED CROSS ON THE SIDEWALK LOCATED ON THE EAST SIDE OF WISCONSIN AVENUE, APPROXIMATELY 65 FEET SE FROM THE NE PROPERTY CORNER OF THE PROJECT	853.94
BENCHMARK #3: CHISELED CROSS ON THE SIDEWALK LOCATED ON THE NORTH SIDE OF PARK AVENUE, APPROXIMATELY 9 FEET SW FROM THE SW PROPERTY CORNER OF THE PROJECT	855.49

DIGGERS HOTLINE
 Call 811 or (800) 242-8511
 Wisconsin Area (720) 442-7795
 Having Issues? Call (800) 542-2289
 www.DiggerstHotline.com

JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners
 MILWAUKEE REGIONAL OFFICE
 4000 W. HILLSBOROUGH RD., STE 100
 WAUWATOSA, WISCONSIN 53188
 262.515.9966 PHONE | 262.513.1222 FAX
 • SO. JOB NO.: 20-490
 JSD PROJ. MGR.: ZW
 www.jsdinc.com

DEMOLITION PLAN 1" = 10'-0"



MSI GENERAL CORPORATION
 P.O. BOX 7
 OCONOMOWOC, WI 53086
 PHONE: 262-307-3961

WWW.MSIGENERAL.COM
 SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Plan Compression:	04/22/06
Bid:	
Contract:	
State Submittal / Permit:	
As-Built:	

REVISIONS:

NO.	DESCRIPTION	DATE
1	VILLAGE COMMENTS	05/06/06
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16		



PROJECT ADDRESS:
 PROJECT NAME
 NORTH SHORE BANK - PEWAUKEE
 STREET ADDRESS
 104 W. WISCONSIN AVE.
 CITY/STATE / ZIP
 PEWAUKEE, WI 53072

ALL WORK TO BE COMPLETED AS SHOWN AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSIGENERAL MASTER SPECIFICATION.

Architect:	Engineer:	Reviewed By:
AMH/-	JSD	KXZ
Sheet Title:		

Sheet Number:
C-100
 Project Number: P12385
P12385

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



NORTHSHORE BANK

Managed Parking Plan

Prepared by Interstate Parking Company



NORTH SHORE BANK MANAGED PARKING EXPERIENCE



PARK

Enter lot and park in any non-reserved space



SCAN

Use smartphone to scan QR code



PLATE

Enter license plate



PAY

Enter preferred payment method



EXPLORE

Enjoy everything The Village of Pewaukee has to offer





COMMUNITY-BASED PARKING MANAGEMENT EXPERIENCE

Interstate operates over 250 locations with approximately 66,000 stalls and over 350 employees including locations throughout Minnesota, Wisconsin, Indiana, North Dakota, Colorado, California, and Utah. Our rapid growth is due to our proven track record of substantially increasing net profits for our clients immediately after assuming operations. We achieve these results by implementing customized state of the art on-site and back office technologies to create the most efficient, customer friendly parking operations possible.



26 Properties, 3,000+ parking stalls



10 Properties, 1,500+ off-street & 1,600+ on-street



6 Properties, 700+ parking stalls

Interstate Parking successfully transforms managed parking operations for all key stakeholders by:

- Developing a customized and **comprehensive managed parking plan**
- Creating customized **mobile pay options** and **websites** for community-based parking management
- Providing enhanced **customer and retailer service**
- Increasing visitor traffic through **consumer confidence**
- Supplying a new revenue stream for municipalities to **reinvest in community**





NORTH SHORE BANK PARKING PLAN

North Shore Bank has proven to be a community partner for over 20 years and Interstate Parking plans to continue that relationship, only enhancing the visitor experience to the Village of Pewaukee. We are seeking approval to provide parking management services to North Shore Bank at their 27 parking stalls located at 120 W. Wisconsin Ave. **The goal is to ensure bank customers and employees have parking available when needed while creating attractive public parking options for visitors to The Village of Pewaukee** who are interested in activities at the beach, sit-down dining experiences, and other attractions without needing to worry about moving their vehicle after the 1-hour time limit has expired.

KEY POINTS:

- Increasing satisfaction of local merchants and patrons by adding public parking inventory during peak season
- Parking options that extend beyond 1-hour street parking
- Opportunity to partner with area businesses by utilizing our technology to help meet their customer's parking needs
- Consumer friendly experience with expiry reminders to foster positive experience
- Parking studies and analyses to predict and report consumer behaviors
- Validation options for bank retail customers



STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky
Date Prepared: November 11, 2021

General Information:

Agenda Item: 6.d.

Applicant: Beachscape Pewaukee LLC in c/o Member Joe Grasc

Requested Action: Site Plan amendment approval for decorative security fencing

Existing Zoning: B-2 Downtown Business District

Surrounding Zoning/Land Use: North: B-2 Downtown Business District
South: B-2 Downtown Business District
East: Pewaukee River
West: Pewaukee Lake

Master Plan Classification: Community Commercial

Project area: Approximately 1.16 acres

Location: 145 West Wisconsin Avenue

Discussion:

The applicant requests Planning Commission approval to install decorative security fencing along the lot line at their condominium development site. The applicant represents that pedestrians are cutting through between the neighboring commercial use to the north and this private residential condominium site.

Sec. 40.422. of the Village Code – “Structures other than buildings.” provides as follows:

- (c) Fences, walls and other architectural screening devices, when anchored to supports, imbedded in the ground shall be considered permanent structures and shall be subject to the following:*
- (1) No structure shall be permitted that by reason of noise, dust, odor, appearance or other objectionable factor creates a nuisance or a substantial adverse effect upon the property value or reasonable enjoyment of the surrounding property.*
- (2) Any such structure less than 4½ feet in height may be permitted anywhere on the lot.*
- (3) Any such structure in excess of 4½ feet in height may be permitted provided it conforms to the open area, height, setback and offset requirements of the zoning district in which it is located.*
- (4) Any such structure in excess of 4½ feet, but not more than six feet in height, may be permitted to*

within five feet of a street right-of-way provided the side facing the street line is attractively landscaped and subject to approval by the building inspector.

(5) Any such structure in excess of 4½ feet in height may be permitted closer than required offset from an adjoining lot line, other than a street line, with the written consent of the adjoining property owner. Such structure shall not project forward of the building setback line.

Because this site is the subject of a specifically approved building and site plan, any proposed changes/amendments to the plans must come through the Planning Commission as well.

Recommendation:

The Planner recommends the following condition be considered for attachment by the Planning Commission if there is inclination toward approving this fence plan as presented in the applicants submittal:

- 1) Applicant to provide Village Staff, for the permanent file record attendant to this site, a copy of the signed/written consent of the adjoining property owner to the north as to the zero-foot offset of this fence along their common lot line.
- 2) The above referenced written consent document must be reviewed and approved as to form and content by the Village Attorney prior to acceptance by the Village Staff and a permit to install the fence may not be issued until the consent has been made a part of the permanent record as to this property.



0 41.72 Feet

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Notes:

Printed: 11/2/2021



Rec'd 11/1/2021

10-29-2001

Village of Pewaukee Planning Commission
235 Hickory Street
Pewaukee, WI 53072

Dear Planning Commission Members,

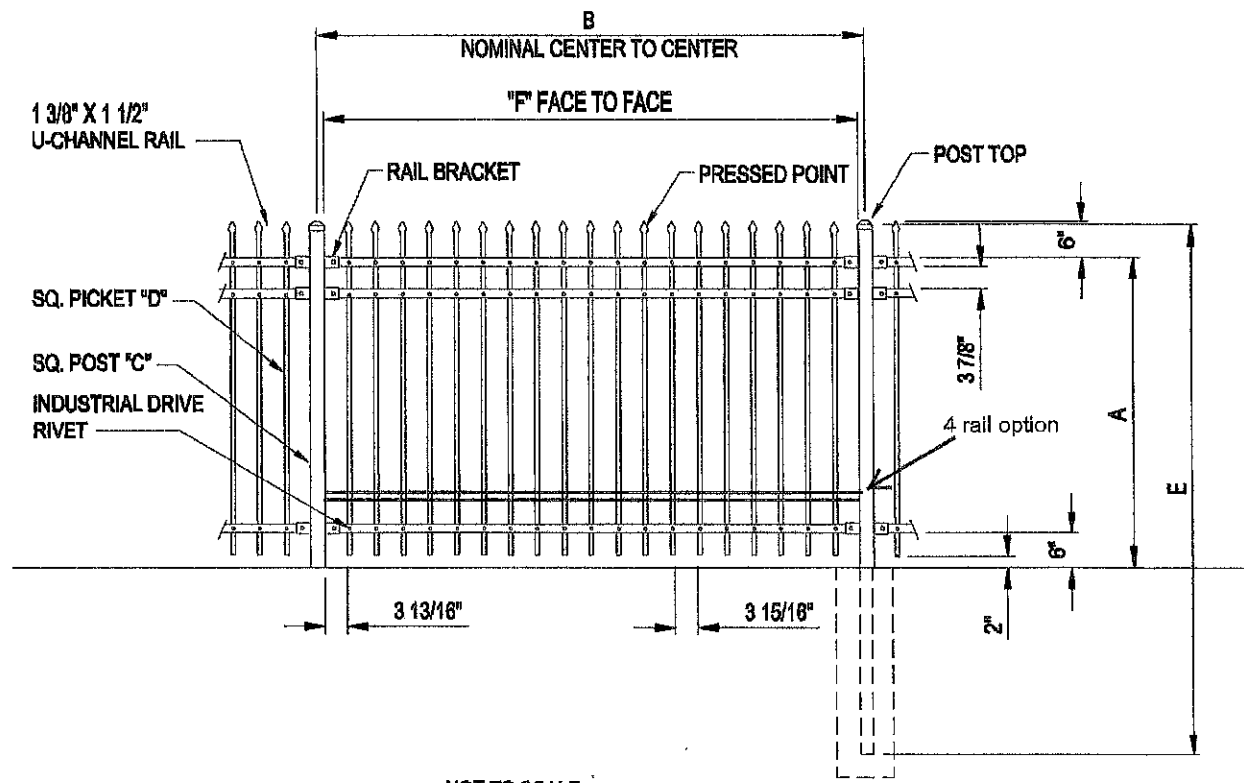
For your consideration, please see our proposal for an 8 foot fence located at the north end of the Beachscape condo building located at 145 West Wisconsin Ave. We are having significant issues with pedestrian traffic cutting through our property to the property to the north and vice versa. We have posted no trespassing signs to which everyone simply ignores.

The fence will be located 2 feet off the building leaving and will be exclusively located on the Beachscape Property. The fence will also cantilever over the rock retaining wall to reduce the possibility that individuals will walk on top of the retaining wall to avoid the fence. Additionally, there will be a pass-through keyed gate for maintenance of the mechanical systems on the north side of the Beachscape building. We will be sure to provide a key to Village fire and public works as well as the owner of the property to the north.

The actual fence will be 8 feet high and black. The style of the fence is attached to this proposal.

Sincerely,

Joseph Grasc



NOT TO SCALE

NOM HEIGHT (A)
3' - 0"
3' - 6"
4' - 0"
5' - 0"
6' - 0"
7' - 0"
8' - 0"

CUSTOM HEIGHTS AVAILABLE

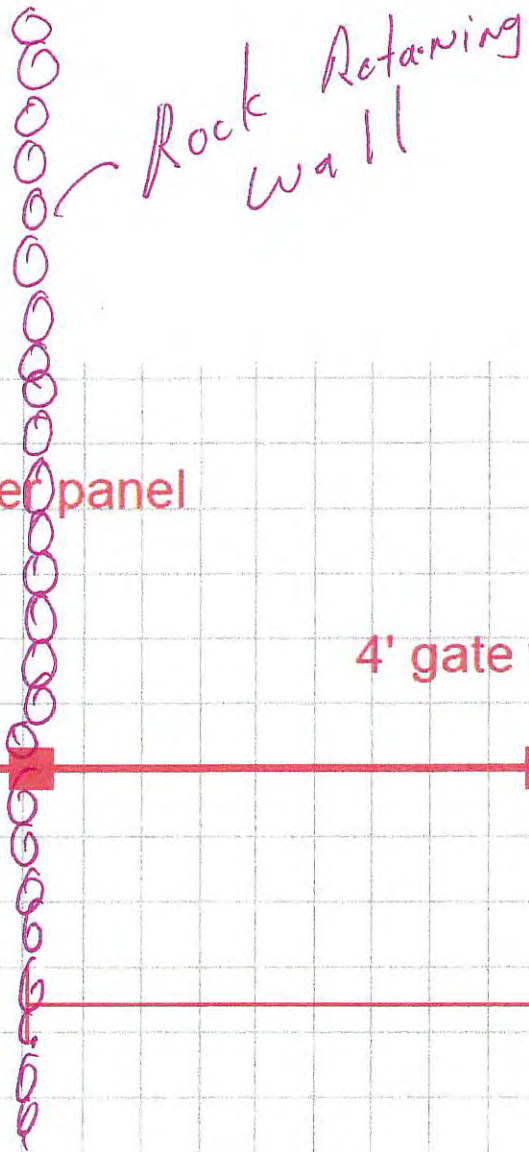
POST OPTION (C)
2" SQ X 14 GA
2 1/2" SQ X 12 OR 14 GA
3" SQ X 12 GA
4" SQ X 11 GA
6" SQ X 3/16" WALL

PICKET OPTION (D)	
3/4" SQ	14 GA
OR	16 GA
1" SQ	18 GA

A _____" NOM HEIGHT
B _____" NOM SECTION LENGTH
C _____" POST SIZE _____ GAUGE
D _____" PICKET SIZE _____ GAUGE
E _____" POST LENGTH
F _____" FACE TO FACE OF POSTS W/ STD. FLAT MOUNT BRACKET

- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - DO NOT SCALE DRAWINGS.
 - SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER.
 - FOOTING WIDTH TO BE (4) X POST WIDTH.
 - FENCE SECTIONS USING 3/4" PICKETS WILL TOTAL 19 PICKETS PER SECTION.
 FENCE SECTIONS USING 1" PICKETS WILL TOTAL 18 PICKETS PER SECTION.
 - CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 2812-081.





Rock Retaining Wall

Beachscape Building

5' cantilever panel

4' gate with keyed knob

2'

38'

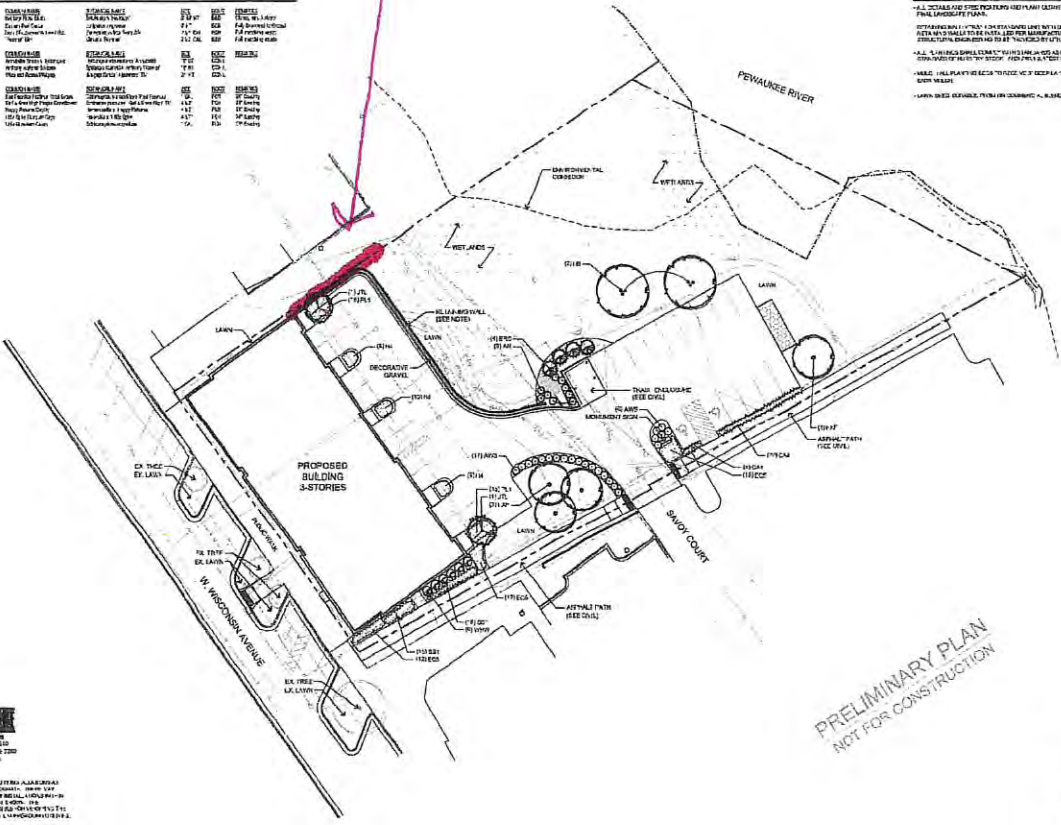
Fence in Red

PLANT SCHEDULE

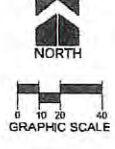
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GENERAL LANDSCAPE NOTES

- 1. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED.
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PRELIMINARY PLAN
NOT FOR CONSTRUCTION



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roSmith
 143 W. WISCONSIN AVE., PEWAUKEE, WI
 PRELIMINARY LANDSCAPE PLAN
 SHEET NUMBER
 L1.0

- Fence in Red
- 2' off Property Line
- Fence will be on Beachscape Property



LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map



0 27.07 Feet

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Notes:

Printed: 9/24/2021



STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: November 11, 2021

General Information:

Agenda Item: 6.e.

Applicant:

John Wahlen of Cornerstone Development (d/b/a The Glen at Pewaukee Lake) in c/o Alan Peters of True Vine Development

Property Owner:

Requested Action:

Review, discussion and possible recommendation to the Village Board of the exterior architectural intentions for the homes to be built in the Glen at Pewaukee Lake development.

Current Zoning:

R-5 Single-Family Residential District with Residential Infill-Redevelopment (RIR) Overlay District

Current Master Plan Classification:

Single-Family Residential

Requested Master Plan Classification:

Single Family Residential

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:

~14.085 acres

Location:

Near 449 W. Wisconsin Avenue

Discussion:

Pursuant to Section 40.012 1) b. 7. of the Village Code (ref the Residential Infill-Redevelopment Zoning District) the applicant submits the attached exterior house plan details for review and possible recommendation to the Village Board for final approval.

Recommendation:

The Planner sees that the proposed exterior home designs/details as presented are substantially consistent with the sample plans the applicant had provided to the Village in their original response to the RFP for development of this site. Further, in the context of the existing homes in

the immediately surrounding area, these plans would appear to be consistent and likely to fit in architecturally. Accordingly, no specific objections are raised to a favorable recommendation for approval of these plans to the Village Board subject to the following conditions:

- 1) The applicant is aware that the requirements for ... minimum home size (i.e. 1,100 minimum total sq.ft. with minimum 900 sq.ft. on the first floor), minimum open space ratio (25%) and maximum building coverage ratio (35%) remain applicable to all lots.

Glen at Pewaukee Lake Site



0 210.06 Feet

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Notes:

Printed: 11/4/2021





November 1, 2021

Mary Censky | Village Planner
Village of Pewaukee
235 Hickory Street
Pewaukee, WI 53072

Subject: Plan Commission | Architectural Plans
The Glen at Pewaukee Lake

Dear Ms. Censky:

It is with great pleasure that I submit our application for the review and approval of the exterior design and character of architectural plans, elevations, perspective drawings for the Glen at Pewaukee Lake neighborhood.

Plan highlights:

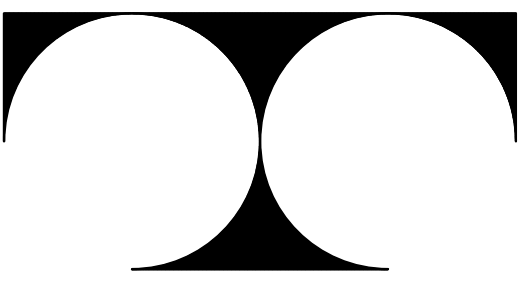
- Plans range from 1,692 SF to 2,092 SF (first level).
- Not all homes will fit on all lots. We have worked through this and will have it identified at the time of sale, but it provides a great mix of elevations and design.
- We will also offer a variety of pre-planned home colors but will stay consistent with white trim and white windows.
- All homes will have hardiplank siding.
- All homes will have dimensional roofing shingles.

We look forward to working with the Village to create a project that engages with the neighborhood while enhancing value for the greater community!

Respectfully,

Joe Orendorf
Cornerstone Development
(262) 932-4188

The Glen at Pewaukee Lake



TDI ASSOCIATES, INC.
ARCHITECTURE AND PLANNING

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

THE GLEN AT PEWAUKEE LAKE
BLDG -X CYPRESS

VILLAGE OF PEWAUKEE, WISCONSIN

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Sheet Title
FRONT - RIGHT
ELEVATIONS

Revisions
-
-

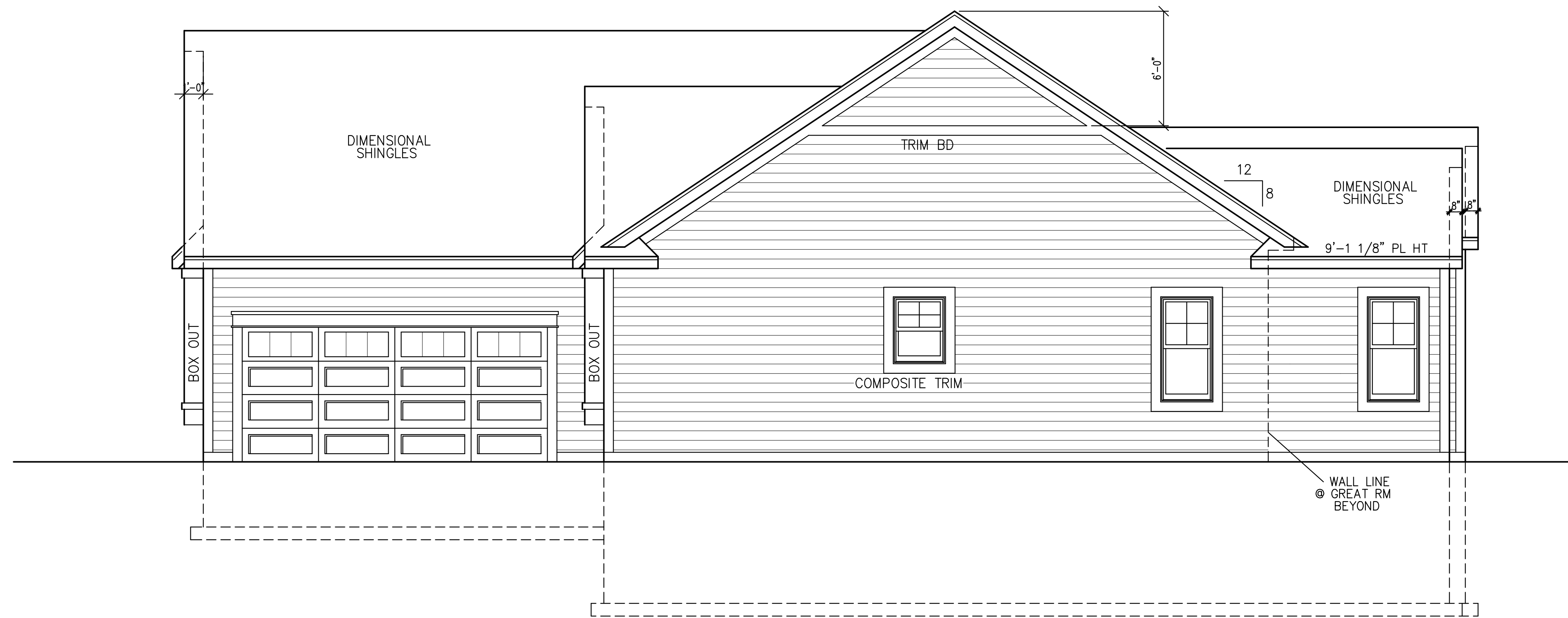
Date: 2 OCT, 2021

Job NO.: 21-135-002

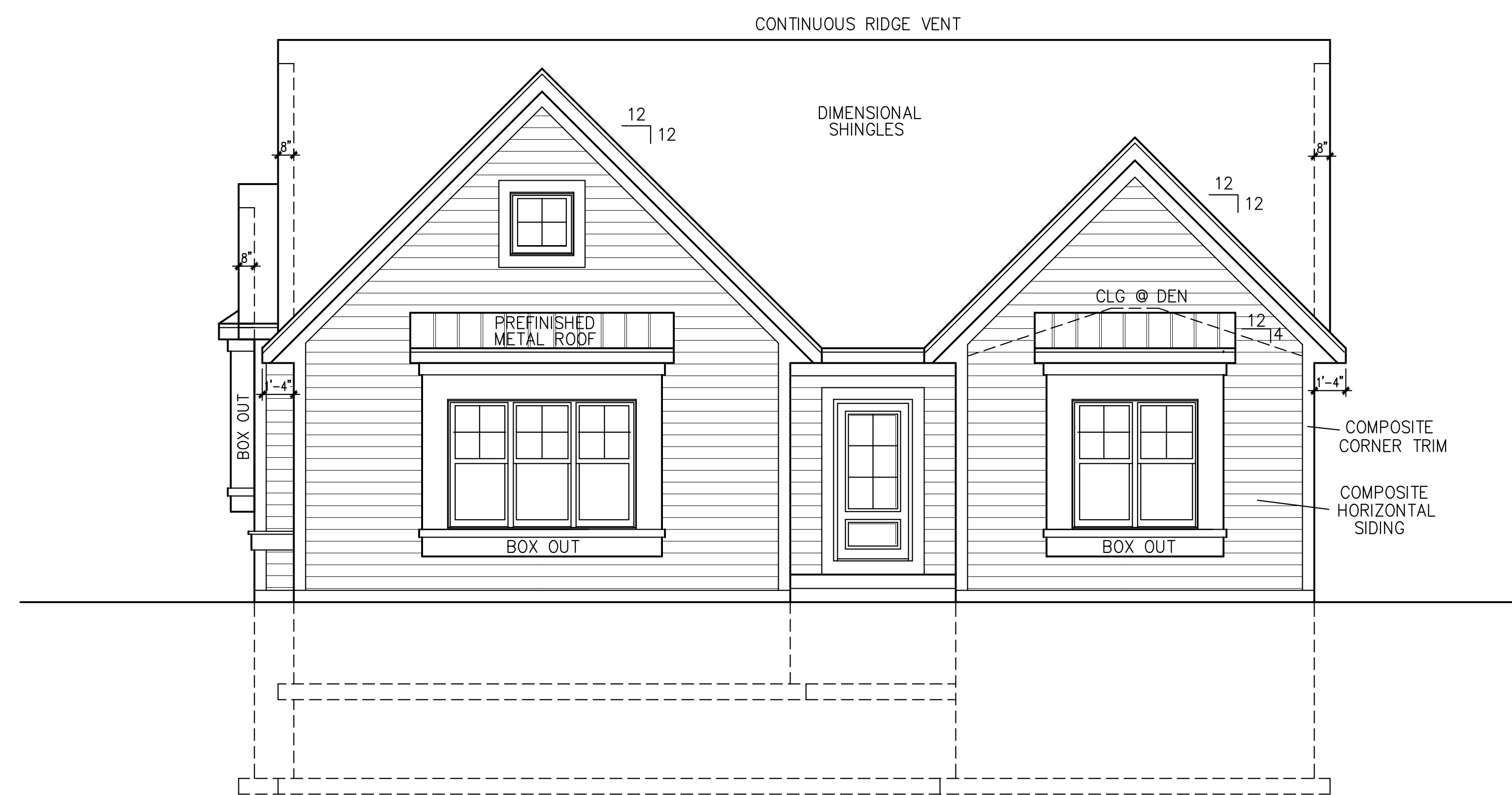
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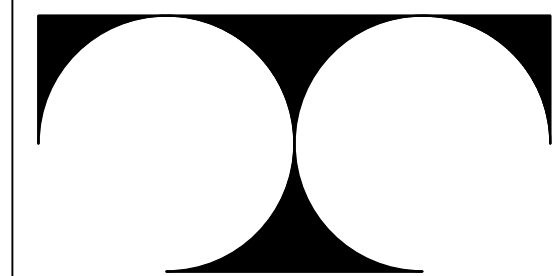
A-1.1



RIGHT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



TDI ASSOCIATES, INC.
ARCHITECTURE AND PLANNING

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

VILLAGES OF PEWAUKEE
BLDG - X CYPRESS
VILLAGE OF PEWAUKEE, WISCONSIN

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Sheet Title
FLOOR PLANS

Revisions
-

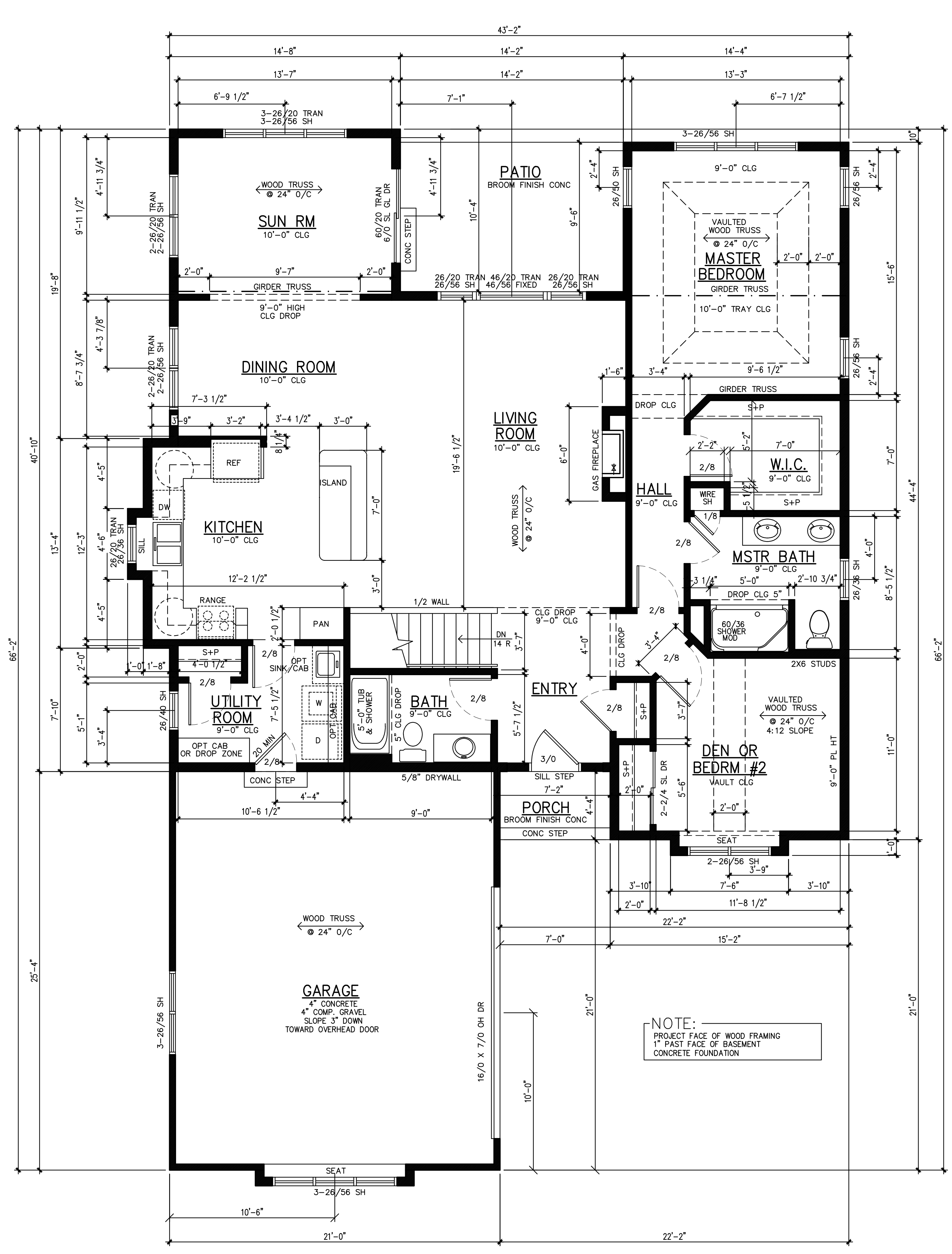
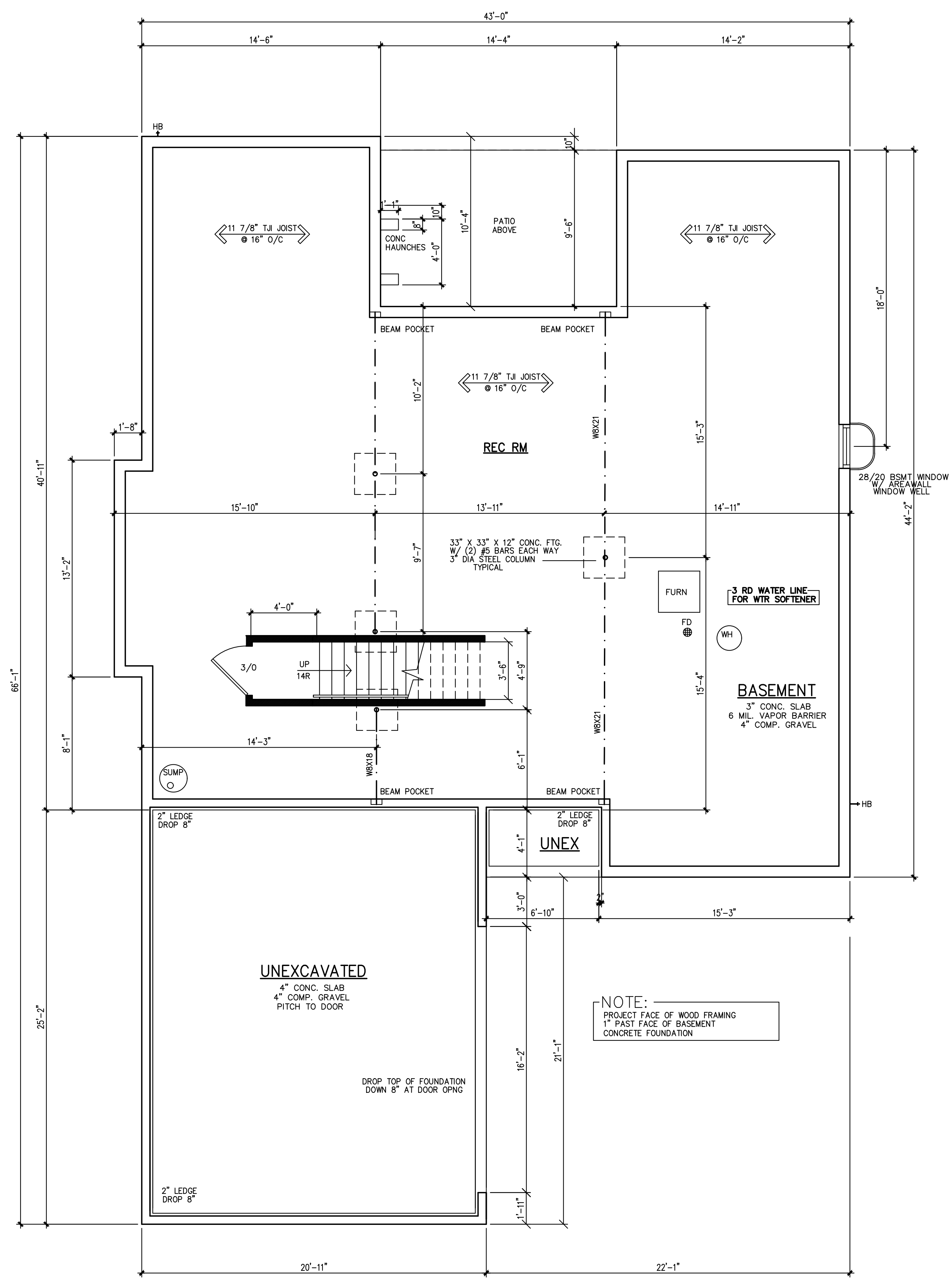
Date: 2 OCT. 2021

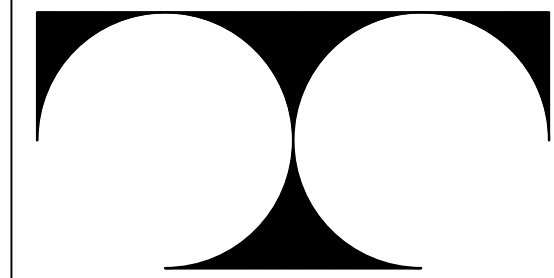
Job NO.: 21-135-002

Drawn By: LS

Sheet No.

A-1.2





TDI ASSOCIATES, INC.
ARCHITECTURE AND PLANNING

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

THE GLEN AT PEWAUKEE LAKE
BLDG - X CYPRESS

VILLAGE OF PEWAUKEE, WISCONSIN

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Sheet Title
REAR-LEFT
ELEVATIONS
SECTIONS

Revisions

-

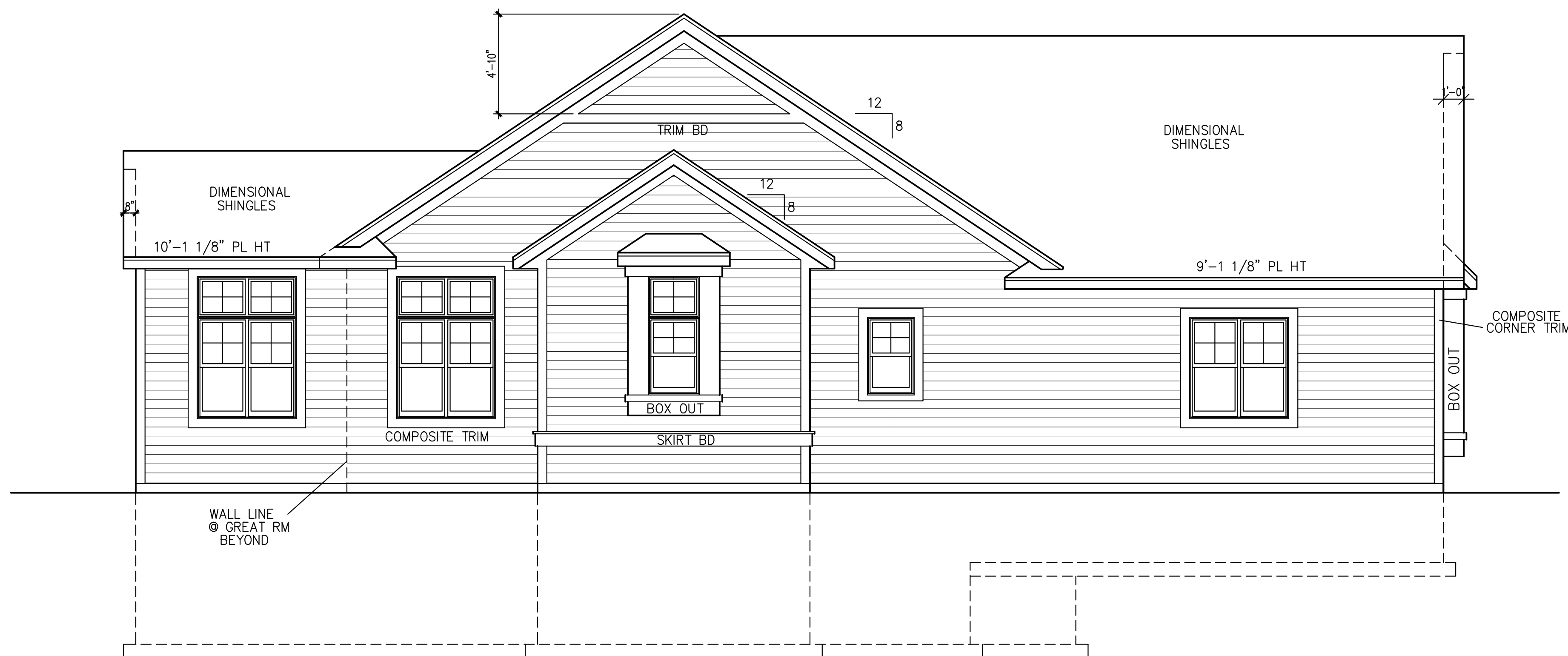
Date: 2 OCT, 2021

Job NO.: 21-135-002

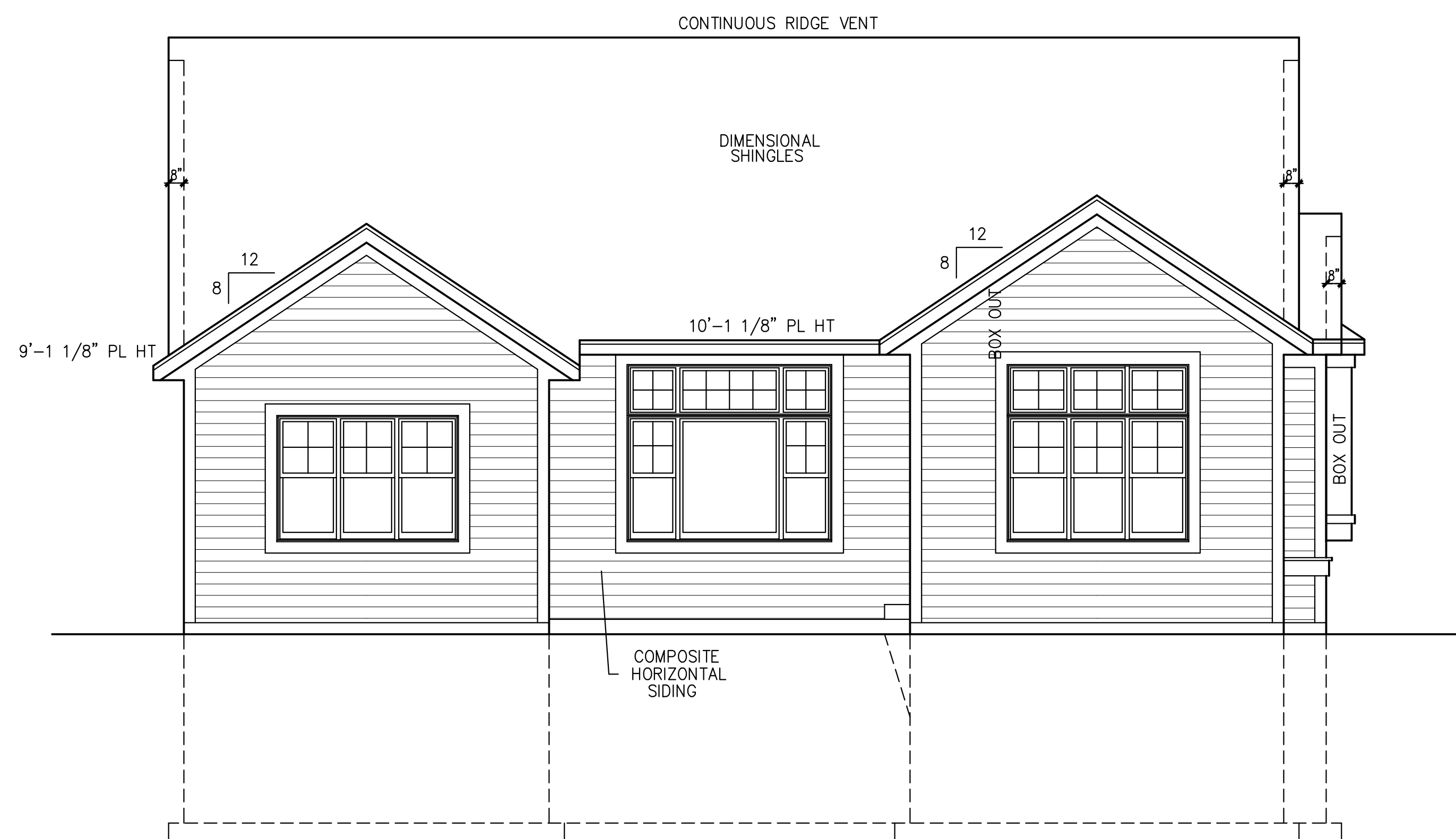
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Sheet No.

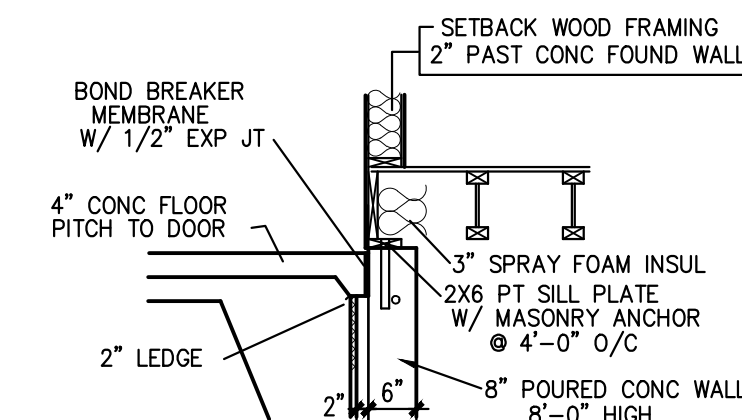
A-1.3



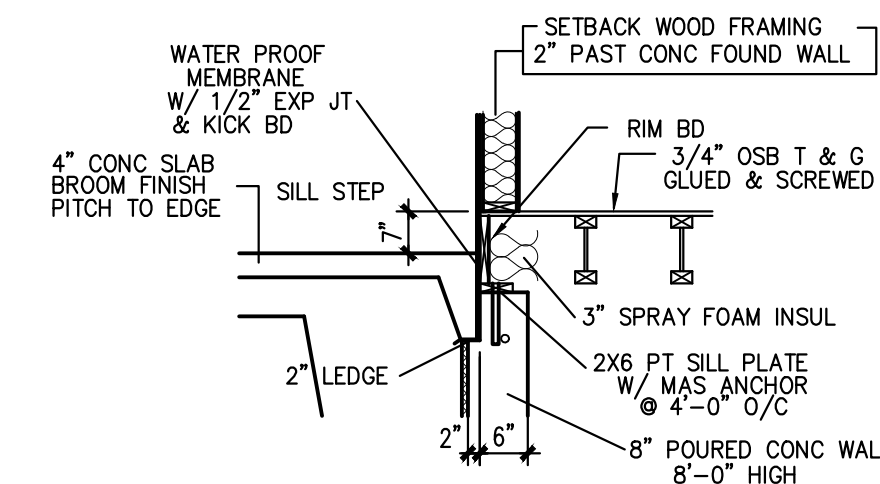
LEFT ELEVATION
1/4" = 1'-0"



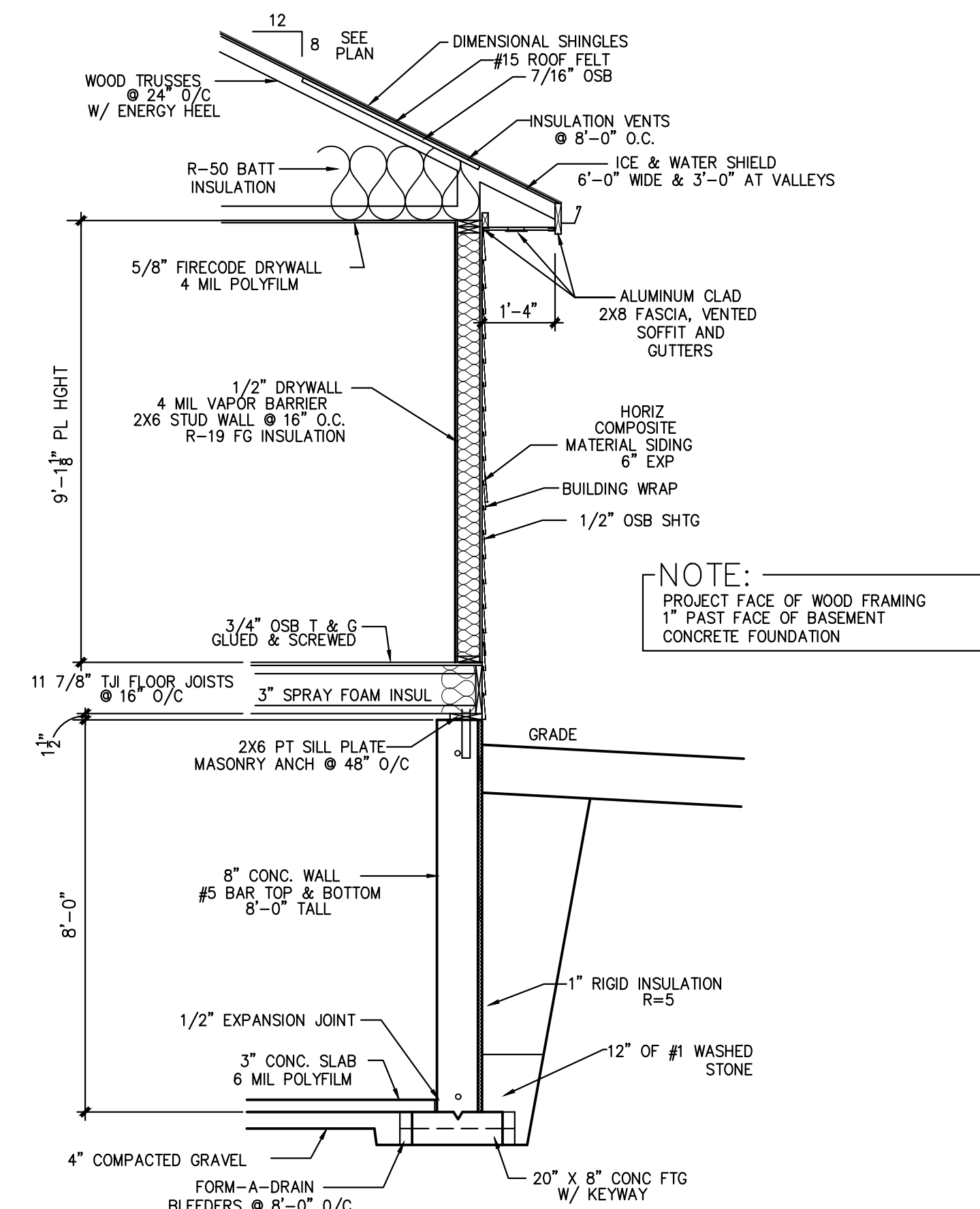
REAR ELEVATION
1/4" = 1'-0"



1 GARAGE WALL DTL
3/8" = 1'-0"

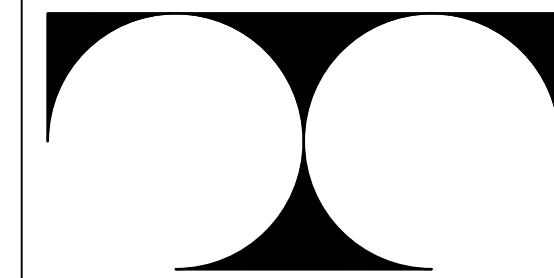


2 PORCH WALL DTL
3/8" = 1'-0"



5 8'-0" HI BSMT WALL
WALL SECTION
3/8" = 1'-0"

NOTE:
PROJECT FACE OF WOOD FRAMING
1" PAST FACE OF BASEMENT
CONCRETE FOUNDATION



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Sheet Title
ELECTRICAL
PLANS

Revisions

-

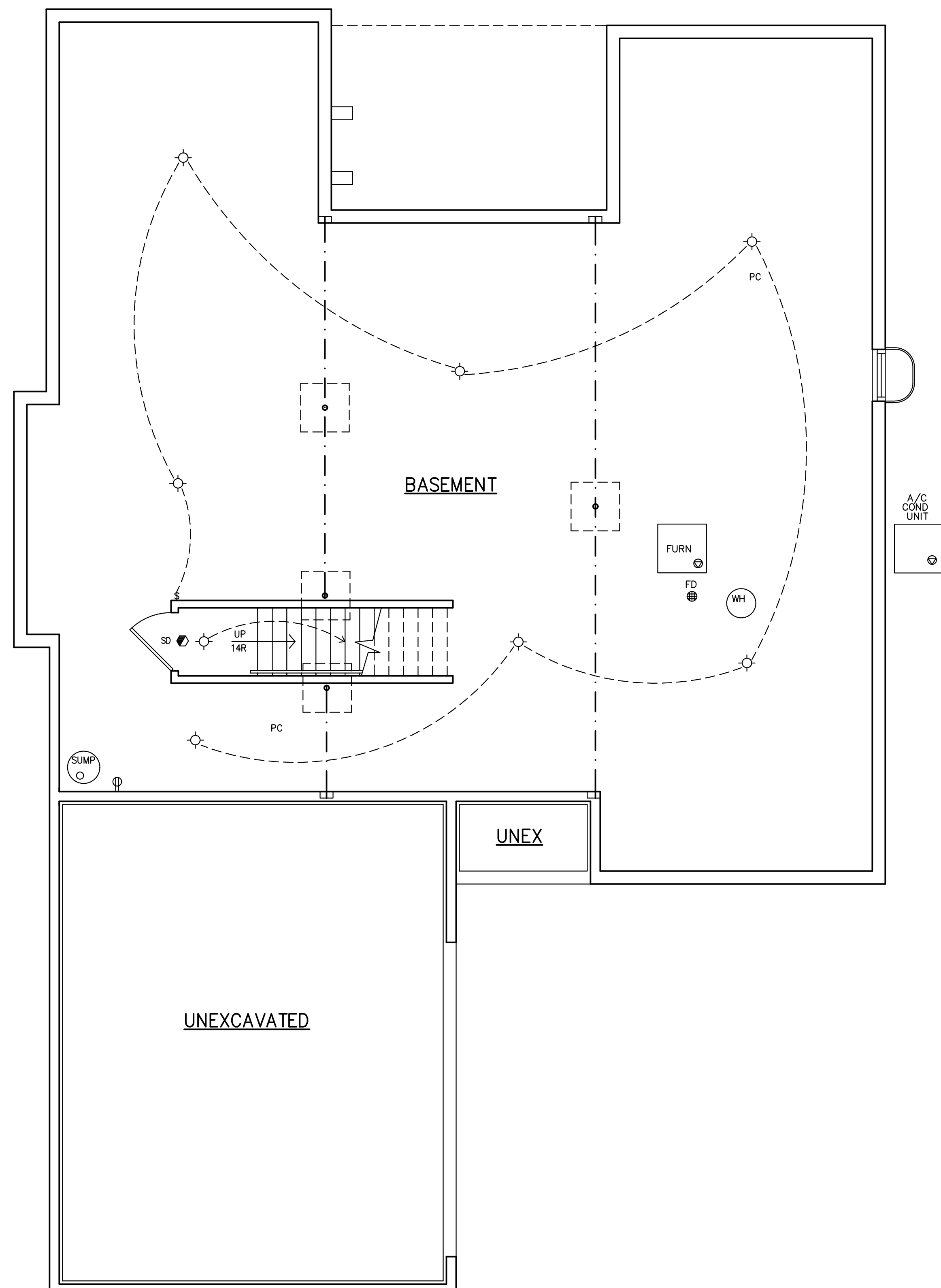
Date: 2 oct, 2021

Job NO.: 21-135-002

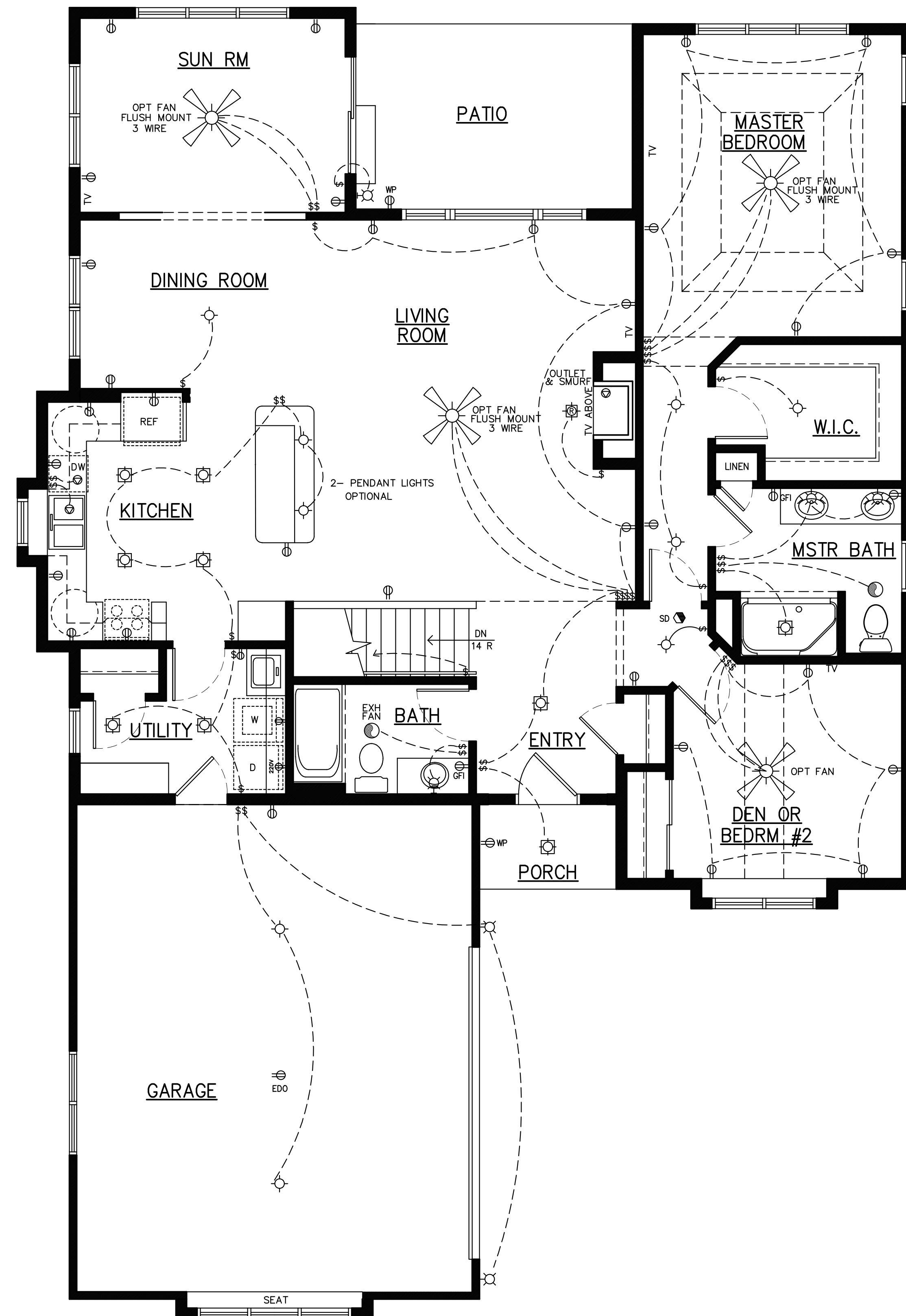
Drawn By: LS

Sheet No.

E-1.1



BASEMENT ELECTRICAL PLAN
1/4" = 1'-0"



FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

GENERAL NOTES

- A. ALL WORK SHALL BE PERFORMED WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION
- B. ALL WORK WILL BE PERFORMED IN A WORKMANLIKE MANNER
- C. EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC, FOR THE COMPLETE CONSTRUCTION OF THE WORK INDICATED AS SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS, UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE BETWEEN CONTRACTOR AND OWNER.
- D. MATERIALS AS SPECIFIED ON DRAWINGS SHALL BE USED. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF CORNERSTONE DEVELOPMENT
- E. ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AS PART OF THEIR INSTALLATION LAYOUT.
- F. CORNERSTONE DEVELOPMENT SHALL PROVIDE ADEQUATE BRACING AND/OR SHORING TO INSURE STRUCTURAL STABILITY OF BUILDING DURING CONSTRUCTION
- G. EACH CONTRACTOR SHALL AMEND AND MAKE GOOD AT HIS OWN COST, ANY DEFECTS OR OTHER FAULTS IN HIS/HER WORKMANSHIP AND/OR MATERIAL
- H. REFER TO SPECIFICATION SHEETS FOR ALL MATERIAL FINISHES AND STYLES INCLUDING BUT NOT LIMITED TO EXTERIOR SIDING, ROOFING, WINDOWS, EXTERIOR TRIM, AND INTERIOR AND EXTERIOR MILLWORK.
- J. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND/OR DISCREPANCIES IN PLAN AND REPORT ERROR(S) TO GRAND GENERATION HOMES PRIOR TO COMMENCEMENT OF THE WORK, OR TO BE RESPONSIBLE FOR SAME.
- K. THESE PLANS, DETAILS, AND SPECIFICATIONS REMAIN THE PROPERTY OF CORNERSTONE DEVELOPMENT AND MAY NOT BE ALTERED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF CORNERSTONE DEVELOPMENT.

FABRICATION NOTES

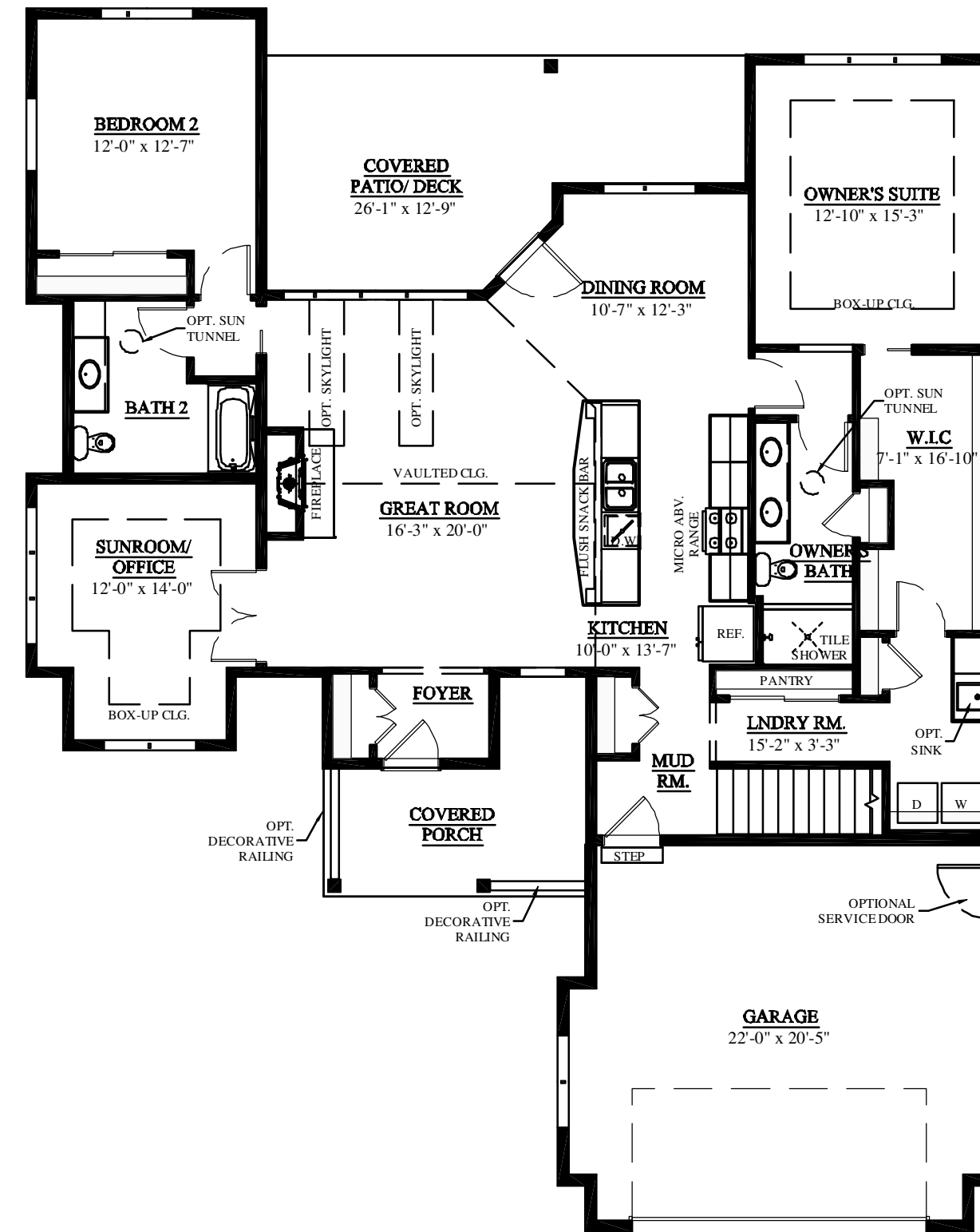
TRUSS FABRICATION:
 THE TRUSS MANUFACTURER IS RESPONSIBLE TO DESIGN AND DETAIL THE ROOF TRUSS SYSTEM. THE ROOF TRUSS SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE ROOF PLAN INDICATING ALL TRUSS SIZES, LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARING REQUIREMENTS. THE TRUSS SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, SNOW, WIND, AND UPLIFT LOADS AS REQUIRED BY ALL APPLICABLE MUNICIPAL CODES. TRUSS MANUFACTURER SHALL SUBMIT 2 SETS OF SEALED SHOP DRAWINGS TO BUILDER AND SOMERSET HOME PLANNING FOR APPROVAL OF ROOF TRUSSES AND BEAMS PRIOR TO SUBMITTAL TO CITY. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, BUILDER AND SOMERSET HOME PLANNING LLC SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.

WALL PANEL FABRICATION (OR LOOSE LUMBER SUPPLIER):
 THE WALL PANEL MANUFACTURER OR LOOSE LUMBER SUPPLIER IS RESPONSIBLE TO DESIGN AND DETAIL THE STRUCTURES WALL PANELS. THE WALL PANEL SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A WALL PANEL PLAN INDICATING ALL STRUCTURAL HEADER AND BEAM SIZING, LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARING REQUIREMENTS. THE WALL PANEL SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, WIND, AND SEISMIC LOADS AS REQUIRED BY ALL APPLICABLE MUNICIPAL CODES. WALL PANEL MANUFACTURER SHALL SUBMIT 2 SETS OF SEALED BEAM AND HEADER CALCULATIONS WITH WALL PANEL SHOP DRAWINGS TO BUILDER AND SOMERSET HOME PLANNING LLC FOR APPROVAL OF WALL PANELS PRIOR TO SUBMITTAL TO CITY. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, BUILDER AND SOMERSET HOME PLANNING LLC SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.

FLOOR JOIST FABRICATION:
 THE FLOOR JOIST MANUFACTURER/SUPPLIER IS RESPONSIBLE TO DESIGN AND DETAIL THE STRUCTURES FLOOR SYSTEM. THE FLOOR SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE FLOOR JOIST PLAN INDICATING ALL STRUCTURAL BEAM SIZING, BLOCKING LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARING REQUIREMENTS. THE FLOOR JOISTS SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE & DEAD LOADS AS REQUIRED BY ALL APPLICABLE MUNICIPAL CODES. IN ADDITION, FLOOR JOISTS MUST BE SIZED FOR A LIVE LOAD MINIMUM DEFLECTION OF L/480. FLOOR JOIST MANUFACTURER/SUPPLIER SHALL SUBMIT 2 SETS OF SEALED BEAM CALCULATIONS WITH FLOOR JOIST PLAN DRAWINGS TO BUILDER AND SOMERSET HOME PLANNING LLC FOR APPROVAL OF FLOOR JOIST SYSTEM PRIOR TO SUBMITTAL TO CITY. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, BUILDER AND SOMERSET HOME PLANNING SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.



ELEVATION



FLOOR PLAN LAYOUT

SHEET LIST

Sheet Number	Sheet Title
CS	COVERSHEET
A1	EXTERIOR ELEVATIONS - ROOF PLAN
A2	FOUNDATION PLAN
A3	FIRST FLOOR PLAN
A4	ELECTRICAL PLANS
A5	FIRST FLOOR WALL BRACING PLAN
D1	TYPICAL DETAILS
D2	TYPICAL DETAILS

NO.	DATE	BY	DESCRIPTION OF REVISION
1			
2			
3			
4			
5			
6			
7			

REVISION TABLE

PROJECT INFORMATION
BERGEN II

SHEET TITLE
 COVER SHEET

APPLICABLE BUILDING CODES

THE FOLLOWING PLAN SET COMPLYS WITH THE FOLLOWING CODES AS APPLICABLE IN THE FOLLOWING STATES:

- STATE OF WISCONSIN
- STATE OF WISCONSIN, UNIFORM DWELLING CODE CHAPTER SPS 320-325
- CONSTRUCTION STANDARDS: UDC CHAPTER SPS 321
- ENERGY CONSERVATION: UDC CHAPTER SPS 322
- MECHANICAL: UDC CHAPTER SPS 323
- ELECTRICAL: UDC CHAPTER SPS 324
- PLUMBING: UDC CHAPTER SPS 325

SEALS / ENDORSEMENTS

DWELLING SQUARE FOOTAGES

LIVING AREAS	SQUARE FOOTAGE
AREA	
FIRST FLOOR LIVING AREA	1818 SF
TOTAL LIVING AREA	1818 SF

NON-LIVING AREAS	SQUARE FOOTAGE
AREA	
STOOP AREA	124 SF
GARAGE AREA	486 SF
REAR PATIO AREA	267 SF
UNFINISHED BASEMENT AREA	1668 SF

PROJECT INFORMATION

BERGEN II

PLAN / ELEVATION
THE BERGEN II

JOB NUMBER

SHEET NUMBER

CS

NO.	DATE	BY	DESCRIPTION OF REVISION
1			
2			
3			
4			
5			
6			
7			

PROJECT INFORMATION
BERGEN II

SHEET TITLE
 EXTERIOR ELEVATIONS - ROOF PLAN

PLAN / ELEVATION
THE BERGEN II

JOB NUMBER

SHEET NUMBER

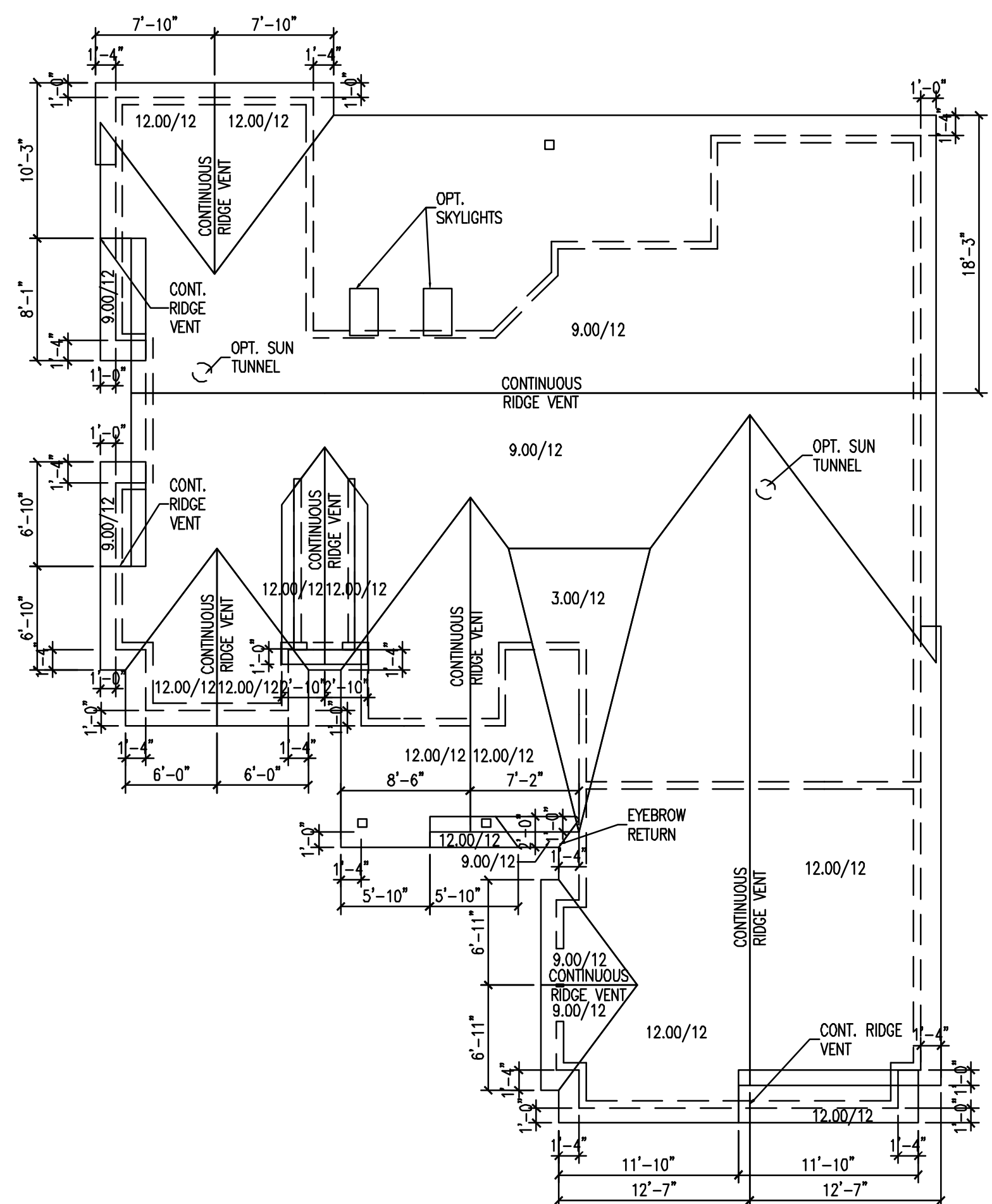
A1



- OPTIONAL DORMER (WINDOW INTERIOR COVERED W/ DARKENING FABRIC.)
- FYPON BKT12x24x3 BRACKET
- SHAKE SIDING
- 5/4x6 RAKE BOARD
- 5/4x6 FRIEZE BOARD
- 5/4x12 BAND BOARD
- BOARD & BATTEN SIDING
- DOG EARS FLUSH WITH WALL TRIM AT ALL ELEVATIONS
- 5/4x6 CORNER BOARDS
- 5/4x6 WRAPS ON WINDOWS & DOORS
- OPTIONAL GARAGE DOOR STYLE
- OPTIONAL FRONT DOOR STYLE
- 5/4x6 TRIM BOARD
- OPTIONAL DECORATIVE RAILING
- OPTIONAL ARCH TRIM

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



ROOF PLAN

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

NOTES:

ROOF INFORMATION

- ROOF TO BE COMPOSED OF PRE-ENGINEERED TRUSSES @ 24" O.C.
- TRUSS OVERHANGS DIMENSIONS REFLECT TRUSS TAIL LENGTHS
- ALL TRUSS CLIPS AND HANGERS TO BE SUPPLIED BY TRUSS MANUFACTURER AND TO MEET OR EXCEED REQUIREMENTS OF THE WISCONSIN UNIFORM BUILDING CODE



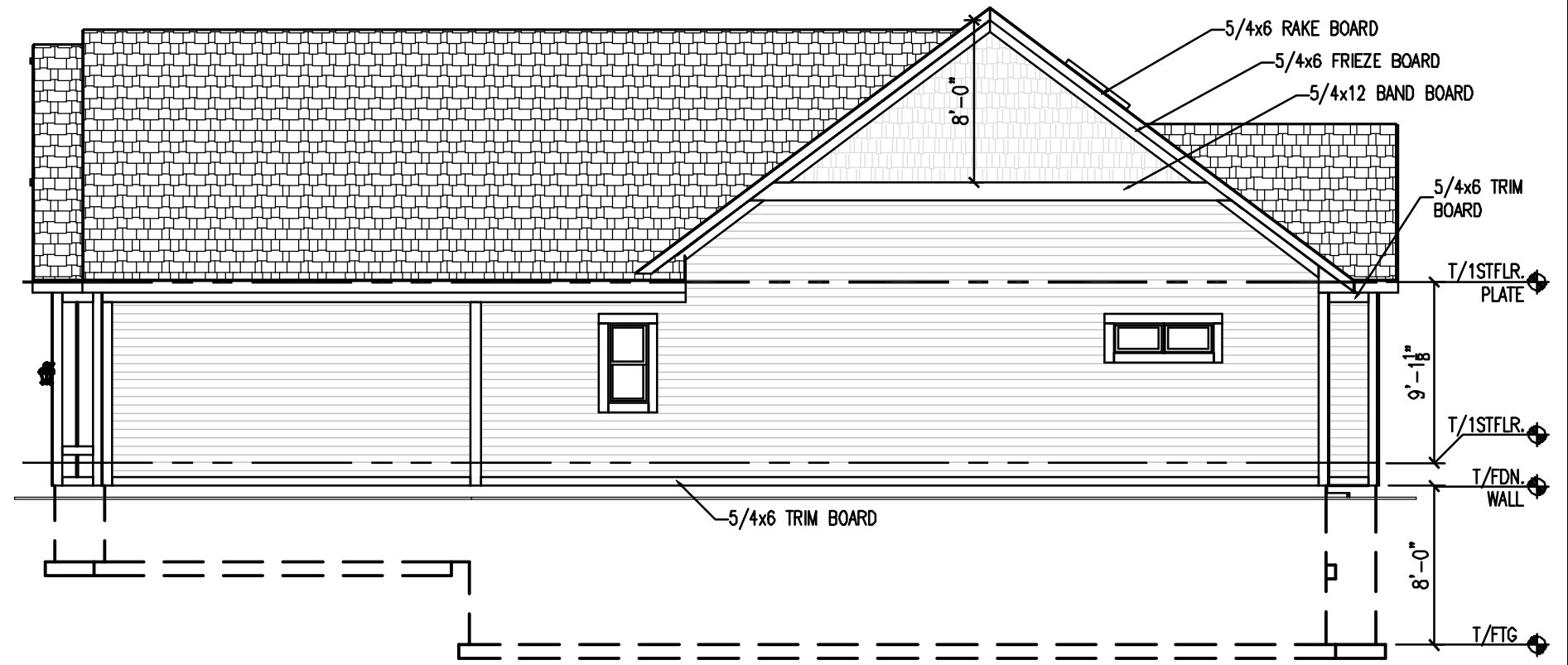
LEFT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

NO.	DATE	BY	DESCRIPTION OF REVISION
1			
2			
3			
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5			
6			
7			

PROJECT INFORMATION
BERGEN II

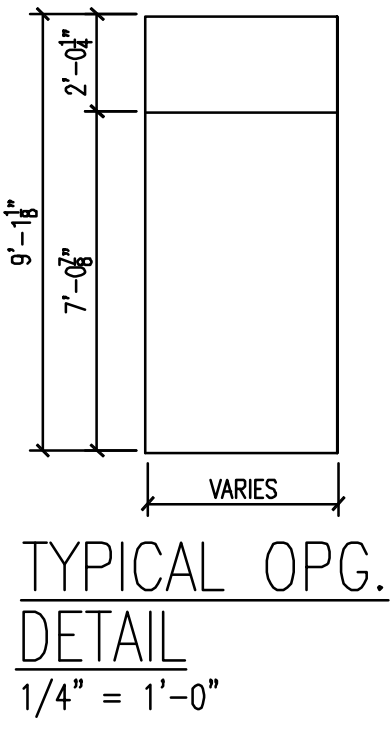
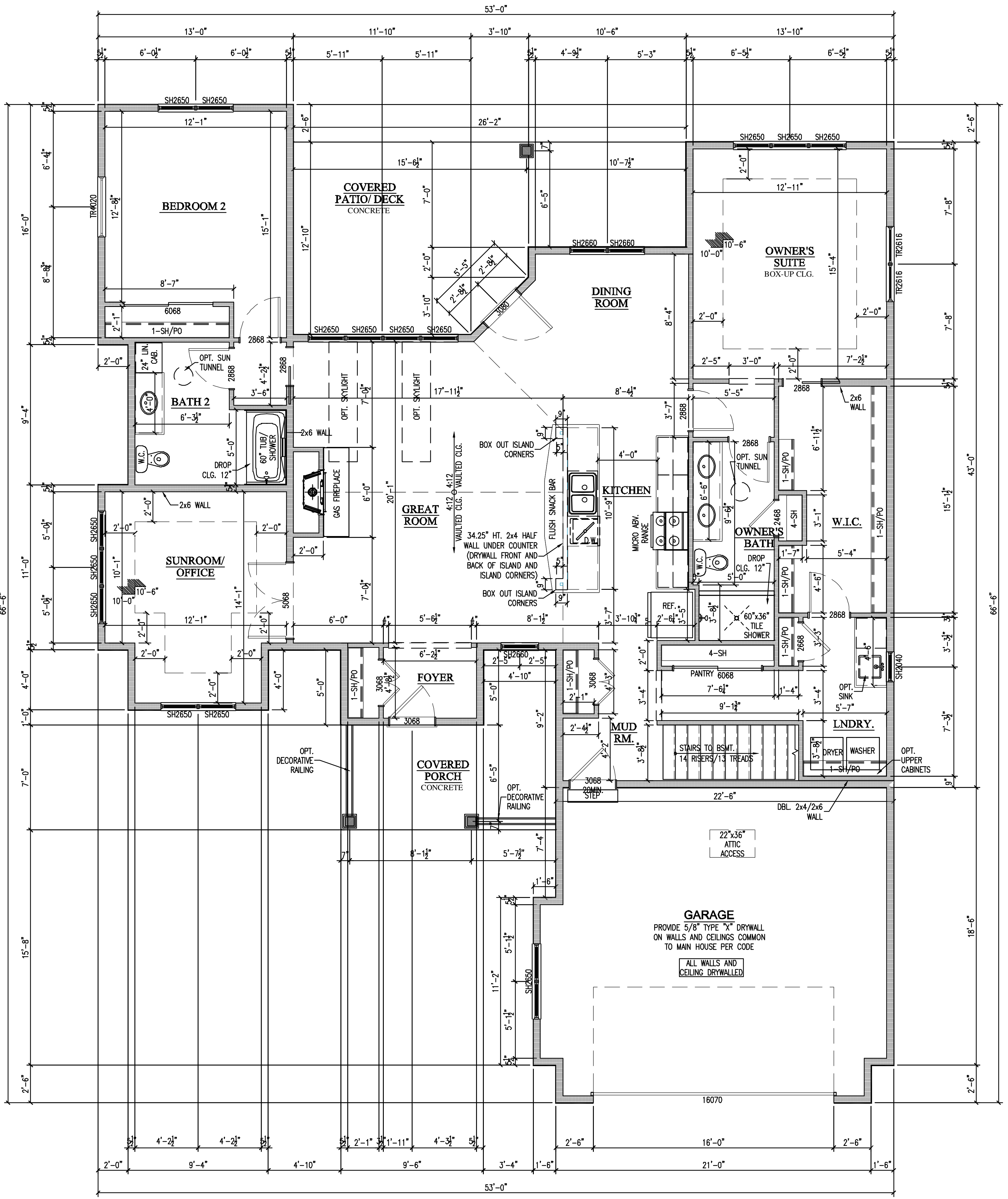
SHEET TITLE
FIRST FLOOR PLAN

PLAN / ELEVATION
THE BERGEN II

JOB NUMBER

SHEET NUMBER

A3



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTES:

FLOOR SYSTEM INFORMATION

FIRST FLOOR: 1 1/2" T" JOISTS @ 16" O.C.

ROOF INFORMATION

- REFER TO ROOF PLAN FOR ROOF INFORMATION

WALL INFORMATION

- FIRST FLOOR EXTERIOR WALLS: 104 3/8" (9'-1 1/8" TOTAL HT.), 2x6 STUD GRADE OR BETTER @ 16" O.C.
- FIRST FLOOR INTERIOR WALLS: 104 3/8" (9'-1 1/8" TOTAL HT.) 2x4 STUD GRADE OR BETTER @ 16" O.C. UNLESS NOTED

WINDOW INFORMATION

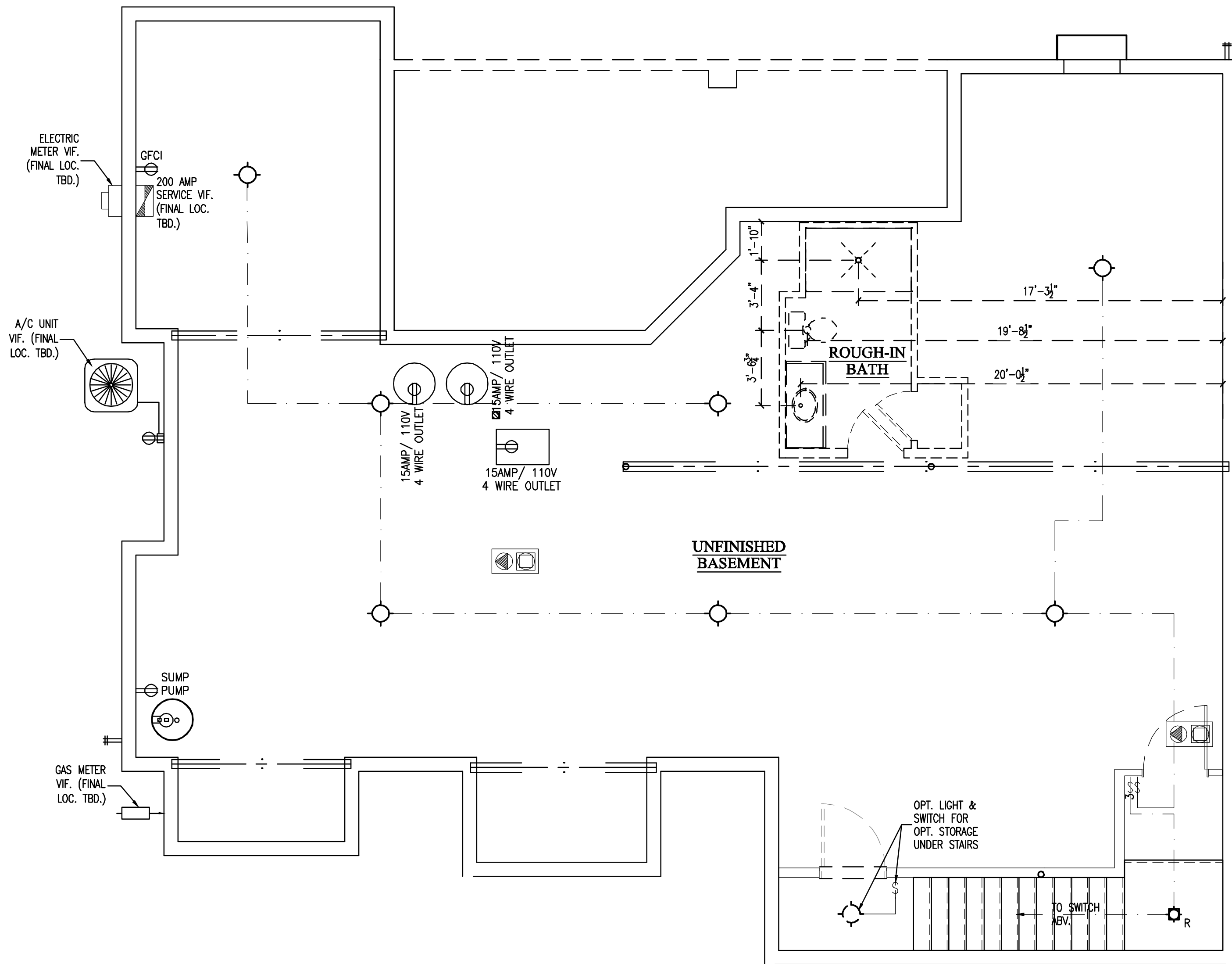
- ALL WINDOW TYPE AND SIZE SHOWN ARE PELLA 250 SERIES
- ALL WINDOW HEADER HEIGHTS TO BE 7'-10" UNLESS NOTED

STAIR INFORMATION

- BASEMENT TO FIRST FLOOR: 14 RISERS @ 7 3/4" MAX / 13 TREADS @ 9" WITH 1 1/4" NOSING (8' FOUNDATION) -OR- 16 RISERS @ 7 3/4" MAX / 15 TREADS @ 9" WITH 1 1/4" NOSING (9' FOUNDATION)
- FIRST FLOOR TO SECOND FLOOR: 16 RISERS @ 7 3/4" MAX / 15 TREADS @ 9" WITH 1 1/4" NOSING (9' FIRST FLOOR)

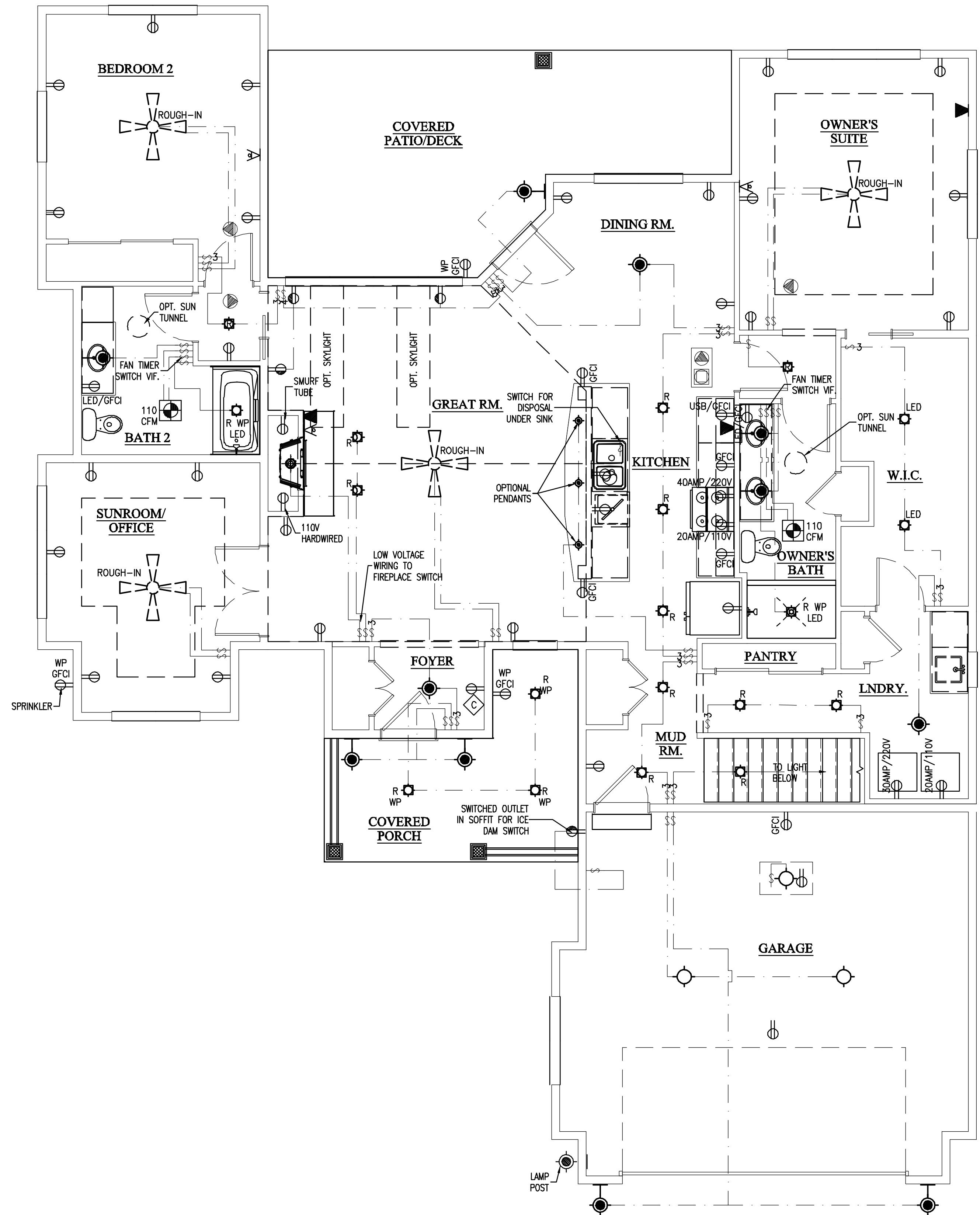
PLAN INFORMATION

- ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD
- THE CONDITIONS LISTED HERE ARE STANDARD FOR THIS PLAN ELEVATION(S). EXCEPTIONS ARE NOTED ON THE PLAN



FOUNDATION ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS

	SINGLE POLE SWITCH	GFI	INDICATES GROUND FAULT INTERRUPT		CEILING FAN ONE SWITCH		DECORATIVE WALL FIXTURE
	THREE WAY SWITCH	WP	INDICATES WATERPROOF		CEILING FAN W/LIGHT TWO SWITCHES		CEILING MOUNTED SMOKE DETECTOR
	FOUR WAY SWITCH		TELEVISION OUTLET (RG-6)		1 x 2 FLUORESCENT PACKAGE		CARBON MONOXIDE DETECTOR
	DIMMER SWITCH ROTARY		CATSE WITH CAT3 PLATE		1 x 4 FLUORESCENT PACKAGE		SMOKE DETECTOR / CARBON MONOXIDE SENSOR
	DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR		CAT5		2 x 4 FLUORESCENT PACKAGE		HEAT LAMP/TIMER PACKAGE
	SINGLE OUTLET (15-20 AMP)		CAT6		STRUCTURAL WIRING SINGLE CAT5E/RG6 COMBO		FAN / HEAT LAMP / LIGHT PACKAGE
	DUPLEX OUTLET (15-20 AMP)		STRUCTURAL WIRING DUAL CAT5E/RG6 COMBO		REINFORCED CEILING OUTLET (15-20 AMP)		FAN / LIGHT
	DUPLEX OUTLET (15-20 AMP) FULL SWITCHED		EYEBALL RECESS CAN FIXTURE		FLUORESCENT LIGHT MOUNTED ABOVE DOOR		PHOTOCELL
	COMBINATION USB/RECEPTACLE		SIMULATED CAN SURFACE MOUNT FIXTURE		FLUORESCENT LIGHT MOUNTED UNDER CABINET		SPEAKER
	REINFORCED CEILING OUTLET (15-20 AMP)		LED		FLOOD LIGHT		THERMOSTAT
	DUPLEX OUTLET (15-20 AMP) FLOOR MOUNTED		RECESSED CAN LIGHT FIXTURE		DISPOSAL		ELECTRICAL METER
	CENTRAL VAC, GAS COOK TOP, WASHER MICROWAVE (110V-20 AMP) DEDICATED		DECORATIVE CEILING FIXTURE		ELECTRICAL PANEL(40C/32-8) 200 AMP SERVICE		
	ELECTRIC COOK TOP, ELECTRIC DRYER (220V-30 AMP) DEDICATED						
	ELECTRIC RANGE (220V-40 AMP) DEDICATED						

NO.	DATE	BY	DESCRIPTION OF REVISION
1			
2			
3			
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PROJECT INFORMATION
BERGEN II

SHEET TITLE
 ELECTRICAL PLANS

PLAN / ELEVATION
THE BERGEN II

JOB NUMBER
 SHEET NUMBER
A4

REVISION TABLE		
NO.	DATE	DESCRIPTION OF REVISION
1		
2		
3		
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5		

PROJECT INFORMATION	
PROJECT NAME	BERGEN II

SHEET TITLE	
PROJECT NAME	FIRST FLOOR WALL BRACING PLAN

PLAN / ELEVATION	
PROJECT NAME	THE BERGEN II

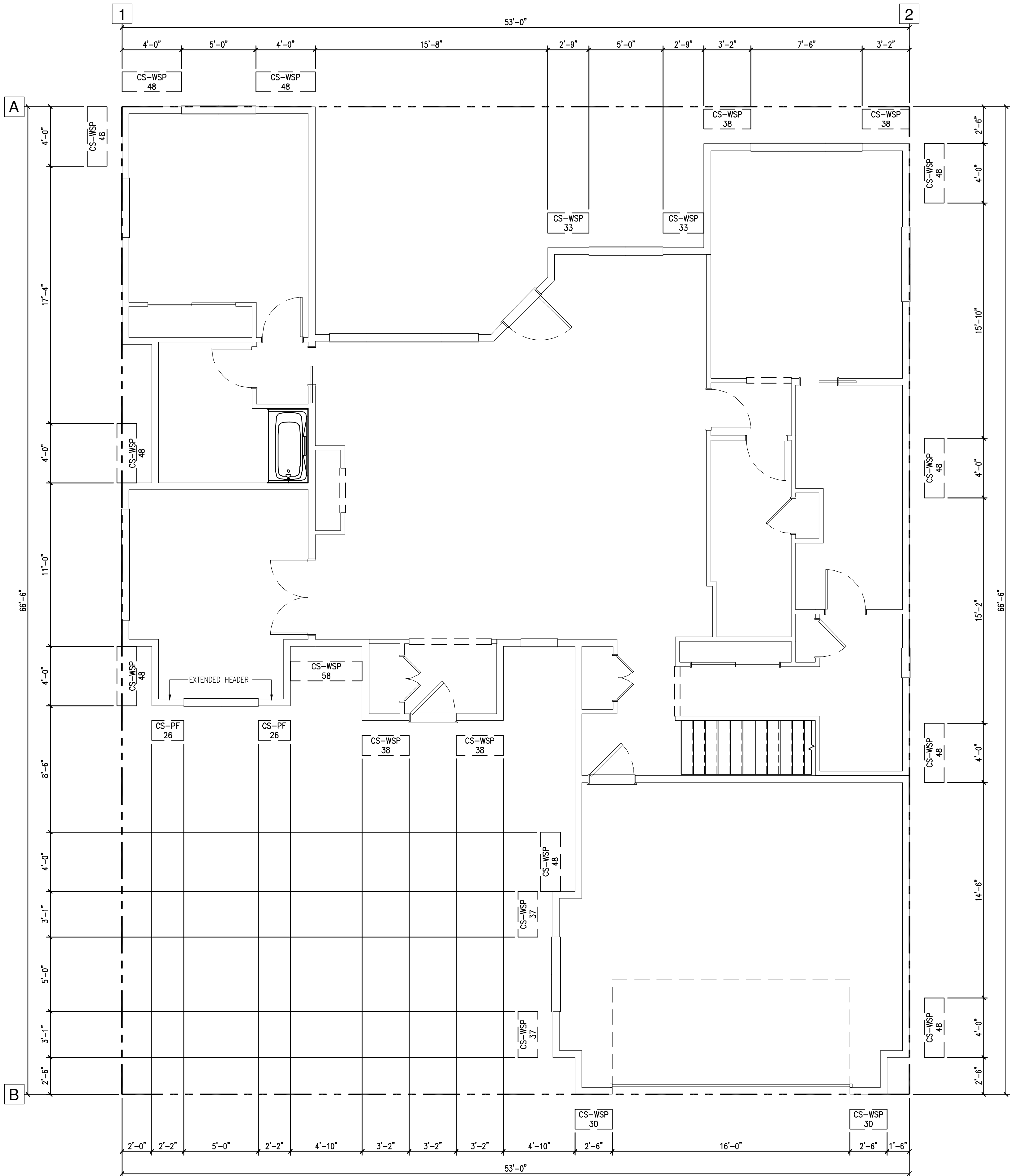
JOB NUMBER	

SHEET NUMBER	
A5	

FIRST FLOOR WALL BRACING SCHEDULE - RECTANGLE "A"															
PROJECT WIND EXPOSURE CATEGORY: B															
WALL BRACE LINE	BRACE MATERIAL	BRACING METHOD	BRACE LINE SPACING	REQUIRED BRACE UNITS (INTERMITTENT METHOD ONLY)	REQUIRED BRACE UNIT LENGTH (CONTINUOUS METHOD ONLY)	WIND EXPOSURE FACTOR	WALL HEIGHT FACTOR	EAVE TO RIDGE FACTOR (INTERMITTENT METHOD ONLY)	DRYWALL OMISSION FACTOR	WIND FACTOR TOTAL	TOTAL BRACE UNIT LENGTH REQUIRED - FEET - (CONTINUOUS METHOD ONLY)	TOTAL BRACE UNIT LENGTH PROVIDED - FEET - (CONTINUOUS METHOD ONLY)	TOTAL BRACE UNITS REQUIRED - NO. PANELS - (INTERMITTENT METHOD ONLY)	TOTAL BRACE UNITS PROVIDED - NO. PANELS - (INTERMITTENT METHOD ONLY)	MAX. OPENING HT. (ADJUSTED TO PANEL - CONTINUOUS METHODS ONLY)
A	3/16" OSB SHEATHING	CONTINUOUS	66.50'	NA	13.00'	1.00	1.00	NA	1.00	1.00	13.00'	19.83'	NA	NA	6'-0"
B	3/16" OSB SHEATHING	CONTINUOUS	66.50'	NA	13.00'	1.00	1.05	NA	1.40	1.47	19.11'	20.50'	NA	NA	8'-1"
1	3/16" OSB SHEATHING	CONTINUOUS	53.00'	NA	10.37'	1.00	1.05	NA	1.40	1.47	15.24'	22.17'	NA	NA	6'-0"
2	3/16" OSB SHEATHING	CONTINUOUS	53.00'	NA	10.37'	1.00	1.05	NA	1.40	1.47	15.24'	16.00'	NA	NA	4'-0"

WALL BRACING SCHEDULE NOTES:

- REQUIRED BRACE UNIT LENGTH INCORPORATES WHETHER WALL SUPPORTS ROOF & CEILING ONLY; ONE FLOOR, ROOF & CEILING OR TWO FLOORS, ROOF & CEILING PER TABLES SPS 321.25-I (INTERMITTENT METHOD) & SPS 321.25-J (CONTINUOUS METHOD) OF THE WISCONSIN ADMINISTRATIVE CODE.
- WIND FACTOR TOTAL INCLUDES WIND EXPOSURE FACTOR, WALL HEIGHT FACTOR AND EAVE TO RIDGE FACTOR.
- EAVE TO RIDGE FACTOR FOR CONTINUOUS METHODS ACCOUNTED FOR IN TABLE 321.25-J
- INTERPOLATION USED IN BRACING CALCULATIONS.



FIRST FLOOR BRACING PLAN
SCALE: 1/4" = 1'-0"

NO.	DATE	BY	DESCRIPTION OF REVISION
1			
2			
3			
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PROJECT INFORMATION

BERGEN II

SHEET TITLE

TYPICAL DETAILS

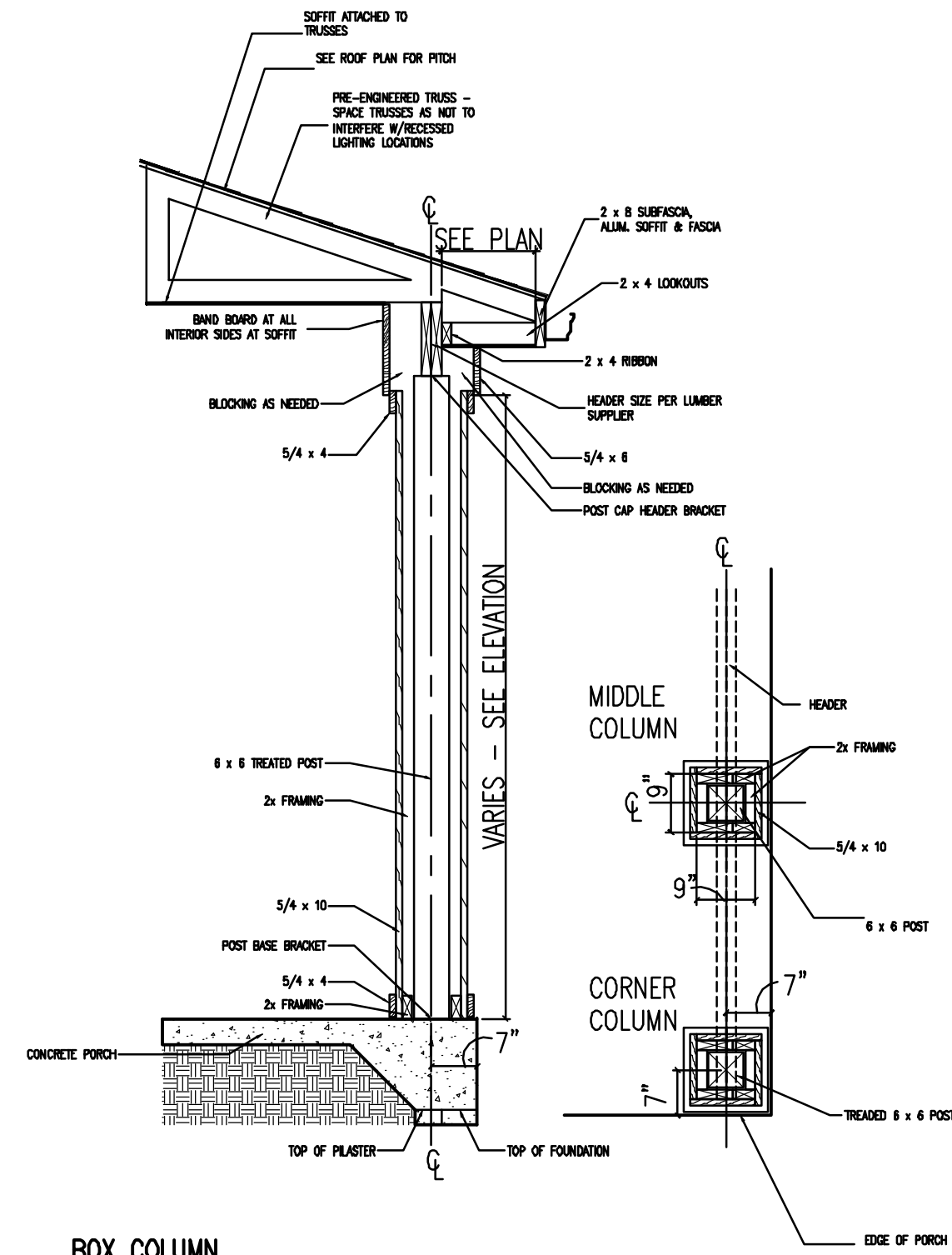
PLAN / ELEVATION

THE BERGEN II

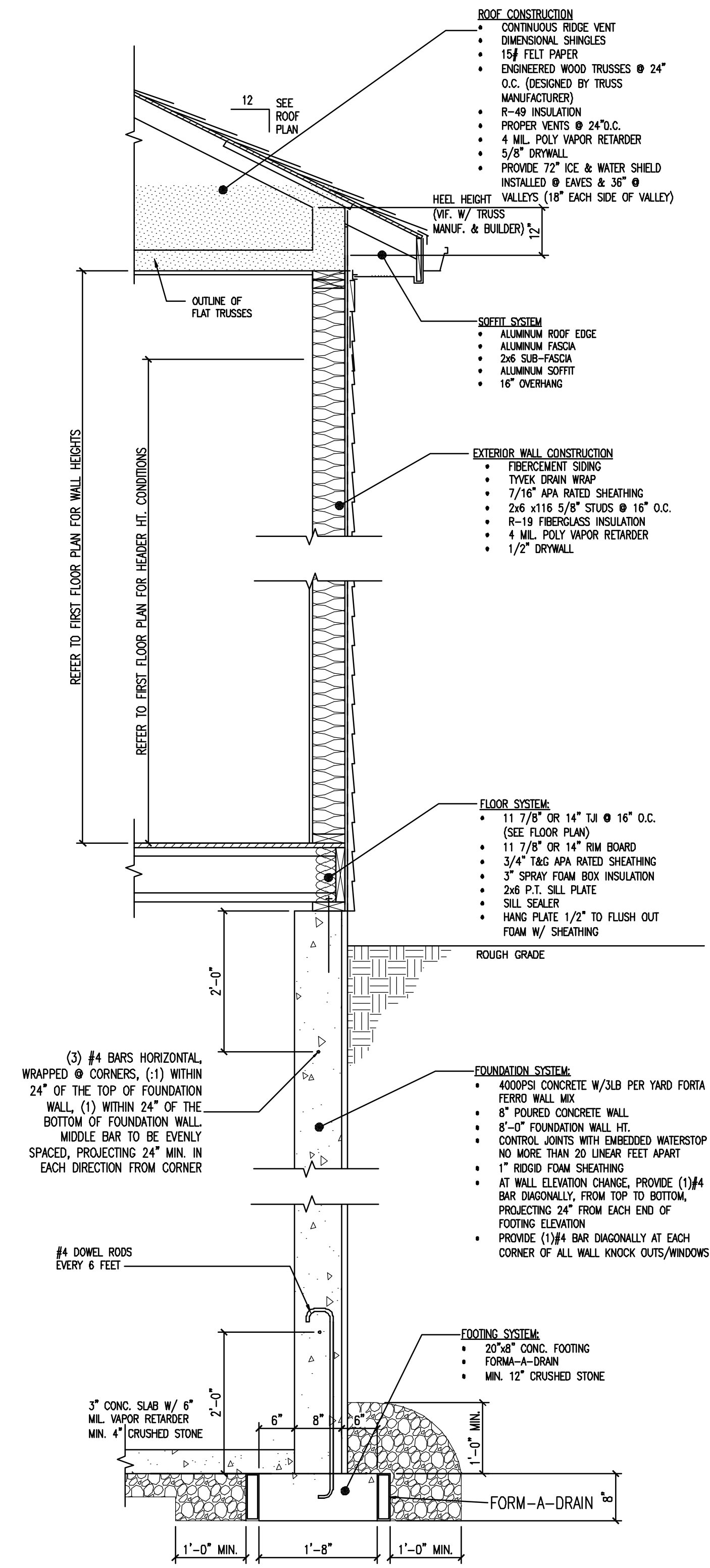
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SHEET NUMBER

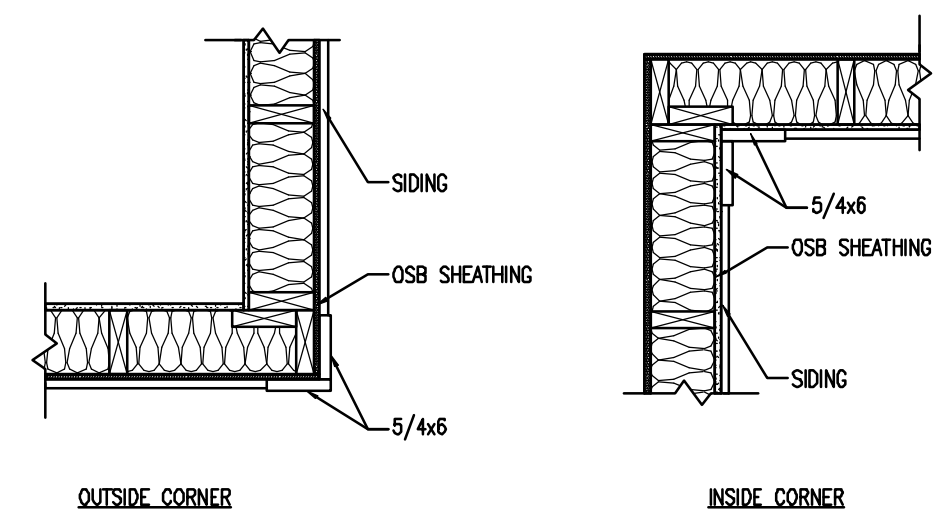
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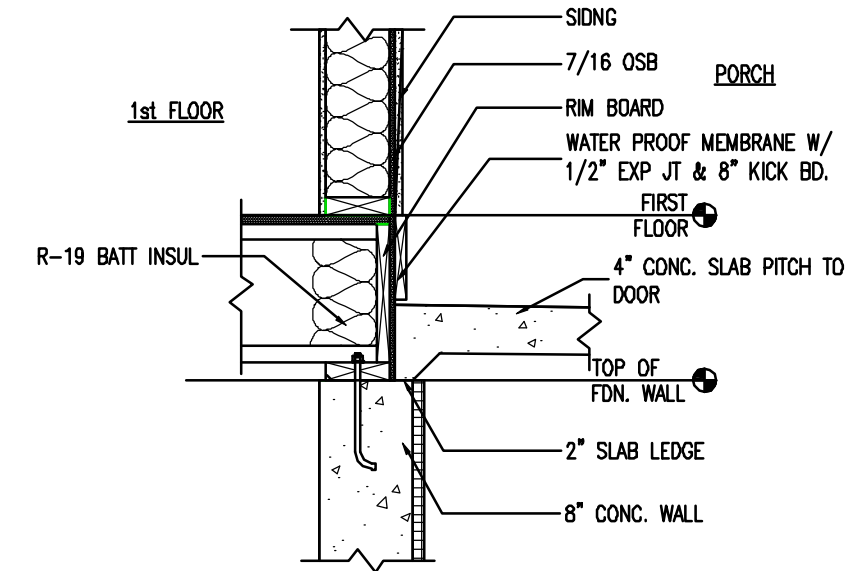
BOX COLUMN BUILDING DETAIL
SCALE: 1/2" = 1'-0"



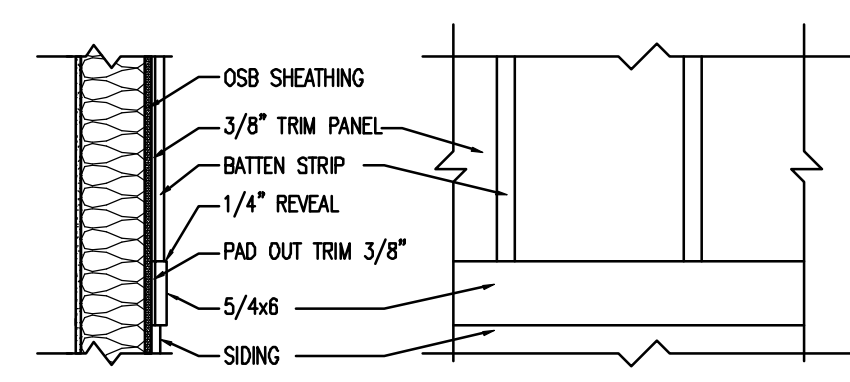
TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



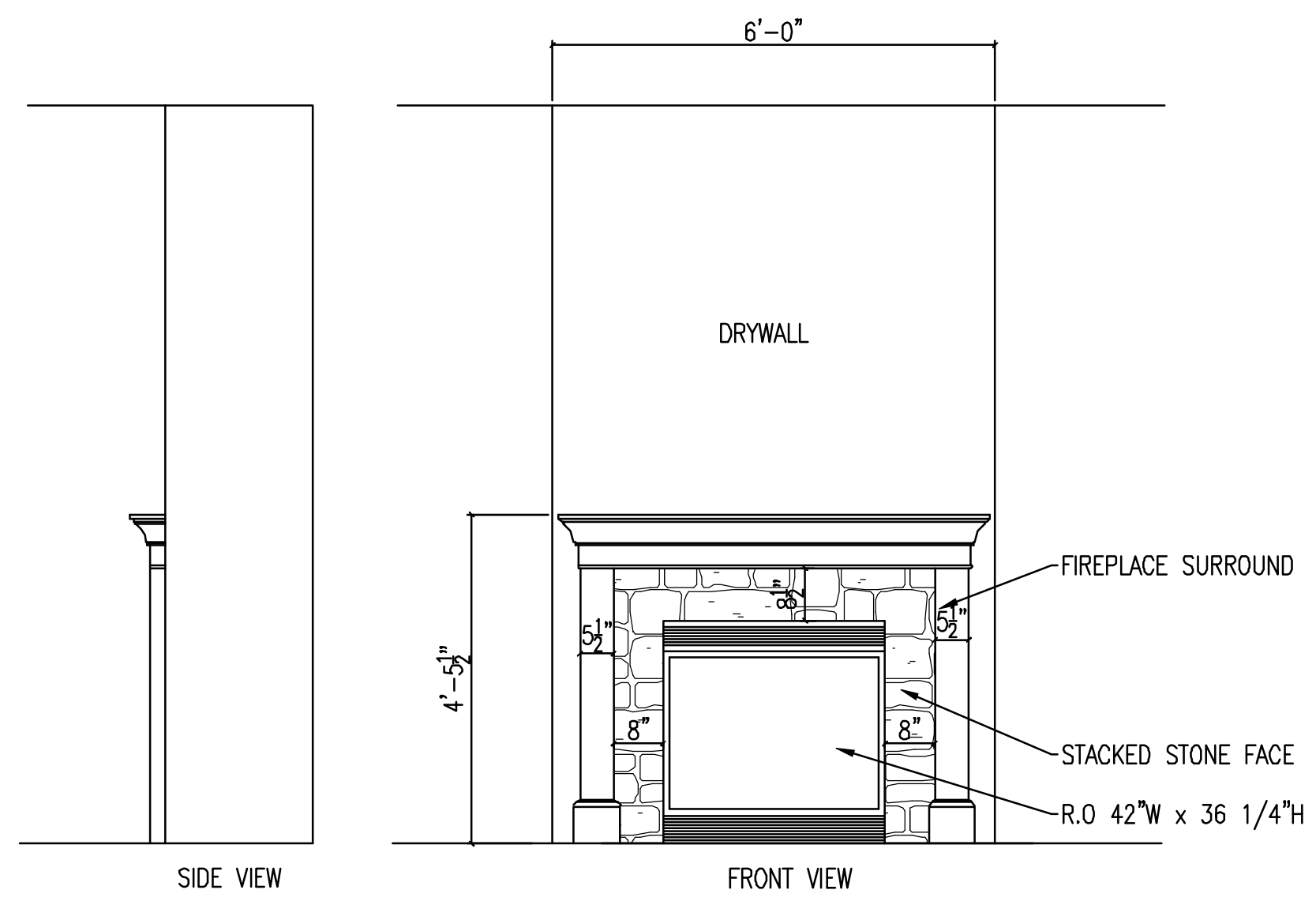
CORNER BOARDS WALL SECTION
SCALE: 3/4" = 1'-0"



PORCH SLAB LEDGE WALL SECTION
SCALE: 3/4" = 1'-0"



BOARD & BATTEN WALL SECTION
SCALE: 3/4" = 1'-0"



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

NO.	DATE	BY	DESCRIPTION OF REVISION
1			
2			
3			
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5			
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7			
8			
9			
10			

PROJECT INFORMATION

BERGEN II

SHEET TITLE

TYPICAL DETAILS

PLAN / ELEVATION

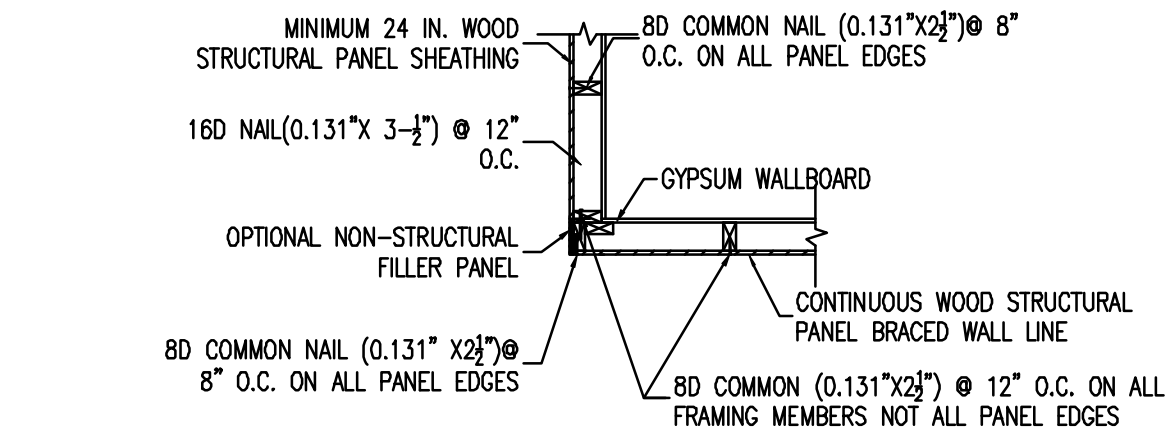
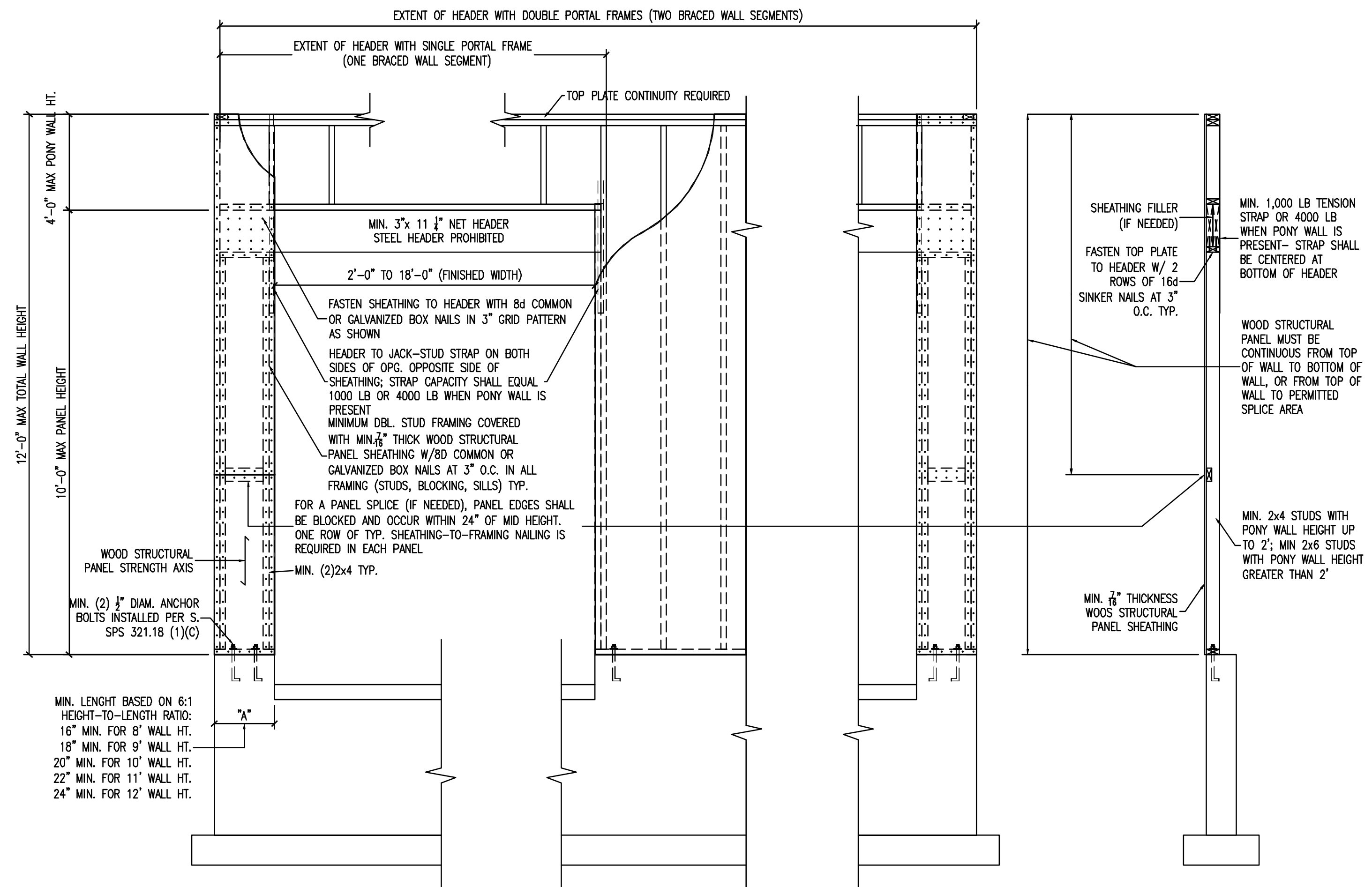
THE BERGEN II

JOB NUMBER

....

SHEET NUMBER

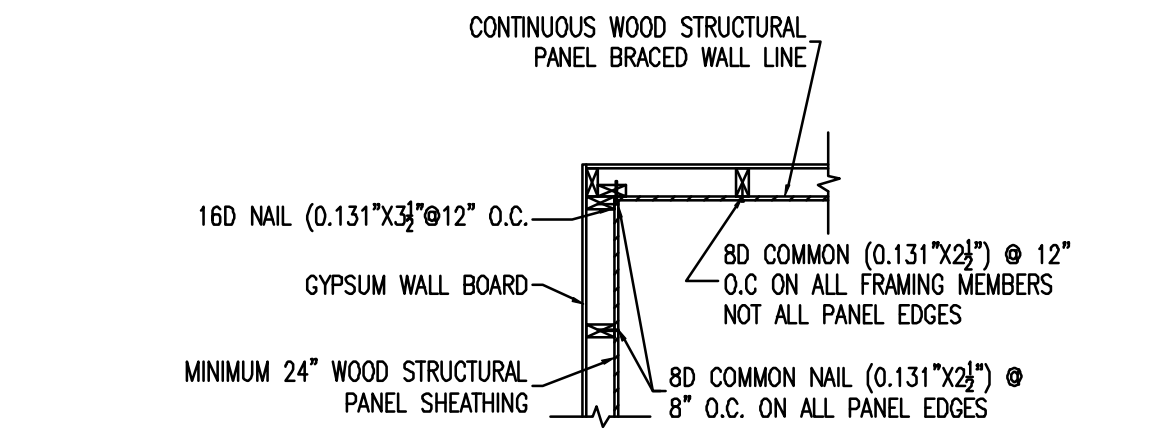
D2



OUTSIDE CORNER DETAIL SHP REV. 4/28/09

BRACE PANEL DETAIL

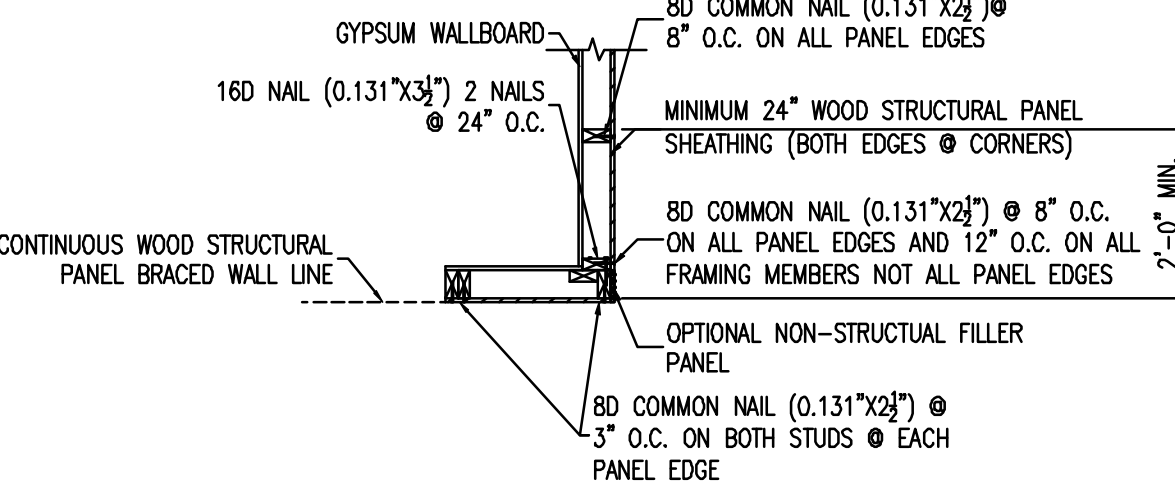
SCALE: 1/2" = 1'-0"



INSIDE CORNER DETAIL SHP REV. 4/28/09

BRACE PANEL DETAIL

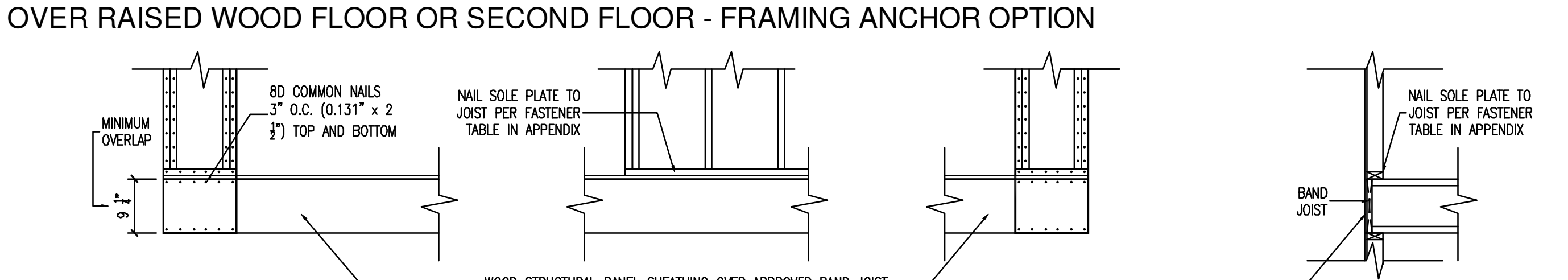
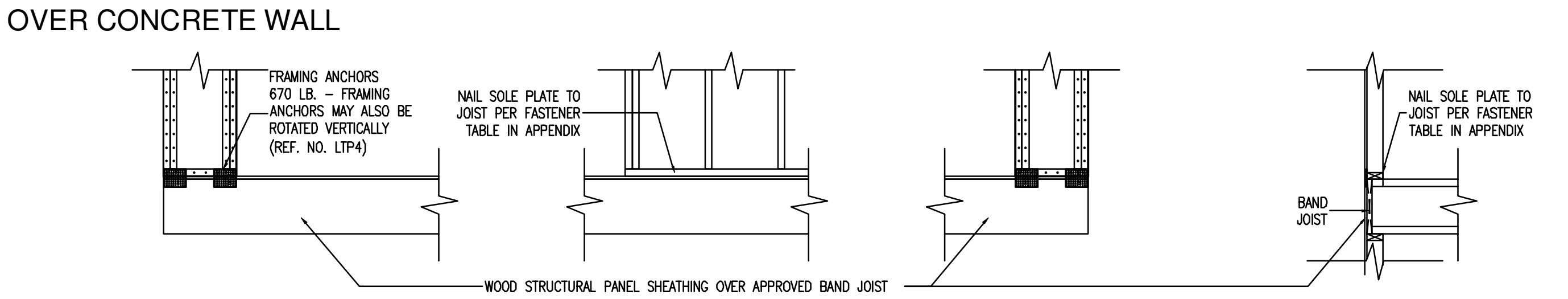
SCALE: 1/2" = 1'-0"



GARAGE CORNER DETAIL SHP REV. 4/28/09

BRACE PANEL DETAIL

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



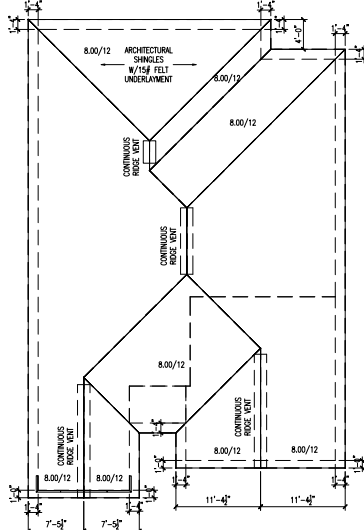
CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING AND EXTENDED HEADERS SHP REV.5/09/2014

PORTAL FRAME (PF) BRACED WALL PANELS

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

CODE REFERENCES
WISCONSIN UNIFORM BUILDING CODE (ONE AND TWO STORY DWELLINGS) FIGURE 321.25-A
2007 INTERNATIONAL RESIDENTIAL BUILDING CODE SUPPLEMENT R602.10.4.6

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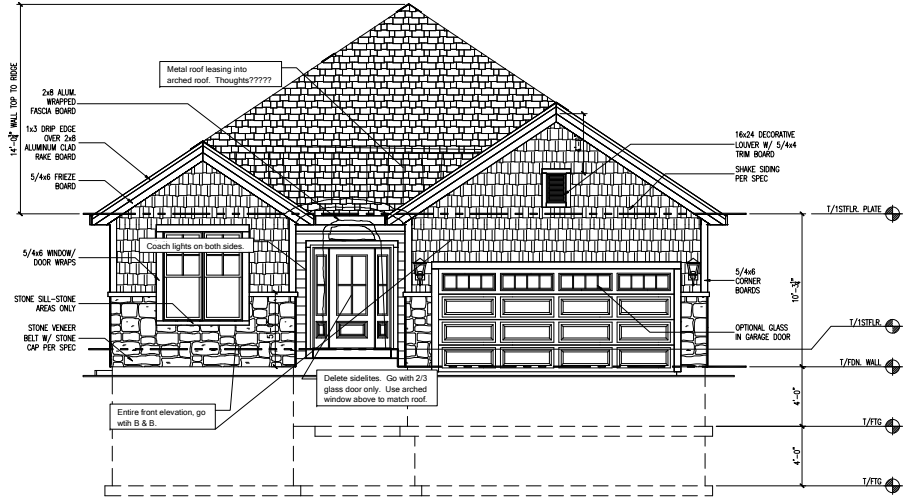


ROOF PLAN

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

NOTES:

- ROOF TO BE COMPOSED OF PRE-ENGINEERED TRUSSES @ 24" O.C.
- TRUSS OVERHANG DIMENSIONS REFLECT TRUSS TAIL LENGTHS - END OF TAIL TO ROUGH FRAMING
- ALL TRUSS CLIPS AND HANGERS TO BE SUPPLIED BY TRUSS MANUFACTURER AND TO MEET OR EXCEED REQUIREMENTS OF THE WISCONSIN UNIFORM DWELLING CODE
- VENT AS REQUIRED



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



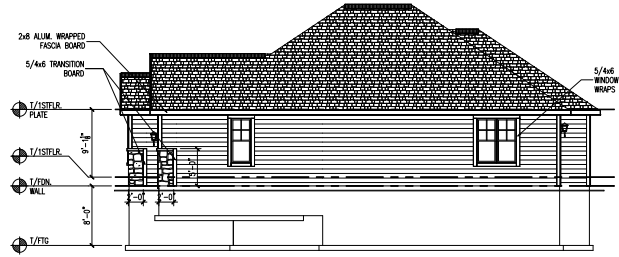
LEFT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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



REVISION TABLE

NO.	DATE	BY	DESCRIPTION OF REVISION
1			
2			
3			
4			
5			
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10			

PROJECT INFORMATION
CORNERSTONE HOMES

SHEET TITLE
EXTERIOR ELEVATIONS - ROOF PLAN

PLAN / ELEVATION
THE HOLLY MASTER SET

JOB NUMBER

SHEET NUMBER
A1

1405 BIRCHMAN AVE. SHEET
1425 BELLEVILLE, WI 53518
WWW.CORNERSTONEHOMES.COM

PROJECT DATE: 9/18/2021 7:33 PM

CORNERSTONE HOMES

JUNIPER MASTER SET

CORNERSTONE HOMES
 185 BUCKINGHAM AVENUE
 SUITE 100
 WISCONSIN, WI 53090
 WWW.CORNERSTONEHOMES.COM

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.
- ALL WORK WILL BE PERFORMED IN A WORKMANLIKE MANNER.
- EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC. FOR THE COMPLETE CONSTRUCTION OF THE WORK INDICATED AS SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS, UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE BETWEEN CONTRACTOR AND OWNER.
- MATERIALS AS SPECIFIED ON DRAWINGS SHALL BE USED. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF CORNERSTONE HOMES.
- ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AS PART OF THEIR INSTALLATION LAYOUT.
- CORNERSTONE HOMES SHALL PROVIDE ADEQUATE BRACING AND/OR SHORING TO INSURE STRUCTURAL STABILITY OF BUILDING DURING CONSTRUCTION.
- EACH CONTRACTOR SHALL MAINTAIN AND MAKE GOOD AT HIS OWN COST, ANY DEFECTS OR OTHER FAILURES IN HIS/HER WORKMANSHIP AND/OR MATERIAL.
- REFER TO SPECIFICATION SHEETS FOR ALL MATERIAL FINISHES AND STYLES INCLUDING BUT NOT LIMITED TO EXTERIOR SIDING, ROOFING, WINDOWS, EXTERIOR TRIM, AND INTERIOR AND EXTERIOR MILLWORK.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND/OR DISCREPANCIES IN PLAN AND REPORT (ERRORS) TO DRAWING GENERATOR PRIOR TO COMMENCEMENT OF THE WORK, OR TO BE RESPONSIBLE FOR SAME.
- THESE PLANS, DETAILS, AND SPECIFICATIONS REMAIN THE PROPERTY OF CORNERSTONE HOMES AND MAY NOT BE ALTERED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF CORNERSTONE HOMES.

FABRICATION NOTES

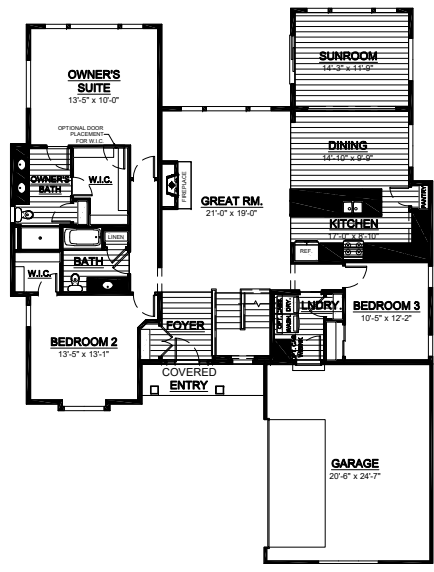
TRUSS FABRICATION:
 THE TRUSS MANUFACTURER IS RESPONSIBLE TO DESIGN AND DETAIL THE ROOF TRUSS SYSTEM. THE ROOF TRUSS SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE ROOF PLAN INDICATING ALL TRUSS SIZES, LOCATIONS, CONNECTIONS, MEMBER LOADS, AND BEARING REQUIREMENTS. THE TRUSS SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, SNOW, WIND, AND UPLIFT LOADS AS REQUIRED BY ALL APPLICABLE NATIONAL CODES. TRUSS MANUFACTURER SHALL SUBMIT 2 SETS OF SEALED SHOP DRAWINGS TO BUILDER AND SOMERSET HOME PLANNING FOR APPROVAL OF ROOF TRUSSES AND BEAMS PRIOR TO SUBMITTAL TO CITY. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, BUILDER AND SOMERSET HOME PLANNING LLC SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.

WALL PANEL FABRICATION FOR LOOSE LUMBER SUBSTITUTES:
 THE WALL PANEL MANUFACTURER OR LOOSE LUMBER SUPPLIER IS RESPONSIBLE TO DESIGN AND DETAIL THE STRUCTURES WALL PANELS. THE WALL PANEL SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A WALL PANEL PLAN INDICATING ALL STRUCTURAL MEMBER AND BEAM SIZES, LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARING REQUIREMENTS. THE WALL PANEL SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, WIND, AND SEISMIC LOADS AS REQUIRED BY ALL APPLICABLE NATIONAL CODES. WALL PANEL MANUFACTURER SHALL SUBMIT 2 SETS OF SEALED BEAM AND HEADER CALCULATIONS WITH WALL PANEL SHOP DRAWINGS TO BUILDER AND SOMERSET HOME PLANNING LLC FOR APPROVAL OF WALL PANELS PRIOR TO SUBMITTAL TO CITY. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, BUILDER AND SOMERSET HOME PLANNING LLC SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.

FLOOR JOIST FABRICATION:
 THE FLOOR JOIST MANUFACTURER/SUPPLIER IS RESPONSIBLE TO DESIGN AND DETAIL THE STRUCTURES FLOOR SYSTEM. THE FLOOR SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE FLOOR JOIST PLAN INDICATING ALL STRUCTURAL MEMBER SIZES, BEARING LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARING REQUIREMENTS. THE FLOOR JOISTS SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE & DEAD LOADS AS REQUIRED BY ALL APPLICABLE NATIONAL CODES. IN ADDITION, FLOOR JOISTS MUST BE SIZED FOR A LIVE LOAD UNIFORM DEFLECTION OF L/480. FLOOR JOIST MANUFACTURER/SUPPLIER SHALL SUBMIT 2 SETS OF SEALED BEAM CALCULATIONS WITH FLOOR JOIST PLAN DRAWINGS TO BUILDER AND SOMERSET HOME PLANNING LLC FOR APPROVAL OF FLOOR JOIST SYSTEM PRIOR TO SUBMITTAL TO CITY. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, BUILDER AND SOMERSET HOME PLANNING SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.



ELEVATION



FLOOR PLAN LAYOUT

SHEET LIST

Sheet Number	Sheet Title
CS	COVERSHEET - GLEN AT PEWAUKEE
A1	EXTERIOR ELEVATIONS - ROOF PLAN
A2	FOUNDATION PLAN
A3	FIRST FLOOR PLAN
A4	ELECTRICAL PLANS
A5	FIRST FLOOR WALL BRACING PLAN
D1	TYPICAL DETAILS
D2	TYPICAL DETAILS

REVISION TABLE

NO.	DATE	BY	DESCRIPTION OF REVISION
1	09/28/21	MEP	MECHANICAL
2	10/02/21	MEP	ELECTRICAL
3	10/02/21	MEP	PLUMBING
4	10/02/21	MEP	PLAN (SHEET 01)

PLT DATE: 9/28/2021 12:00 PM

PROJECT INFORMATION
 CORNERSTONE HOMES

SHEET TITLE
 COVERSHEET - GLEN AT PEWAUKEE

PLAN / ELEVATION
 THE JUNIPER MASTER SET

JOB NUMBER

SHEET NUMBER
 CS

APPLICABLE BUILDING CODES

THE FOLLOWING PLAN SET COMPLIES WITH THE FOLLOWING CODES AS APPLICABLE IN THE FOLLOWING STATES:

STATE OF WISCONSIN
 STATE OF WISCONSIN, UNIFORM DWELLING CODE CHAPTER SPS 320-325
 CONSTRUCTION STANDARDS: UDC CHAPTER SPS 321
 ENERGY CONSERVATION: UDC CHAPTER SPS 322
 MECHANICAL: UDC CHAPTER SPS 323
 ELECTRICAL: UDC CHAPTER SPS 324
 PLUMBING: UDC CHAPTER SPS 325

SEALS / ENDORSEMENTS

DWELLING SQUARE FOOTAGES

SQUARE FOOTAGES	
LIVING AREAS	
AREA	SQUARE FOOTAGE
FIRST FLOOR LIVING AREA	2092 SF
TOTAL LIVING AREA	2092 SF
NON-LIVING AREAS	
AREA	SQUARE FOOTAGE
COVERED PORCH AREA	81 SF
GARAGE AREA	527 SF
UNFINISHED BASEMENT AREA	1934 SF

PROJECT INFORMATION

CORNERSTONE HOMES

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The Wexford



SQUARE FOOTAGE	
FIRST FLOOR LIVING AREA	1852 SQUARE FEET
TOTAL LIVING AREA	1852 SQUARE FEET
UNFINISHED BASEMENT AREA	1710 SQUARE FEET
GARAGE AREA	565 SQUARE FEET
PORCH AREA	107 SQUARE FEET

INDEX OF SHEETS

Sheet Number	Sheet Title
CS	COVERSHEET
Architectural Set	
A1	EXTERIOR ELEVATIONS
A1.1	EXTERIOR ELEVATIONS (CONT.)
A2	FOUNDATION PLAN
A3	FIRST FLOOR PLAN
Electrical Set	
E1	ELECTRICAL LAYOUTS
Structural Set	
S1	TYPICAL WALL SECTIONS
S2	WIND BRACING DIAGRAMS

ARCHITECTURAL DESIGN
 2020.03.22
 11/11/2020
 11/11/2020

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CORNERSTONE
 1101115

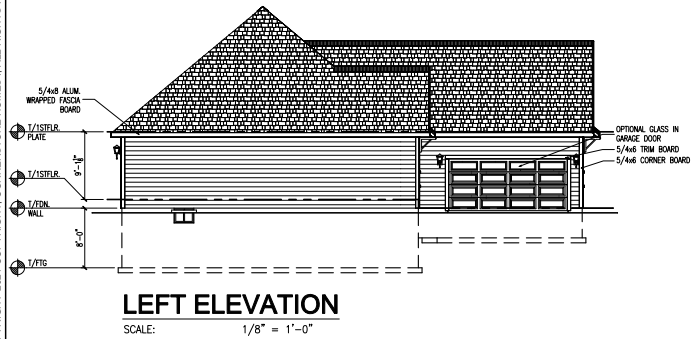
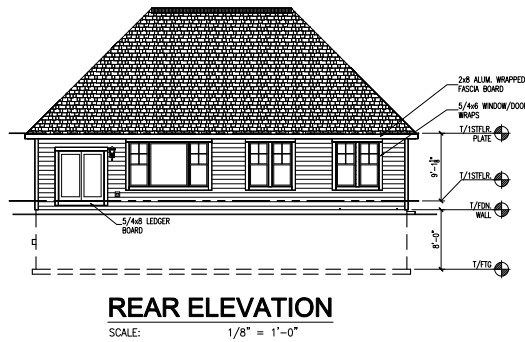
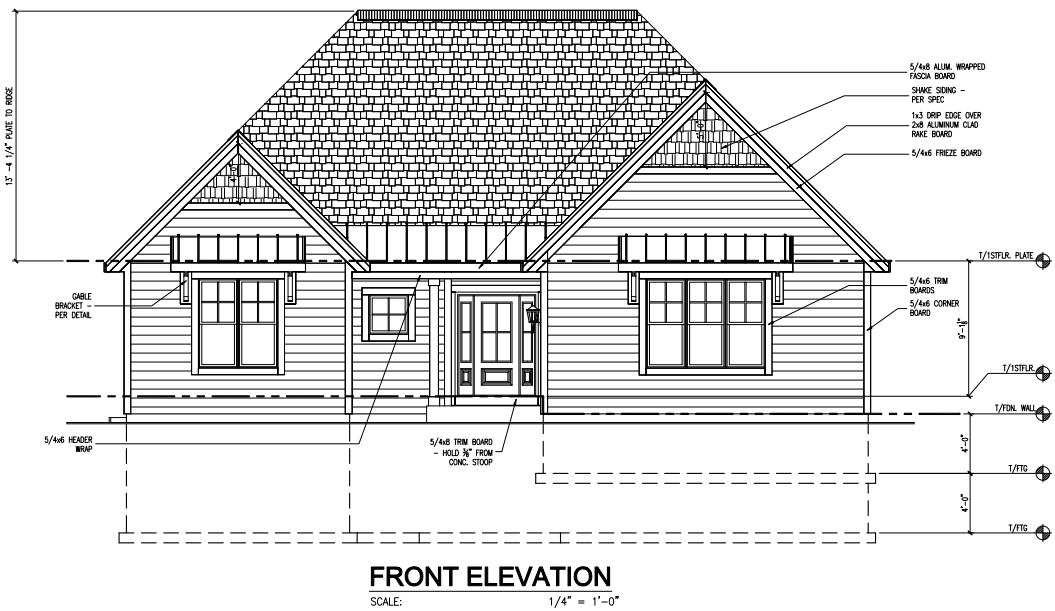
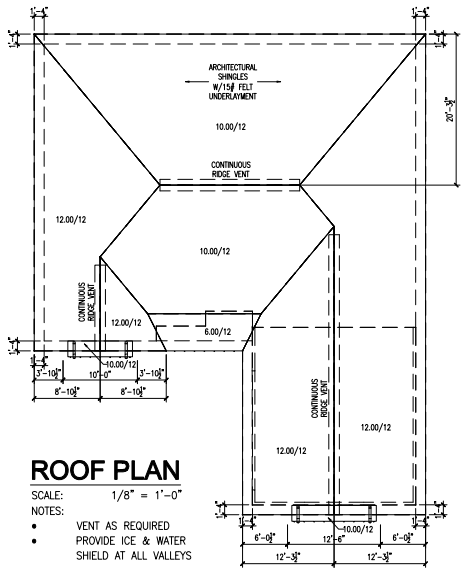
SHEET DESCRIPTION
 COVER SHEET

NO.	DATE	DESCRIPTION	BY
01			
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HOMEOWNER INFORMATION
 11/11/2020
 11/11/2020
 11/11/2020

CS

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REVISION TABLE

NO.	DATE	BY	DESCRIPTION OF REVISION
1	09.28.21	NCSP	REVISIONS

PLT DATE: 07/28/2021 10:50 AM

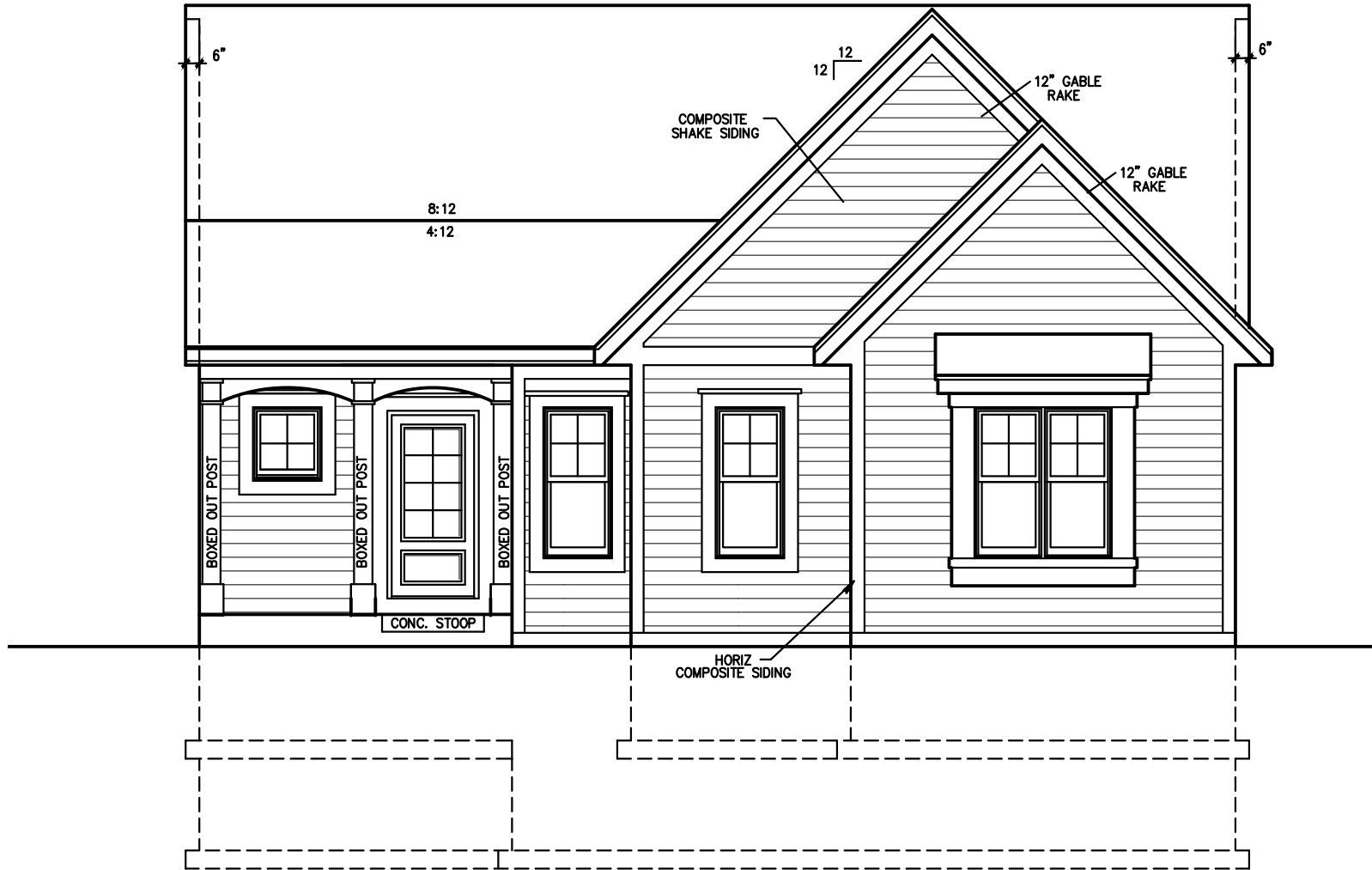
PROJECT INFORMATION
 CORNERSTONE HOMES

SHEET TITLE
 EXTERIOR ELEVATIONS - ROOF PLAN

PLAN / ELEVATION
 THE WILLOW MASTER SET

JOB NUMBER

SHEET NUMBER
A1



1 FRONT ELEVATION
 $1/4" = 1'-0"$

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: November 11, 2021

General Information:

Agenda Item: **6.f.**

Applicant:	Village initiated
Status of Applicant:	N/A
Requested Action:	Recommendation to Village Board for rezoning
Existing Zoning:	IPS Institutional and Public Service District
Requested Zoning:	B-2 Downtown Business District
Surrounding Current Land Use:	North: B-2 Downtown Business District South: IPS Institutional and Public Service District East: IPS Institutional and Public Service District West: IPS Institutional and Public Service District
Existing Master Plan Classification:	Community Commercial
Requested Master Plan Classification:	Community Commercial
Lot Size/Project Area:	Approximately .1362 acres (+/- 5,933 sq.ft.)
Location:	234 Oakton Avenue

Background:

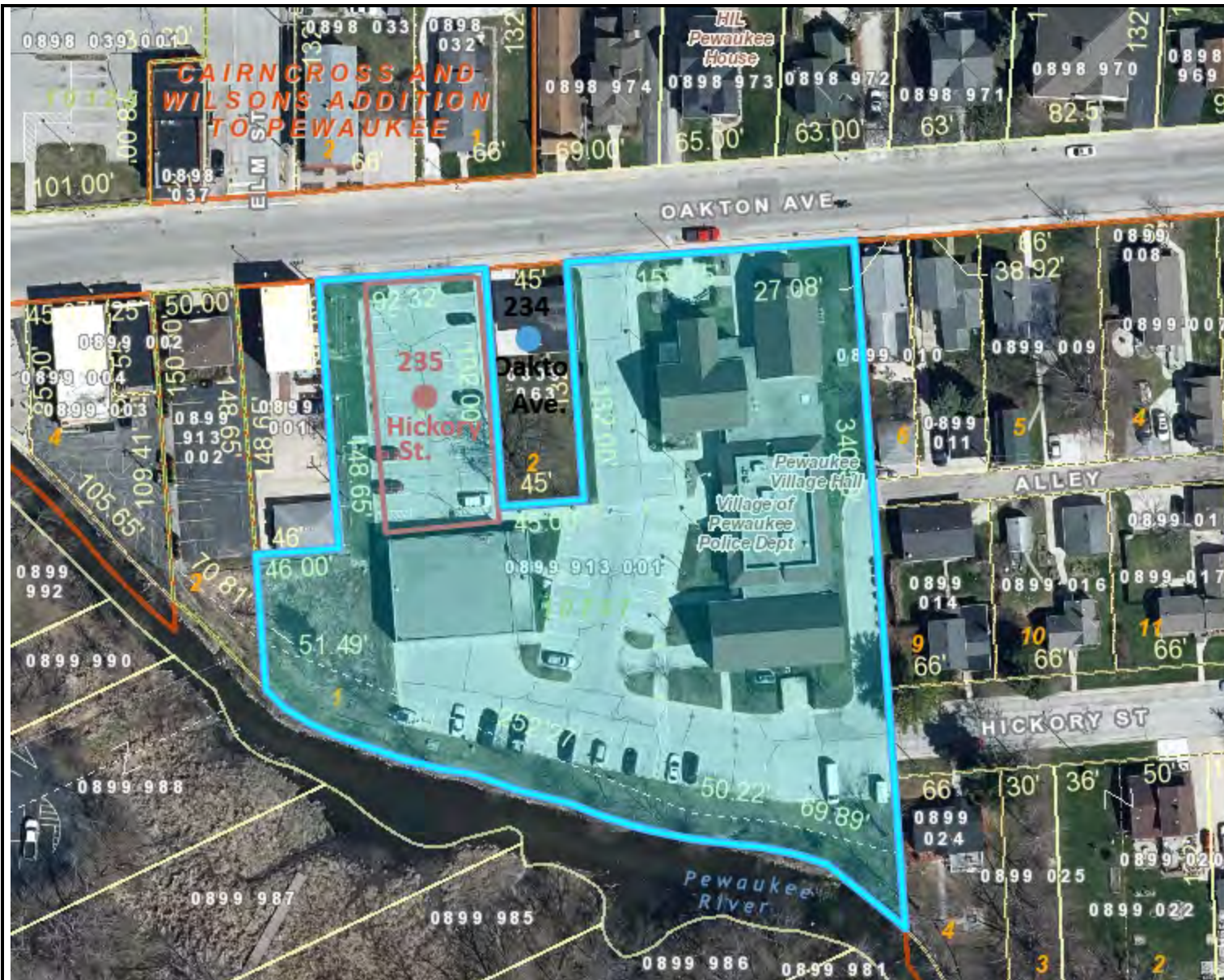
This lot appears to have had IPS Zoning attached to it in error at the time of original mapping. The underlying Land Use classification for this parcel is Community Commercial. B-2 Downtown Business district would be the appropriate zoning to attached over that Land Use for consistency's sake.

This parcel is not municipal owned like the surrounding property(s) on the south, east and west sides of it. Rather, it is privately owned and presently for sale. It has an existing building on it that has been used through the years for various uses permitted in the B-2 Downtown business District such as professional office.

RECOMMENDATION:

It appears to the Staff that the existing designation of IPS Zoning on this parcel occurred as a mapping error. If the Planning Commission agrees, then a favorable recommendation to the Village Board to rezone it to B-2 Downtown Business District (consistent with mapped, underlying Land Use classification of Community Commercial) would be in order.

234 Oakton Ave. and 235 Hickory St.



Legend

- Municipal Boundary_2K
- Lots_2K**

 - Lot
 - Unit
 - General Common Element
 - Outlot

- SimultaneousConveyance**

 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision

- Cartline_2K**

 - <all other values>
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line

- Railroad_2K

0 85.92 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: Rezoning

Printed: 11/4/2021



STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: November 11, 2021

General Information:

Agenda Item: **6.g.**

Applicant:	Village initiated
Status of Applicant:	N/A
Requested Action:	Recommendation to Village Board for rezoning
Existing Zoning:	Part IPS Institutional & Public Service District and part B-2 Downtown Business District
Requested Zoning:	All IPS Institutional and Public Service District
Surrounding Current Land Use:	North: B-2 Downtown Business District South: IPS Institutional and Public Service District East: ... West: B-2 Downtown Business District
Existing Master Plan Classification:	Institutional
Requested Master Plan Classification:	Institutional
Lot Size/Project Area:	Approximately 2.08 acres
Location:	235 Hickory Street

Background:

This lot appears to have had partial B-2 Zoning attached to it in error at the time of original mapping. The underlying Land Use classification for this entire parcel is Institutional. IPS Institutional & Public Service Zoning District would be the appropriate zoning to attached over that Land Use for consistency's sake.

This parcel, which is municipal owned, is developed as a public parking lot.

Recommendation:

It appears to the Staff that the existing designation of B-2 Zoning on this parcel occurred as a mapping error. If the Planning Commission agrees, then a favorable recommendation to the

Village Board to rezone it to IPS Institutional & Public Service District (consistent with mapped, underlying Land Use classification of Institutional) would be in order.