



PLAN COMMISSION AGENDA

January 14, 2021 – 7:00pm

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

<https://us02web.zoom.us/j/82322652969>

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

Dial in: 312-626-6799 823 2265 2969

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

1. Call to Order, Pledge of Allegiance, Moment of Silence and Roll Call
2. Public Hearings.
 - a. To amend the current conditional use "cemetery per existing conditions" on the west side of Burroughs Drive at Evergreen Lane through the addition of a new accessory storage shed, 120 square feet in area, to be located at a setback less than the 50 feet typically required in the IPS Institutional and Public Service District. The applicant is Queen of Apostles Congregation.
3. Citizen Comments – *This is an opportunity for citizens to share their opinions with Board Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Board is not able to answer questions or respond to your comments. All comments should be directed to the Board. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*
4. Approval of the Minutes:
 - a. Regular Plan Commission Meeting – December 10, 2020
5. Old Business
 - a. Review, discussion and feedback to staff regarding portions of the Village of Pewaukee Comprehensive Plan update in progress – i.e. Chapter 7-Land Use. There may also be discussion regarding the relationship(s)/connectivity of the material in these chapters to the recently completed Village of Pewaukee Strategic Plan Update.
6. New Business
 - a. Discussion on application to amend the current conditional use "cemetery per existing conditions" on the west side of Burroughs Drive at Evergreen Lane through the addition of a

new accessory storage shed, 120 square feet in area, to be located at a setback less than the 50 feet typically required in the IPS Institutional and Public Service District. The applicant is Queen of Apostles Congregation. **NO ACTION WILL BE TAKEN AT THIS MEETING**

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: January 8, 2021

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

1. Call to Order and Roll Call

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

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

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

2. Public Hearings

There were no public hearings.

3. Citizen Comments

None.

4. Approval of the Minutes:

a. Regular Plan Commission Meeting – November 12, 2020

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

Motion carried on roll call vote 7-0.

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

5. Old Business

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

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

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

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

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

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

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

Motion carried on roll call vote 7-0.

6. New Business

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

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

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

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

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

Motion carried on roll call vote 7-0.

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

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

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

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

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

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

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

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

Motion carried on roll call vote 7-0.

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

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

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

Motion carried on roll call vote 7-0.

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

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

7. Citizen Comments.

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

8. Adjournment

**Comm. Rogers moved, seconded by Comm. Grabowski to adjourn the December 10, 2020 Regular Plan Commission meeting at approximately 9:46 p.m.
Motion carried on roll call vote 7-0.**

Respectfully submitted,

**Jackie Schuh
Deputy Clerk-Treasurer**

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: January 14, 2021

General Information:

Agenda Item: 5.a.

Applicant:

N/A

Status of Applicant:

Village initiated item

Requested Action:

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

Discussion:

Specific study areas intended for detailed discussion include (*ref materials distributed previously and or included with this packet*):

- Westfield Way at Cecilia;
- Oakton Gateway Hwy 16 to railroad tracks;
- Oakton Gateway railroad tracks to Pewaukee River.

among others possibly.

Study Area - Westfield Way at Cecilia Drive

LAND INFORMATION SYSTEMS DIVISION



Legend

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

Notes:

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Printed: 5/12/2020

164.55 Feet

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STUDY AREA NAME

**GATEWAY TO DOWNTOWN – OAKTON AVE FROM
PEWAUKEE RIVER TO RAILROAD TRACKS**

GENERAL INFORMATION

of Parcels: 22
of Property Owners: 22
Total Acres +/-: 4.57
Total Buildable Acres +/-: Varies by parcel/area

Current Land Use Designation:

- Part Community Commercial
- Part Institutional

Current Zoning Classification:

- Part B-2 Downtown Business District
- Part GFP General Floodplain District
- Part IPS Institutional & Public Service District

Proposed Land Use Designation:

-

Proposed Zoning Classification:

-

Utilities and Infrastructure Access:

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

ECONOMIC ASSISTANCE TOOLS AVAILABLE TO INCENTIVIZE DEVELOPMENT:

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

OTHER TOOLS AVAILABLE TO INCENTIVIZE RE/DEVELOPMENT:

- The Village could consider contracting for ‘Downtown Area Design’ assistance including, for instance, streetscape, vehicle routes, pedestrian routes, signage, outdoor dining, landscaping, ... (UW Milwaukee School of Architecture and Urban Planning might be an option for concept planning/design scenarios).
-

ADVANTAGES TO DEVELOPMENT:

- Ready access to Hwy 16 at Oakton Ave./Capitol Dr.;
- Walkable to Downtown;
- Transitional redevelopment already underway;
- Potential for live/work environment;

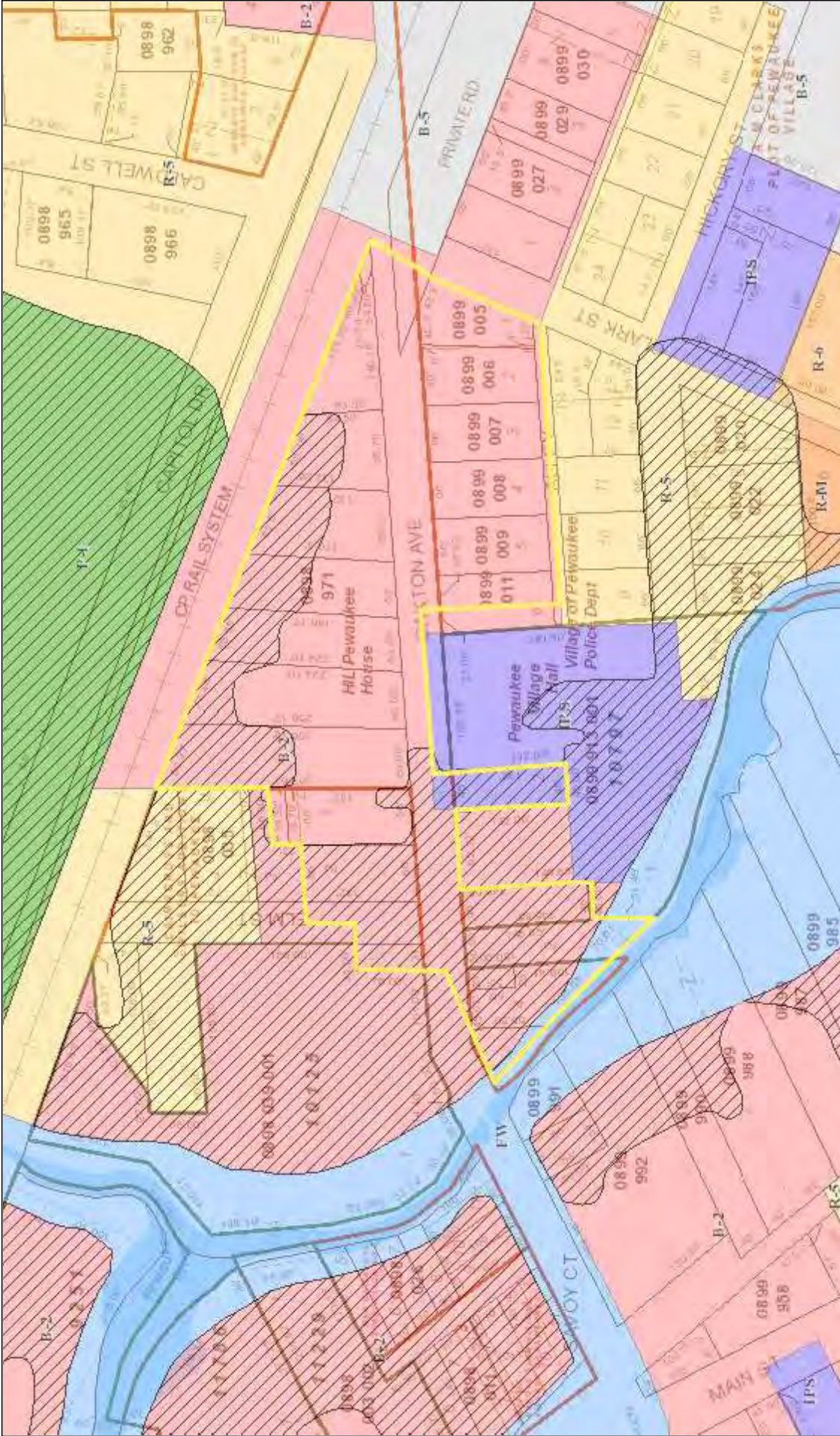
- Small site/building opportunities make it economically attainable for small business;
-

CHALLENGES TO DEVELOPMENT:

- Larger projects will require agglomeration of multiple small sites under multiple ownerships;
-

VILLAGE VISION/RESOURCES FOR STYLE/TYPE OF DEVELOPMENT:

- Ref Village of Pewaukee Downtown Design Guidelines
 - <http://www.villageofpewaukee.us/wp-content/uploads/2012/01/Design-Guidelines1.pdf>
- Ref Chapter 40, Division 12, Article VI of the Code for B-2 Downtown Business District Zoning Regulations
 - https://library.municode.com/wi/pewaukee/codes/code_of_ordinances?nodeId=PTIIMUCO_CH40LADE_ARTVIDI_DIV12DOBUDI
- Ref Chapter 40, Division 12, Article IX, Divisions 2 and 3 of the Code for “Site Plan Requirements For Commercial, Industrial, Institutional, Park And Multifamily Residential Development” and “Site And Structure Design Criteria For Commercial, Industrial, Park, Institutional And Multifamily Residential Development” respectively
 - https://library.municode.com/wi/pewaukee/codes/code_of_ordinances?nodeId=PTIIMUCO_CH40LADE_ARTIXSIPLDECR_DIV2SIPLRECOININPAMUREDE
 - https://library.municode.com/wi/pewaukee/codes/code_of_ordinances?nodeId=PTIIMUCO_CH40LADE_ARTIXSIPLDECR_DIV3SISTDECRCOINPAINMUREDE
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Study Area - OAKTON AVENUE GATEWAY- PEWAUKEE RIVER TO RAILROAD TRACKS

DISCLAIMER:

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

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



SCALE: 1 = 167'



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

Print Date: 3/19/2020

Study Area - OAKTON AVENUE GATEWAY- PEWAUKEE RIVER TO RAILROAD TRACKS

LAND INFORMATION SYSTEMS DIVISION



Legend

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

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0 135.67 Feet

Notes: Oakton Ave Gateway -

Printed: 3/19/2020

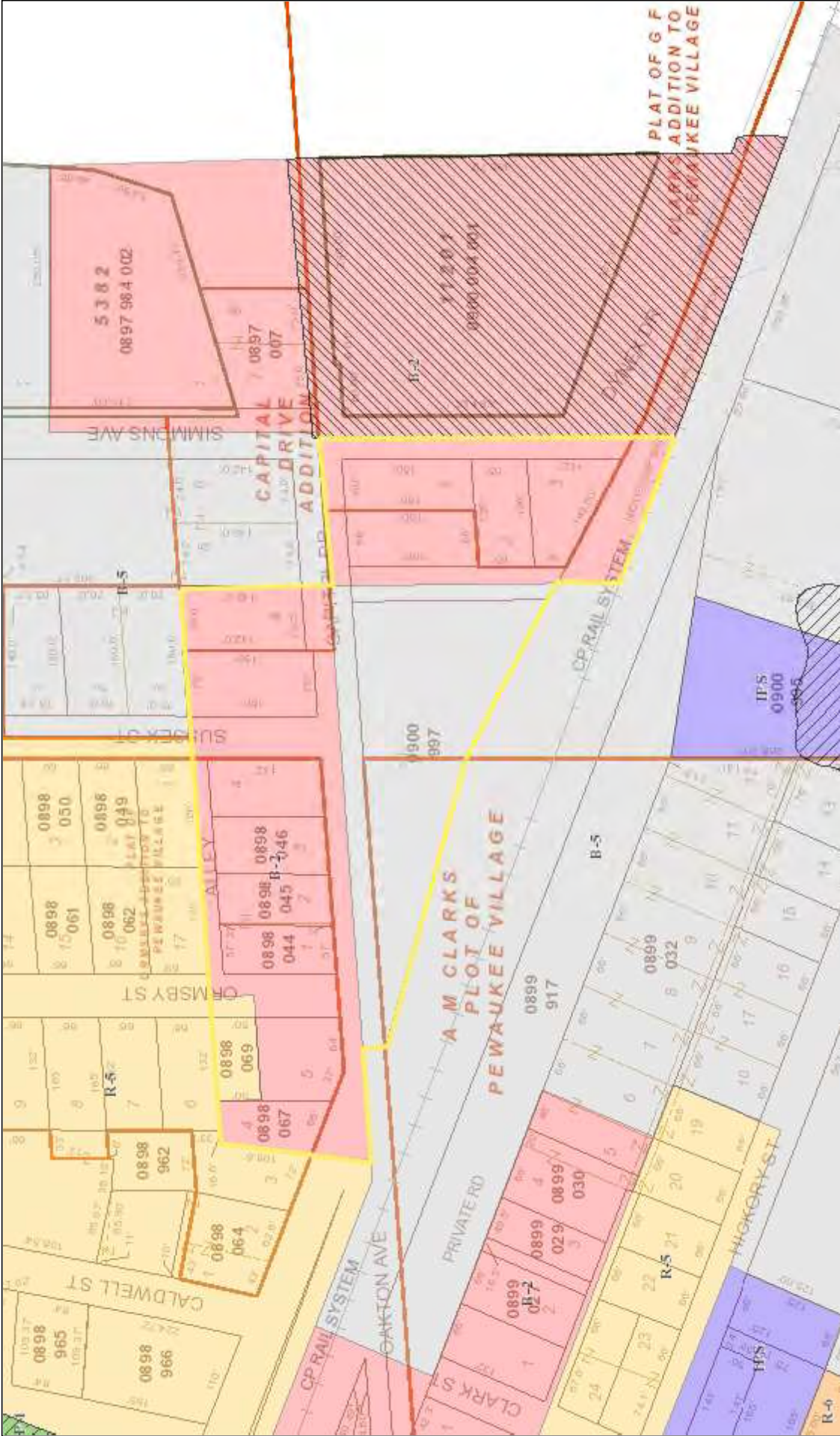


CHALLENGES TO DEVELOPMENT:

- Larger projects will require agglomeration of multiple small sites that may currently be under multiple ownerships;
-

VILLAGE VISION/RESOURCES FOR STYLE/TYPE OF DEVELOPMENT:

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 - <http://www.villageofpewaukee.us/wp-content/uploads/2012/01/Design-Guidelines1.pdf>
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- https://library.municode.com/wi/pewaukee/codes/code_of_ordinances?nodeId=PTIIMUCO_CH40LADE_ARTIXSIPLDECR_DIV3SISTDECRCOINPAINMUREDE
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OAKTON AVENUE GATEWAY- RAILROAD TRACKS to HWY.16

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



DISCLAIMER:

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SCALE: 1 = 167'

Print Date: 5/11/2020



OAKTON AVENUE GATEWAY- RAILROAD TRACKS to HWY.16



Legend

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

0 164.55 Feet

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Notes:

Printed: 5/12/2020

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: January 14, 2021

General Information:

Agenda Item: **6.a.**

Applicant/Property Owner:

Queen of Apostles Congregation

Requested Action:

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

Existing Zoning:

IPS Institutional and Public Service District

Proposed Zoning:

Same

Current Master Plan Classification:

Institutional

Surrounding Zoning/Land Use:

North: IPS Institutional and Public Service District

South: IPS Institutional and Public Service District

East: R-5 Single-Family Residential

West: IPS Institutional and Public Service District

Lot Size/Project Area:

1.75 +/- acres

Location:

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

Discussion:

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

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

This shed is proposed to be located at a 16 foot setback from their existing east lot line along

Evergreen Lane at Burroughs Drive in contrast to the typical 50 foot Code standard for building setbacks in the in the IPS District.

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

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

Recommendation:

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

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

10412

EZ Build™ 8x8 Gambrel Shed Material List

Midwest Manufacturing®

Model Number: 1929233 | Menards® SKU: 1929233

1493.18

104.25 REBATE

1,328.93



EVERYDAY LOW PRICE

\$1,611.01

11% MAIL-IN REBATE Good Through 10/3/20

\$177.21

FINAL PRICE

\$1,433.80 each

You Save \$177.21 After Mail In Rebate

Shingle Color: Driftwood

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



Sold in Stores

Currently not available for online purchase
[Enter Your ZIP Code](#) for store information

- CEMENT PAD 12' x 14'
- SHEED 10' x 12'
- POST-WOOD SIDING
- GAMBREL STYLE

Description & Documents

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

Dimensions: 8' x 8'

Brand Name: EZ Build

Features

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

Specifications

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

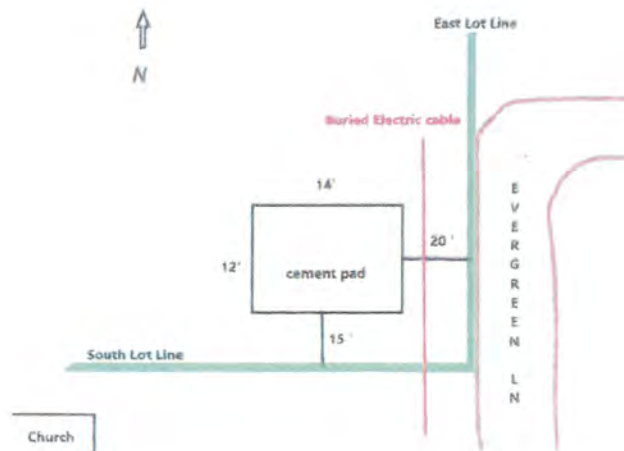
Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day, therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products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

St Mary's Cemetery Shed Proposal

December 21, 2020

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

Plan A - with a buried electric line in the area



Plan B - with no buried electric line in the area

