



PLAN COMMISSION AGENDA

May 11, 2023 – 6:00 pm Village Hall
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: <https://youtube.com/live/aIGmB5ZLFe0?feature=share>

1. Call to Order and Roll Call
2. Public Hearings – None.
3. Citizen Comments: *This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*
4. Approval of the Minutes:
 - a. Regular Plan Commission Meeting – April 13, 2023
5. Old Business:
 - a. Review and discussion regarding density limits for the residential component of mixed-use with multi-family development or straight multi—family development in the Villages Business Zoning Districts (i.e. B-1 Community Business, B-2 Downtown Business, B-3 Office & Service Business, B-4 Business Park, and B-5 Light Industrial), and the existing density limits of the Villages R-M Multi-Family Residential District.
 - b. ON THE TABLE - Review, discussion, and possible action/recommendation to the Village Board on the request of Kirkland Crossings, Inc. to modify the language in Chapter 40, Article VI, Division 23. of the Village Code – Housing for the Elderly Overlay (HEO) District as it relates to the percentage of units in a HEO project that may be allocated for independent (vs assisted) living.
 - c. ON THE TABLE - Review, discussion, and possible action on the request of property owner Kirkland Crossings, Inc. to develop an 84- unit Housing for the Elderly building project on the vacant ~2.49-acre lot located at the northwest corner of Ryan Street at Quinlan Drive (PWV 0883993200). This site is zoned B-1 Community Business District with Housing for the Elderly Overlay (HEO) District.
6. New Business.
 - a. Review, Discussion, and Possible Action on the site plan amendment request of property owner/applicant Eaton Etc LLC in c/o Sean Eaton for parking area expansion on the site of their indoor shooting range business use located at 1228 Hickory Street. This 1.36-acre property is zoned B-5 Light Industrial District.
7. Citizen Comments. – *This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*
8. Adjournment

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

Dated: May 5, 2023

PLAN COMMISSION MINUTES
April 13, 2023 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

DRAFT-DRAFT-DRAFT-DRAFT

1. Call to Order and Roll Call

President Knutson called the meeting to order at approximately 6:01 p.m.

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

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

2. Public Hearings –

a. The Conditional Use Grant request of property owner/applicant Nick and Jill DeQuardo to replace the existing front deck on their home with a new deck that would extend into the required 35-foot setback area on the lot. This .20-acre property, located at 468 Spring Street, is zoned R-5 Single-Family Residential. – No comments.

b. The Conditional Use Grant Amendment request of property owner/applicant Century Abrams LLC, d/b/a Chick-fil-A, to convert a portion of the existing site landscape area into paved, outdoor seating area. This 2.09-acre property located at 1454 Capitol Drive, is zoned B-1 Community Business District with a Planned Unit Development (PUD) Overlay Frank Richter @1465 Sunnyridge Rd – Stated that section “K” (other), item “G” *“All architectural features/facets of the building, including in the rooftop area entirely, that are visible to the surrounding view from within 50 yards, shall be finished using the same materials and colors as those used on the outward facing walls of the building. If there is an external access-way onto the rooftop, it should have a closeable door as to prevent a view into the rooftop area when the rooftop is not being accessed.”* has not been complied with for the Conditional Use Grant.

Planner Censky also pointed out that an email was received from a resident that lives behind Chick Fil A. She verbally summarized the comments contained in that email message for the Commission.

3. Citizen Comments –

Ed Hill @ 303 Sunset Dr.- spoke on the lot sizes at the Glen at Pewaukee Lake. Mr. Hill wants the Residential Infill Overlay District Density Limits and Minimum Lot Sizes to be reviewed. He feels the current Code allows lots that are too small. He questioned what is the required criteria for approving the smallest minimum lot area? Land is a resource that we cannot re-create, let's take care of what we have left in the Village.

Maggie Wagner – Director of Public Works @ City of Pewaukee – Wanted to let the Commission know she is here for item 6a on the agenda for any comments or concerns.

Cindy Hill @ 303 Sunset Dr. – Ms. Hill referenced Sec. 71.116 – Placing of Materials for Collection, *“No garbage can or trash container shall be kept upon or adjacent to any street, sidewalk, parkway, front yard, side yard or other place within the view of persons using the Village of Pewaukee streets and sidewalks.”* She observed that this code is being disregarded and would like to see a requirement for garage space or placement of a concrete pad with street view screening added to the Code that better ensure the properties will adhere to the Village Code.

Nick DeQuardo @ 468 Spring St. – Mr. DeQuardo stated he is here to answer any questions the Commission may have on Item 6b.

4. a. Approval of the Minutes – Regular Plan Commission Meeting – March 9, 2023.

Comm. Grabowski motioned, seconded by Trustee Roberts, to approve the March 9, 2023 Regular Plan Commission Meeting minutes with the time correction under Item 6a, paragraph 2 to 7am. Motion carried 6-0.

The items below were not presented in order.

5. Old Business

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

Item was not discussed.

- b. **Review, discussion, and possible action/recommendation to the Village Board on the request of Kirkland Crossings, Inc. to modify the language in Chapter 40, Article VI, Division 23. of the Village Code – Housing for the Elderly Overlay (HEO) District as it relates to the percentage of units in a HEO project that may be allocated for independent (vs assisted) living.**

Planner Censky explained at the February 9, 2023, meeting, the Planning Commission considered, in consultation, the applicants request for changes to the EHO District as would allow more than 50% of units within a project to be designated for independent vs assisted living. There was a general willingness expressed among Commissioners to consider a drafted revision for review and possible recommendation to the Village Board. To that end, she stated that language revisions were proposed for the Commissions consideration at the March 9, 2023, meeting. General consensus to the language at that time was that the relationship between allowing the Planning Commission to grant up to 100% of units to be set aside for independent living units (vs 50% of units per the existing Code language) based on the developer committing to allow “unlimited access for affiliated and/or unaffiliated, in-home health care service providers personally selected by the unit occupants, to provide onsite assistance to any tenant or owner occupant of the independent living units” didn’t really create enough distinction between Housing for the Elderly uses vs regular Multi-Family Use except as to the minimum age restriction of 55 and up. Censky does not believe this is a good basis to change the ordinance from a land use standpoint.

Trustee Roberts was concerned that we are being asked to change the ordinance at the request of an applicant. The property is tax exempt, with 29.5% of the Village already being tax exempt. Roberts does not want to pass an ordinance that possibly has negative repercussions under other circumstances or in other locations in the Village. Several Commission members were in agreement they could possibly adjust the 50% and come to a compromise.

Comm. Grabowski motioned, seconded by Comm. Lange to table the agenda item.

Motioned carried on a Roll Call vote 6-0.

Ayes: Grabowski, Hoff, Lange, Belt, Roberts, Knutson.

- c. **Review, discussion, and possible action on the request of property owner Kirkland Crossings, Inc. to develop an 84- unit Housing for the Elderly building project on the vacant ~2.49-acre lot located at the northwest corner of Ryan Street at Quinlan Drive (PWV 0883993200). This site is zoned B-1 Community Business District with Housing for the Elderly Overlay (HEO) District**
Item was not discussed.

6. New Business

- a. **Review, Discussion, and Possible Action Regarding site plan details within the Matter Development Senior Housing Project as approved through Conditional Use Grant back in 2022. This 4.7-acre, B-3 Office and Service Business District with Housing for the Elderly Overlay (HEO) zoned property/project, is located at the northwest corner of Swan Road and Hwy 164. The property owner is MATCAP SL Pewaukee LLC.**

Administrator Gosse stated there was input from the City of Pewaukee to modify the original approval of the Conditional Use Grant as it relates to whether a by-pass/turn lanes should be required on the west side of Swan Road where the proposed development plans to access. Engineer Barbeau stated senior living facilities generate very little traffic during peak hours. He is not opposed to improvements at the intersection but does not believe adding a bypass lane or decel/accel lanes is necessary. Wagner (City) said that traffic is only going to increase in that area. A traffic study in the location found that 1,100 cars on average travel Swan Road daily. Wagner would like to see at the very least have decel/accel lanes added.

Knutson stated this project was approved a year ago and is now coming up because the City is developing on Swan Road. He does not feel the developer, or the Village should incur the cost of the road work. Hoff said at the meeting last year she was concerned about the safety of that intersection and is for adding the lanes. Wagner also stated the traffic study was done in 2019 – prior to the development and believes traffic will only increase with the addition of the development.

Trustee Roberts motioned, seconded by Belt to continue with the development as previously approved.

Motion carried 5-1; Comm Hoff voted Nay.

- b. **Review, discussion, and possible action on the Conditional Use Grant request of property owner/applicant Nick and Jill DeQuardo to replace the existing front deck on their home with a new deck that would extend into the required 35-foot setback area on the lot. This .20-acre property, located at 468 Spring Street, is zoned R-5 Single-Family Residential.**

Censky stated the applicant is requesting a Conditional Use Grant to replace the existing attached deck on the front of their home with a slightly larger deck. The existing deck extends out from the front of the building wall approx.. 10 ft. The proposed deck will extend out 14 ft, plus the new stairs will extend an additional 7.5 ft. This puts the overall setback reduction request down to 24.4 ft where 35 ft would ordinarily be required by Code.

Village Planner Recommendations:

- 1) 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.
- 3) Village Engineer review and approval of any grading/drainage plan for the site if/as

may be needed to ensure that the proposed new deck will not adversely impact surrounding properties in terms of stormwater flow/management.

Barbeau said this is a small deck expansion. The land drops down in the front of the house and the water will go towards Spring St. The additional hard surface will not cause any drainage issues.

Applicant Nick DeQuardo stated the current steps are railroad ties that get slippery in the winter and there are currently no railings, and the new deck will have a railing.

Comm. Grabowski motioned, seconded by Hoff to approve the Conditional Use Grant with #1 & #2 of the Village Planner's recommendations and striking #3.

Motion carried 6-0.

- c. Review and possible action on the Conditional Use Grant Amendment request of property owner/applicant Century Abrams LLC, d/b/a Chick-fil-A, to convert a portion of the existing site landscape area into paved, outdoor seating area. This 2.09-acre property located at 1454 Capitol Drive, is zoned B-1 Community Business District with a Planned Unit Development (PUD) Overlay.**

Censky explained the applicant is requesting approval to convert a portion of the existing greenspace (approx.. 435 sf in area) from a planting bed into an expansion of their existing outdoor seating area. This will allow for the addition of seven 4-seat tables off the northeast corner of the building. The existing seating area provides six 4-seat tables. At the time of drafting the report, Censky was not aware of the concerns of the neighbors in regard to the HVAC on the rooftop and with employees gathering after hours. The suggestion to the neighbors would be to call the Police Department when that is happening. When the project was originally approved there was discussion at that time there would be no way to conceal the HVAC system on the roof from the view of the houses on top of the hill.

Village Planner Recommendations:

- 1) The existing railing as surrounds the existing outdoor seating area be continued around the perimeter of this new seating area;
- 2) The new tables, chairs, umbrellas and other related appurtenance to be placed in this seating area shall match/complement the existing outdoor furnishings in the existing outdoor seating area;
- 3) The required greenspace/parking lot landscaping for this site, as set forth in the original CUG recorded on this use/site, shall be reduced by the amount equal to the extent of new paving (i.e., approximately 435 sq. ft.) to be placed in support of this new project;
- 4) Work in support of this project may not begin until the Conditional Use Grant and related Land Covenant have been signed and recorded in the Waukesha County Register of Deeds office;
- 5) Any required building or similar permits required in support of this project shall be applied for and issued prior to start of work on this project.

Barbeau stated the change in the hard surface is not significant enough to require changes to the stormwater management improvements. The water will still flow to their existing storm sewer.

Kyle Marks, franchise owner of the Chick-Fil-A location, stated he has already had discussions with the resident voicing the concerns of employees being in the parking lot after hours. Mr. Marks also stated the green space being lost to the patio addition is being added to the back of the property near the road.

Comm. Grabowski motioned, seconded by Hoff to approve the Conditional Use Grant per the Village Planner's recommendations.

Motion carried 6-0.

d. Review, discussion, and possible action/recommendation to Village Board on Proposed Changes to the Residential Infill Overlay District (as referred to Plan Commission by Village Board).

This matter is on the agenda at the request of Trustee Ed Hill. The item was spoken about at last week's Village Board meeting. The board has referred the item to the Plan Commission to consider whether to establish clear criteria to rely on in terms of permitting the smallest of the minimum lot sizes that are already specified. Mr. Hill is looking for specific written criteria to establish a maximum number of lots that can be 7,000 – 7,500 sf. As in, what is the criteria for a case-by-case basis? Censky does not believe there needs to be criteria to do that. These lot sizes were intentionally set to incentivize people to tear down their "white elephant" buildings and tackle the difficult infill development sites with residential vs business-type uses.

Roberts believes that it is premature to make changes to the ordinance before the Village has seen how the already approved developments at the Glen and Riverside Preserve play out. Comm. Hoff questioned the differences between what type of building it is and who will be taking care of the streets. Is it more condo-type buildings or single-family homes? Censky believes this falls under the criteria of your case-by-case basis. When the original plat at the Glen was looked at, the entirety of the site was taken into consideration. Do street layouts provide appropriate access to the lots? Are these going to be private streets, public streets, and what is the overall configuration?

Comm. Belt motioned, seconded by Comm. Lange to make a recommendation to the Village Board that no further action is needed.

Motion carried 6-0.

7. Citizen Comments –

Trustee Hill – Trustee Hill – Regarding the HVAC screening on Chick-Fil-A, if you make the screening too tall the system won't perform correctly. Regarding the Infill Development he is looking to the future. Mr. Hill also wants the Commission to look at the Riverside Preserve lots on Ridgeway, a number of those lots are 7,150 sf and they are facing existing homes on the other side of Ridgeway that are between 10,000-13,000 sf.

Cindy Hill – She did live down by the nursing home for a time. She states they did observe more traffic than what the Commission was discussing, especially at shift changes.

8. Adjournment

Trustee Roberts motioned, seconded by Comm. Grabowski to adjourn the April 13, 2023, Regular Plan Commission meeting at approximately 8:16 p.m.

Motion carried 6-0.

Respectfully submitted,

Jenna Peter
Deputy Village Clerk/Treasurer

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: May 11, 2023

General Information:

Agenda Item: **5.a.**

Applicant:

N/A

Status of Applicant:

Village initiated item

Requested Action:

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

Background:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Discussion:

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

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: May 11, 2023

General Information:

Agenda Item: **6.a.**

Applicant/Property Owner:

Eaton Etc LLC in c/o Sean Eaton

Requested Action(s):

Site Plan Amendment approval

Surrounding Current Land Use:

North: B-5 Light Industrial
South: B-1 Community Business w/
residential use
East: B-5 Light Industrial
West: IPS Institutional and Public
Service

Property Address:

1228 Hickory Street

Background/Discussion:

The applicant proposes to add 22 paved parking stalls at this site – five located along the east side of the main entry drive that enters from E. Wisconsin Avenue and 17 in a new bay to be added directly across from the existing stalls along the south wall of the building. In both cases, the existing land use directly abutting the new parking stall bays is a single family residence (that is zoned B-1 Community Business).

The proposed new aisle widths (as most recently amended) do meet the required minimum 25-foot width and the stall sizes as presented do comply with the minimum 9 foot x 18 foot standard.

Sec. 40.325 of the Code provides that “No driveway or parking area in the B-5 district shall be located closer than 20 feet from a side or rear lot line unless specifically waived by the planning commission”. The applicant proposes to place the 17-stall bay at a 6.3-foot to 7.55-foot offset to the south lot line.

Recommendation:

The Planner does not raise any specific concerns or objections to the applicants request as presented, but recommends the following conditions be considered for attachment to any approval as the Commission may be inclined toward granting in this matter:

- 1) Planning Commission express consideration and possible approval as to the parking offset waiver (i.e., 6.3-foot to 7.55-foot offset to the south lot line where 20 feet would otherwise be required).
- 2) Applicant to prepare a suitable landscaping/screening plan for installation along the south side of the new 17-stall bay and along the east side of the new 5-stall bay of parking stalls

that will minimize the aesthetic conflict between this business use/parking and the existing residential use adjoining. This plan shall be approved by Village Staff prior to the start of construction on the new parking areas and it shall be fully installed/implemented within 9 months of the date of this approval.

- 3) Applicant to properly sign/designate the required number of parking spaces on this site for physically disabled persons shall be in accordance with State of Wisconsin and federal regulations.
- 4) Village Engineer review and approval of all grading, drainage, stormwater management, utility and similar ... plans required in support of this proposal, prior to the start of any construction at the site.

Village of Pewaukee Plan Commission
Engineer's Report for May 11, 2023

Fletcher Arms Parking Lot Improvements

Report

The proposed project includes the addition and paving of 22 new parking stalls south of the existing parking lot at the facility. Seventeen of the stalls will be located opposite of existing parking stalls and will have a 25-foot aisle between them. Five of the stalls will be located east of the entrance off of E. Wisconsin Avenue. Work will also include the removal, grading and re-paving of a berm located at the east end of the existing parking lot.

Site Drainage

Stormwater runoff from the existing parking lot and from paved land to the east is currently directed to a rip-rap lined swale south of the existing pavement. That swale directs the water to a storm pipe that extends under the entrance driveway and under the building, eventually discharging into the roadside ditch along Hickory Street. The extent of the new paved area does not warrant stormwater management practices. A concrete curb will be constructed along the south side of the new parking area and direct the water to the current discharge location and pipe. The engineer for the project has provided calculations indicating that the additional runoff can be accommodated in the pipe that flows under the parking lot and building in a 10-year storm event. The work will also include extension of a berm south of the curb to eliminate flow to the neighbor to the south.

An erosion control plan has been provided in the plan set. Erosion control features will include a tracking pad at the entrance off of E. Wisconsin Avenue, silt sock at the storm pipe entrance and erosion matting over disturbed turf areas.

Access

No access changes are being proposed.

Recommendation

I recommend approval of the Civil Engineering drawings Sheets C2 through C6, prepared by Drainage Doctor, LLC , dated 4/24/23, subject to the following:

- Resolution of any zoning matters identified by the Village Planner
- Submission of digital video that shows the pipe under the building is in sound condition and operational to be able to accommodate the anticipated flows. If pipe is not in sound condition and could compromise flow of the stormwater in the parking lot, the pipe will have to be re-routed around the building, with Village Engineering approval of the plans.

Tim Barbeau, P.E.
Village Consulting Engineer
May 2, 2023



**Business Site Plan
Application Form**

Address/Parcel No. of Property Involved: 1228 Hickory Street

Zoning of Property: B-5

Current Owner of Property: Eaton Etc LLC

Applicant – Name: Sean Eaton

Address: 1441 E. Main Street, Waukesha, WI 53188

Phone: 262.549.4488

Fax: N/A

Email: sean@fletcherarms.com

Name of Business that Corresponds to Site Plan: Fletcher Arms

Summary of Request (New Construction, Addition, Modification, etc.):

Add to existing parking area.

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.

3. Signage shall be determined through a sign permit process and/or a sign plan approved by the Plan Commission. Permits for individual signs may be applied for with the Village's Code Compliance Officer.

Signature of Property Owner as listed on this Application:

Sean Eaton

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 Site Plan 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):

Sean Eaton

Please return Completed Application Forms along with **11 copies** of all attachments (**as well as a digital copy**) you wish to have considered by the Plan Commission as part of your application to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072. If you have any questions, please call Village Hall at (262) 691-5660.



PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

Pursuant to the Village of Pewaukee Code of Ordinances, the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner or any other of the Village’s professional staff results in a charge to the Village for that professional’s time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

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

Sean Eaton

Name of Company and/or Individual

1441 E. Main Street **Waukesha, WI** **53188**
Street City State Zip

Phone: 262.549.4488 Fax: _____ E-Mail: sean@fletcherarms.com

Sean Eaton 04/06/2023

Signature of Applicant & Date

Sean Eaton 04/06/2023

Signature of Property Owner & Date

Village Official Accepting Form

SEND ALL PROFESSIONAL SERVICES INVOICES TO:
(Check One)

Property Owner

Applicant

From: [Tyler Smith](#)
To: [Scott Gosse](#)
Cc: [Barbeau, Tim](#)
Subject: Re: 1228 Hickory Street
Date: Thursday, April 6, 2023 5:32:26 PM
Attachments: [image001.png](#)
[Site Plan Application.pdf](#)
[Fletcher Arms Plans - 4.5.23.pdf](#)

Good Afternoon Scott,

Please find attached proposed plans for review and a signed site plan application form. Per the application form, we can have 13 copies of the attached plans delivered to the Village Hall. However, before we print 13 copies of the attached, we would like to know if there are any other documents or any other information you may require for this submittal.

Just a little bit of background, and to keep it to the point, the existing parking for this business is inadequate and during peak times, patrons of this business appear to park in such a way that it is unsafe, especially in the event there is an emergency. The owner would like to provide actual parking spaces for these patrons such that in an event that there is an emergency, vehicles attending to the emergency can have a safe path through the site. We understand that constructing a parking area within 20' of the lot line does not meet zoning ordinance for this lot. Please let us know if there are any documents that need to be prepared to request approval for a variance for this.

Please let us know If the documents are satisfactory for the May 11 Plan Commission as they are. If so, then we would like to be added to that agenda and we will prepare the 13 copies of the documents.

Thank you for your consideration.

Kind Regards,

Tyler A. Smith, PE
The Drainage Doctors, LLC
416 W. Red Pine Circle
Dousman, WI 53118
c. 608.535.9380
tyler@drainagedoctor.com
www.drainagedoctor.com

On Mon, Oct 24, 2022 at 2:28 PM Scott Gosse <sgosse@villageofpewaukee.com> wrote:

Good Afternoon Tyler,

The first step for the formal review of the request by the Village of Pewaukee Plan Commission is to complete and submit the site plan application form (link to application

below). The Plan Commission meets the second Thursday of each month (provided there are agenda items) and the applications are due three weeks prior to the meeting date (link to submittal deadlines: <https://www.villageofpewaukee.com/Data/Sites/38/media/boards-and-committees/plan-commission-submittal-deadlines.pdf>)

<https://www.villageofpewaukee.com/Data/Sites/38/media/for-residents/forms/business-site-plan-application.pdf>

Thank you and please advise of any further questions.

Scott

Scott A. Gosse

Administrator

Village of Pewaukee

262-691-5660

sgosse@villageofpewaukee.com

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From: Tyler Smith <tyler@drainagedoctor.com>
Sent: Friday, October 21, 2022 8:03 AM
To: Barbeau, Tim <Tim.Barbeau@rasmith.com>
Cc: Scott Gosse <sgosse@villageofpewaukee.com>
Subject: Re: 1228 Hickory Street

Thank you Tim and Scott,

I appreciate your time and effort in your response. I will speak with the Owner and determine how he wants to proceed. If he wishes to proceed with this project, what is the first step? Shall we put together a "draft" set of engineered plans for Mr. Censky or the Plan Commission to consider?

Kind Regards,

Tyler A. Smith, PE

The Drainage Doctors, LLC

416 W. Red Pine Circle

Dousman, WI 53118

c. 608.535.9380

tyler@drainagedoctor.com

www.drainagedoctor.com

On Wed, Oct 19, 2022 at 1:30 PM Barbeau, Tim <Tim.Barbeau@rasmith.com> wrote:

Scott,

Thank you for the code information – it helped to confirm when stormwater regulations were created in the Village. It appears that the site was fully developed prior to the Village adopting a stormwater management ordinance. The current code states that a stormwater permit is necessary of disturbing 0.5 acres of land or more. The proposed parking lot expansion will only be about 0.01 acres, so stormwater management is not required.

However, there appears to be a french drain in the location of the proposed parking area and a berm to the south of the drain that keeps the water from draining onto the residential property to the south. If the parking lot is expanded, the owner/engineer will need to design a storm water drainage system that does not direct water to the south.

I also note that code section 40.325 states that “No driveway or parking area in the B-5

district shall be located closer than 20 feet from a side or rear lot line unless specifically waived by the planning commission.” This would be an issue that Planner Censky would need to consider.

Tim G. Barbeau, P.E., P.L.S., Associate

Village of Pewaukee Consulting Engineer



direct: 262-317-3307

From: Scott Gosse <sgosse@villageofpewaukee.com>

Sent: Tuesday, October 18, 2022 10:36 AM

To: Barbeau, Tim <Tim.Barbeau@raSmith.com>

Subject: FW: 1228 Hickory Street

Tim,

Please see below/attached. Would the parking lot expansion require a formal stormwater management plan or just a design to handle/direct runoff away from the neighboring property? I anticipate this will be a Plan Commission matter for site plan amendment approval.

Thank you.

Scott

Scott A. Gosse

Administrator

Village of Pewaukee

262-691-5660

sgosse@villageofpewaukee.com

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From: Casandra Smith <csmith@villageofpewaukee.com>
Sent: Tuesday, October 18, 2022 9:54 AM
To: Scott Gosse <sgosse@villageofpewaukee.com>
Subject: FW: 1228 Hickory Street

Are you able to assist with this?

Thank you,

Casandra Smith, WCMC, CMC

Village Clerk

Village of Pewaukee

235 Hickory Street

Pewaukee, WI 53072

Phone: 262.691.5660 ext. 225

www.villageofpewaukee.com



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distributed without this disclaimer. If you have received this message in error, please notify me immediately.

From: Tyler Smith <tyler@drainagedoctor.com>
Sent: Tuesday, October 18, 2022 9:34 AM
To: Village Hall <villagehall@villageofpewaukee.com>
Subject: 1228 Hickory Street

Good Morning!

We have a client that is looking to add on to their parking lot to serve their business. The address of the location is 1228 Hickory Street. I have attached plans that were developed in 2002 that shows a portion of the parking lot, south of the building, and is labeled as "future parking not at this time." These are the 19 or 20 parking stalls that they would like to add.

Can you or someone at the Village please guide us as to how to proceed with getting approvals and/or permits through the Village to add these parking stalls? Will there be a stormwater management requirement? Any zoning requirements or conditional use permits? Any other permits that would be required?

Your assistance is greatly appreciated.

Kind Regards,

Tyler A. Smith, PE
The Drainage Doctors, LLC
416 W. Red Pine Circle
Dousman, WI 53118
c. 608.535.9380
tyler@drainagedoctor.com

www.drainagedoctor.com

--

Kind Regards,

Tyler A. Smith, PE

The Drainage Doctors, LLC

416 W. Red Pine Circle

Dousman, WI 53118

c. 608.535.9380

tyler@drainagedoctor.com

www.drainagedoctor.com

CIVIL ENGINEERING CONSTRUCTION PLANS FOR:

FLETCHER ARMS PARKING LOT IMPROVEMENTS VILLAGE OF PEWAUKEE, WI



MARK	DATE	DESCRIPTION
1		
2		

REVIEW DOCUMENTS FOR
**FLETCHER ARMS
PARKING LOT IMPROVEMENTS**
VILLAGE OF PEWAUKEE, WISCONSIN

DD FILE NO. 4247
JOB NO. 4-5-23
ISSUE DATE
DESIGNED BY
DRAWN BY
PROJECT MGR
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SHEET CONTENTS

TITLE SHEET

T1

PLAN SHEET INDEX

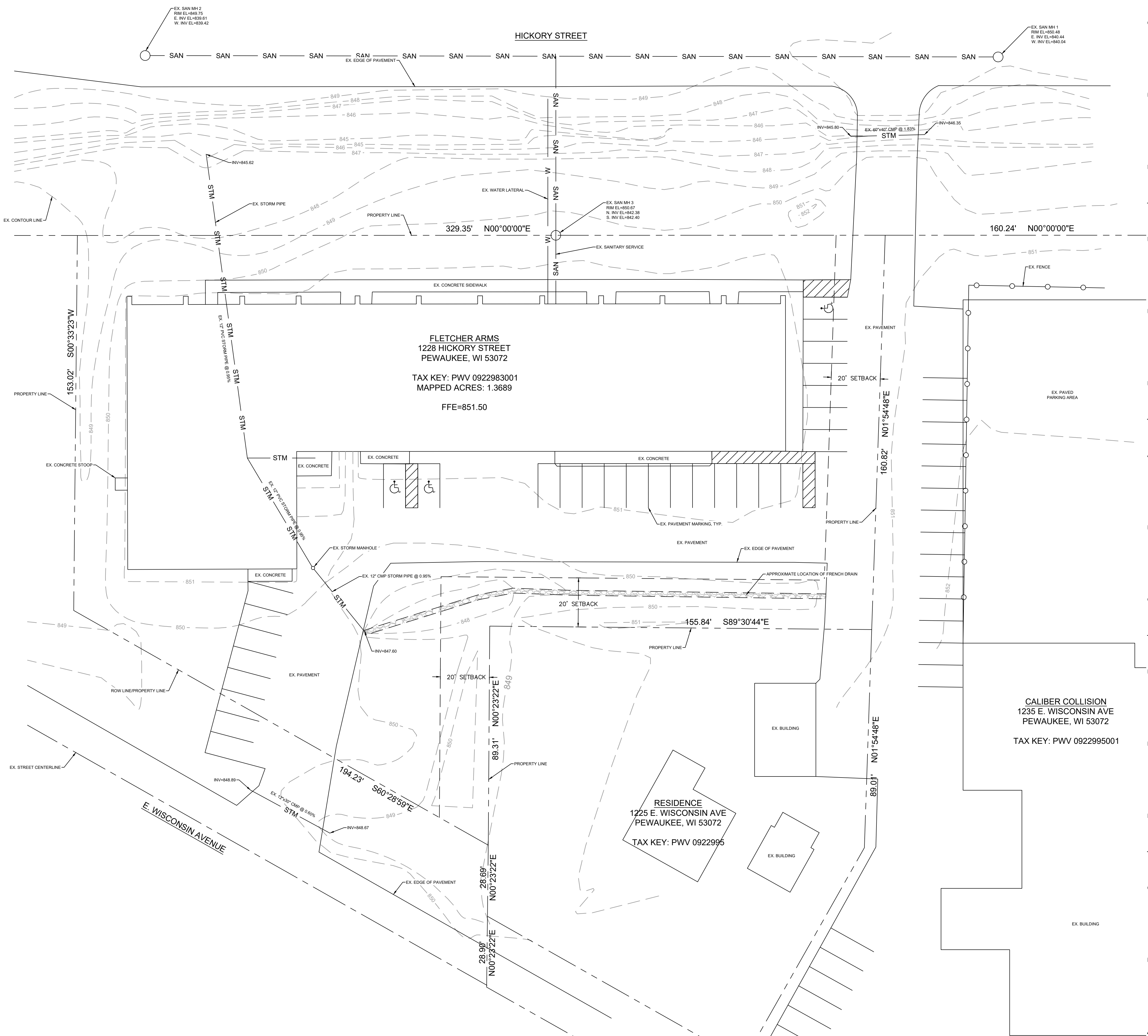
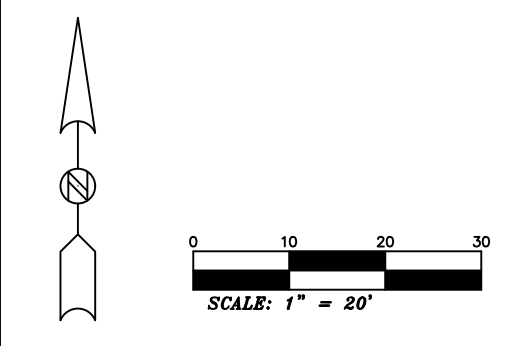
- T1: COVER SHEET
- C1: EXISTING CONDITIONS SHEET
- C2: PROPOSED SITE PLAN
- C3: PROPOSED GRADING PLAN
- C4: PROPOSED STORM SEWER PLAN
- C5: PROPOSED EROSION CONTROL PLAN
- C6: CONSTRUCTION DETAILS

EXISTING CONDITIONS NOTES

1. THE EXISTING FEATURES INFORMATION SHOWN ON THIS SHEET WAS DRAWN BASED ON THE MOST RECENT CONSTRUCTION PLANS DEVELOPED BY WITH A REVISION DATE OF SEPTEMBER 9, 2002. DRAINAGE DOCTOR, LLC SHALL BE HELD HARMLESS IF CONDITIONS SHOWN ON THIS SHEET DO NOT MATCH CONDITIONS IN THE FIELD EXACTLY.
2. CONTRACTOR SHALL CONFIRM HARDSCAPES, LANDSCAPES AND UTILITY LOCATIONS PRIOR TO ANY LAND DISTURBANCE. IF ANY DISCREPANCIES EXIST, CONTRACTOR SHALL REPORT THESE TO THE ENGINEER IMMEDIATELY.

EXISTING CONDITIONS LEGEND

- STREET CENTERLINE
- EXISTING CONTOUR LINE
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING FENCE LINE
- EXISTING UNDERGROUND FIBER LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING EDGE OF GRAVEL
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING PROPERTY LINE
- EXISTING SANITARY SEWER LINE W/ FLOW DIRECTION ARROWS
- EXISTING STORM SEWER LINE W/ DIRECTION FLOW ARROWS
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING WATER MAIN/SERVICE LINE
- EXISTING ACCESS EASEMENT LINE
- EXISTING UTILITY EASEMENT LINE
- EXISTING SANITARY MANHOLE STRUCTURE
- EXISTING PROPERTY LINE
- EXISTING WATER HYDRANT
- EXISTING WATER VALVE
- EXISTING ELECTRICAL POLE
- EXISTING LIGHT POLE
- EXISTING CONTROL POINT



MARK	DATE	DESCRIPTION
1		
2		

REVIEW DOCUMENTS FOR
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 PARKING LOT IMPROVEMENTS**
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SHEET CONTENTS
 EXISTING CONDITIONS

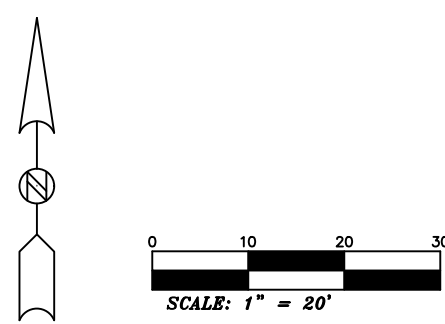
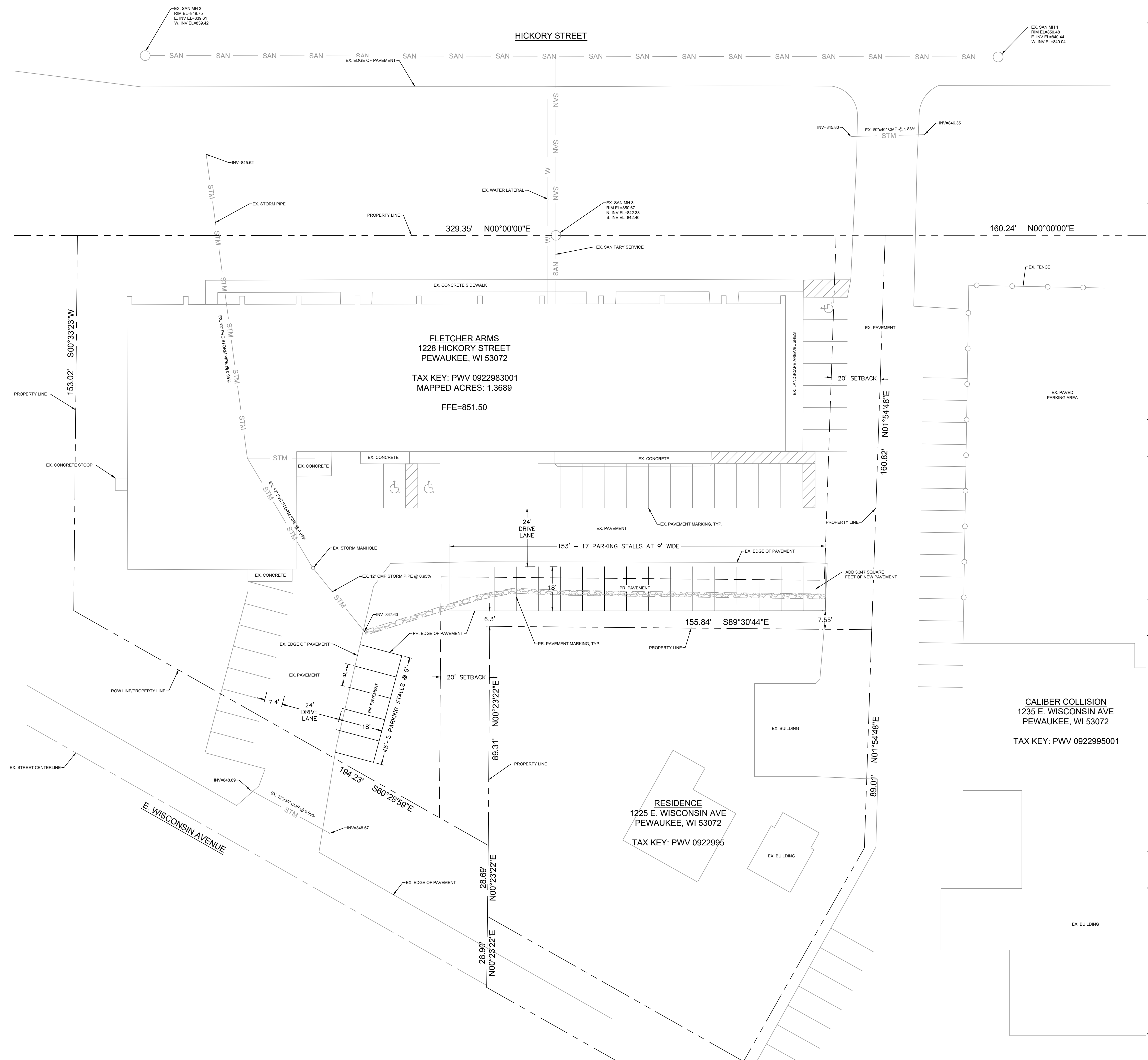
C1

SITE PLAN NOTES

- THE ACCESS DRIVEWAYS OFF OF E WISCONSIN AVENUE AND HICKORY STREET SHALL BOTH BE UTILIZED AS CONSTRUCTION VEHICLE ACCESS TO THE SITE.
 - TOTAL PROPERTY AREA: 59,629 SF (1.3689 ACRES)
- EXISTING CONDITIONS**
 BUILDING: 19,522 SF
 ASPHALT PAVEMENT: 16,350 SF
 CONCRETE PAVEMENT: 2,133 SF
 LAWN/LANDSCAPE AREAS: 21,824 SF
 IMPERVIOUS AREA PERCENTAGE OF SITE: 63.7%
- PROPOSED CONDITIONS**
 BUILDING: 0 SF
 ASPHALT PAVEMENT: 3,897 SF
 CONCRETE PAVEMENT: 0 SF
 LAWN AND LANDSCAPE AREAS: REMOVE 3,047 SF
 TOTAL LAND DISTURBANCE: 7,153 SQUARE FEET (0.164 ACRES)
- CUMULATIVE AREA CALCULATION**
 BUILDING: 19,522 SF
 ASPHALT PAVEMENT: 20,167 SF
 CONCRETE PAVEMENT: 2,133 SF
 LAWN/LANDSCAPE AREAS: 17,807 SF
 IMPERVIOUS AREA PERCENTAGE OF SITE: 70.1%

LINES AND SYMBOLS LEGEND

- STREET CENTERLINE
- EXISTING CONTOUR LINE
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING UNDERGROUND FIBER LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING WATER MAIN/SERVICE LINE
- EXISTING SANITARY MANHOLE STRUCTURE
- EXISTING PROPERTY LINE
- EXISTING WATER HYDRANT
- EXISTING WATER VALVE
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SHEET CONTENTS
PROPOSED SITE PLAN

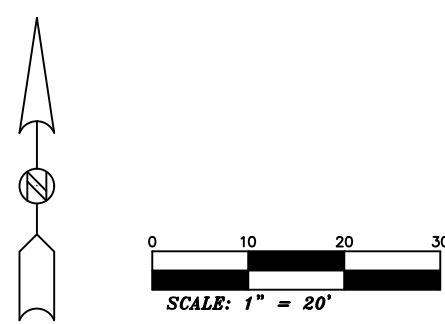
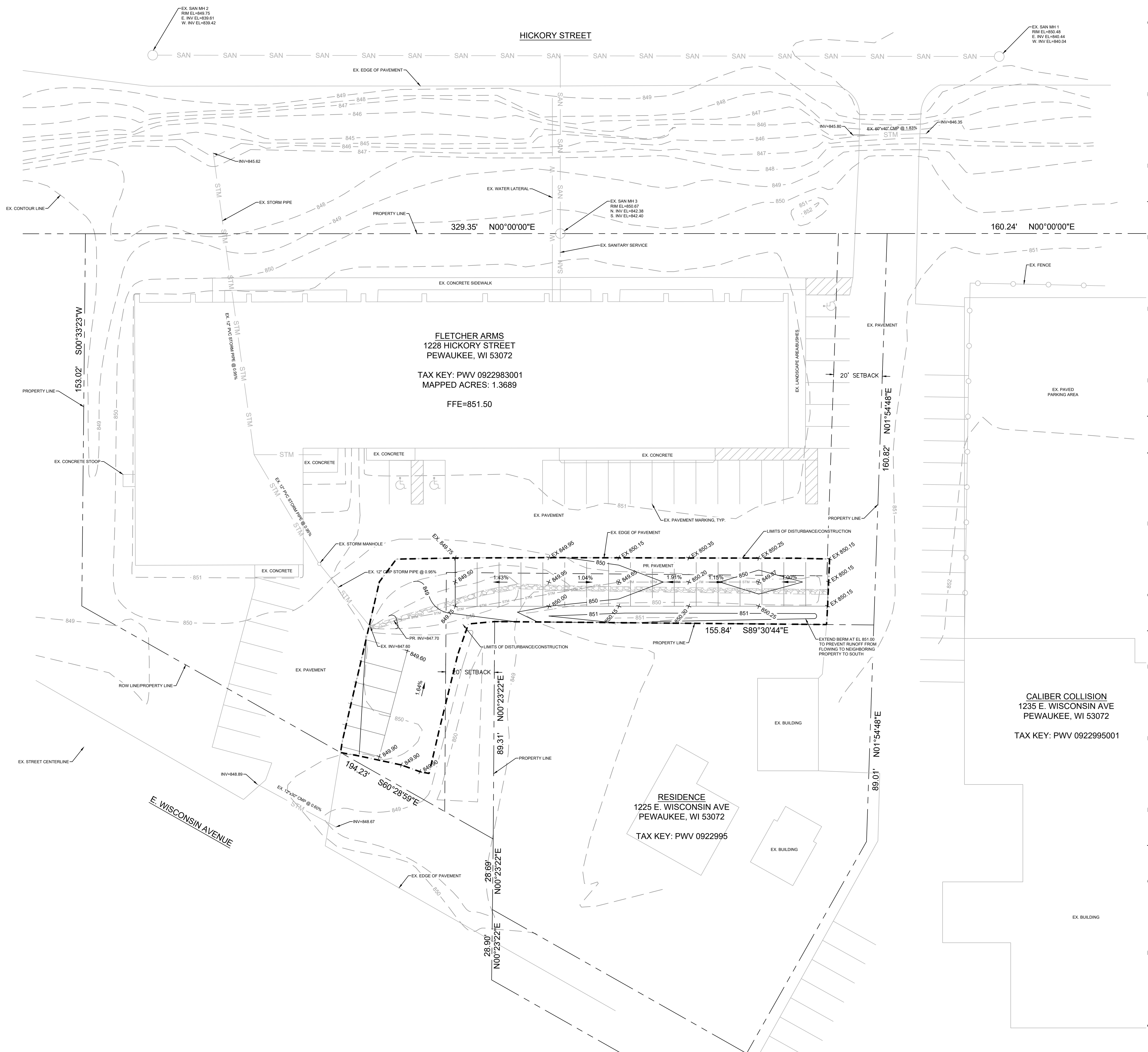
C2

SITE PLAN NOTES

1. CONTOUR LINES SHALL BE CONSIDERED APPROXIMATE. SPOT GRADES SHALL BE USED FOR EXACT PROPOSED ELEVATIONS.
2. CONTRACTOR SHALL CONFIRM EXISTING SPOT GRADES PRIOR TO START OF CONSTRUCTION.
3. LIMITS OF DISTURBANCE AND CONSTRUCTION ARE AS SHOWN ON THIS SHEET. TOTAL LAND DISTURBANCE WILL BE 7,153 SQUARE FEET (0.164 ACRES).

LINES AND SYMBOLS LEGEND

	STREET CENTERLINE
	EXISTING CONTOUR LINE
	EXISTING UNDERGROUND ELECTRICAL LINE
	EXISTING FENCE LINE
	EXISTING UNDERGROUND FIBER LINE
	EXISTING UNDERGROUND GAS LINE
	EXISTING OVERHEAD ELECTRICAL LINE
	EXISTING PROPERTY LINE
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	EXISTING SANITARY MANHOLE STRUCTURE
	EXISTING PROPERTY LINE
	EXISTING WATER HYDRANT
	EXISTING WATER VALVE
	EXISTING ELECTRICAL POLE
	EXISTING LIGHT POLE
	EXISTING CONTROL POINT



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REVIEW DOCUMENTS FOR
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 PARKING LOT IMPROVEMENTS**
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DD FILE NO. 4247
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SHEET CONTENTS
 PROPOSED GRADING PLAN

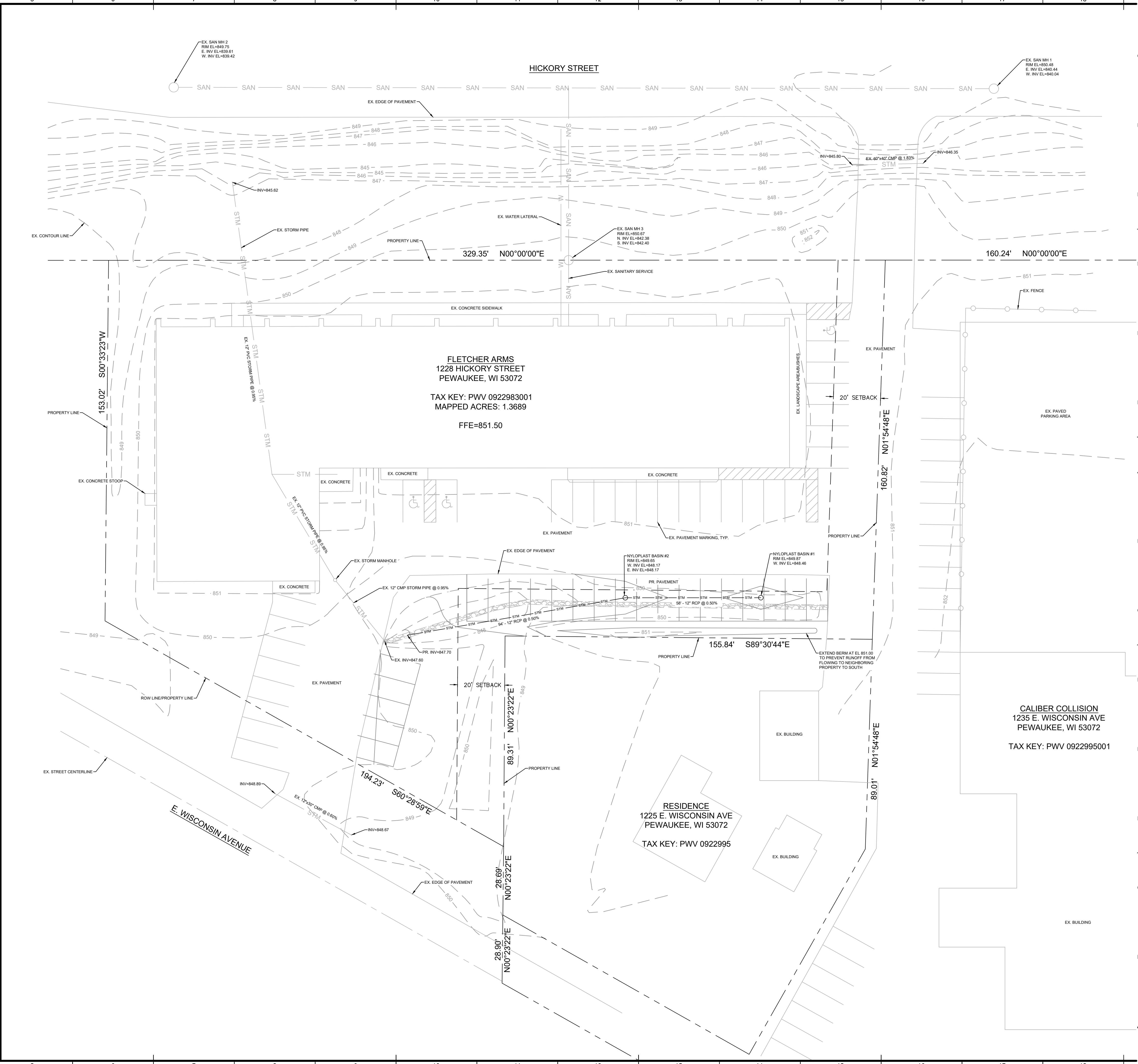
C3

PROPOSED UTILITY NOTES

- CONTRACTOR SHALL CONFIRM THE EXISTING INVERTS AND ELEVATIONS OF ALL WATER, SANITARY AND STORM SEWER PIPES THAT ARE IN THE AREA OF DISTURBANCE. IF THERE ARE ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND WHAT IS SHOWN ON THE PLANS, CONTRACTOR MUST CONTACT ENGINEER IMMEDIATELY PRIOR TO CONTINUING WITH CONSTRUCTION AND UTILITY INSTALLATION. THE FOLLOWING UTILITY SEPARATIONS MUST BE ADHERED TO:
 - PER NR 811.74: SEPARATION FOR WATERMAIN PASSING OVER STORM OR SANITARY SEWER: 6"
 - PER NR 811.74: SEPARATION FOR WATERMAIN PASSING UNDER STORM OR SANITARY SEWER: 18"
- STORM SEWER PIPE MATERIALS OUTSIDE BUILDING FOUNDATION CAN BE EITHER SDR-35 OR HDPE (N-12) PIPING, UNLESS SPECIFIED ON THIS SHEET. FITTINGS TO MATCH PIPE MATERIALS.
- IF LOCAL ORDINANCE REQUIRES, PROVIDE TRACER WIRE WITH PROPOSED STORM PIPING.

LINES AND SYMBOLS LEGEND

- STREET CENTERLINE
- EXISTING CONTOUR LINE
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING FENCE LINE
- EXISTING UNDERGROUND FIBER LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING EDGE OF GRAVEL
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING PROPERTY LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING WATER MAIN/SERVICE LINE
- EXISTING SANITARY MANHOLE STRUCTURE
- EXISTING PROPERTY LINE
- EXISTING WATER HYDRANT
- EXISTING WATER VALVE
- EXISTING ELECTRICAL POLE
- EXISTING LIGHT POLE
- EXISTING CONTROL POINT



DRAINAGE DOCTOR
 DRAINAGE DOCTOR, LLC
 416 W. RED PINE CIRCLE
 DOUGLASS, WI 53118
 608.535.9580 main

MARK	DATE	DESCRIPTION
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2		

REVIEW DOCUMENTS FOR
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PARKING LOT IMPROVEMENTS
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SHEET CONTENTS
 PROPOSED STORM SEWER PLAN

C4

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TAX KEY: PWV 0922983001
 MAPPED ACRES: 1.3689
 FFE=851.50

TAX KEY: PWV 092299501

TAX KEY: PWV 0922995

EROSION CONTROL PLAN NOTES

- SEE SHEET C1 FOR ALL TOPOGRAPHIC AND SURVEYING NOTES FOR THIS PROJECT.
- CONTRACTOR SHALL COORDINATE WITH DIGGER'S HOTLINE PRIOR TO START OF CONSTRUCTION TO DETERMINE LOCATION OF PRIVATE AND PUBLIC UTILITIES.
- ALL EROSION CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.
- IF NECESSARY, DEWATERING OPERATIONS SHALL UTILIZE APPROPRIATE CONTROLS SUCH THAT THE PUMPED WATER HAS NO LARGER THAN THE 100 MICRON PARTICLE.
- ALL CONSTRUCTION WASTE SHALL BE APPROPRIATELY DISPOSED OF OFFSITE.
- A TRACKING PAD SHALL BE PLACED AT THE POINT OF ENTRY/EXIT TO THE SITE TO REMOVE ANY SEDIMENT FROM TRACKING ONTO PUBLIC ROADWAYS. TO THE MAXIMUM EXTENT PRACTICAL, SEDIMENT SHALL BE REMOVED FROM PUBLIC ROADWAYS BY MEANS OTHER THAN WASHING. PAD SHALL BE 12" THICK AND MADE OUT OF 3" CLEAR STONE.
- ALL NEARBY STORMWATER INLETS SHALL BE PROTECTED WITH APPROVED INLET PROTECTION THROUGHOUT CONSTRUCTION.
- DISTURBED AREAS THAT HAVE BEEN INACTIVE FOR 10 DAYS OR MORE SHALL BE SEEDED, SODDED AND/OR COVERED WITH MULCH. SEEDING AND SODDING ARE ONLY ACCEPTABLE BETWEEN MAY 1 AND SEPTEMBER 15.
- ALL DIRT STORAGE PILES SHALL BE PROTECTED WITH SILT FENCE OR SILT SOCK.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH VILLAGE OF PEWAUKEE AND/OR WAUKESHA COUNTY REQUIREMENTS.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY VILLAGE OF PEWAUKEE OR WAUKESHA COUNTY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE, VEGETATION COVER IS ESTABLISHED AND APPROVED BY ENGINEER.
- ANY PROPOSED CHANGES TO THIS PLAN MUST BE SUBMITTED TO AND APPROVED BY WAUKESHA COUNTY AND/OR VILLAGE OF PEWAUKEE.

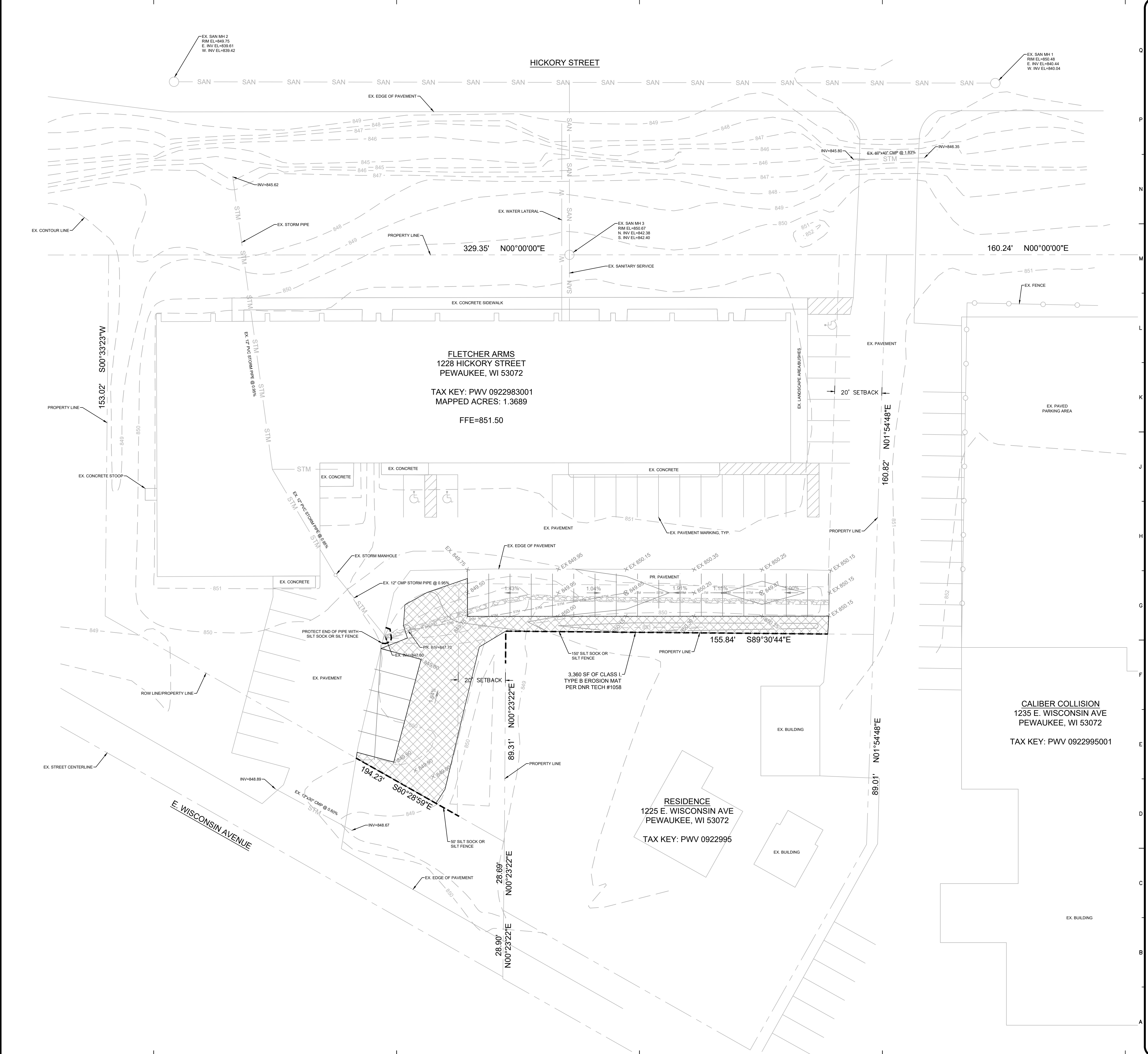
SEEDING RATES

PERMANENT: BETWEEN APRIL 15 AND SEPTEMBER 15 USE DOT 70 MIX AT 3.5 LB./1,000 S.F. FOR PLANTINGS BETWEEN NOVEMBER 1 AND SNOWFALL. (DORMANT SEEDING) USE WISDOT 70 MIX AT 7.0 LB./1,000 S.F.

TEMPORARY: BETWEEN SEPTEMBER 15 AND NOVEMBER 1 USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS AND USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 S.F. FOR FALL PLANTINGS.

CONSTRUCTION SCHEDULE

DATE	ACTIVITY
JUNE 1, 2023 - JUNE 15, 2023	INSTALL EROSION CONTROL MEASURE, STRIP TOPSOIL, MASS GRADE AND EXCAVATE FOR PARKING LOT AREAS
JUNE 15, 2023 - JUNE 22, 2023	INSTALL STORM SEWER PIPING
JUNE 22, 2023 - JULY 15, 2023	PLACE AGGREGATE BASE AND PAVEMENT IN PARKING LOT AREAS
JULY 15, 2023 - AUGUST 1, 2023	FINISH GRADING SITE, AND FINAL RESTORATION WITH SEED AND EROSION MAT AS SPECIFIED



DRAINAGE DOCTOR
 DRAINAGE DOCTOR, LLC
 416 W. RED PINE CIRCLE
 DOUSMAN, WI 53118
 608.535.9580 main

MARK	DATE	DESCRIPTION
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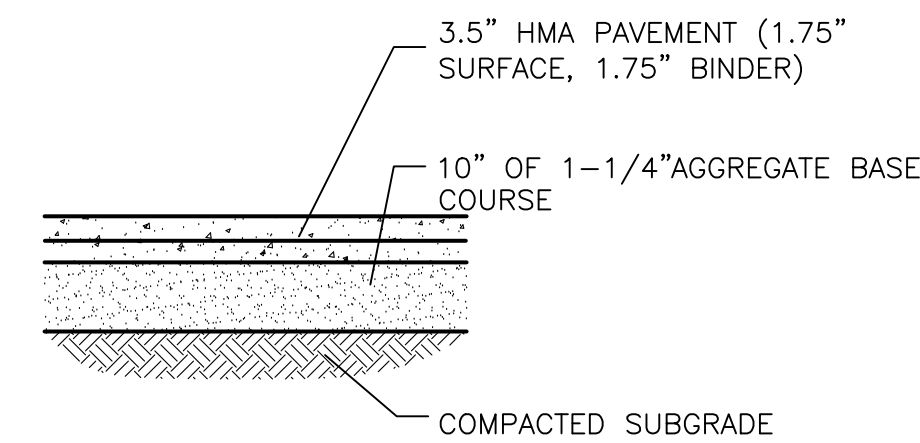
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REVIEW DOCUMENTS FOR
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PARKING LOT IMPROVEMENTS
 VILLAGE OF PEWAUKEE, WISCONSIN

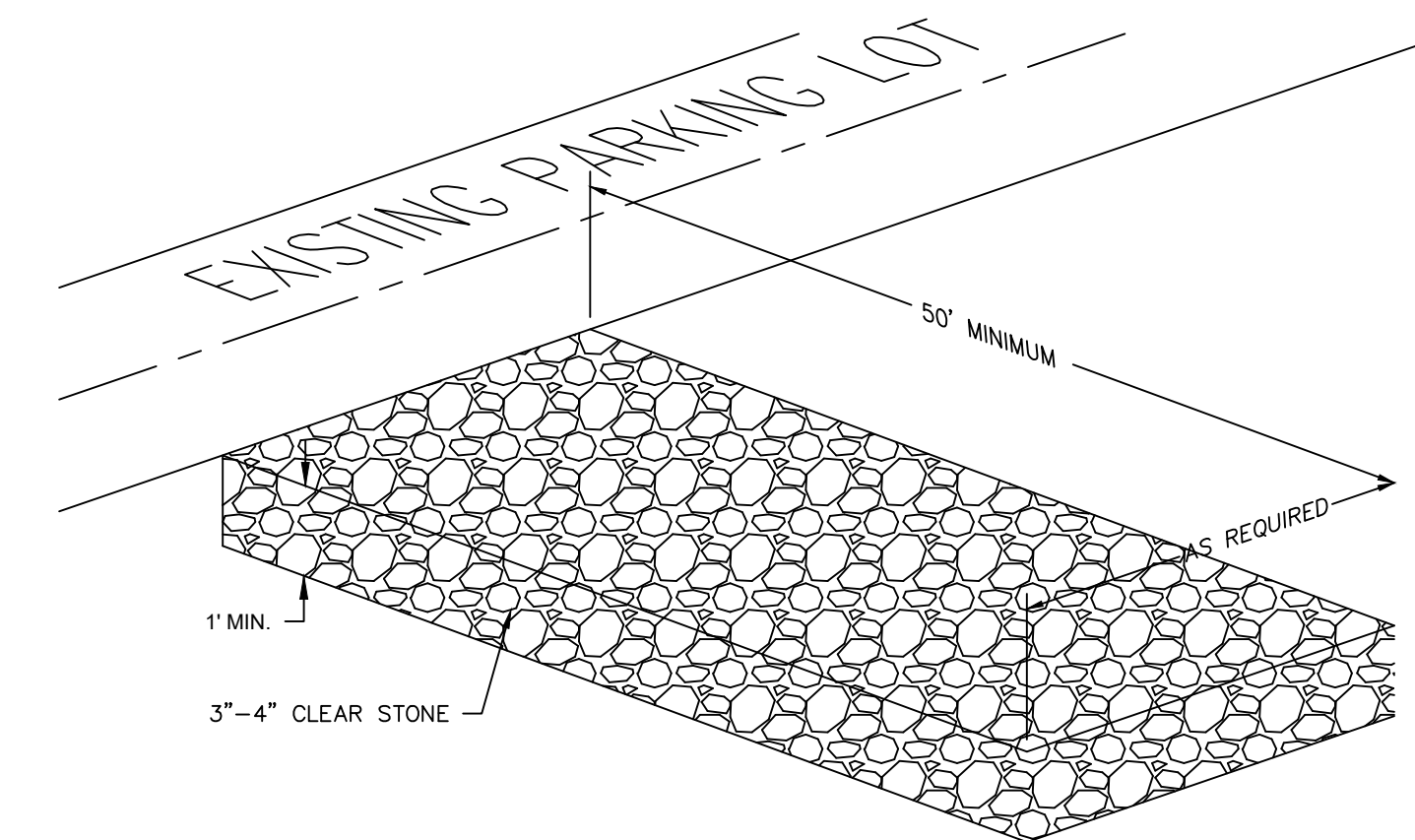
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SHEET CONTENTS
 PROPOSED EROSION CONTROL PLAN

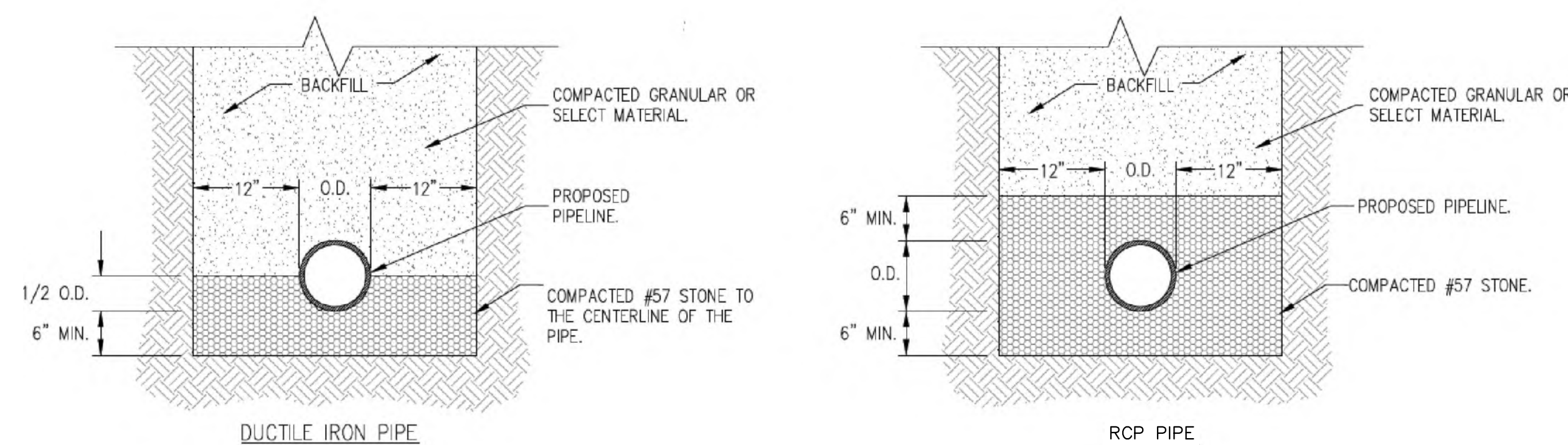
C5



J2 STANDARD DUTY ASPHALTIC CONCRETE SECTION



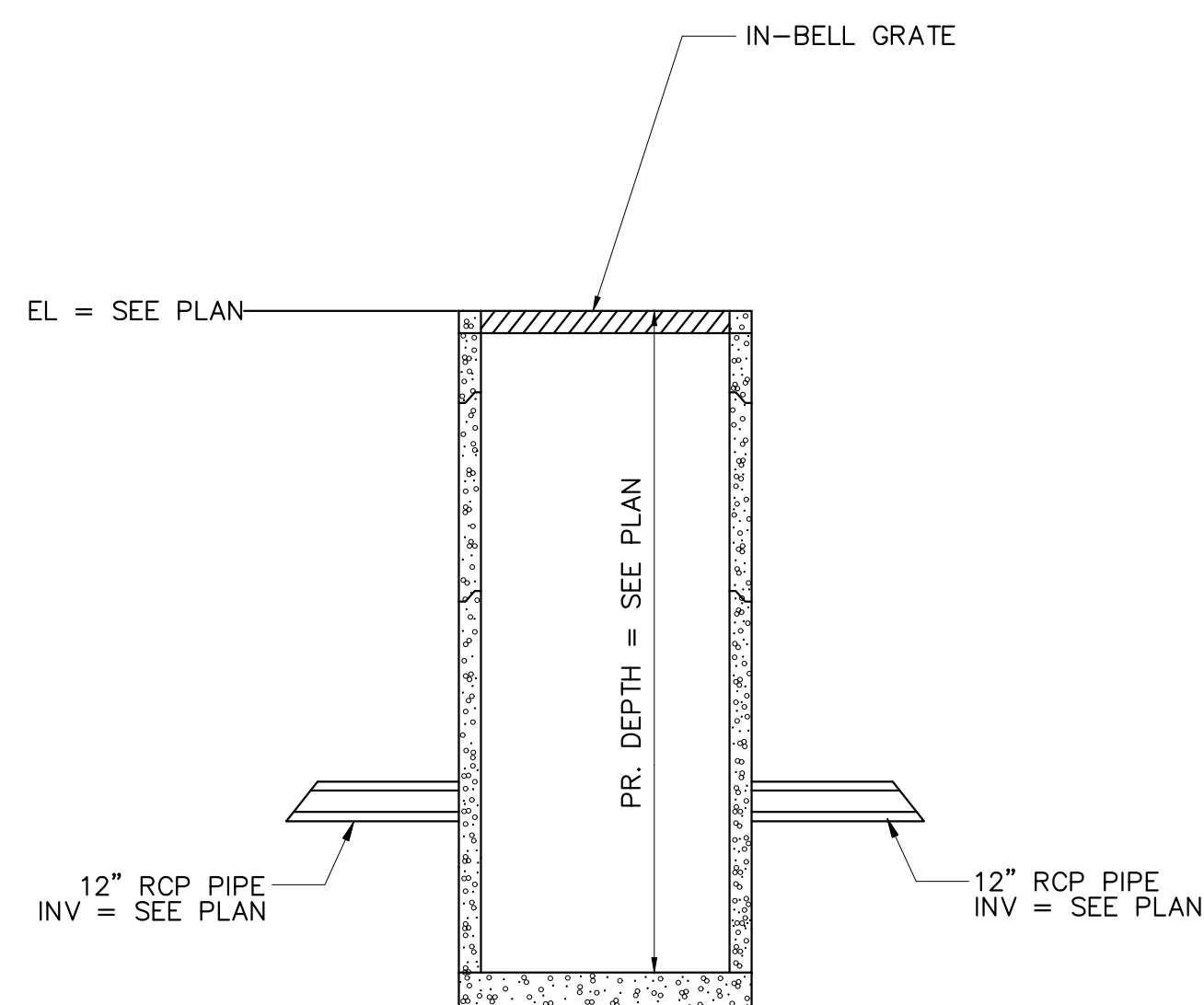
15J STONE CONSTRUCTION ENTRANCE



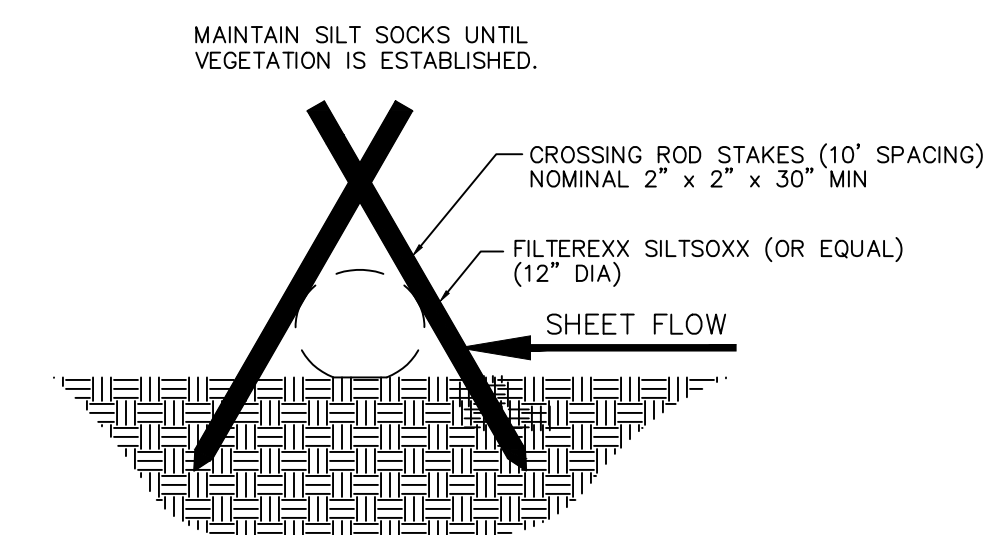
NOTE:

1. CONTRACTOR SHALL NOTIFY CITY/COUNTY CONSTRUCTION INSPECTION BUREAU A MINIMUM OF 72 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
2. PVC PIPE SHALL BE INSTALLED AS SHOWN AND IN CONFORMANCE WITH THE LATEST CITY/COUNTY SPECIFICATIONS AND IN ACCORDANCE WITH ASTM D2321.
3. DUCTILE IRON PIPE SHALL BE INSTALLED AS SHOWN AND IN CONFORMANCE WITH THE LATEST CITY/COUNTY SPECIFICATIONS.
4. EACH SECTION OF SEWER PIPE SHALL BE LAID TO THE APPROPRIATE LINE AND GRADE, AS DESIGNED AND PERMITTED, WORKING IN THE UPSTREAM DIRECTION WITH THE BELL END LAID UP GRADE.
5. TRENCH BOTTOM, PIPE BEDDING, AND ALL OTHER PLACEMENT AND COMPACTION OPERATIONS SHALL BE INSPECTED BY THE CITY/COUNTY CONSTRUCTION INSPECTION DEPT. IN ACCORDANCE WITH CITY/COUNTY SPECIFICATIONS.
6. AS REQUESTED, THE CONTRACTOR SHALL SUPPLY RELIABLE TESTING DATA CONFIRMING THE MINIMUM STANDARDS ARE MET. THE CITY/COUNTY MAY NOT ACCEPT WORK IF THE CONTRACTOR FAILS TO PRODUCE SUFFICIENT TESTING RESULTS.
7. ALL TRENCH WORK SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF OSHA PART 1926 SUBPART P APPENDIX B OF THE CODE OF FEDERAL REGULATIONS.
8. TRENCH WIDTHS SHALL BE WIDER TO PERMIT THE PLACEMENT OF TIMBER SUPPORTS, SHEETING, BRACING, AND APPURTENANCES AS REQUIRED BY OSHA REGULATIONS.
9. TRENCH BOTTOM SHALL BE FREE OF WATER BEFORE PLACEMENT OF BEDDING.
10. UNSUITABLE SOIL SHALL BE REMOVED AND BACKFILLED WITH APPROVED STONE AS DIRECTED BY THE CITY/COUNTY CONSTRUCTION INSPECTION DEPT.
11. CONTRACTOR SHALL SHAPE RECESSES BY HAND FOR PIPE BELL.
12. WHEN PLACED WITHIN THE R/W AND ALL TRAVELED SURFACES, BACKFILL MATERIAL SHALL BE CLEAN, SELECT MATERIAL PLACED IN 6" LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY PER ASTM D698.
13. WHEN PLACED OUTSIDE THE R/W, BACKFILL MATERIAL SHALL BE CLEAN, SELECT MATERIAL COMPACTED TO 90% STANDARD PROCTOR DENSITY PER ASTM D698.
14. COMPACTION TESTING SHALL BE PERFORMED PER CITY/COUNTY SPECIFICATIONS.
15. SELECT BACKFILL MATERIAL IS NATIVE SOIL EXCAVATED FROM THE TRENCH FREE OF ROCKS, FOREIGN MATERIAL, AND FROZEN EARTH. UNSUITABLE NATIVE SOIL SHALL NOT BE USED.
16. PIPE SHALL RECEIVE A MINIMUM 36" OF COVER BEFORE ALLOTTING VEHICLES OR CONSTRUCTION EQUIPMENT TO TRAFFIC THE TRENCH SURFACE AND AT LEAST 48" OF COVER BEFORE USING A HYDROHAMMER FOR COMPACTION.

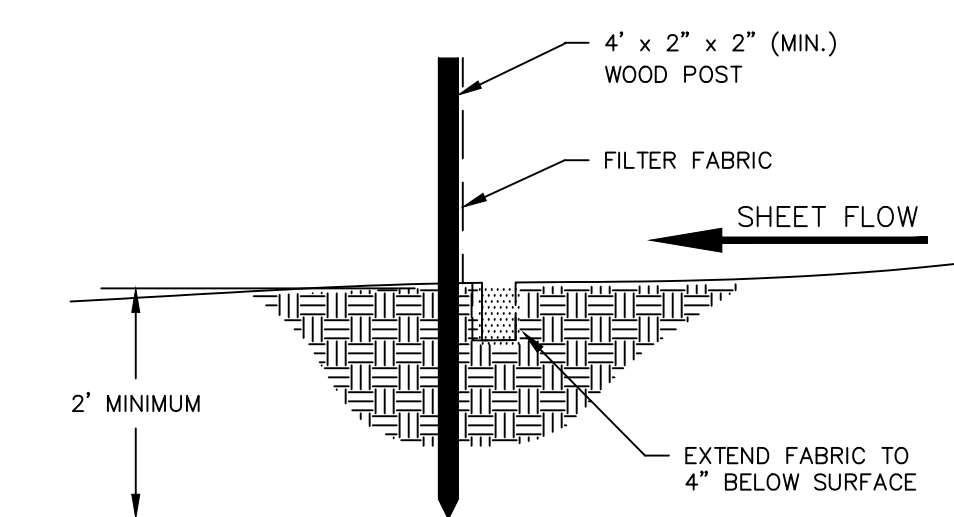
A9 PIPE BEDDING SPECIFICATIONS



A2 36" PRECAST STRUCTURE



15E SILT SOCK DETAIL



16B SILT FENCE DETAIL

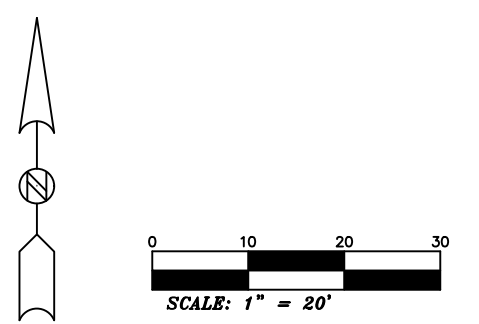
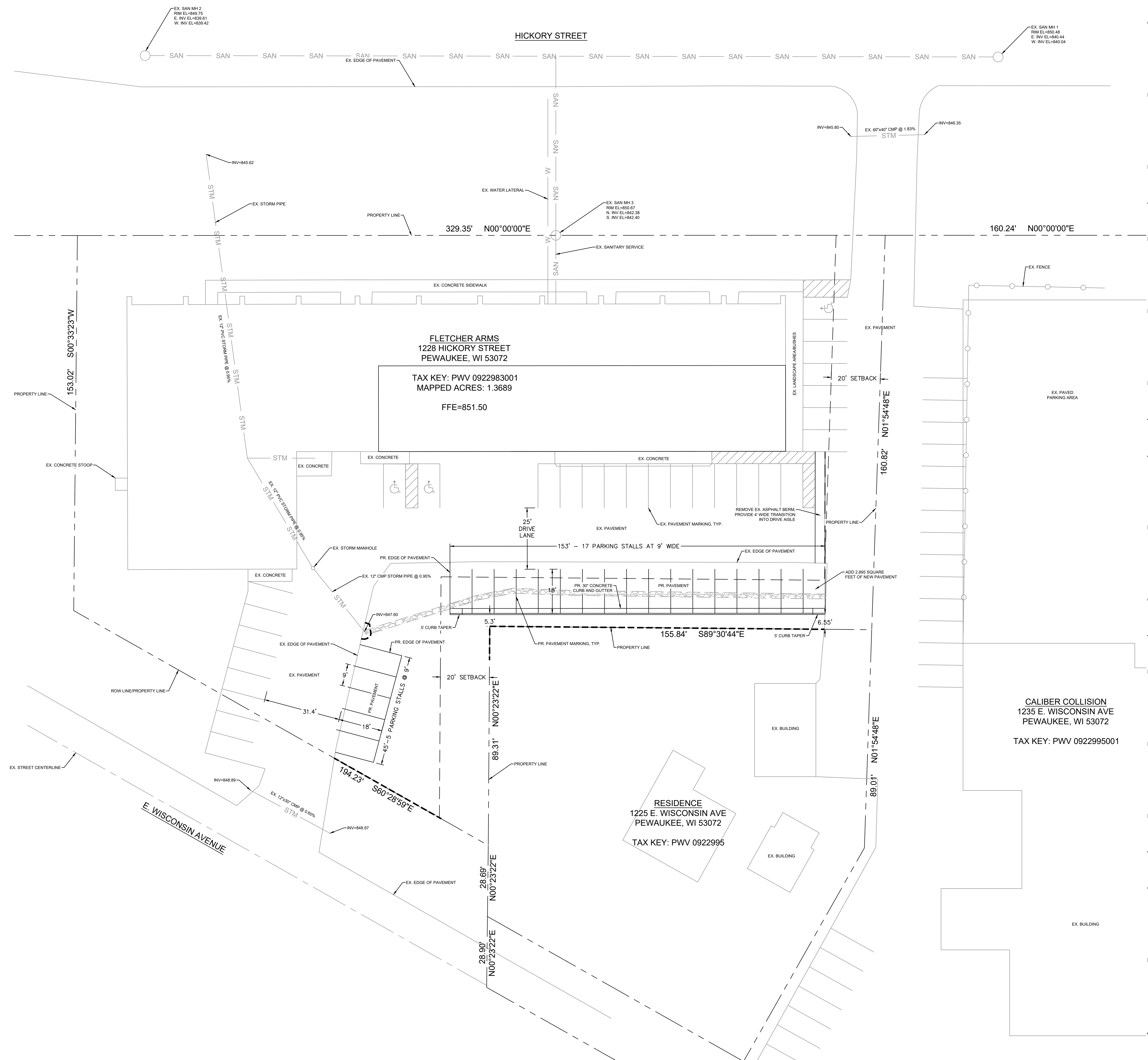
MARK	DATE	DESCRIPTION
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SITE PLAN NOTES

- THE ACCESS DRIVEWAYS OFF OF E WISCONSIN AVENUE AND HICKORY STREET SHALL BOTH BE UTILIZED AS CONSTRUCTION VEHICLE ACCESS TO THE SITE.
 - TOTAL PROPERTY AREA: 59,629 SF (1.3689 ACRES)
- EXISTING CONDITIONS**
 BUILDING: 19,522 SF
 ASPHALT PAVEMENT: 16,350 SF
 CONCRETE PAVEMENT: 2,133 SF
 LAWN/LANDSCAPE AREAS: 21,824 SF
 IMPERVIOUS AREA PERCENTAGE OF SITE: 63.7%
- PROPOSED CONDITIONS**
 BUILDING: 0 SF
 ASPHALT PAVEMENT: 3,897 SF
 CONCRETE PAVEMENT: 0 SF
 LAWN AND LANDSCAPE AREAS: REMOVE 3,047 SF
 TOTAL LAND DISTURBANCE: 7,153 SQUARE FEET (0.164 ACRES)
- CUMULATIVE AREA CALCULATION**
 BUILDING: 19,522 SF
 ASPHALT PAVEMENT: 20,167 SF
 CONCRETE PAVEMENT: 2,133 SF
 LAWN/LANDSCAPE AREAS: 17,807 SF
 IMPERVIOUS AREA PERCENTAGE OF SITE: 70.1%

LINES AND SYMBOLS LEGEND

- STREET CENTERLINE
- EXISTING CONTOUR LINE
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING UNDERGROUND FIBER LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING WATER MAIN/SERVICE LINE
- EXISTING SANITARY MANHOLE STRUCTURE
- EXISTING PROPERTY LINE
- EXISTING WATER HYDRANT
- EXISTING WATER VALVE
- EXISTING ELECTRICAL POLE
- EXISTING LIGHT POLE
- EXISTING CONTROL POINT



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REVIEW DOCUMENTS FOR
FLETCHER ARMS
PARKING LOT IMPROVEMENTS
 VILLAGE OF PEWAUKEE, WISCONSIN

DD FILE NO. 4247
 JOB NO. 4247
 ISSUE DATE 4-5-23
 DESIGNED BY
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SHEET CONTENTS
PROPOSED SITE PLAN

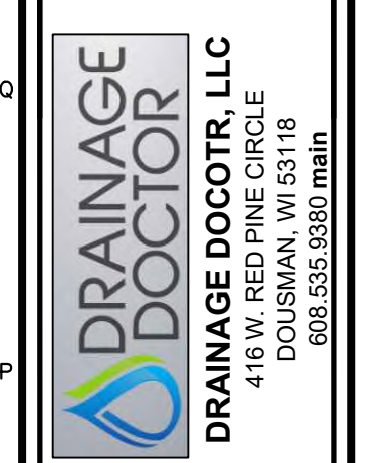
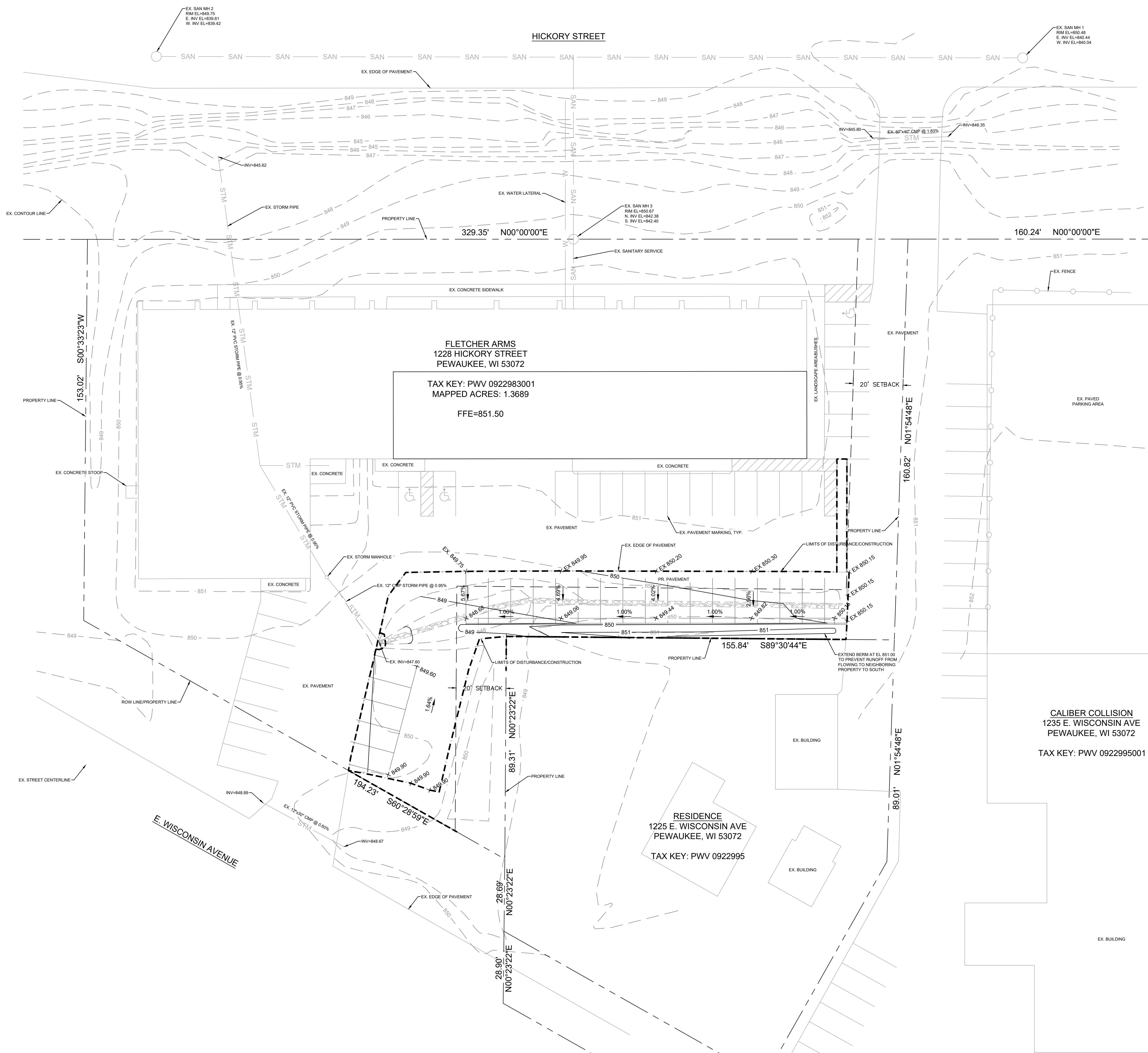
C2

GRADING PLAN NOTES

1. CONTOUR LINES SHALL BE CONSIDERED APPROXIMATE. SPOT GRADES SHALL BE USED FOR EXACT PROPOSED ELEVATIONS.
2. CONTRACTOR SHALL CONFIRM EXISTING SPOT GRADES PRIOR TO START OF CONSTRUCTION.
3. LIMITS OF DISTURBANCE AND CONSTRUCTION ARE AS SHOWN ON THIS SHEET. TOTAL LAND DISTURBANCE WILL BE 7,335 SQUARE FEET (0.168 ACRES).

LINES AND SYMBOLS LEGEND

	STREET CENTERLINE
	EXISTING CONTOUR LINE
	EXISTING UNDERGROUND ELECTRICAL LINE
	EXISTING FENCE LINE
	EXISTING UNDERGROUND FIBER LINE
	EXISTING UNDERGROUND GAS LINE
	EXISTING EDGE OF GRAVEL
	EXISTING OVERHEAD ELECTRICAL LINE
	EXISTING PROPERTY LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING WATER MAIN/SERVICE LINE
	EXISTING SANITARY MANHOLE STRUCTURE
	EXISTING PROPERTY LINE
	EXISTING WATER HYDRANT
	EXISTING WATER VALVE
	EXISTING ELECTRICAL POLE
	EXISTING LIGHT POLE
	EXISTING CONTROL POINT



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PARKING LOT IMPROVEMENTS**
VILLAGE OF PEWAUKEE, WISCONSIN

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SHEET CONTENTS
PROPOSED GRADING PLAN

C3

EROSION CONTROL PLAN NOTES

- SEE SHEET C1 FOR ALL TOPOGRAPHIC AND SURVEYING NOTES FOR THIS PROJECT.
- CONTRACTOR SHALL COORDINATE WITH DIGGER'S HOTLINE PRIOR TO START OF CONSTRUCTION TO DETERMINE LOCATION OF PRIVATE AND PUBLIC UTILITIES.
- ALL EROSION CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.
- IF NECESSARY, DEWATERING OPERATIONS SHALL UTILIZE APPROPRIATE CONTROLS SUCH THAT THE PUMPED WATER HAS NO LARGER THAN THE 100 MICRON PARTICLE.
- ALL CONSTRUCTION WASTE SHALL BE APPROPRIATELY DISPOSED OF OFFSITE.
- A TRACKING PAD SHALL BE PLACED AT THE POINT OF ENTRY/EXIT TO THE SITE TO REMOVE ANY SEDIMENT FROM TRACKING ONTO PUBLIC ROADWAYS. TO THE MAXIMUM EXTENT PRACTICAL, SEDIMENT SHALL BE REMOVED FROM PUBLIC ROADWAYS BY MEANS OTHER THAN WASHING. PAD SHALL BE 12" THICK AND MADE OUT OF 3" CLEAR STONE.
- ALL NEARBY STORMWATER INLETS SHALL BE PROTECTED WITH APPROVED INLET PROTECTION THROUGHOUT CONSTRUCTION.
- DISTURBED AREAS THAT HAVE BEEN INACTIVE FOR 10 DAYS OR MORE SHALL BE SEEDED, SODDED AND/OR COVERED WITH MULCH. SEEDING AND SODDING ARE ONLY ACCEPTABLE BETWEEN MAY 1 AND SEPTEMBER 15.
- ALL DIRT STORAGE PILES SHALL BE PROTECTED WITH SILT FENCE OR SILT SOCK.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH VILLAGE OF PEWAUKEE AND/OR WAUKESHA COUNTY REQUIREMENTS.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY VILLAGE OF PEWAUKEE OR WAUKESHA COUNTY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE, VEGETATION COVER IS ESTABLISHED AND APPROVED BY ENGINEER.
- ANY PROPOSED CHANGES TO THIS PLAN MUST BE SUBMITTED TO AND APPROVED BY WAUKESHA COUNTY AND/OR VILLAGE OF PEWAUKEE.
- ALL EROSION CONTROL MEASURES SHALL BE REMOVED, ONCE VEGETATION HAS BEEN ESTABLISHED.

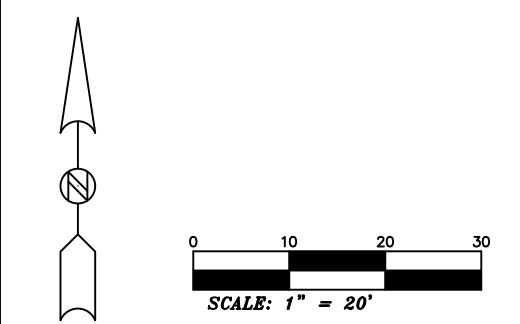
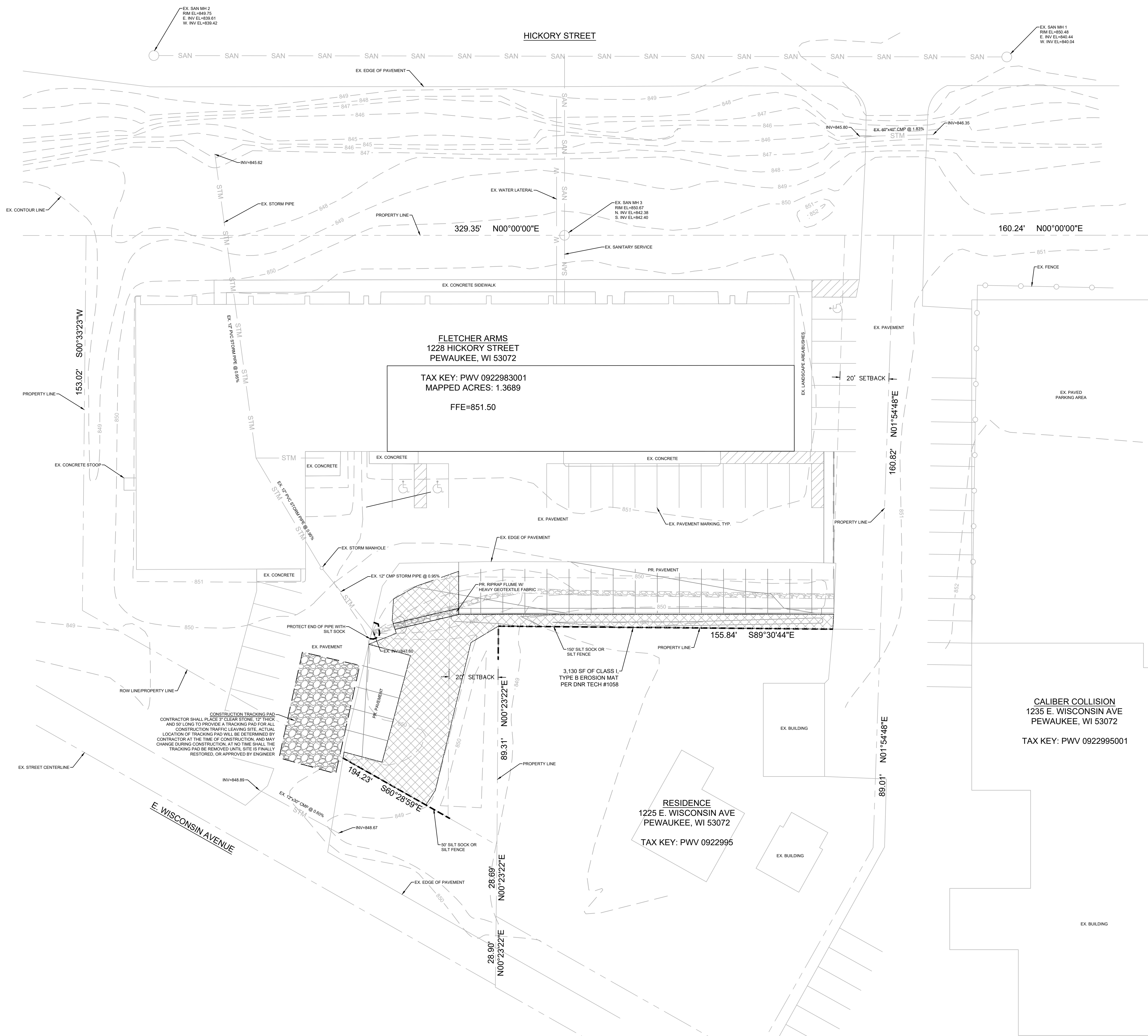
SEEDING RATES

PERMANENT: BETWEEN APRIL 15 AND SEPTEMBER 15 USE DOT 70 MIX AT 3.5 LB./1,000 S.F. FOR PLANTINGS BETWEEN NOVEMBER 1 AND SNOWFALL (DORMANT SEEDING) USE WISDOT 70 MIX AT 7.0 LB./1,000 S.F.

TEMPORARY: BETWEEN SEPTEMBER 15 AND NOVEMBER 1 USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS AND USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 S.F. FOR FALL PLANTINGS.

CONSTRUCTION SCHEDULE

DATE	ACTIVITY
JUNE 1, 2023 - JUNE 15, 2023	INSTALL EROSION CONTROL MEASURE, STRIP TOPSOIL, MASS GRADE AND EXCAVATE FOR PARKING LOT AREAS
JUNE 15, 2023 - JUNE 22, 2023	INSTALL STORM SEWER PIPING
JUNE 22, 2023 - JULY 15, 2023	PLACE AGGREGATE BASE AND PAVEMENT IN PARKING LOT AREAS
JULY 15, 2023 - AUGUST 1, 2023	FINISH GRADING SITE, AND FINAL RESTORATION WITH SEED AND EROSION MAT AS SPECIFIED



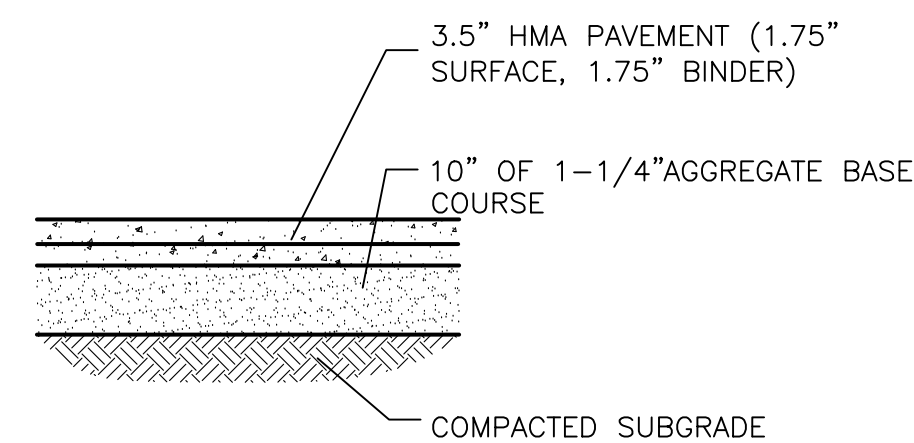
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 PARKING LOT IMPROVEMENTS**
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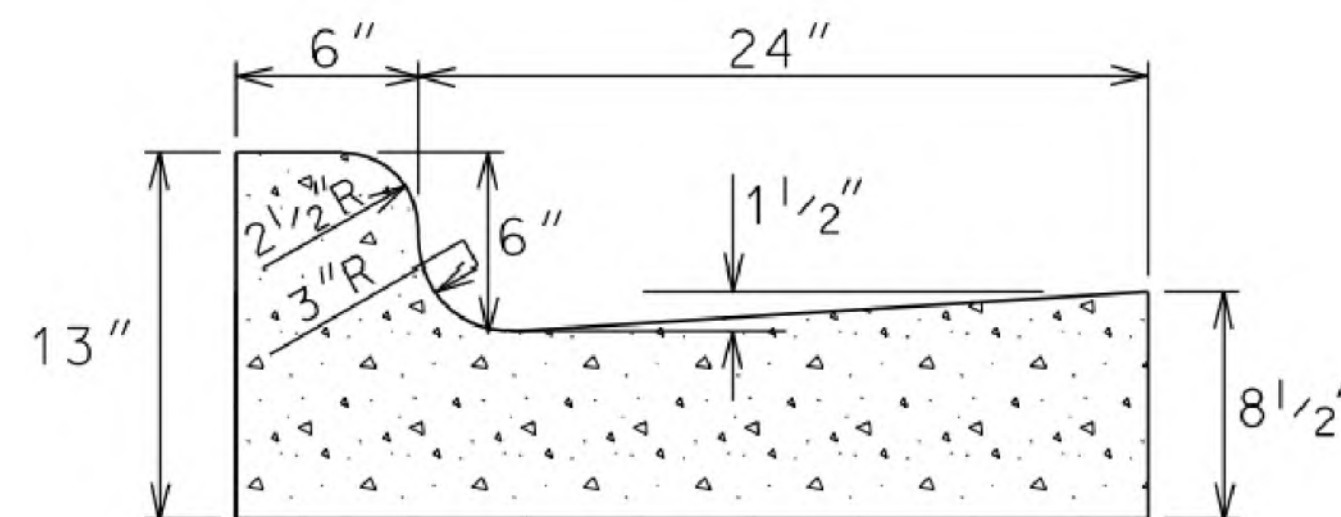
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 PROPOSED EROSION
 CONTROL PLAN

C4



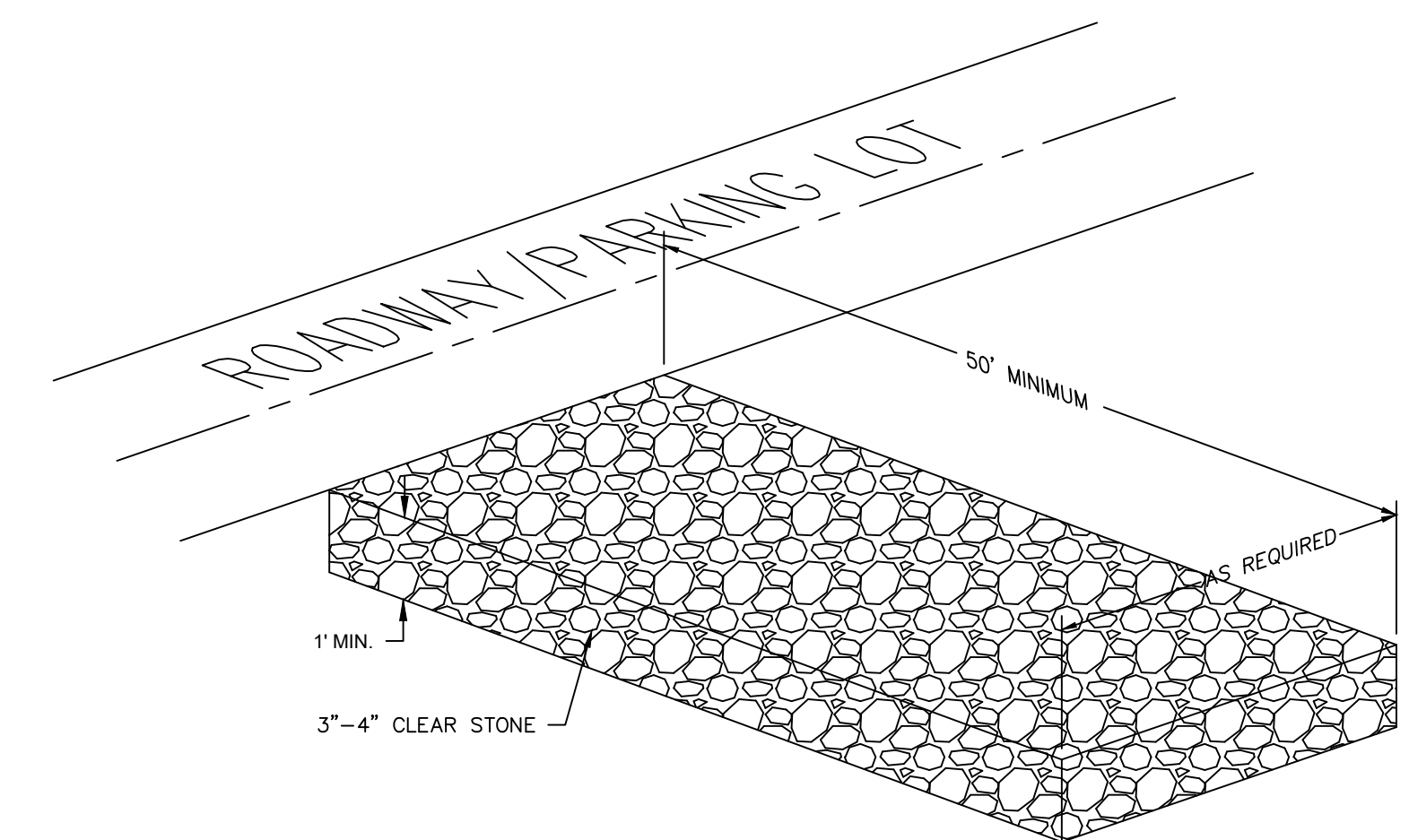
B2 STANDARD DUTY ASPHALTIC CONCRETE SECTION



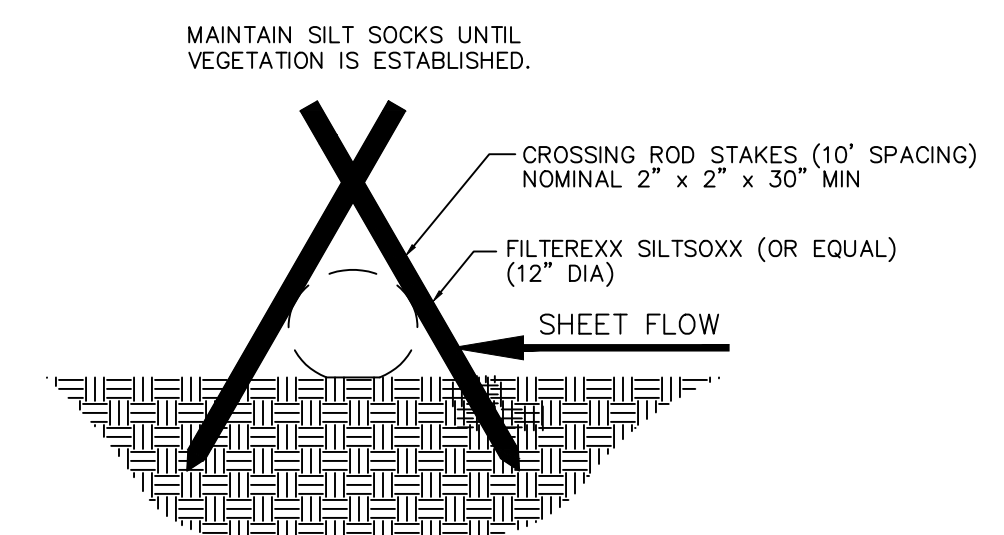
A8 STANDARD 30" CURB AND GUTTER

CURB AND GUTTER NOTES

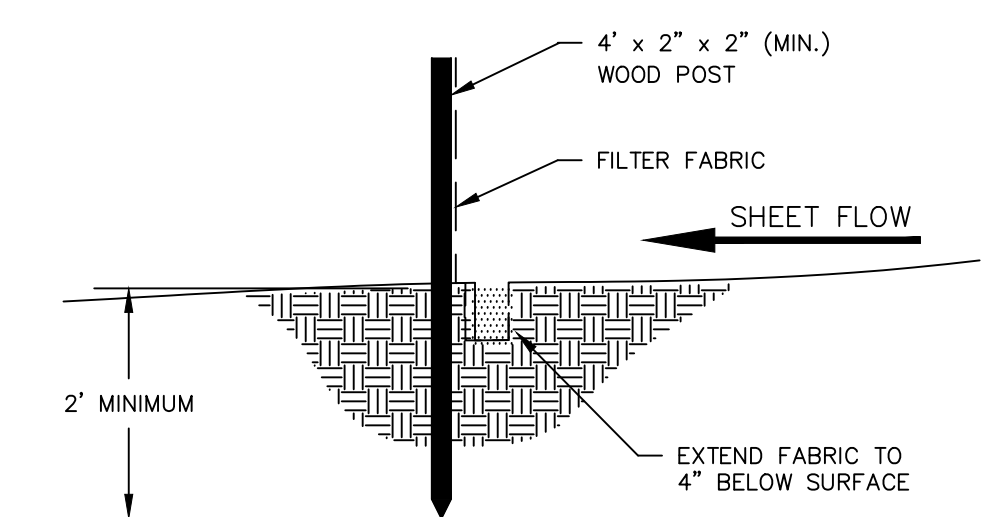
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.
3. IN ALL CASES, CONCRETE CURB AND GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.



16H STONE CONSTRUCTION ENTRANCE



16E SILT SOCK DETAIL



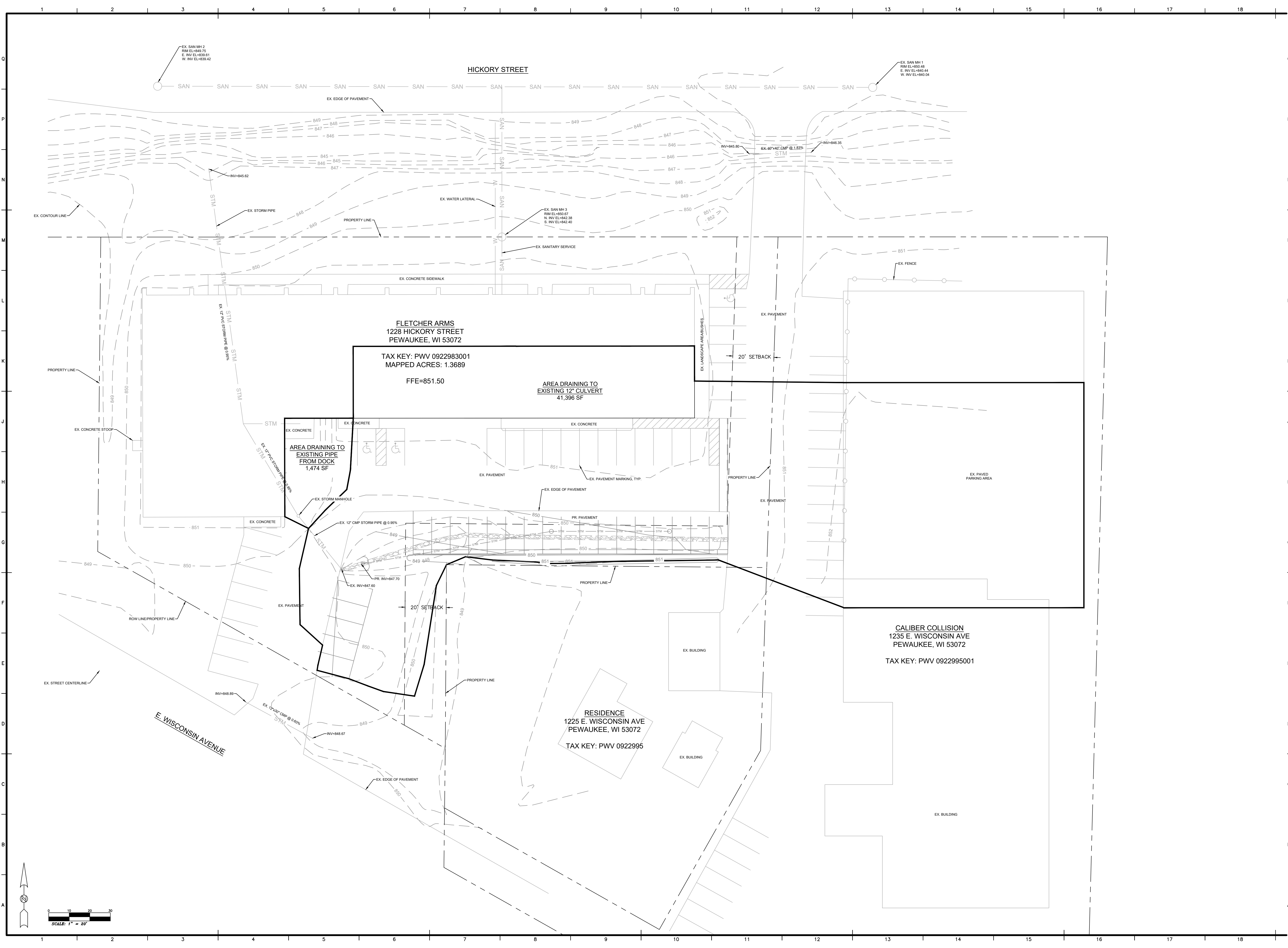
16B SILT FENCE DETAIL

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SHEET CONTENTS
 CONSTRUCTION DETAILS



EX. SAN MH 2
 RM EL=849.75
 E. INV EL=839.61
 W. INV EL=839.42

EX. SAN MH 1
 RM EL=850.48
 E. INV EL=840.44
 W. INV EL=840.04

HICKORY STREET

FLETCHER ARMS
 1228 HICKORY STREET
 PEWAUKEE, WI 53072

TAX KEY: PWV 0922983001
 MAPPED ACRES: 1.3689
 FFE=851.50

AREA DRAINING TO
 EXISTING 12" CULVERT
 41,396 SF

AREA DRAINING TO
 EXISTING PIPE
 FROM DOCK
 1,474 SF

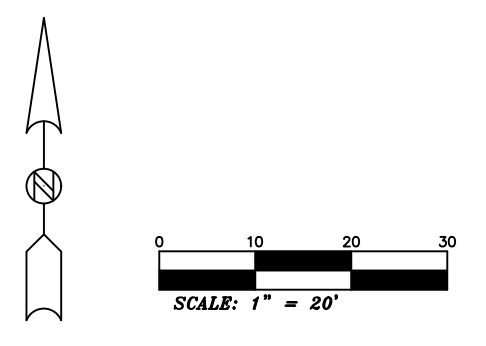
CALIBER COLLISION
 1235 E. WISCONSIN AVE
 PEWAUKEE, WI 53072

TAX KEY: PWV 0922995001

RESIDENCE
 1225 E. WISCONSIN AVE
 PEWAUKEE, WI 53072

TAX KEY: PWV 0922995

E. WISCONSIN AVENUE



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SHEET CONTENTS
 STORM SEWER DRAINAGE AREAS

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