



## PLAN COMMISSION AGENDA

June 9, 2022 – 7:00 pm  
Village Hall  
235 Hickory Street, Pewaukee, WI 53072

1. Call to Order and Roll Call
2. Public Hearings.
  - a. On a Conditional Use Grant request of property owner/applicant Steven Anderson to construct a carport addition to his principal residence with a setback from the Lake Street public right-of-way line of zero (0) feet where approximately 17.5 would be required by Code.
  - b. On a Conditional Use Grant request of applicant/business operator Mathaeus Christian Myga to operate a walk-up window service type restaurant, (i.e. Schnitzelbunker) at 145 Park Avenue. The owner of this .24-acre, B-2 Downtown Business District zoned property is Laimon Family Limited Partnership.
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 – May 12, 2022
5. Old Business.
  - a. Review and discussion regarding possible updates to the Village’s ‘Off-Street Parking Requirements’ as set forth in Chapter 40, Article VII, Division 2. of the Village Code.
6. New Business.
  - a. Conditional Use Grant request of property owner/applicant Steven Anderson to construct a carport addition to his principal residence with a setback from the Lake Street public right-of-way line of zero (0) feet where approximately 17.5 would be required by Code. This .13-acre property is located at 201 Park Avenue, and it is zoned R-5 (LO) Single-Family Residential with Lakefront Overlay District.
  - b. Conditional Use Grant request of applicant/business operator Mathaeus Christian Myga to operate a walk-up window service type restaurant, (i.e. Schnitzelbunker) at 145 Park Avenue. The owner of this .24-acre, B-2 Downtown Business District zoned property is Laimon Family Limited Partnership.
  - c. Review, discussion and possible action/recommendation to the Village Board regarding a proposed amendment to the rear yard requirements as set forth in the Residential Infill-Redevelopment Overlay District (i.e. Division 18.5 Section 40.367.7) pertaining to lots with rear yards abutting, principally, the rear yard of other newly platted lots and/or outlots within

the same development. The applicant is Cornerstone Development in c/o Joe Orendorf and John Wahlen, and Alan Peters of True Vine Development. This property is zoned Residential Infill-Redevelopment Overlay 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: June 3, 2022

**PLAN COMMISSION MINUTES**  
**May 12, 2022 – 7:00 pm**  
**Village Hall**  
**235 Hickory Street, Pewaukee, WI 53072**

**1. Call to Order and Roll Call**

President Knutson called the meeting to order at approximately 7:00 p.m.

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

Also present: Village Planner, Mary Censky; Village Attorney, Matt Gralinski; Village Clerk, Casandra Smith; Village Contracted Engineer, Tim Barbeau.

**2. Public Hearings**

a. On a Conditional Use Grant request to construct a multi-family building/use (i.e. a duplex) at 203 E. Wisconsin Avenue. The property owners/applicants are Joanne Koehler and Dwight Zoellner. The property is zoned B-2 Downtown Business District.

None.

b. On a Conditional Use grant request to construct a 141-Unit Housing for the Elderly project on 4.7 acres of vacant land located at the northwest corner of Swan Road and Hwy 164. The applicant is Aaron Matter d/b/a Matter X LLC. The property owner is BV-Pewaukee Ltd Partnership. The property is zoned B-3 Office and Service Business District with Housing for the Elderly Overlay.

None.

**3. Citizen Comments: None.**

**4. Approval of the Minutes**

**a. Regular Plan Commission Meeting – April 14, 2022**

Trustee Roberts motioned, seconded by Comm. Grabowski to approve the minutes of the April 14, 2022, Regular Plan Commission meeting as presented.

Motion carried 5-0-2; Member Mantz and Lange abstained.

**5. Old Business.**

a. Review and discussion regarding possible updates to the Village's 'Off-Street Parking Requirements' as set forth in Chapter 40, Article VII, Division 2. of the Village Code.

No information was presented.

**6. New Business.**

- a. **Review and Possible Action on a Conditional Use Grant request to construct a multi-family building/use (i.e. a duplex) at 203 E. Wisconsin Avenue. The property owners / applicants are Joanne Koehler and Dwight Zoellner. The property is zoned B-2 Downtown Business District.**

Planner Censky explained that this item was brought to the Plan Commission in December and approved with a different building layout but due to an easement not being applicable to access the rear facing garages, the applicant has revised their plan to what is in the packet. This is a duplex with front-loading garages with direct access off East Wisconsin Ave. Censky stated that the applicant will need to provide the offsets, setbacks, and green space calculations. This item will require Village Board approval and she advised that the Land Use and Zoning District be looked at to make the land use and zoning consistent on a future agenda. Engineer Barbeau stated that the new plans have two, two-car garages. This will remove 2-4 spaces for parking from the street. A single residential property has a standard driveway width of 25'. He asked for a determination regarding the water lateral and if the Plan Commission would like the owner to have 2 water laterals and 2 water meters or one combined. He also suggested that the sanitary and water laterals be placed before construction on East Wisconsin takes place. Discussion followed regarding the driveway width and if there should be two separate driveways or one larger drive.

**Trustee Roberts motioned, seconded by Comm. Mantz to Recommend approval to the Village Board as presented with the overall driveway not to exceed 50' wide, installation of two sanitary laterals and two water laterals, one of each for each unit, and the following Planner and Engineer recommendations:**

- 1) Prior to recording of the Conditional Use Grant, the applicant must provide to Village Staff and depict on the site plan, the calculations confirming the minimum open space standard of the B-2 District (i.e., 5%) is met within the developed lot;**
- 2) Prior to recording of the Conditional Use Grant, the applicant must provide to Village Staff and depict on the site plan, the actual and Code compliant front (minimum 15'), side and rear (both minimum 10') setbacks/offsets of the proposed new duplex to the lot lines.**
- 3) The applicant to secure an amendment to the Comprehensive Plan Land Use Plan Map Element changing the category of Land Use for this site from existing Single-Family Residential to proposed General Commercial prior to issuance of a building permit for the new duplex;**
- 4) Village Engineer review and approval of the development plan as to the direct driveway access to East Wisconsin including for instance, the specific location and dimensions thereof, and also as to grading, drainage and provision of utilities to the site.**
- 5) Submittal of a site grading, drainage and erosion control plan and subsequent Village Engineer approval of the plan prior to receiving a building permit.**
- 6) Completion of all underground work (sewer, water, electric, gas, etc.) that may affect E. Wisconsin Avenue shall be coordinated with the construction manager for the Village, Village Engineer, and Director of Public Works and be completed at a time that**

will not negatively affect the construction work on East Wisconsin Avenue. This work must be done prior to or during the Village's 2022 E. Wisconsin Avenue construction project.

Motion carried 7-0.

- b. **Review and Possible Action on a Conditional Use grant request to construct a 141-Unit Housing for the Elderly project on 4.7 acres of vacant land located at the Northwest corner of Swan Road and Hwy 164. The applicant is Aaron Matter d/b/a Matter X LLC. The property owner is BV-Pewaukee Ltd Partnership. The property is zoned B-3 Office and Service Business District with Housing for the Elderly Overlay.**

Planner Censky stated that the applicant is proposing a Conditional Use Grant to construct a 141-unit housing for the elderly project with 71 independent living units, 16 memory care units, and 53 assisted living units. As described in the Planners memo, the only requests that are not specifically Code compliant but which the Planning Commission does have authority to waive/modify are:

- As to this proposal specifically, 150% of permitted density = 141. Proposed total units = 141 (i.e., compliant subject to Planning Commission approval).
- Maximum Permitted Number of Independent Living Units = 50% of total units. As to this proposal specifically, 50% of total units = 70.5. Proposed independent living units = 71 (i.e., ?compliant).
- Maximum Building Height = 52 feet allowed in HEO District. Maximum Building Height = 55 feet allowed in B-3 District. Proposed = ~57.17 feet (i.e. non-compliant). The area above 55' is a decorative arch, it is not the height of the majority of the building.
- Minimum Building Setback from Street Right-of-Way/Front Property Lines = 50 feet. Proposed = Exceptions proposed along Hwy. 164, Plan Commission can grant a waiver or modify this setback.
- Plantings meet and exceed code standards but the street tree caliper doesn't meet the minimum code requirement of 2.5" at one foot above grade.

The building calls for four occupied stories above grade with below-grade parking, up to 74 cars. The site provides 62 on-site parking spaces. The Village doesn't have standards for inside/underground parking at this time. The lighting fixtures are generally compliant with some decorative fixtures that are not fully cutoff but those are fairly low output. The area along Swan Road at the entrance exceeds .5 footcandles but because that is at the main entrance and exit the Planner is not as concerned.

Engineer Barbeau explained that a stormwater pond will be located in the northwest corner of the site and the discharge will be to an existing storm sewer extending to STH 164. Currently, there are hydrants on Swan Road and STH 164 from the City of Pewaukee's water system, he advises that the applicant ensure

that the City is on board with the project. The traffic engineer at raSmith did not find it necessary to put in bypass lanes but noted that the entrance and exit be clearly marked.

Trustee Roberts stated that the height is only for a decorative arch and therefore he doesn't see that as a problem. Comm. Grabowski stated this is a great fit. Comm. Hoff expressed her concerns regarding the size and the added use to the fire department. Comm. Belt expressed his concern for EMS and fire services. Trustee Roberts reminded the Commission that due to Act 67, 2017 there are limitations on what basis the Plan Commission can deny. Comm. Mantz expressed that she doesn't believe there will be traffic problems as this is not a high-traffic type of use. She asked that the exteriors be further broken up with some decorative stone or something similar. Discussion followed on specific requirements.

**Trustee Roberts motioned, seconded by Comm. Grabowski to approve the Conditional Use Grant to construct a 141-Unit Housing for the Elderly at the Northwest corner of Swan Road and Hwy 164 as presented, allowing the max building height to exceed standards due to the decorative arch, building setbacks as presented including along Hwy 164, allow for 141 units with 71 units being independent living, allow staff to review details on tree and building material/architectural details which will be brought back to the Plan Commission only if inconsistent with this renderings imagery in addition to the following conditions:**

- 1) Fire Department review and approval as to the serviceable of this project from a public safety standpoint;**
- 2) Village Engineer review and approval of all grading, drainage, stormwater management, erosion control, street access, and utility plans offered in support of this project prior to issuance of any permit to begin site preparation and/or construction work on this site;**
- 3) Village Staff review and approval of HVAC location and screening plans when the locations and fixtures have been settled upon by the developer and prior to placing the HVAC at the site;**
- 4) Village Staff review and approval of the detailed schedule of building materials and colors;**
- 5) Planning Commission express acknowledgement as to the specific areas where exception from the Code standards is approved (see above in the motion).**
- 6) Resolution of all engineering review comments related to the stormwater management plan and site development plans provided to the developer's engineer dated May 3, 2022.**
- 7) Determination of where the sanitary sewer and water service laterals change from public to private and determination of where a water meter needs to be located.**

**Motion carried 5-2; Comm. Hoff and Belt voting nay.**

- c. Review, discussion and consultative feedback to the applicant regarding possible modifications to the rear yard requirements as set forth in the Residential Infill-Redevelopment Overlay District pertaining to lots with rear**

**yards that abut, entirely, the rear yard of other newly platted lots and/or outlots within the same development. The applicant is Cornerstone Development in c/o Joe Orendorf and John Wahlen, and Alan Peters of True Vine Development. This property is zoned Residential Infill-Redevelopment Overlay District.**

Planner Censky stated that this was brought to the Plan Commission last month where 13 lots were asked for consideration to amend the ordinance to permit a reduction for rear yard requirements for decks on certain lots in the Residential Infill-Redevelopment District. Censky read the current and proposed update language. Discussion followed regarding the proposed language. Joe Orendorf @ W282N4227 Sommerset Ln, Pewaukee, a representative with Cornerstone Development stated that one property abuts, slightly, a currently existing property external to this new development, sharing a lot line of about 5' on one section and asked for clarification on that based on the proposed language not allowing for such. The direction given by the Commission was to include a percentage that was less than "the entirety" but not too lenient.

- d. **Review, discussion, and possible approval of a Sign Code Waiver request for Dollar Tree, in c/o Bob Kraus of Bauer Sign, to place a 57.39 square foot tenant wall sign on the main entry/south facing façade of their tenant space in the building at 690 Westfield Way where 30 square feet maximum is set forth by Code. The property owner is 690 Westfield Way LLC. This property is zoned B-1 Community Business District.**

Planner Censky explained that this property has been looked at before for sign waivers due to the substantial building offset from Capitol Drive. The allowable sign size according to the Code is 30 sq.ft and the applicant is proposing a 57 sq.ft. sign so that it is visible from Capitol Drive. It was noted that the sign fits sensibly, in terms of scale, within the section of building wall it's proposed to be fastened to.

**Trustee Roberts motioned, seconded by Comm. Grabowski to approve the sign code waiver for Dollar Tree at 690 Westfield Way as presented due to the building setback from Capitol Drive.**

**Motion carried 7-0.**

**7. Citizen Comments – None.**

#### **8. Adjournment**

**Trustee Roberts motioned, seconded by Comm. Mantz to adjourn the May 12, 2022, Regular Plan Commission meeting at approximately 8:34 p.m.**

**Motion carried 7-0.**

Respectfully submitted,

Cassandra Smith  
Village Clerk

## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: June 9, 2022

### General Information:

Agenda Item: **5.a.**

Applicant:

N/A

Status of Applicant:

Village initiated item

Requested Action:

Review and general discussion regarding the Village's parking requirements for all business zoning districts as it relates to the apparent decline in brick-and-mortar retail shopping and the continuing practice of working remotely-away from brick-and-mortar office environments. Of particular interest is the potential for excessive parking allocations displacing underutilized otherwise useable/developable space in the Village's business areas.

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### Discussion:

The Planner will provide an update on the status of locally based research about this topic.



## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: June 9, 2022

### General Information:

Agenda Item: **6.a.**

Applicant/Property Owner:

Steven Anderson

Requested Action:

Conditional Use Grant approval to construct an attached carport addition to the house with lesser setback than required by Code.

Current Zoning:

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

Current Master Plan Classification:

Single-Family Residential

Surrounding Zoning/Land Use:

North: Pewaukee Lake  
South: R-5 Single-Family Detached Residential  
East: B-2 Downtown Business District  
West: R-5 Single-Family Detached Residential w/ (LO)

Project Area:

~.13 acres

Property Location:

201 Park Avenue

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### Discussion:

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

The applicant seeks to add an attached carport/supported overhang to the existing attached garage on this property covering the passage between the garage and house. The applicants written application and stated verbal intent/preference call for a zero-foot setback. A map included with the packet depicts a small space/distance (~1 foot) between the corner of the proposed new carport and the edge of the Lake Street right-of-way. This lot is legal nonconforming as to lot size (i.e. minimum 10,500 sq. ft.).

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

- Front setback 35 ft. required (or per permitted existing)/zero (0) ft. proposed

The design of the carport is proposed to be consistent, in terms of materials, colors, and flatroof design, to the principal residence structure (which colors, materials, and design are in the process of being changed by a more comprehensive remodeling project).

**Recommendation:**

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

- 1) If the flat metal roof of the carport will be visible from the surrounding view, the color of the flat metal roof shall match the color of the shingles/roofing of the principal residence structure it is attached to; and
- 2) Recording of the Conditional Use Grant prior to issuance of a building permit for the new house with attached garage.

Google Maps 201 Park Ave



Image capture: Oct 2021 © 2022 Google

Pewaukee, Wisconsin

Google

Street View - Oct 2021

<https://www.google.com/maps/@43.0818237,-88.2644825,3a,52.4y,260.66h,94.82t/data=!3m6!1e1!3m4!1sv5nA6WGKSfKyW1062OQnwl2e0l7i16384i8i8192>

Google Maps 201 Lake St



Image capture: Sep 2018 © 2022 Google

Pewaukee, Wisconsin

Google

Street View - Sep 2018

[https://www.google.com/maps/@43.0815869,-88.2644184,3a,43.5y,304.63h,89.45t/data=!3m6!1e1!3m4!1sz\\_aZ3bJBGZAdiDZrqKEhRw!2e0!7i13312!8i6656](https://www.google.com/maps/@43.0815869,-88.2644184,3a,43.5y,304.63h,89.45t/data=!3m6!1e1!3m4!1sz_aZ3bJBGZAdiDZrqKEhRw!2e0!7i13312!8i6656)



0 47.80 Feet

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**Notes:**

Printed: 6/2/2022





**Conditional Use Grant  
Application Form**

Address/Parcel No. of Property Involved: 201 Park Ave Tax Key PWV0899207

Zoning of Property: Single Family Residential

Current Owner of Property: Steven Anderson

Applicant - Name: Steven Anderson

Address: 201 Park Ave. Pewaukee

Phone: 262-894-0694

Fax: \_\_\_\_\_

Email: SteveA@IAANetwork.com

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

Requesting approval for a car port / supported overhang to be added to existing home and garage to the extent that it does not cross the property line.

Provide detailed information with your application that addresses the following:

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

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

Signature of Property Owner as listed on this Application:



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

Signature of Applicant (if different than Owner):

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

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



**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**

Steven Anderson  
Name of Company and/or Individual

201 Park Ave Pewaukee Wi 53072  
Street City State Zip

Phone: 261-811-0694 Fax: \_\_\_\_\_ E-Mail: Steve.A@IAANetwork.com

[Signature] 5/16/22  
Signature of Applicant & Date

[Signature] 5/16/22  
Signature of Property Owner & Date

\_\_\_\_\_  
Village Official Accepting Form & Date

SEND ALL PROFESSIONAL SERVICES INVOICES TO:  
(Check One)

Property Owner

Applicant



EXIST. REAR ELEVATION

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



EXIST. FRONT ELEVATION

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

- EXTERIOR MATERIAL NOTES:**
- NOT ALL METAL FLASHING OVER ALL HORIZONTAL TRIM BOARDS
  - HORIZONTAL SIDING TO BE 1/2" SHIP-LAP OR 1/4" SHIP-LAP W/ 1/4" SHIP-LAP
  - ALL VERTICAL SIDING TO BE 1" x 8" SHIP-LAP
  - ALL TRIM SIDING TO BE 1/2" SHIP-LAP
  - ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES
  - ALL DOWNS SYSTEMS TO BE GLASS PANEL DOWNS SYSTEM
  - ALL SOFFITS TO BE COMPOSITE PANEL W/ EXH. VENTS
  - ALL EXTERIOR DOORING TO BE COMPOSITE
  - ALL GUTTERS TO BE SEAMLESS ALUMINUM



Proposed REAR ELEVATION

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



PROPOSED FRONT ELEVATION

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

VILLAGE OF PEWaukee PLAN COMMISSION SUBMITTAL 5/7/22

OWNER & PROJECT LOCATION  
 MR. STEVE ANDERSON  
 23 PAX AVENUE  
 PEWaukee, WI 53072

DESIGNED BY  
 ARCHITECTURAL  
 SERVICES  
 www.architecturalservices.com

COMPLETION DATE  
 NOT COMPLETE AS YET

REVISIONS

DRAWN BY  
 AL JV

CHECKED  
 E. TOM

PHS 187 - 1151

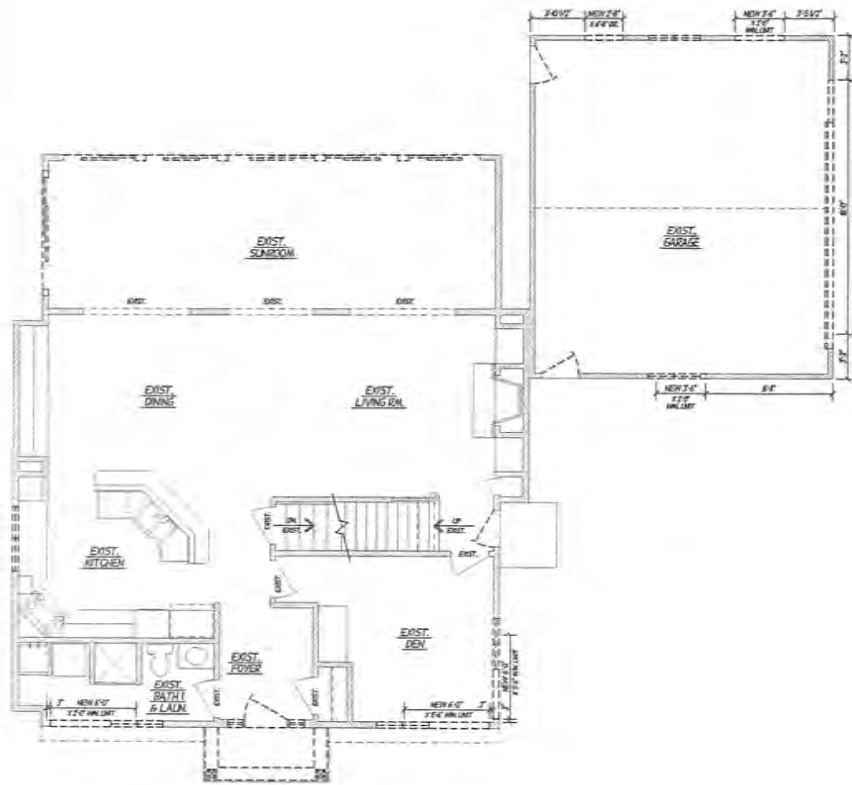
**AD'S**  
 ARCHITECTURAL  
 SERVICES  
 130 NORTH DAWG FLYE RD STE 341  
 BIRDSFIELD, WI 53005

JOB NUMBER  
 169122-D

SHEET NO.  
 1 OF 6



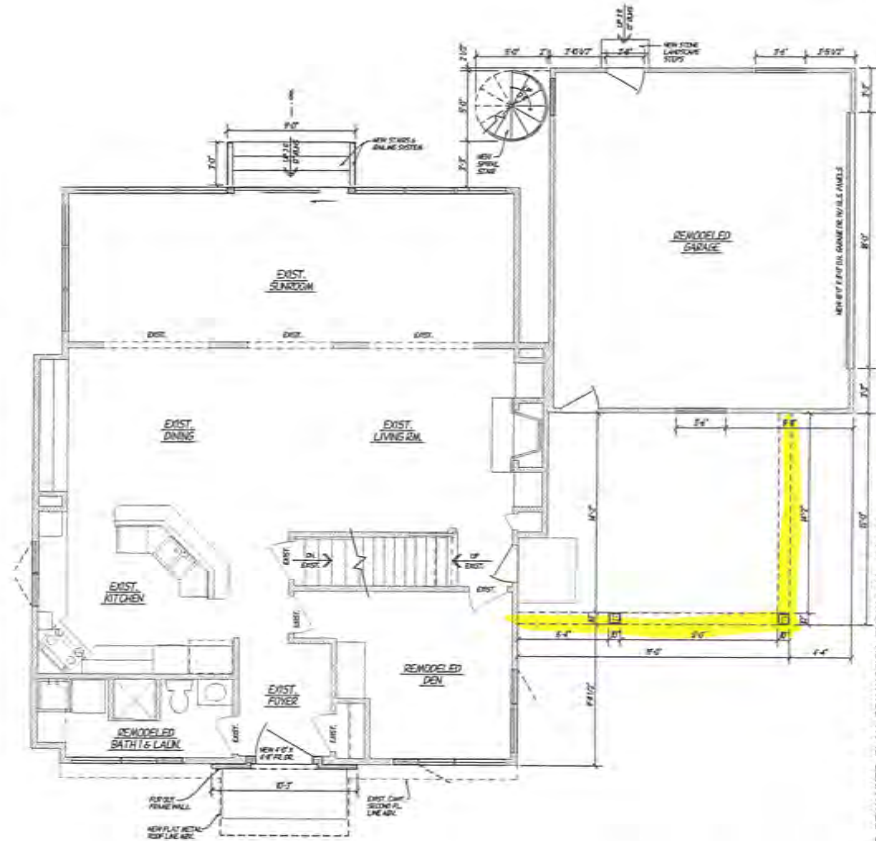




**FIRST FLOOR DEMO PLAN**

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

- WALL HATCH LEGEND:**
- EXIST. FRAME WALLS
  - EXIST. WALLS W/HS & PLS TO BE REMOVED



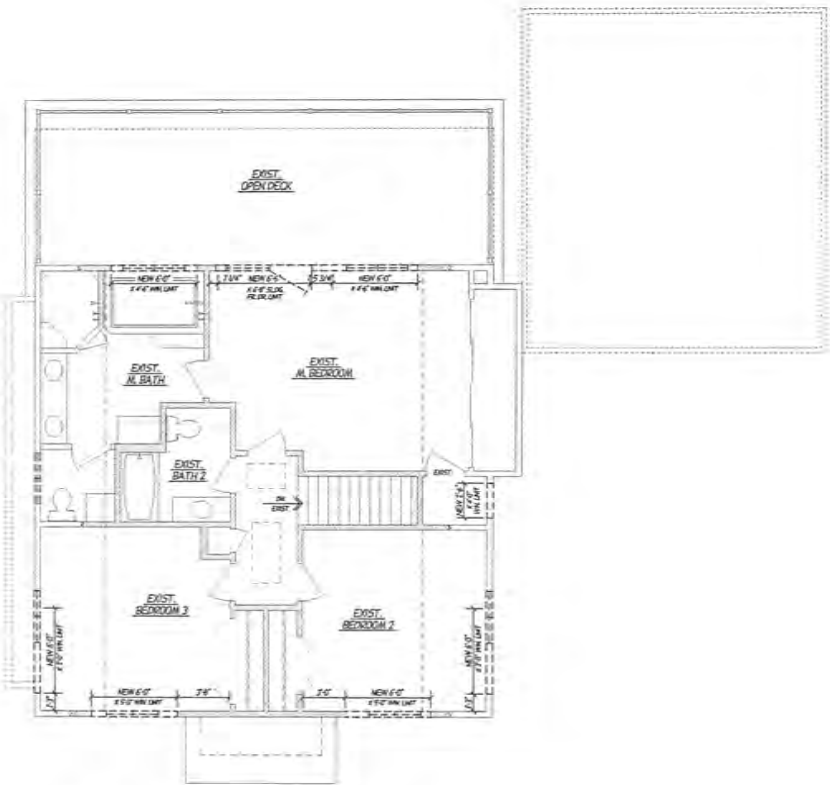
**PROPOSED FIRST FL. PLAN**

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

- WALL HATCH LEGEND:**
- EXIST. FRAME WALLS
  - NEW FRAME WALLS

- NOTES:**
- ALL DIMENSIONS ARE +/- FIELD VERIFY & ADJUST AS REQUIRED
  - ALL HATCH DIMENSIONS REFER TO FINISH WALL SIZES
  - DIM. NOTES
  - ALL FINISHES & DETAILS TO BE AS SHOWN & MATCH EXIST.
  - ALL WINDOW HIGHLIGHTS INDICATE WINDOW FINISH SIZE IN INCHES +/- IF 60 MIN. NET. (MATCH EXIST.)
  - ALL WALL & DOOR HATCHES ARE 1/4" HATCH EXIST.
  - ALL INTERIOR DETAILS TO MATCH EXIST.

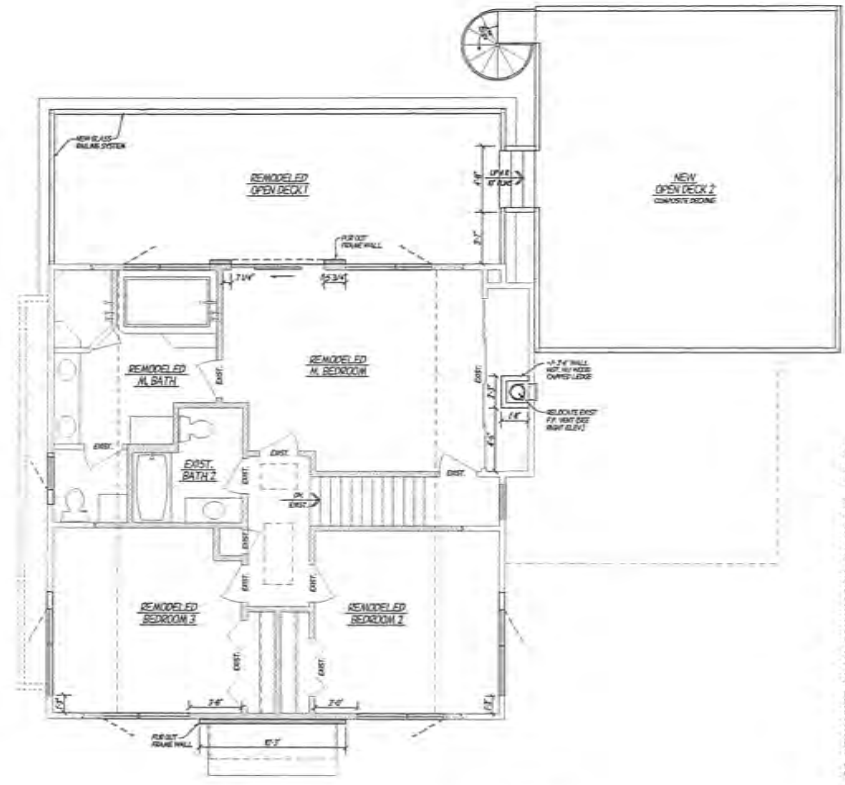
VILLAGE OF PEWaukee PLAN COMMISSION SUBMITTAL S/17/22  
 DESIGNED BY: ARCHITECTURAL DEVELOPMENT SERVICE INC.  
 DRAWN BY: R. TOM  
 CHECKED: C. R. TOM  
 COMPLETION DATE: NOT COMPLETE AS YET  
 REVISIONS:  
 OWNER & PROJECT LOCATION:  
 MR. STEVE ANDERSON  
 20 PARK AVENUE  
 PEWaukee, WI 53072  
 BUILDER:  
 AD'S ARCHITECTURAL DEVELOPMENT SERVICE INC.  
 169722-D  
 SHEET NO. 3 OF 6  
 10/12/22



**SECOND FLOOR DEMO PLAN**

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

- WALL HATCH LEGEND:**
- EXIST. FRAME WALLS
  - EXIST. WALLS W/SG & GRS TO BE DEMO'D



**PROPOSED SECOND FL. PLAN**

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

- WALL HATCH LEGEND:**
- EXIST. FRAME WALLS
  - NEW FRAME WALLS

**NOTES:**

- ALL DIMENSIONS ARE +/-, FIELD VERIFY & ADJUST AS NEEDED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
- **WIN. NOTES:**
  - ALL WINDOWS & DOORS TO BE KICKLE & KICKLE
  - ALL WINDOW SIZES INDICATE APPROX. FRAME SIZE IN INCHES (1/4" & 3/8" MIN. NET. MATCH EXIST.)
  - ALL MIN. & MAX. DO. NETS. NET +/- MATCH EXIST.)
- ALL INTERIOR DETAILS TO MATCH EXIST.

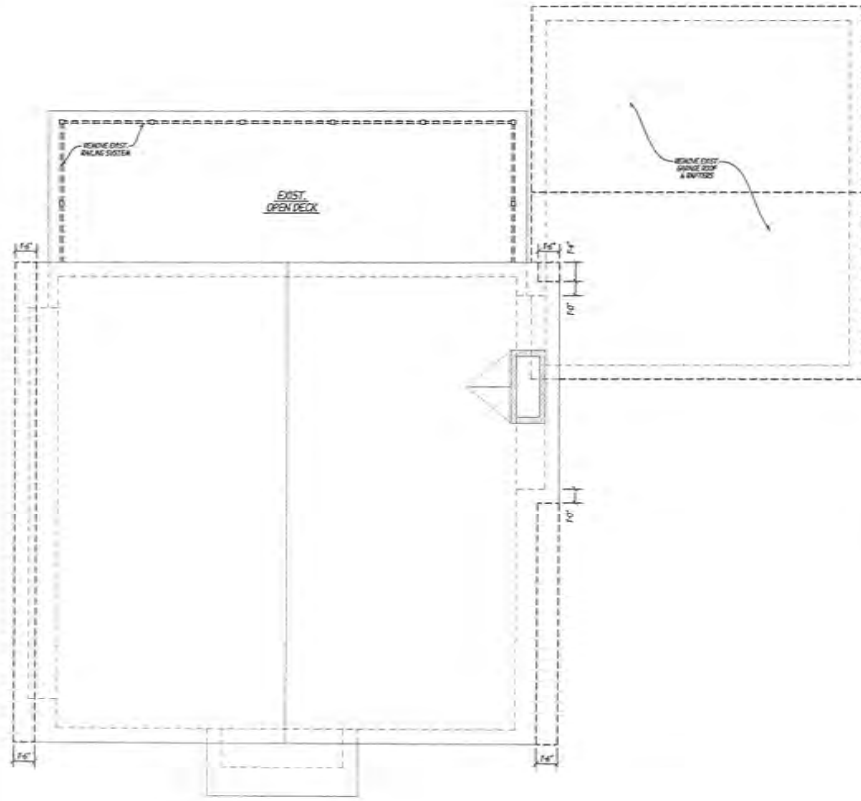
VILLAGE OF PEVALLEE PLAN COMMISSION SUBMITTAL 5/17/22

|                                                                                                                                        |                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <p><b>OWNER &amp; PROJECT LOCATION</b><br/>         MR. STEVE ANDERSON<br/>         24 PARK AVENUE<br/>         PEVALLEE, WI 53072</p> | <p><b>COMPLETION DATE</b><br/>         NOT COMPLETE AS YET</p> <p><b>REVISIONS</b></p> |
| <p><b>DESIGNED BY</b><br/>         R. DIM</p> <p><b>DRAWN BY</b><br/>         R. DIM</p>                                               | <p><b>DATE</b><br/>         5/17/22</p> <p><b>SCALE</b><br/>         1/4"=1'-0"</p>    |

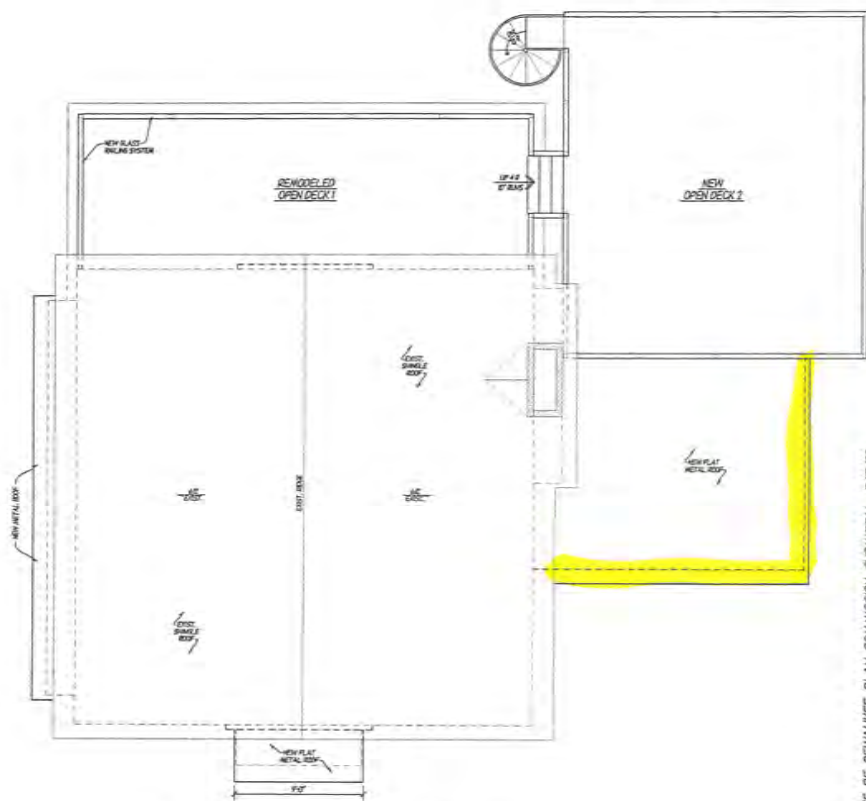
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 www.architecturaldevelopment.com  
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 BROOKFIELD, WI 53005  
 TEL: 262.781.1341

**BUILDER:**

**JOB NUMBER:** 169122-D  
**SHEET NO.:** 4 OF 6



**ROOF DEMO PLAN**  
SCALE: 1/4"=1'-0"

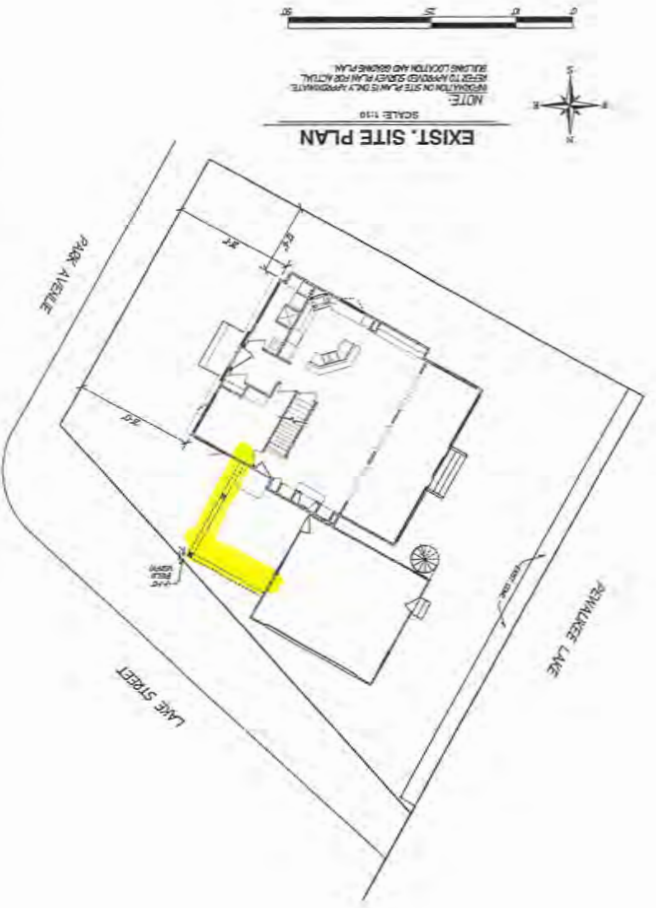


**PROPOSED ROOF PLAN**  
SCALE: 1/4"=1'-0"

VILLAGE OF PEWAUKEE PLAN COMMISSION SUBMITTAL 5/7/22

|                                                                                                                                                                |                                                                                                         |                                                                                                                         |                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <p><b>ADS</b><br/>ARCHITECTURAL<br/>DESIGN<br/>INC.<br/>www.architecturaldevelopmentsterior.com<br/>100 NORTH DUNN FLOOR RD STE 100<br/>PEWAUKEE, WI 53091</p> | <p>DESIGNED BY<br/><b>B. TOM</b></p> <p>DRAWN BY<br/><b>J. INC</b></p> <p>CHECKED<br/><b>R. TOM</b></p> | <p>COMPLETION DATE<br/><b>10/20/2022</b></p> <p>NOT COMPLETE AREA<br/><b>169122-D</b></p> <p>REVISIONS<br/><b>0</b></p> | <p>BUILDER<br/><b>MR. STEVE ANDERSON</b><br/>28 PARK AVENUE<br/>PEWAUKEE, WI 53091</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|

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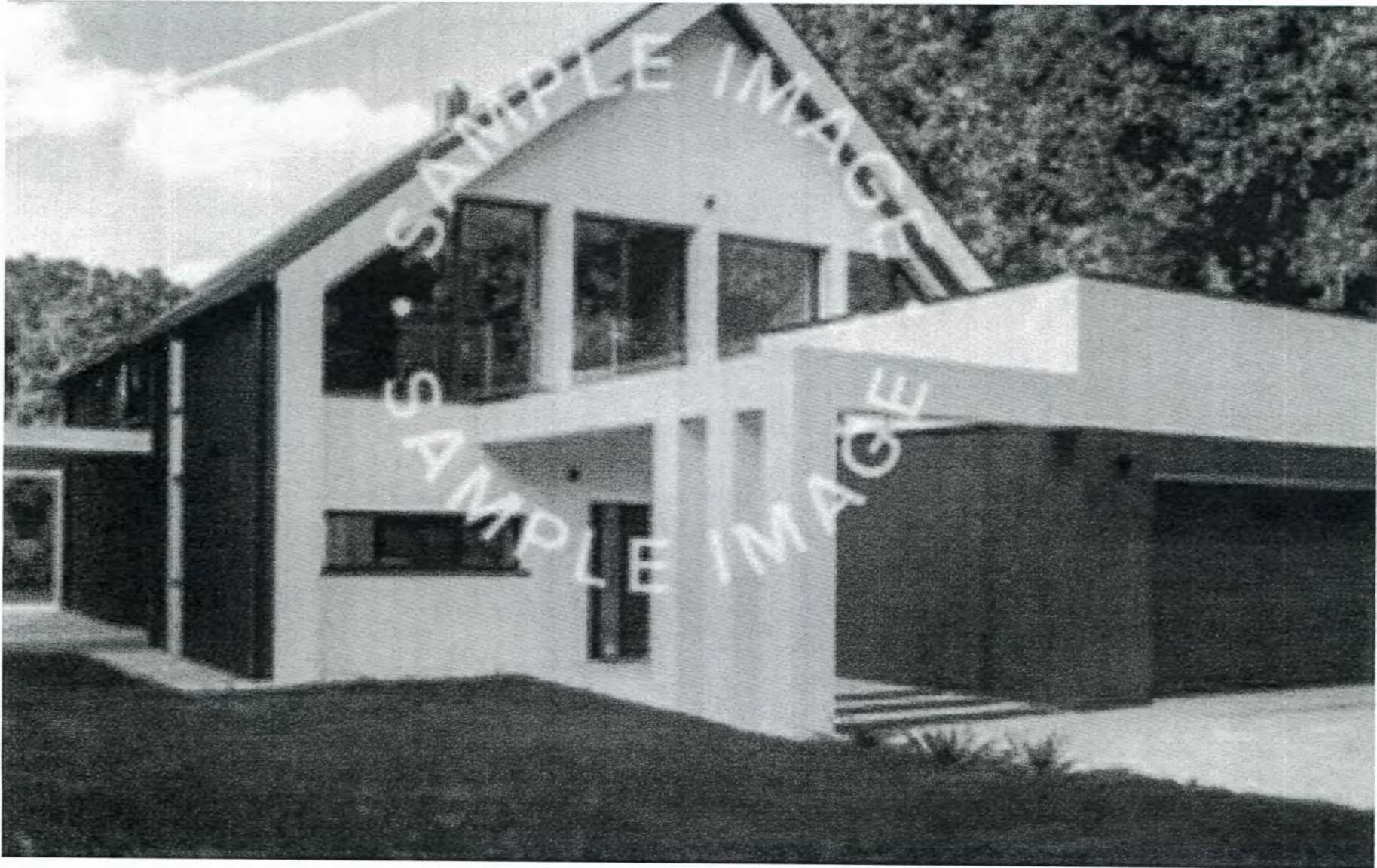


EXIST. SITE PLAN  
SCALE: 1"=10'

Existing



Desired



## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: June 9, 2022

### General Information:

Agenda Item: **6.b.**

**Applicant:**

Mathaeus Christian Myga d/b/a  
Schnitzelbunker

**Property Owner:**

Laimon Family Limited Partnership

**Requested Action:**

Conditional Use Grant approval to  
operate a walk-up window service  
type restaurant, (i.e.  
Schnitzelbunker).

**Current Zoning:**

B-2 Downtown Business District

**Current Master Plan Classification:**

Community Commercial

**Surrounding Zoning/Land Use:**

North: Pewaukee Lake  
South: Part R-5 Single-Family  
Detached Residential District and  
Part B-2 Downtown Business  
District  
East: B-2 Downtown Business  
District  
West: B-2 Downtown Business  
District

**Project Area:**

~.24 acres

**Property Location:**

145 Park Avenue

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### Discussion:

Restaurants are listed among the Conditional Uses that can be considered for approval in the B-2 Downtown Business District.

This applicant proposes to occupy a suite in this multi-tenant building that has direct wall frontage along Park Avenue to the left of the main entry door when you enter the building from Park Avenue. The proposal suggests the applicant would install an operable service window on the Park Avenue façade of the building through which they would serve take-out/take-away foods prepared onsite. There is no dine-in or outdoor dining area identified as a part of this plan. The proposal also notes an awning would be placed over the service window along Park Avenue. No detailed plans as to the window or awning (i.e., size, location, style,...) are provided by the applicant at this time. Further, there is mention of a new/additional exhaust hood and a partially enclosed outdoor storage along the back wall as a part of the proposed use. Details as to



proposed hours of operation, exterior lighting as (which is mentioned in the application), exhaust hood, and partially screened outdoor storage area are not provided at this time.

The applicants proposed use would share in using the existing off-street parking spaces located along the east wall of the building (~12 total off-street spaces) with the other tenants in this building.

**Recommendation:**

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

- 1) Planning Commission review and approval as to days and hours of operation for the walk-up service restaurant use – such approved days/hours to be listed in the Conditional Use Permit;
- 2) Planning Commission review and approval as to detailed plans to be prepared and submitted by the applicant for the window, awning, exterior lighting, exhaust hood and partially screened outdoor storage area (i.e., size, location, style,...) discussed/proposed as a part of this use – such approved detailed plans to be exhibited to the Conditional Use Permit;
- 3) If an outdoor dumpster(s) and/or similar waste containment equipment needs to be placed at this site in support of this proposed new use, the Village Staff must be consulted for review and approval of plans as to the location and screening of such equipment prior to its placement at the site;
- 4) Final drafting and recording of the Conditional Use Grant prior to issuance of any building, electrical, plumbing, and similar... permits in support of the interior and/or exterior changes planned/necessary to implement this use.

Google Maps 145 Park Ave



Image capture: Oct 2021 © 2022 Google

Pewaukee, Wisconsin

Google

Street View - Oct 2021

[https://www.google.com/maps/@43.0819191,-88.264247,3a,77.5y,327.52h,89.79t/data=!3m6!1e1!3m4!1sQyDtnSi2!4ze\\_5J6Wfl\\_mmmQl2e0!7!16384!8!8192](https://www.google.com/maps/@43.0819191,-88.264247,3a,77.5y,327.52h,89.79t/data=!3m6!1e1!3m4!1sQyDtnSi2!4ze_5J6Wfl_mmmQl2e0!7!16384!8!8192)

1/2

Google Maps 138 Park Ave



Image capture: Oct 2021 © 2022 Google

Pewaukee, Wisconsin

Google

Street View - Oct 2021



[https://www.google.com/maps/@43.0820014,-88.2640238,3a,52.5y,289.66h,89.43t/data=!3m6!1e1!3m4!1stEiYfYB3!ffu1-lrXjR\\_mwf2e0!7!16384!8!8192](https://www.google.com/maps/@43.0820014,-88.2640238,3a,52.5y,289.66h,89.43t/data=!3m6!1e1!3m4!1stEiYfYB3!ffu1-lrXjR_mwf2e0!7!16384!8!8192)

1/2



# Schnitzelbunker Site



0 47.80 Feet



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**Notes:**

Printed: 6/2/2022





**Conditional Use Grant  
Application Form**

Address/Parcel No. of Property Involved: 145 Park Ave, Suite 1

Zoning of Property: Lakeview Add To Pewaukee Villa

Current Owner of Property: Lorie Laimon

Applicant – Name: Mathaeus Christian Myga

Address: 145 Park Ave Suite 4

Phone: 6827127720

Fax: \_\_\_\_\_

Email: info@schnitzelbunker.com

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

Approval for new business, summary is attached.

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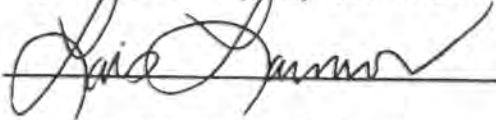
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Provide detailed information with your application that addresses the following:

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

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

Signature of Property Owner as listed on this Application:

A handwritten signature in black ink, appearing to read "Karl Johnson", written over a horizontal line.

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

Signature of Applicant (if different than Owner):

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, written over a horizontal line.

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

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

*Bo's Schnitzelbunker - Tasty German Specialties on the Go*

Business Proposal for the Pewaukee Village Board,

We are looking to illuminate the Village of Pewaukee and the neighbours surrounding with our family-owned authentic German Cuisine.

Our address is 145 Park ave Pewaukee 53072

You will find that our Walk-up window Restaurant, would be a great addition to the existing selection of cuisine, as we have a very unique but broadly accessible food selection.

Our menu includes authentic German convenience food, with Schnitzel being our Specialty, served in a quick and easy manner catering to children and adults.

Schnitzel is a staple of the German cuisine. being either chicken, pork or our vegetarian option of eggplant cutlet prepared with our secret family breading and our famous "Berlin Style" Ketchup and artisan bun.

We are proud to contribute to the economic growth by sourcing our natural ingredients locally, as well as using minimal to no plastics as possible, to assist in preserving the quality of Village's community standards

Our Walk-up window concept will allow customers and food delivery services (UberEats, door dash, etc.) for a short hold (max. of 5-7min), without the need of excessive parking to ensure the security of preexisting residents parking reservations.

The current front window will be replaced with a versatile sliding window for easier and quicker food transactions. We will also like to install our sign on the right hand side facing the window to amplify the location. We'll have a window canopy so our customers aren't rained on, while grabbing food from the service-window.

There will be respectfully dimmed lighting hovering over our sign, to broadcast it to traffic passing by. During non-operating hours, lights will be turned off, to respect residents nearby from any disturbance.

The Space that LMC is currently occupying will be split between Nova Gyms and ourselves. There will be a solid wall to separate the new location of the jiu jitsu academy Nova Gyms and ourselves. LMC will then move across from us where Nova Gyms is moving from.

The Laundry/utility room will be transformed into our cooking area. The space is already properly ventilated so we can safely operate, there will be an additional high standard exhaust hood, to confidently ensure occupants and nearby residents will not be disturbed by any smell.

Our storage space will be located on the back wall and will be partially enclosed for us to function easier.

We'll use a POS system for all of our ordering transactions.

All of our sewage and drainage will be conducted by the property owner to ensure safe and proper disposal.

We will have ourselves an additional employee to start out and are aiming, to be open and operating as soon as possible.

We look forward to be apart of the Pewaukee community and are excited for the success and value we will bring to the area.

## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: June 9, 2022

### General Information:

Agenda Item: **6.c.**

**Applicant:**

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

**Property Owner:**

The Glen at Pewaukee Lake LLC

**Requested Action:**

Review, discussion and possible recommendation to the Village Board to modify Section 40.367.7 of the Village Code pertaining to rear yard offset requirements in the Residential Infill-Redevelopment (RIR) Overlay District

**Current Zoning:**

R-5 Single-Family Residential District with RIR Overlay District

**Current Master Plan Classification:**

Single-Family Residential

**Requested Master Plan Classification:**

Single Family Residential

**Surrounding Zoning/Land Use:**

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

**Lot Size:**

14.08 acres

**Location:**

Near 449 W, Wisconsin Avenue.

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**Background/Discussion:**

Discussion and feedback were given by the Planning Commission at the April and May 2022 meetings as to possibly adjusting the language of the Residential Infill-Redevelopment Overlay District to allow the Planning Commission the flexibility and authority to approve reductions in the rear yard offset requirement for select and particularly constrained lots. Bearing the comments, feedback, and apparent consensus of members in mind, Staff offers the following for



the Commissions review, consideration, and possible recommendation to the Village Board:

**DIVISION 18.5. - RESIDENTIAL INFILL-REDEVELOPMENT OVERLAY DISTRICT**

**Sec. 40.367.7. - Setbacks and yards.**

*Setbacks and yards in the residential infill-redevelopment overlay district shall be as follows:*

*Setback: All principal structures shall be setback not less than 25 feet from any public right-of-way.*

*Sideyard: The principal residence structure, including any attached garage elements, and detached garages, shall be offset from the side lot lines by not less than ten feet on one side and not less than zero feet on the other side. Principal residence structures including any attached garage elements and permitted detached garages may adjoin (share a common wall) along one side in accordance with this sideyard offset schedule provided such buildings are properly designed and approved by the building inspector as to all applicable building and/or fire safety code standards.*

*Any detached principal residence structure and any detached garage structure that does not share a common wall with an adjoining principal building shall maintain not less than five-foot side yard offsets.*

*Rearyard: All buildings shall be offset from the rear lot line by not less than 20 feet.*

**The Planning Commission may, at the time of plat review/approval, and upon specific request of the Developer, approve rear yard offset relief up to 10 feet for the attached, unenclosed, pervious deck portion of a principal residence provided the Developer shall first demonstrate that the lot abuts along at least 75% of its rear yard to another lot or outlot that is located within the same new development. The Planning Commission shall first find that permitting an attached, unenclosed, pervious deck feature as close as 10 feet to a rear lot line on a particular lot will not result in adverse conditions affecting the abutting lots, the neighborhood or the Village as a whole with respect to for instance, but not necessarily limited to surface water drainage. Further, if the request for the rearyard offset relief is denied, the Planning Commission shall state, in writing, their reasons for denial.**

The definition of a “deck” in the Villages Zoning Code is: “a structure characterized by a flat horizontal surface or platform suspended above the grade of the land it covers and which may be supported by posts, beams, cantilevers or by other means. Decks more than six inches above ground at any point shall meet the minimum building setback and offset requirements”.

**Recommendation:**

The Planner raises no specific concerns or objections to the proposed Code change as described above.



May 18, 2022

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

Subject: Request to Reduce Rear Setback  
The Glen at Pewaukee Lake – Select Lots

Dear Mr. Gosse:

Thank you for the recent opportunity to gather feedback from the Plan Commission. We listened to the comments and have adjusted our request accordingly. Now we request approval from Plan Commission and Village Board to reduce the rear setback for several select lots as outlined below.

Working through our home and lot offerings at The Glen at Pewaukee Lake we are discovering some challenges related to decks vs. patios as they are not allowed past the current rear setback if the deck is elevated. We request a modification to the rear yard setback for decks on Lots 6-10, 38-41. On this select set of lots the total depths are rather shallow and thus the issue. The space behind these lots abut another lot we control or an outlot. At minimum we'd like to extend an additional 10-feet into the rear setback with a deck.

Enclosed is an example to highlight the challenge; on Lot 10 we laid out the Hawthorne which is an 1,888 square foot home with courtyard entry two car garage. The home fits within the setback requirements; however, we are unable to add a deck to rear of this home based on current setback requirements. As we talk with potential buyers, they are asking for these outdoor spaces.

Please place us on the agenda for the June 9<sup>th</sup> Plan Commission meeting for review and action.

Respectfully,

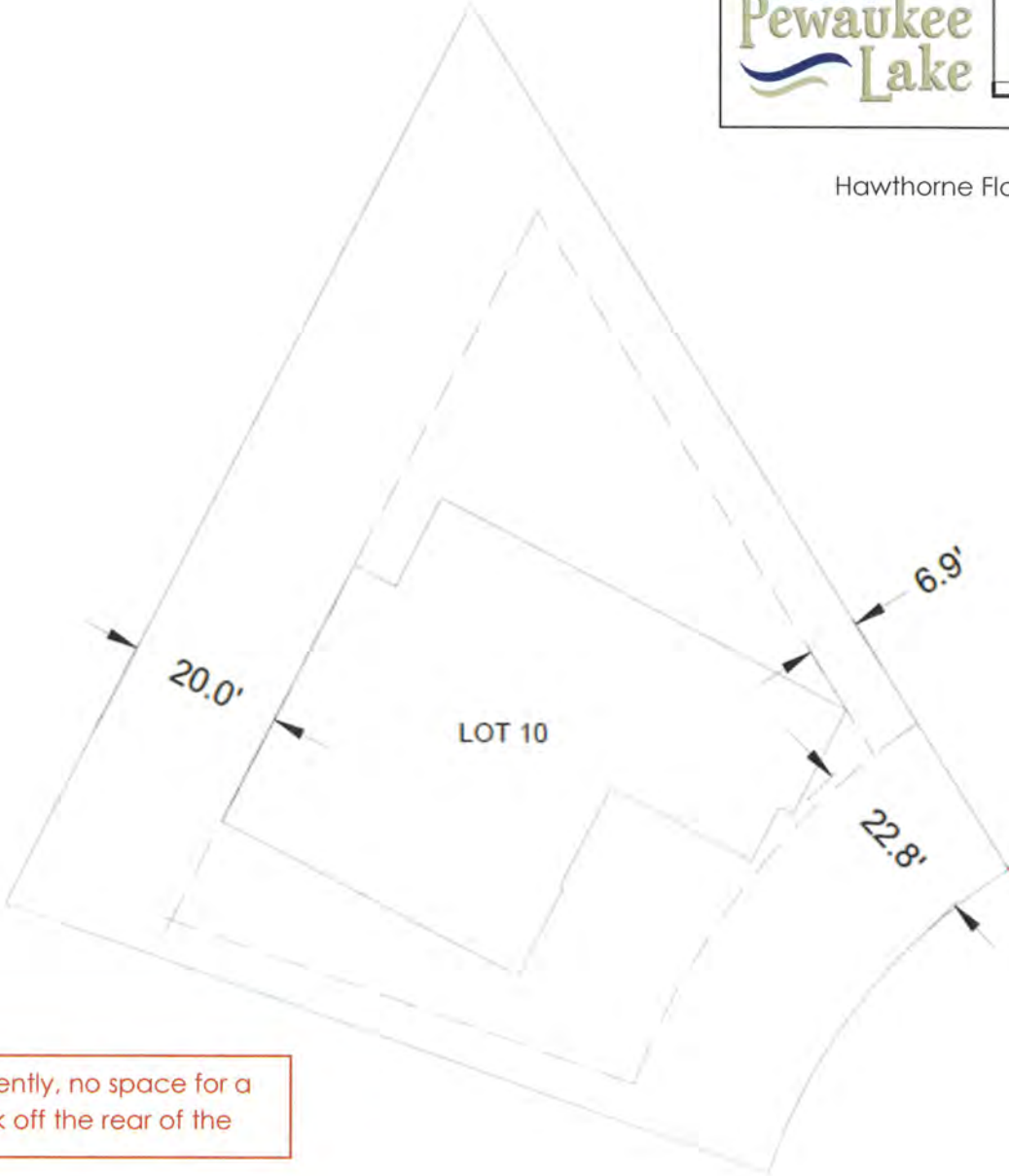
Joe Orendorf  
Cornerstone Development  
(262) 932-4188



Exhibit B - Lot 10 with Hawthorne

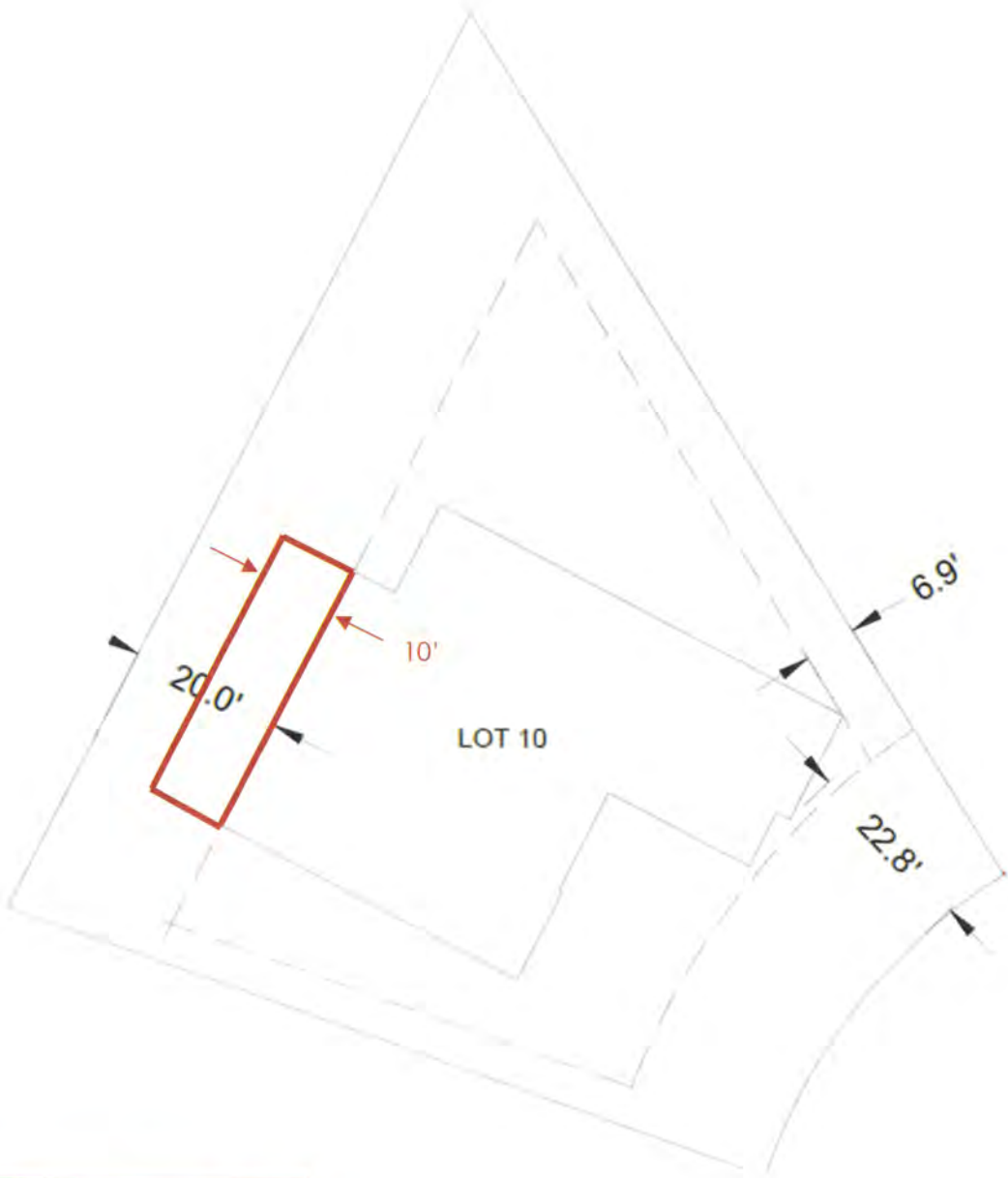


Hawthorne Floor Plan



Currently, no space for a deck off the rear of the

Exhibit C - Lot 10 Requested Setback



Requesting space for a deck off the rear of the

Application is due 3 weeks prior to the Meeting Date.



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

Address/Parcel No. of Property Involved: PWV 0893013001

Zoning of Property: R-5 Single-Family Residential with RIR Overlay District

Current Owner of Property: The Glen at Pewaukee Lakes

Applicant – Name: John Wahlen  
Address: N63 W23849 Main St., Sussex, WI 53089  
Phone: 262-932-4188  
Fax: n/a

Type of Request: Check All That Apply

Sign Plan Approval:   
Final Plat Approval:   
Certified Survey Map:   
Other (Describe Below):

Prelim. Plat Approval:   
Developer's Agreement:

Rear Yard Setback Reduction Request on Select Lots

Signature of Property Owner as listed on this Application:

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

Signature of Applicant (if different than Owner):

\_\_\_\_\_



## **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**

The Glen at Pewaukee Lake, LLC

Name of Company and/or Individual

N63 W23849 Main Street, Sussex, WI 53089

Street

City

State

Zip

Phone: 2629324188 Fax: n/a

E-Mail: [jw@cornerstonedevelopment.com](mailto:jw@cornerstonedevelopment.com)

  
Signature of Applicant & Date 5/18/22

  
Signature of Property Owner & Date 5/18/22

Village Official Accepting Form & Date

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

Property Owner

Applicant