



PLAN COMMISSION AGENDA

January 9, 2025 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: <https://www.youtube.com/watch?v=J-sh8LR6iHc>

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
2. Public Hearings.
 - a. Conditional Use Grant request to allow a modular handicap ramp. The ramp is proposed at 3 feet from the setback which is only permissible through the issuance of a Conditional Use Grant (Section 40.209(b)). This 0.202-acre parcel, located at 319 Quinlan Drive / PWV0893003, is zoned R-5 Residential Detached District. Property owners are Chris & Cathy Graham and Applicant is DMDZ Inc. (Ryan Dziewik, agent)
3. Citizen Comments: *This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*
4. Approval of the Minutes:
 - a. Regular Plan Commission Meeting – December 12, 2024
5. Old Business.
 - a. None
6. New Business.
 - a. Review, discussion, and possible action on a Conditional Use Grant request to allow a modular handicap ramp. The ramp is proposed at 3 feet from the setback which is only permissible through the issuance of a Conditional Use Grant (Section 40.209(b)). This 0.202-acre parcel, located at 319 Quinlan Drive / PWV0893003, is zoned R-5 Residential Detached District. Property owners are Chris & Cathy Graham and Applicant is DMDZ Inc. (Ryan Dziewik, agent)
7. Citizen Comments. – *This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*

8. Adjournment

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

Dated: January 2, 2025

**Plan Commission Meeting
December 12, 2024 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072**

<https://www.youtube.com/watch?v=xaEcdfgimtQ>

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

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

Plan Commission members present: Comm. Mark Grabowski; Comm. Sam Liebert; Trustee Bob Rohde; and President Jeff Knutson.

Excused: Comm. Brian Belt; Comm. Katie Jelacic; and Comm. Theresa Hoff.

Also present: Village Attorney, Matt Gralinski; Village Planner, Jeff Muenkel; Village Administrator, Matt Heiser; and Deputy Clerk, Mackenzie Quigley.

2. Public Hearings –

- a. **Conditional Use Grant request to allow a microbrewery with taproom and restaurant. A restaurant is only permissible through the issuance of a Conditional Use Grant (Section 40.265(2)). This 1.52-acre parcel, located at 203 W. Wisconsin Avenue / PWV 0898982, is zoned B-2 Downtown Business District. Property owner is Duncan’s Inc. (Jeff Duncan, owner) and Applicant is Brewfinity Brewing Co. (Chad Ostram, owner/agent)**
- No Comments
- b. **Conditional Use Grant request to allow a State Certified Adult Care Facility. A State Certified Adult Day Care Facility is only permissible through the issuance of a Conditional Use Grant (Section 40.316(12)). This 1.77 acre parcel, located at 1275 E. Wisconsin Ave, Suites A, B & C / PWV 0922997004, is zoned B-5 Light Industrial District. Property owner is Laura Wallace and Applicant is Wisconsin Adult Center, LLC (Lindsey Chiaverotti, owner/agent)**
- No Comments

3. Citizen Comments – No comments.

4. Approval of the Minutes

- a. **Regular Plan Commission Meeting – November 14, 2024.**

Comm. Liebert motioned/seconded by Trustee Rohde to approve the November 14, 2024; Regular Plan Commission Meeting minutes as presented.

Motion carried 4-0.

5. Old Business

- a. **None**

6. New Business

- a. **Review, discussion, and possible action on a Conditional Use Grant request to allow a microbrewery with taproom and restaurant. A restaurant is only permissible through the issuance of a Conditional Use Grant (Section 40.265(2)). This 1.52-acre parcel, located at 203 W. Wisconsin Avenue / PWV 0898982, is zoned B-2 Downtown Business District. Property owner is Duncan's Inc. (Jeff Duncan, owner) and Applicant is Brewfinity Brewing Co. (Chad Ostram, owner/agent).**

Trustee Rohde questioned if the parking spaces that are being taken up by the outdoor seating, are the same as they were previously when approved for the previous business at that location:

Applicant, Chad Ostram, confirmed that it will be the same amount of spaces as previously approved.

Comm. Grabowski asked the applicant if the business intends on playing music:

Chad Ostram (Applicant) currently @ N58W39800 Industrial Rd, Oconomowoc - Indoor music may overflow during summer months when the doors are open. They plan on playing music selectively, more so on the weekends (Friday and Saturday nights) - No music will be played during Waterfront Wednesdays. There will be no speakers outside.

Department of Public Works Recommendations:

1. Provide televising video showing Sanitary sewer lateral from basement to the main. The lateral needs to be reviewed for structural integrity and potential infiltration. The Village staff or designated representative will review the sewer lateral and determine if the lateral is adequate or needs to be relayed or lined by the Owner.
2. Schedule an appointment with the Water Utility Department staff to identify the water service pipe material. If service material is lead, the Applicant will be required to replace the water service from building to the curb stop.
3. Any sidewalk panels with cracks, spalling, or missing pieces, or panels which create a tripping hazard must be removed and replaced by Applicant. Village Engineering staff or designated representative to mark panels for removal. Show on drawing for review and approval. Bason on initial review, there appears to be about 20 panels that need replacement. A right of way permit is needed to remove and replace sidewalk and to follow Village sidewalk specifications.
4. If restaurant or food service use, verify that a grease trap exists or is needed. Provide documentation to Village Engineering staff. If not, install a grease trap for building. Show on drawing for review and approval.
5. Confirm existing number of parking stalls on property.
6. Address any review comments from the Brookfield Wastewater Treatment Plant staff. Their initial comments are listed here:
 - i. This is a one brewer barrel brewhouse. Does this mean one barrel is brewed daily?
 - ii. If they don't sell that day's barrel, what do they do with the leftovers?
 - iii. Will they expand to more than one barrel?
 - iv. What are they doing with the solids after they are done brewing?
 - v. Are the solids pressed and placed in the dumpster?
 - vi. If they are going to do what they are doing in Oconomowoc, I would like an analysis of their BOD, TSS, Total Phos, Ammonia-Nitrogen, and Chloride as a 24-hour

composite sample, and a pH for 24-hour continuous reading at one-minute intervals. The analyses must be performed by a Wisconsin state certified laboratory. Also, please send me the SDS's of each chemical they will use.

Comm. Grabowski asked the applicant if the building currently has a grease trap. If not, will they be getting one:

Applicant, Chad Ostram, shared that they will be cooking off site to start but will have the grease trap installed right away, as the building does not currently have one.

Village Planner Recommendations:

Depending on confirmation by the Village of Pewaukee Plan Commission of the above-described comments, the Village of Pewaukee Plan Commission may take the following actions listed below.

CONDITIONAL USE REQUEST MICROBREWERY WITH TAPROOM / RESTURANT AND SEASONAL OUTDOOR SEATING AREA

The Village of Pewaukee Plan Commission Approves the Conditional Use Request for a microbrewery with taproom / restaurant and seasonal outdoor seating area for the property located at 203 W. Wisconsin Avenue (PWV 00898982), subject to the following conditions:

1. Any conditions made by the Plan Commission at their meeting of December 2024.
2. Site Plan and design for proposed seasonal outdoor seating area as presented to the Plan Commission at their meeting of December 2024 shall include code compliant outdoor seating within the existing parking lot.

SITE PLAN AND PLAN OF OPERATIONS

The Village of Pewaukee Plan Commission Approves the Site Plan for a new microbrewery and associated seasonal outdoor seating area.

1. That all conditions made by the Plan Commission at their meeting of December 2024 pertaining to development are met.
2. The signage plans be presented to the Village Zoning Administrator and approval by Staff prior to building occupancy.
3. The final design of the seasonal outdoor seating area shall be presented to the Village Zoning Administrator and approval by staff for consistency with the Plan Commission approval prior to occupancy.
4. This Site Plan/Plan of Operation approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission. The existing site plan/plan of operation shall remain in effect, except as further restricted or modified herein.
5. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission and Board, Village Engineer and Village Planner for the site plan, and other documentation.
6. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied

- upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
7. Fire Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village of Pewaukee Fire Department Chief (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village of Pewaukee Fire Department Chief (or designee), if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of fire safety of any structure on the property, or as proof of compliance with any particular fire safety standard that would apply to new construction. The petitioner shall independently determine the fire safety and suitability of all structures on the property for the petitioner's intended uses. Fire department approval following review to ensure any additional fire access requirements for the parking lot as proposed is required prior to building occupancy.
 8. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Business Site Plan approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
 9. The Property Owner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the premises will not detract from neighboring premises. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.
 10. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purpose of determining compliance with this approval.
 11. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
 12. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

Comm. Grabowski motioned/seconded by Comm. Liebert to approve the Conditional Use Grant and Site Plan as presented with the planner recommendations and DPW recommendations.

Motion carried 4-0.

- b. Review, discussion, and possible action on a Conditional Use Grant request to allow a State Certified Adult Care Facility. A State Certified Adult Day Care Facility is only permissible through the issuance of a Conditional Use Grant (Section 40.316(12)). This 1.77 acre parcel, located at 1275 E. Wisconsin Ave, Suites A, B & C / PWV 0922997004, is zoned B-5 Light**

Industrial District. Property owner is Laura Wallace and Applicant is Wisconsin Adult Center, LLC (Lindsey Chiaverotti, owner/agent).

Village Planner, Jeff Muenkel, gave a brief overview of the 2012 CUG approval for Unit A.

Lindsey Chiaverotti (applicant) @ 1275 E. Wisconsin Ave. - Shared that Unit A does not connect to Unit B, due to how the bathrooms are situated. They are looking to open Unit C into Unit A (joining warehouses). They will be adding a large, adaptable bathroom in Unit C to make use easier for staff and wheelchair users.

Village Planner Recommendations:

Depending on confirmation by the Village of Pewaukee Plan Commission of the above-described comments, the Village of Pewaukee Plan Commission may take the following actions listed below. The Village of Pewaukee Plan Commission Approves the Conditional Use Grant Request for Wisconsin Adult Center, LLC for the property located at 1275 E. Wisconsin Avenue, subject to the following conditions:

1. That all conditions made by the Plan Commission at their meeting of December 2024 are met.
2. This approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission. The existing conditional use grant on November 8, 2012 shall remain in effect, except as further restricted or modified herein.
3. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission and Board, Village Engineer and Village Planner for the site plan, and other documentation.
4. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
5. Fire Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village of Pewaukee Fire Department Chief (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village of Pewaukee Fire Department Chief (or designee), if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of fire safety of any structure on the property, or as proof of compliance with any particular fire safety standard that would apply to new construction. The petitioner shall independently determine the fire safety and suitability of all structures on the property for the petitioner's intended uses.
6. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Business Site Plan approval with all the zoning procedures at

the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.

7. The Property Owner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the premises will not detract from neighboring premises. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.
8. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
9. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
10. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

Comm. Grabowski motioned/seconded by Comm. Liebert to approve the Conditional Use Grant as presented with the planner recommendations.

Motion carried 4-0.

- c. **Review, discussion and possible recommendation to the Village Board on a Partial Release of Water Main Easement on CSM No. 11800 at 404 Lake Street, PWV 0899235001.**

Village Administrator, Matt Heiser, gave a brief overview of the Pewaukee School District Water Main Relocation Project.

Attorney, Matt Gralinski, shared that this is an uncommon situation. The Easement was created by a Certified Survey Map (CSM) rather than a separate agreement – This means it was already agreed on and approved by predecessors, Plan Commission members are now needed to weigh-in and recommend approval to the Village Board.

Comm. Grabowski motioned/seconded by Trustee Rohde to recommend approval of the release to the Village Board for final action.

Motion carried 4-0.

7. Citizen Comments – No comments.

8. Adjournment

Trustee Rohde motioned/seconded by Comm. Liebert to adjourn the December 12, 2024, Regular Plan Commission meeting at approximately 6:19 p.m.

Motion carried 4-0.

Respectfully submitted,

Mackenzie Quigley
Deputy Clerk

DRAFT

TO: Village of Pewaukee Plan Commission
CC: Matt Heiser – Village Administrator & Jenna Peter - Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: January 2, 2025
MTG DATE: January 9, 2025
RE: Graham Ramp – Conditional Use Request

BACKGROUND:

1. Petitioner: Ryan Dziewik – DMDZ Inc.
2. Property Owner: Chris and Cathy Graham
3. Location/Address: 319 Quinlan Drive
4. Tax Key Number: PWV 0893003
5. Area: ~0.176 AC
6. Existing Zoning: R-5 Single-Family Residential
7. Proposed Zoning: N/A
8. Future Land Use: Residential
9. Proposed Future Land Use: N/A

OVERVIEW:

The Petitioners are requesting approval of a Conditional Use to allow a modular handicap ramp to be built 3 feet from their front (east) property line whereas, the minimum building setback in the R-5 Single-Family Residential zoning district is 35 feet. The R-5 Single-Family Residential zoning district allows for the reduction of the required minimum building setback on a legal nonconforming lot if a conditional use is approved by the Planning Commission.

SUBMITTAL:

The enclosed submittal includes the Conditional Use Grant application, information related to the proposed ramp, and a site plan.

PLANNER COMMENTS:

As noted the R-5 Single-Family Residential zoning district, Section 40.209(b), allows the building setback to be reduced on a legal non-conforming property if a conditional use is approved by the Planning Commission. This parcel is nonconforming as the minimum lot area in the R-5 district is 10,500 sq. ft. (0.24 acres) and the subject property is 7,686 sq. ft. (0.176 acres) Thus, having the conditional use approval for the reduction in the 10-foot side offset is warranted.

Per the submitted site plan, the applicant is proposing to construct a modular handicamp ramp off the front door of home. The ramp would extend approximately 16' out from the front door in a u-shape, resulting in a reduced front yard setback of three (3) feet. The ramp would provide access to the front door for the homeowner. The Village Engineer has noted the property's water service is in close proximity to the proposed ramp location and should the water line or curb stop need to be serviced, the property owner will be response for moving the ramp during that time.

Applicant has supplied documentation on the modular ramp includes for detailed materials information.

The requested placement of the ramp doesn't seem to affect any surrounding properties.

PLAN COMMISSION MOTION:

Depending on confirmation by the Village of Pewaukee Plan Commission of the above-described comments, the Village of Pewaukee Plan Commission may take the following actions listed below.

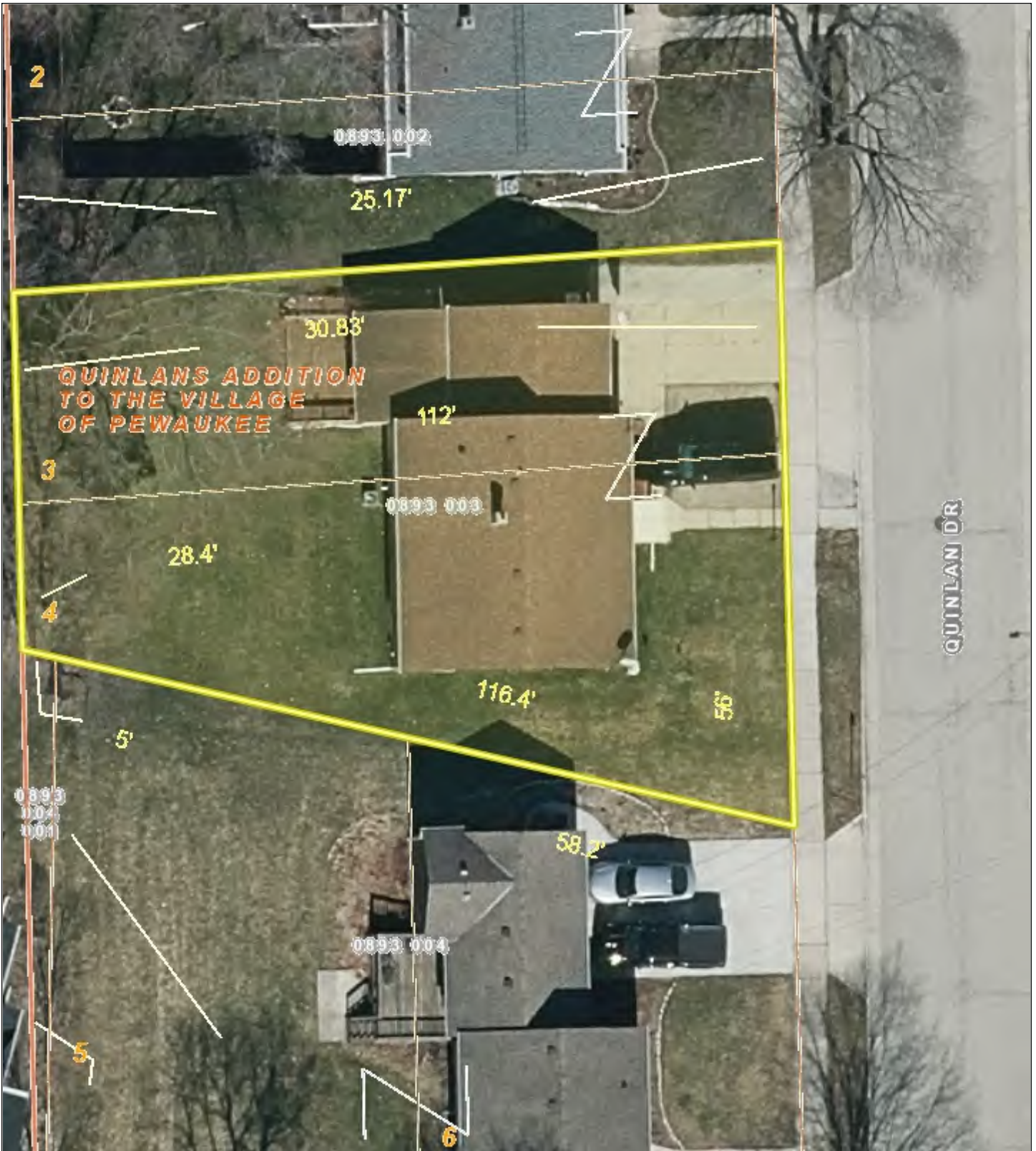
The Village of Pewaukee Plan Commission recommends **Approval** of the Conditional Use Grant Request for Chris and Cathy Graham for the property located at **319 Quinlan Drive**, subject to the following conditions:

1. That this conditional use allows a new modular handicap ramp on the above referenced property to be as close as three (3) feet from the eastern property line.
2. That all conditions made by the Plan Commission at their meeting of January 2025 are met.
3. That the modular ramp structure meets all building and zoning codes.
4. The reduction in building setback for the proposed ramp is requested as a reasonable accommodation for circumstances unique to the applicant and the current property owner. The Village acknowledges that the circumstances necessitating this accommodation may no longer be present in the event the property is sold or no longer occupied by the applicant and current property owner. The Village explicitly finds a change in ownership or occupation of the property by someone other than the applicant and current property owner constitutes a change in the nature and/or character of the permitted conditional use. To that end, and pursuant to authority found in Wisconsin Statute Section 66.23(7)(de) 4. and Village Municipal Code Section 40.154(3), this Conditional Use Grant shall terminate and be null and void upon the sale or conveyance of the property to which this Grant applies, or upon the date on which the current property owner no longer occupies the property as a primary residence, whichever occurs first. The Plan Commission may, after application by owner, applicant, or a bona fide transferee of the property, amend this provision or extend the duration of this Grant pursuant to the procedure for conditional use approval found in Chapter 40 Article V of the Village Municipal Code."
5. The proposed modular ramp is in close proximity to the properties water service, should the water line or curb stop need to be serviced, it shall be the property owners responsibility to move the ramp in order for the necessary work to be completed.
6. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission, Village Engineer and Village Planner for the site plan, and other documentation.
7. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
8. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new conditional use approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
9. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
10. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
11. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this

application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

EXHIBIT:

- A. GIS Property Location Map
- B. Petitioner Application



Village of Pewaukee GIS
319 Quinlan Dr



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

DISCLAIMER:

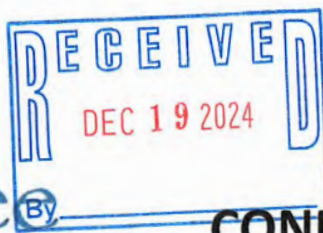
This map is not a survey of the actual boundary of any property this map depicts.

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



SCALE: 1 = 20'

Print Date: 1/2/2025



CONDITIONAL USE GRANT APPLICATION FORM

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukeewi.gov— 262-691-5660

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: 319 Quinlian Dr. Quinlian Tax Key: PWV _____
Property Owner Name: Chris Graham Zoning of Property: _____

APPLICANT INFORMATION

Applicant Name: Ryan Dziejewik Applicant Phone #: 414-699-6260
Applicant Address: 206 Enterprise Rd, Suite 100, Delafield, WI 53018 Applicant Email: rdziejewik@101mobility.com
Applicant Email: rdziejewik@101mobility.com

DESCRIPTION OF REQUEST (Please be thorough and attach additional pages if needed)

Business Name, if applicable: DMDZ INC
FEIN, if applicable: 46-3906-776
Description of Proposed Use (Restaurant/Retail/Office) Temporary modular handicap ramp

DIRECTIONS / NOTES—See page 4 for specific items required

NOTE: As this is for consultative purposes only, an engineering review will not take place at this time. An engineering review will take place if/when a formal application for approval is submitted.

Please include the following required items with this application:

- 1. One paper copy of the submittal, including plans/drawings/applicable attachments in a size 11x17 page size or less. Also provide one full size scale copy if larger than 11x17.
- 2. One digital copy of the submittal, including plans/drawings/applicable attachments. (USB/Email)
- 3. Completed Professional Services Reimbursement Form
- 4. Signatures on page 3
- 5. Conditional Use for Restaurant/Night Club must be attached if applicable

For Office Use Only Staff Initials: _____ Date/Time Received: _____

Provide detailed information with your application that addresses the following:

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

Cathy Graham

Property Owner Printed Name

Cathy Graham

Signature of Property Owner

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

Ryan Dziewik

Applicant's Printed Name

[Signature]

Signature of Applicant

Return the completed application forms along with the required attachments, **\$190** application fee, and a digital copy of the submittal (plus paper copies if required) to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072.

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



PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukeewi.gov—262-691-5660

PROPERTY INFORMATION

Property Address: 319 Quillin Dr. Quillin Tax Key: PWV _____

Property Owner's Name: Chris Graham Phone Number: 262-691-4958

RESPONSIBLE PARTY INFORMATION - All invoices will be mailed to this address.

Business Name: DMDZ INC FEIN: 46-3906-776

Person Responsible for Payment / Business Contact Name: DMDZ INC

Mailing Address: 206 Enterprise Rd, Suite 100, Delafield, WI 53018

Responsible Party / Contact Phone Number: 262-524-0900

Responsible Party / Contact Email Address: ddziewik@101mobility.com

AGREEMENT / SIGNATURES - Property Owner signature is required.

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

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

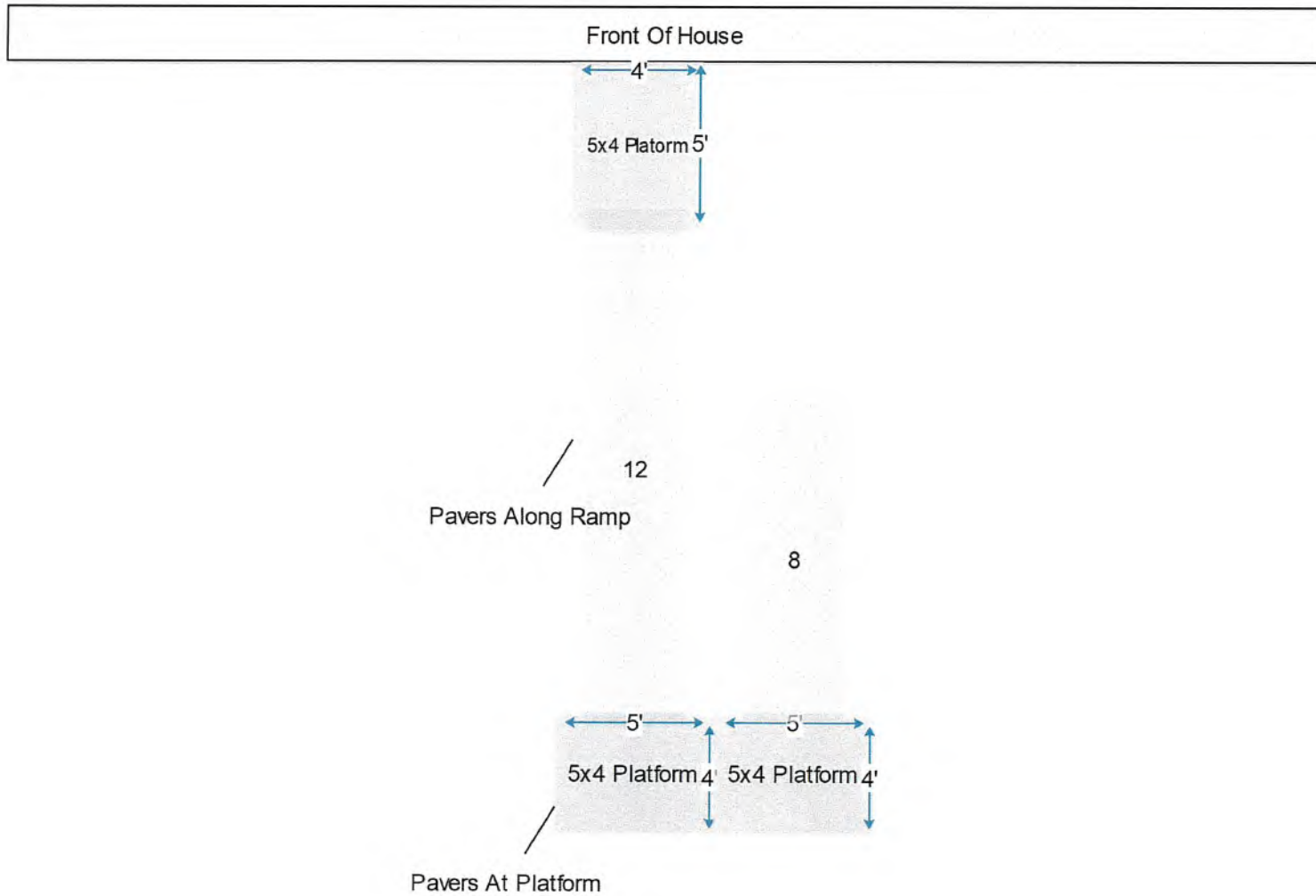
The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

Property Owner Signature: [Signature] Printed Name: Patricia Graham Date: 12-19-24

Applicant Signature: [Signature] Printed Name: Ryan Dziewik Date: 12/19/2024

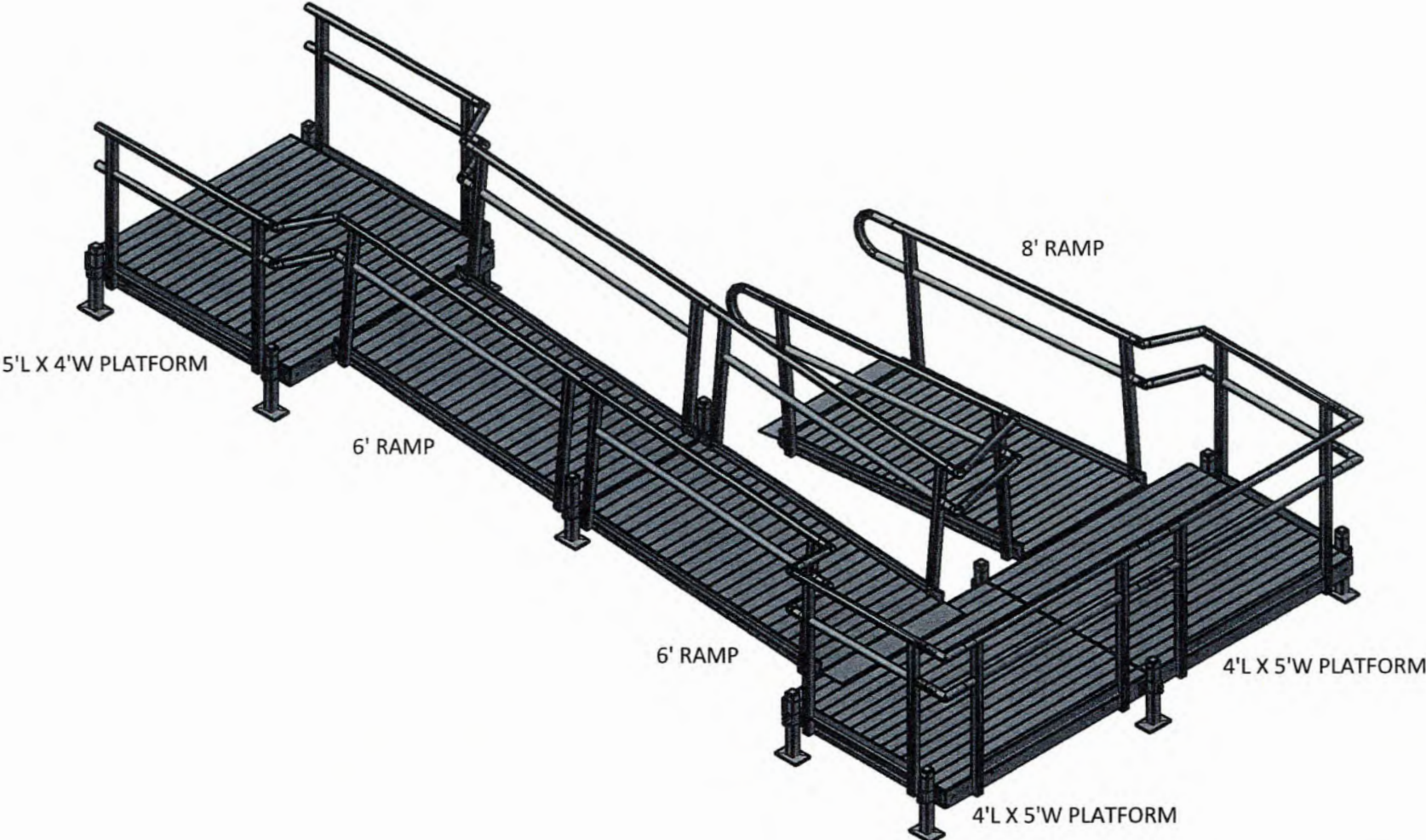
For Office Use Only Staff Initials: _____ Date Received: _____

Chris Graham



Total Rise- 30

RAMP CONFIGURATION FOR CLIENT:
Chris Graham



DESIGNED FOR:

101 MOBILITY

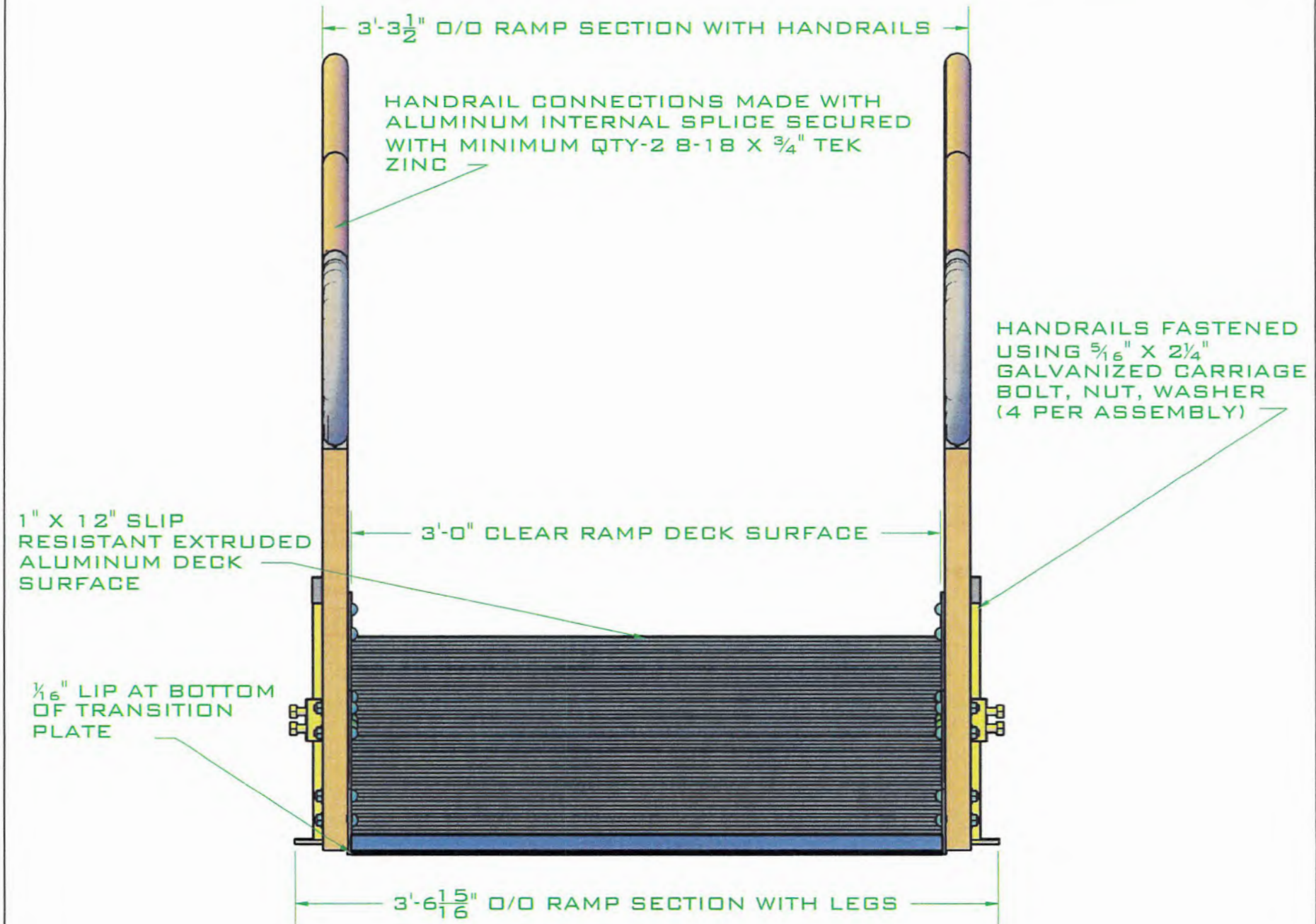
BY: APD COMPANY.
5221 OLEANDER DRIVE.
WILMINGTON, NC. 28403

GENERAL NOTES:

1. ALUMINUM RAMP, LANDING SECTIONS SHALL BE A RIGID, FREE SPAN DESIGN.
2. ALL ALUMINUM CONSTRUCTION USING 6000 SERIES ALUMINUM ALLOYS. ALL MEMBERS TO BE 6061-T6 OR 6063-T6
3. ALUMINUM WILL BE STANDARD MILL FINISH UNLESS OTHERWISE NOTED.
4. WELDING WILL BE IN ACCORDANCE WITH ANSI/AWS D1.2-97 GAS METAL ARC WELDING (GMAW) PROCESS BY EXPERIENCED OPERATORS.
5. ALL FASTENERS TO BE GALVANIZED A-307 UNLESS OTHERWISE NOTED.
6. LANDING AND RAMP SECTIONS ARE TO BE ENGINEERED FOR A 100 PSF LIVE LOAD.
7. LANDING AND RAMP SECTIONS SHALL BE DESIGNED FOR A MINIMUM CONCENTRATED VERTICAL LOAD OF 300 LBS APPLIED EVENLY OVER A 12" X 12" AREA.
8. RAMP AND LANDING GUARDRAILS SHALL BE A MINIMUM HEIGHT OF 34" ABOVE THE RAMP OR LANDING DECK SURFACE.
9. RAMP AND LANDING GUARDRAILS SHALL BE DESIGNED TO RESIST A LOAD OF 50 PLF APPLIED IN ANY DIRECTION AT THE TOP OF THE RAIL.
10. HANDRAIL ASSEMBLIES AND GUARDRAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH THE LOADS SPECIFIED IN NOTE NO. 9.
11. DECK SURFACE SHALL BE A SLIP RESISTANT, EXTRUDED ALUMINUM DECKING.
12. ALL SURFACES, MEMBERS AND THEIR WELDED JOINTS SHALL BE SMOOTH AND FREE FROM SHARP OR JAGGED EDGES.

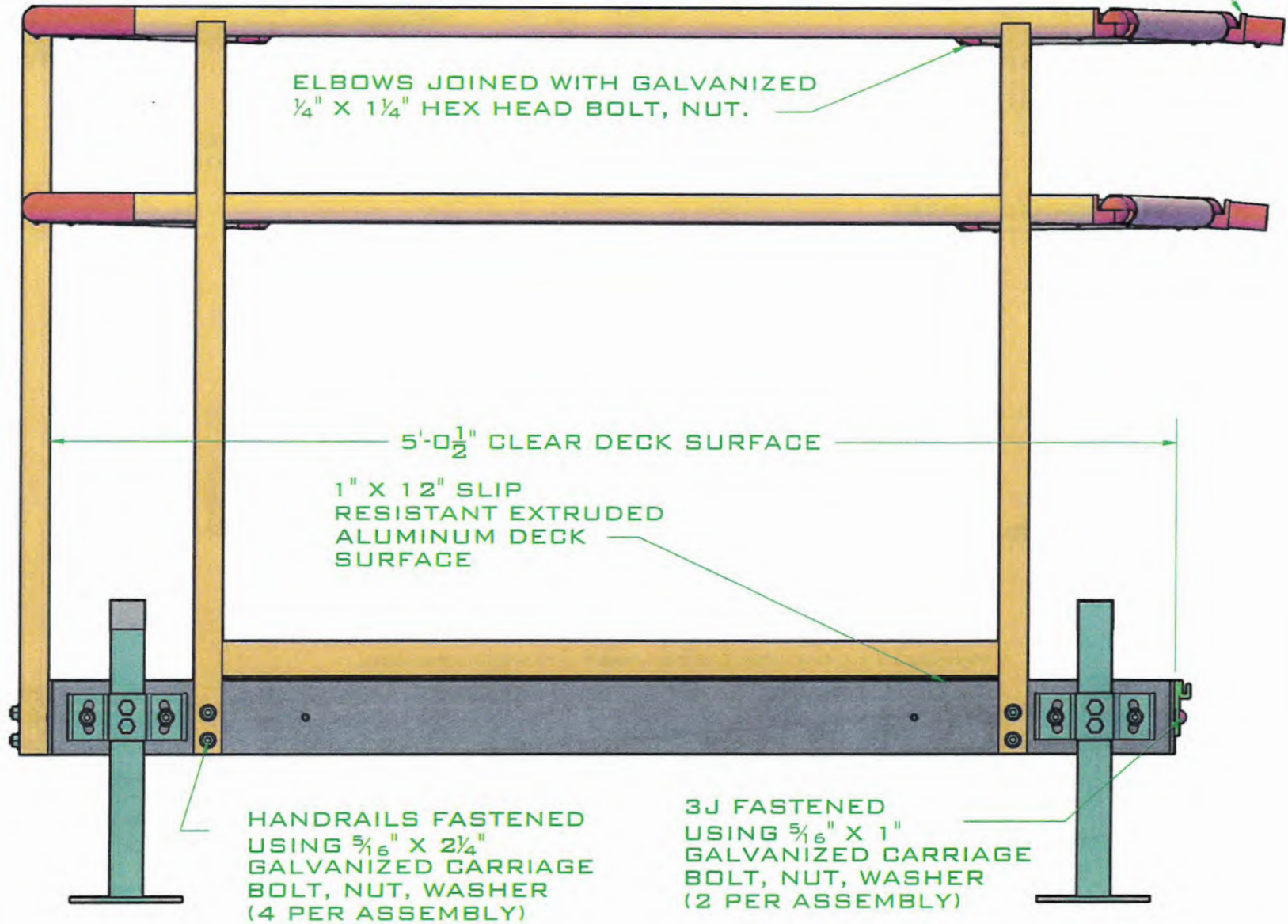
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DATE: 04-01-2013	DRAWN: JDH		5221 OLEANDER DRIVE, WILMINGTON, NC. 28403	REVISION:

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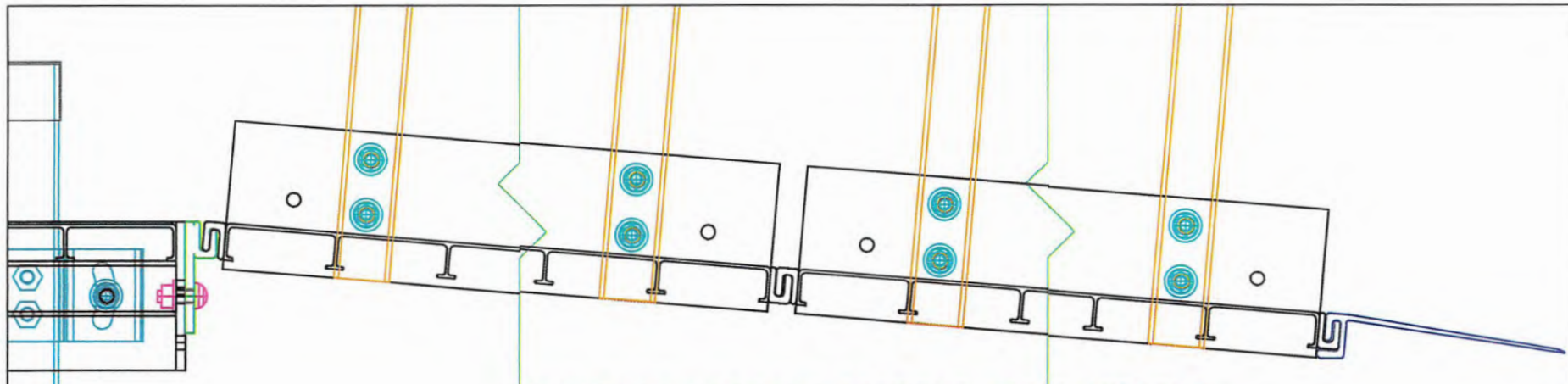
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DATE: 04-01-2013	DRAWN: JDH	5221 OLEANDER DRIVE, WILMINGTON, NC, 28403	REVISION:	
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HANDRAIL CONNECTIONS MADE WITH ADJUSTABLE PLASTIC ELBOW MOLDED WITH POLYREPS N66STULUV NYLON $\frac{5}{6}$ WITH UV PROTECTION AND IMPACT MODIFIER ADDITIVES AND COLORED WITH CARBON BLACK FOR ADDITIONAL UV PROTECTION SECURED WITH MINIMUM QTY-2 8-18 X $\frac{3}{4}$ " TEK ZINC.



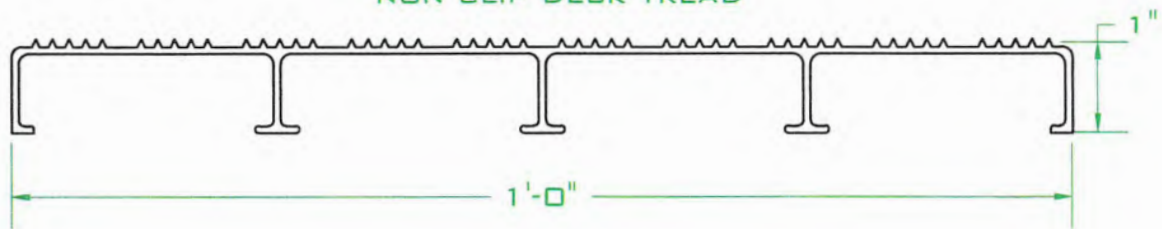
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DATE: 04-01-2013	DRAWN: JDH	5221 OLEANDER DRIVE, WILMINGTON, NC. 28403	REVISION:	

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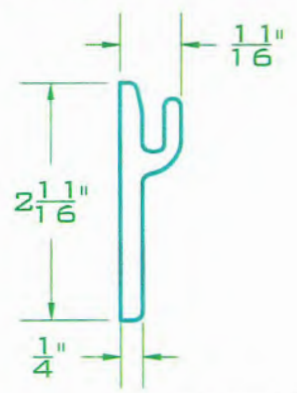


ORIENTATION OF RAMP SECTIONS AND PLATFORMS

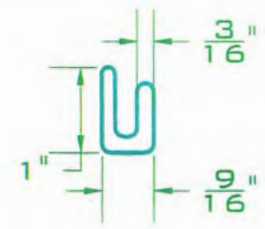
NON SLIP DECK TREAD



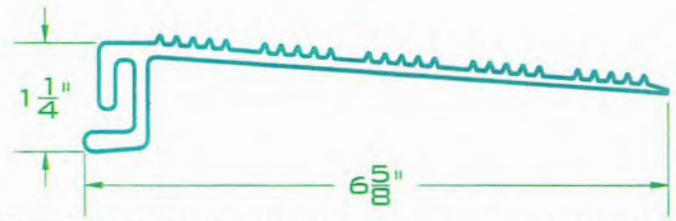
3J CONNECTOR
(BOLTS TO EXISTING LANDING
OR FABRICATED PLATFORM)



J HOOK
(WELDED TO DECK TREAD)

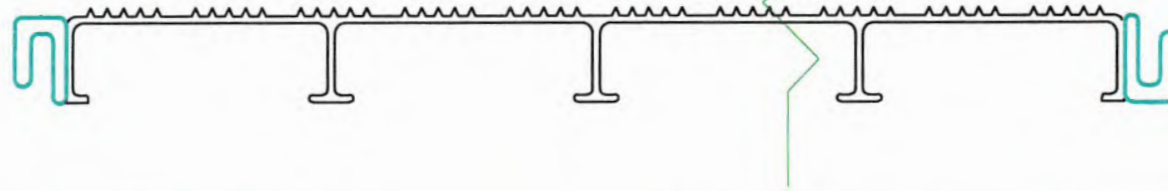


TRANSITION PLATE
(SLIDES ON J HOOK)

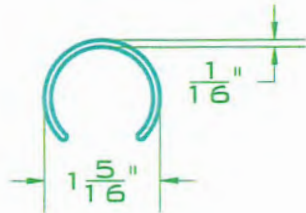


JOB: STAMP SPEC	DESIGN: JDH	CHECKED: JDH	APD COMPANY	SHEET NO: 3
DATE: 04-01-2013	DRAWN: JDH		5221 OLEANDER DRIVE, WILMINGTON, NC. 28403	REVISION:
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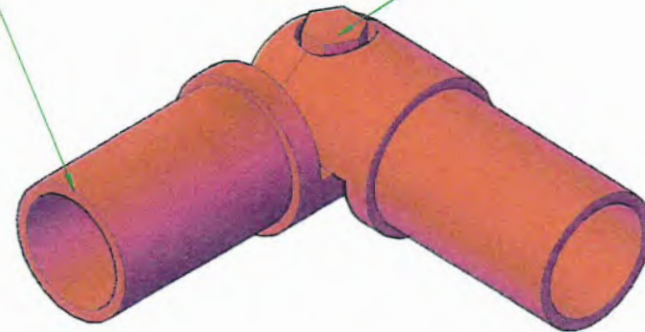
DECK TREAD AND J HOOK ASSEMBLY



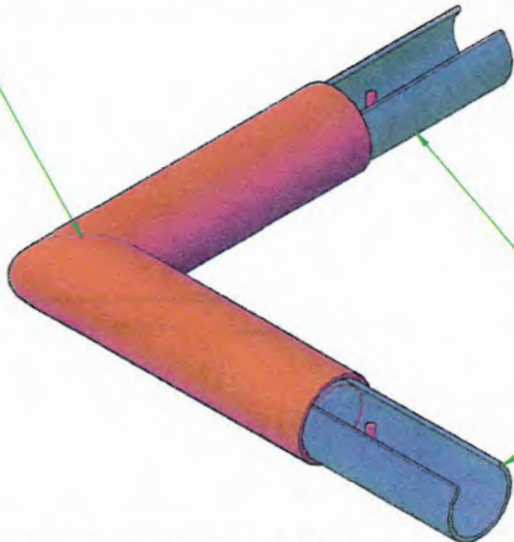
HANDRAIL CONNECTION SLEEVE



ADJUSTABLE ELBOW ASSEMBLY WITH
1/4" X 1/4" HEX HEAD BOLT, NUT.



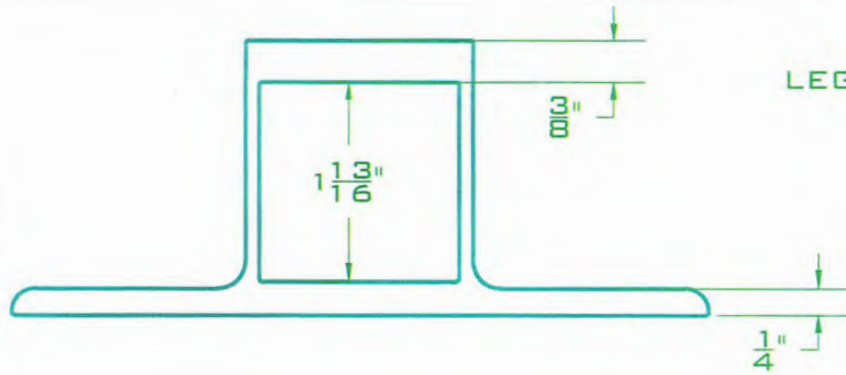
ALUMINUM WELDED 90 CORNER CONNECTOR
FOR PLATFORM CORNER CONNECTIONS.



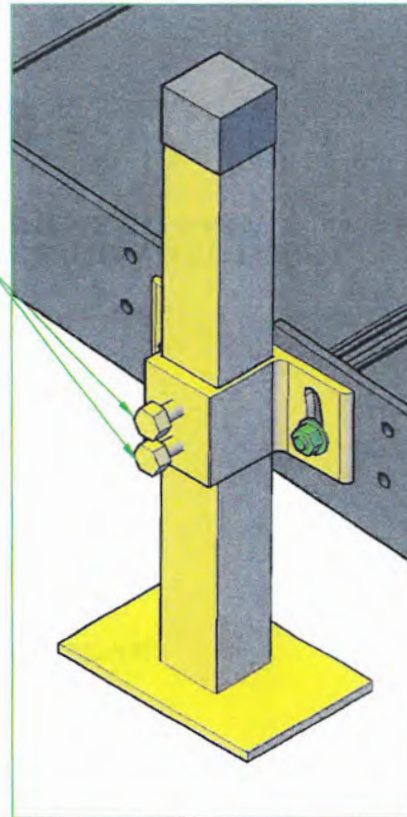
SECURED WITH HANDRAIL
CONNECTION SLEEVES.

JOB: STAMP SPEC	DESIGN: JDH	CHECKED: JDH	APD COMPANY	SHEET NO: 4
DATE: 04-01-2013	DRAWN: JDH		5221 OLEANDER DRIVE, WILMINGTON, NC. 28403	REVISION:
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LEG BRACKET AND LEG DETAILS



LEG IS SECURED INSIDE OF BRACKET WITH (2) 3/8" X 1" HEX HEAD BOLTS THROUGH 3/8" - 16 THRU TAPPED HOLES IN 3/8" WALL OF LEG BRACKET



SQUARE VINYL CAP TO PREVENT WATER ACCUMULATION INSIDE LEG



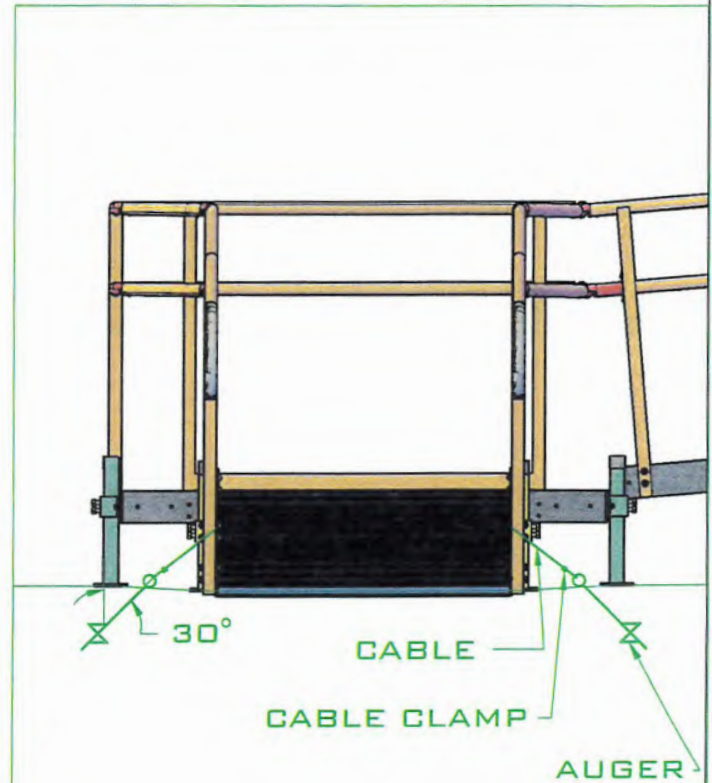
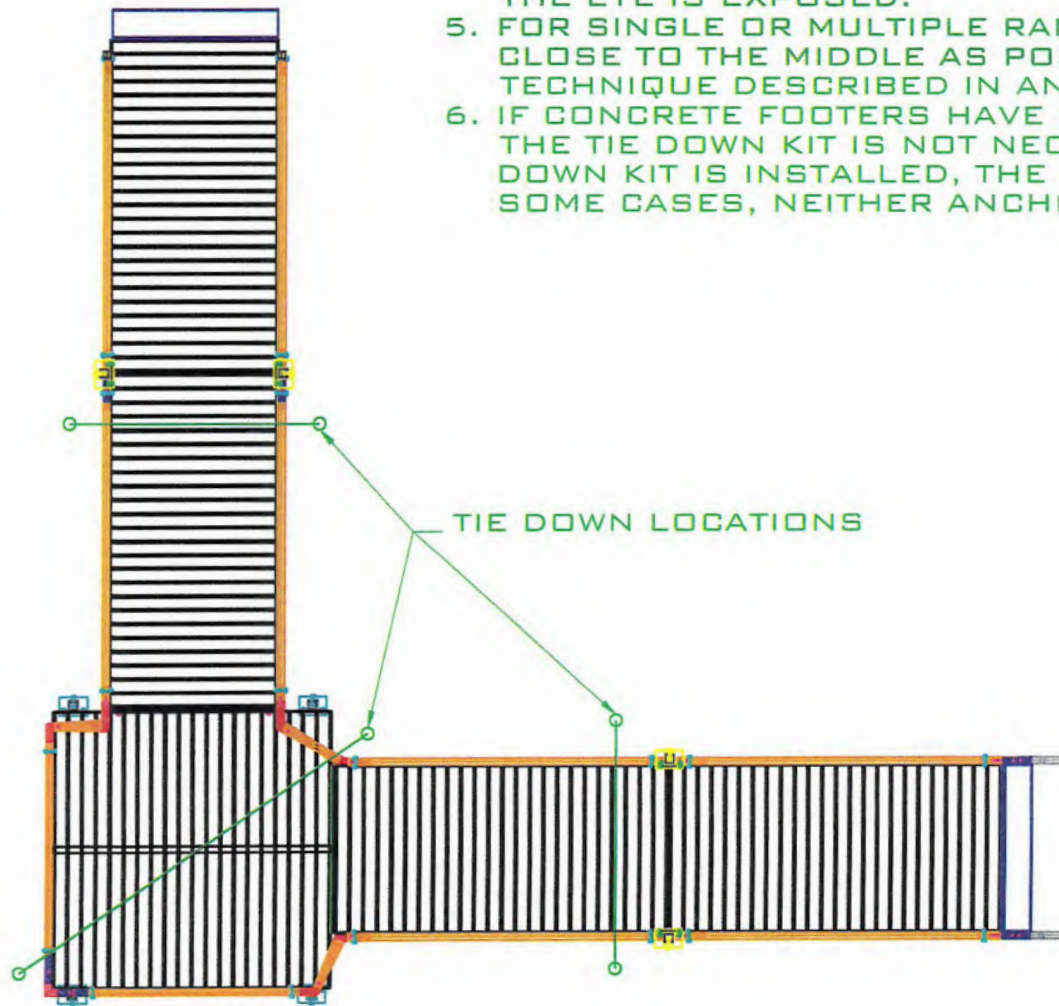
LEG BRACKET SECURED TO RAMP OR PLATFORM WITH 5/16" X 1" CARRIAGE BOLT, NUT, WASHER

3/8" WEEP HOLE DRILLED THROUGH CENTER OF FOOT TO DRAIN WATER ACCUMULATION IN LEG.

JOB: STAMP SPEC	DESIGN: JDH	CHECKED: JDH	APD COMPANY	SHEET NO: 5
DATE: 04-01-2013	DRAWN: JDH	5221 OLEANDER DRIVE, WILMINGTON, NC. 28403	REVISION:	
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ANCHORING METHODS

1. IDENTIFY ACCEPTABLE LOCATIONS FOR THE INSTALLATION OF THE HURRICANE TIE DOWN AUGERS.
2. FOR PLATFORMS, DRILL A $\frac{3}{8}$ " HOLE IN OPPOSITE SIDES OF THE PLATFORM SIDE WALL. INSTALL THE AUGERS AT AN APPROXIMATE 30° ANGLE RELATIVE TO THE RAMP LEGS.
3. RUN THE CABLE FROM ONE AUGER, THROUGH BOTH HOLES TO THE AUGER ON THE OTHER SIDE.
4. AUGERS ARE SEATED FAR ENOUGH IN THE GROUND WHEN ONLY THE EYE IS EXPOSED.
5. FOR SINGLE OR MULTIPLE RAMP RUNS, INSTALL AUGERS AS CLOSE TO THE MIDDLE AS POSSIBLE USING THE SAME TECHNIQUE DESCRIBED IN ANCHORING THE PLATFORMS.
6. IF CONCRETE FOOTERS HAVE BEEN POURED AS AN ALTERNATIVE, THE TIE DOWN KIT IS NOT NECESSARY. CONVERSELY, IF THE TIE DOWN KIT IS INSTALLED, THE FOOTERS ARE NOT NECESSARY. IN SOME CASES, NEITHER ANCHORING METHOD IS NECESSARY.



JOB: STAMP SPEC DESIGN: JDH CHECKED: JDH
DATE: 04-01-2013 DRAWN: JDH

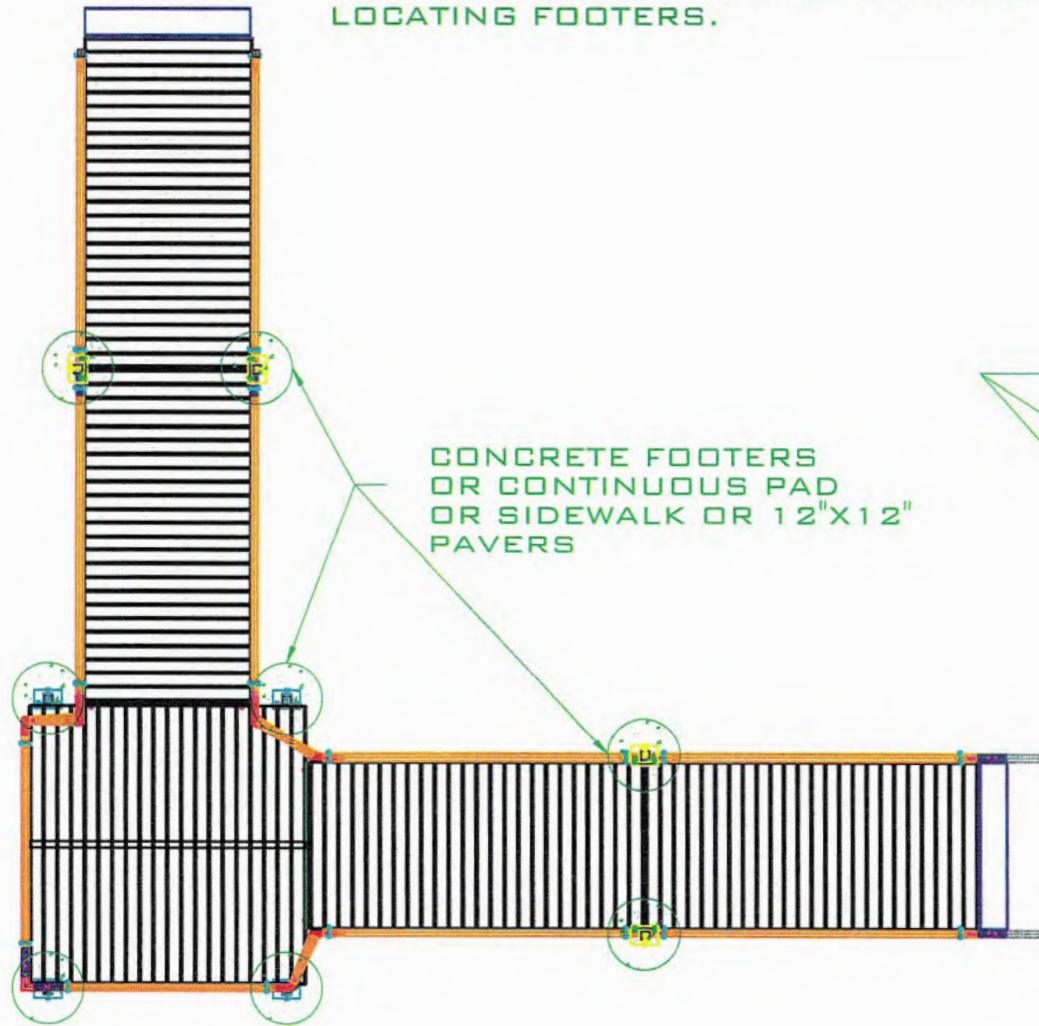
APD COMPANY
5221 OLEANDER DRIVE, WILMINGTON, NC, 28403

SHEET NO: ACH1
REVISION:

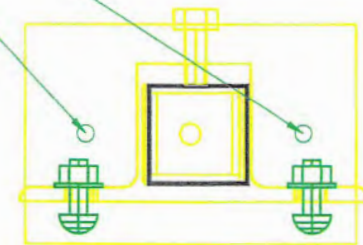
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ANCHORING METHODS

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2. DRILL TWO HOLES THRU FOOT PLATE AND ANCHOR WITH ACCEPTABLE FASTENERS LISTED BELOW.
3. AN EXISTING OR NEW SIDEWALK OR PAD FOR THIS METHOD OF ANCHORING AS AN ALTERNATIVE TO LOCATING FOOTERS.

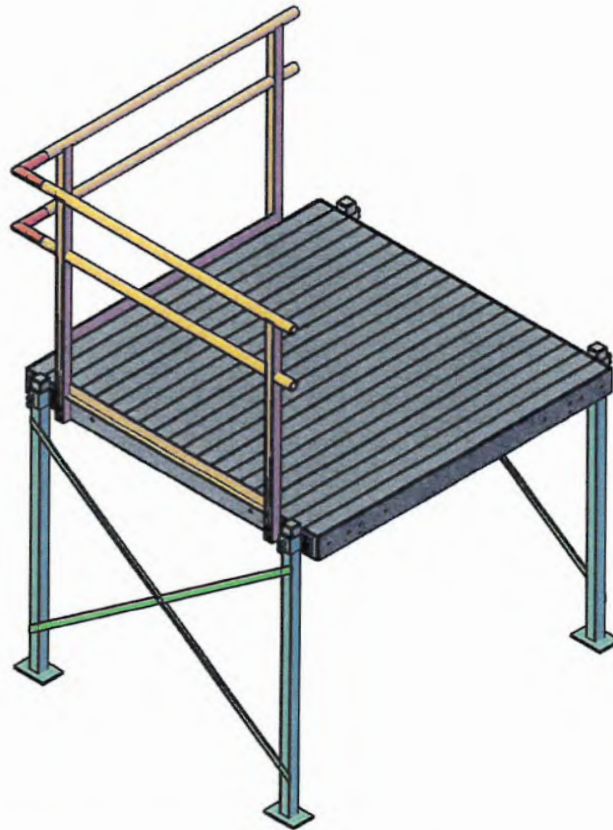


DRILL TWO HOLES THRU FOOT FOR THE ANCHORING OF LEG ASSEMBLY WITH $\frac{1}{4}$ " X 2" MINIMUM MUSHROOM ANCHORS (ANCHOR BOLTS AND TAPCONS ARE ACCEPTABLE WITH A MINIMUM DIAMETER OF $\frac{1}{4}$ ")



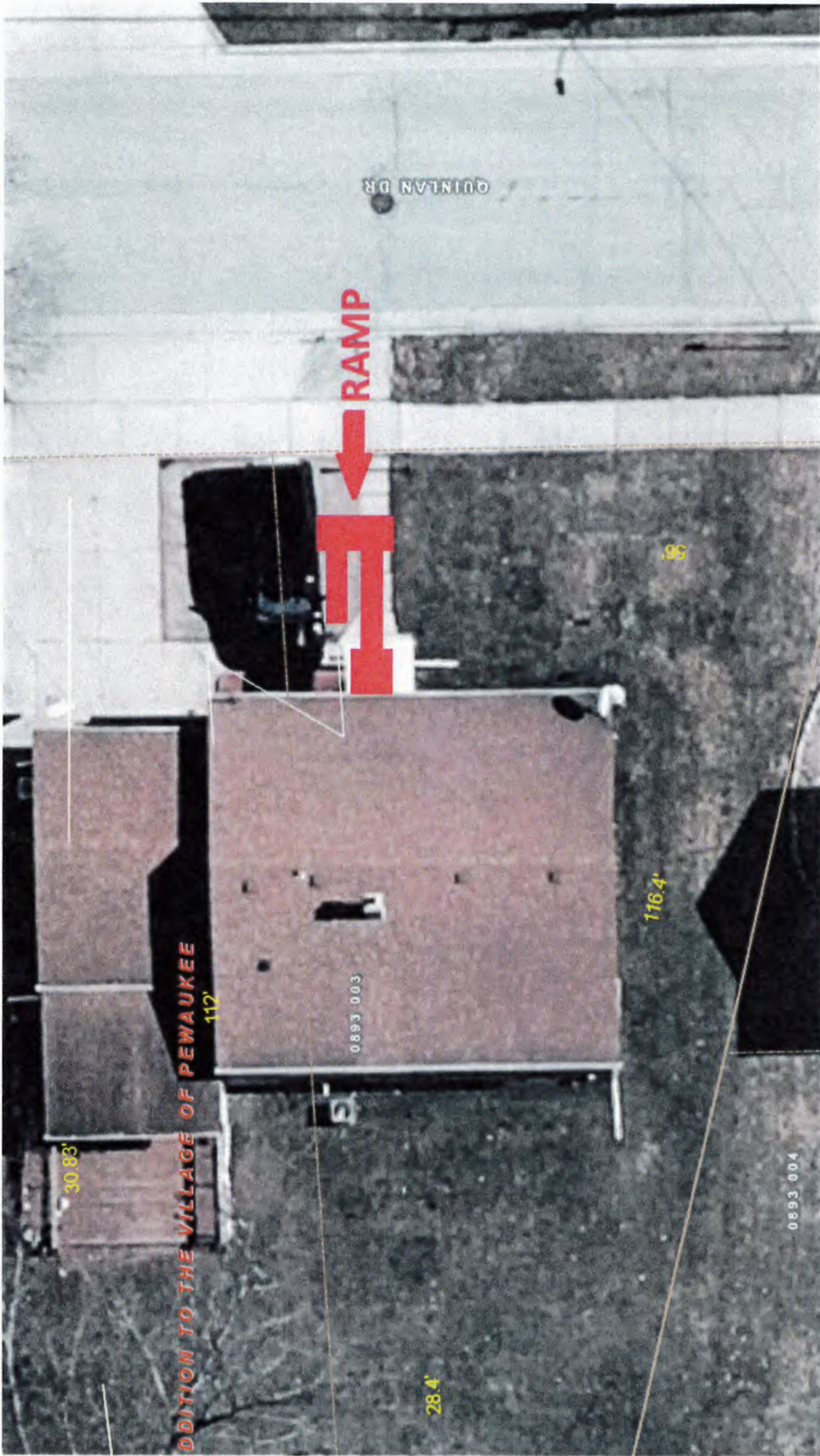
CROSS FRAMING

1. CROSS FRAMING SHALL BE FABRICATED FROM $\frac{3}{16}$ "X1" BAR
2. CROSS FRAMING WILL BE INCLUDED AND SHALL BE INSTALLED ON ANY LEG SET LONGER THAN 36"
3. INSTALLATION METHODS ARE THE SAME ON RAMP AND PLATFORM LEGS SETS.
4. CROSS FRAMING SHALL BE SECURED TO THE LEGS USING 12-1" HEX HEAD SS TEK SCREWS AND BOLTED TO ITSELF USING $\frac{5}{16}$ "X1" CARRIAGE BOLT, NUT, WASHER.



JOB: STAMP SPEC	DESIGN: JDH	CHECKED: JDH	APD COMPANY	SHEET NO: XFRA
DATE: 04-01-2013	DRAWN: JDH	5221 OLEANDER DRIVE, WILMINGTON, NC. 28403	REVISION:	

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QUINLAN DR

RAMP

96'

116.4'

0893 003

112'

30.83'

28.4'

0893 004

ADDITION TO THE VILLAGE OF PEWAUKEE