



**AMENDED
PLAN COMMISSION
AGENDA**

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

To view the meeting: <https://www.youtube.com/live/KWQ9se9HIng?si=kMZ68Mig7toy92KP>

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
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)
 - 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)
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 – November 14, 2024
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)
 - 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)

- 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.

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: December 6, 2024

**Plan Commission Meeting
November 14, 2024 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072**

<https://www.youtube.com/live/q0LXzFbeLK8?si=3SMCPQIMKj6Sen1u>

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. Theresa Hoff; Comm. Sam Liebert; Comm. Brian Belt; Comm. Katie Jelacic; Trustee Bob Rohde and President Jeff Knutson.

Excused: Comm. Mark Grabowski

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

2. Public Hearings

- a. **Conditional Use Grant request to construct a 96 sq. ft. accessory structure. The accessory structure is proposed at 5 feet from the side offset which is permissible only through the issuance of a Conditional Use Grant on a legal non-conforming lot (Section 40.210(4)a). This 0.44-acre parcel, located at 435 High Street / PWV 0893128001, is zoned R-5 Residential Detached District. Property Owner/Applicant is Samuel Liebert and Elizabeth Liebert.**
– No comments.

3. Citizen Comments – No comments.

4. Approval of the Minutes

- a. **Regular Plan Commission Meeting – October 10, 2024.**

Trustee Rohde motioned/seconded by Comm. Belt to approve the October 10, 2024; Regular Plan Commission Meeting minutes as presented.

Motion carried 6-0.

5. Old Business

- a. None

6. New Business

- a. **Review, discussion and possible action on a Conditional Use Grant request to construct a 96 sq. ft. accessory structure. The accessory structure is proposed at 5 feet from the side offset which is permissible only through the issuance of a Conditional Use Grant on a legal nonconforming lot (Section 40.210(4)a). This 0.44-acre parcel, located at 435 High Street / PWV 0893128001, is zoned R-5 Residential Detached District. Property Owner/Applicant is Samuel Liebert and Elizabeth Liebert.**

Comm Liebert recused himself from this portion of the meeting since he is the property owner/applicant and stepped down from the Commission table to address the Commission as a member of the public.

Village Planner, Jeff Muenkel, gave a brief overview of the requirements and explained why this agenda item is at tonight's meeting.

President Knutson asked the applicant if this building is intended to be permanent.

Sam Liebert, Owner/Applicant @ 435 High Street – Stated that this will be a permanent structure and that they are planning on pouring a concrete slab to help prolong the life and durability of the structure.

President Knutson asked Village Staff: if it is a non-permanent structure (sitting on gravel or wood), is a Conditional Use Grant still necessary?

Village Planner, Jeff Muenkel, assured the Commission that most often, even temporary structures are deemed as actual structures (even if someone claims that it can be moved around). The Village Code states that anything above 6" in height from the ground is considered a structure and therefore needs a permit. However, it does vary based off of evaluation of the situation and whether or not it meets the codes of a full-accessory structure.

Village Planner Recommendations:

The Village of Pewaukee Plan Commission recommends Approval of the Conditional Use Grant Request for Samuel Liebert and Elizabeth Liebert for the property located at 435 High Street, subject to the following conditions:

1. That this conditional use allows a new accessory structure on the above referenced property to be as close as five (5) feet from the northern property line.
2. That all conditions made by the Plan Commission at their meeting of November 2024 are met.
3. That the new accessory structure meets all building and zoning codes including a height of no more than 15 feet.
4. 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.
5. 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.
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 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.

7. 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.
8. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
9. 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.

Village Engineer Recommendations:

Recommend approval of the placement of the storage shed as proposed in the application, subject to no changes in the existing ground grade at the shed location.

Trustee Rohde motioned/seconded by Comm. Hoff to approve the CUG request, subject to the conditions listed by staff.

Motion carried 5-0.

Comm. Liebert rejoined the Commission table at this time.

- b. Review, discussion and possible action on a Sign Code Waiver to permit for a 75 sq.ft. wall sign for a multiple tenant building. The wall sign exceeds the maximum of one wall sign per tenant not exceeding 30 square feet in area or 75 percent of the tenant's lineal facade frontage, whichever is less and is permitted to request planning commission approval to exceed the size through section 70.115. This 2.51-acre parcel, located at 395 Forest Grove Drive / PWV 0903101001, is zoned as B-5 Light Industrial District. Property Owner is 1505 LLC and Applicant is Redline Powersports (Russell Kramer, agent/owner).**

Village Planner, Jeff Muenkel, gave a brief overview and explained that nothing seemed out of the ordinary from previous projects that have been approved.

Comm. Hoff questioned the type of sign and material that it consists of due to complaints received in the past regarding bright lights:

Russell Kramer, Owner/Applicant @ Redline Powersports - Material has not been finalized yet; however, the applicant would like to match the sign that they have in their lobby. The lobby sign is constructed of mild steel, brushed with a grinder and clear coated to prevent rust. The sign is backlit with LEDs which would not project outward.

Kramer stated that he selected the size of the sign based off of an aspect ratio with the canopy that will be below the sign to make it look proportional. He is against putting signage on his overhead doors (as neighboring companies have) because they keep those doors open in the summer, which would prevent the sign from being seen during those months.

Comm. Belt asked staff about rules and regulations regarding the timing of lights being on throughout the day/night:

Village Planner, Jeff Muenkel, shared that there is nothing stated specifically in the ordinance. Conditions have been put on signs in the past with conditional uses and during waivers.

Village Attorney, Matt Gralinski, confirmed the waiver ability of the commission set forth in the ordinance is very broad – especially if the applicant is willing to comply.

Russell Kramer, Owner/Applicant @ Redline Powersports – stated that he is happy to include a timer on the lights if it were to be needed. Other lights on the property are already on dusk to dawn sensors.

Village Planner Recommendations:

Staff will note that the proposed sign square footage does not seem out of the ordinary for the tenant wall façade.

The Village of Pewaukee Plan Commission Approves the larger wall sign up to 75 square feet for Redline MotorSports for the property located at 395 Forest Grove Drive, subject to the following conditions:

1. That a 75 square foot wall sign be permitted for Redline Motorsports for the multiple tenant building located at 395 Forest Grove Drive, facing to the east street only.
2. Any conditions made by the Plan Commission at their meeting of November 2024, as noted in the minutes.
3. That any additional required building permits be obtained prior to erection of wall signage.
4. That any additional freestanding signage improvements obtain zoning approval and building inspector approval prior to being permitted through the Village Hall Staff.

Comm. Hoff motioned/seconded by Comm. Liebert to approve the plans presented with the staff's recommendations.

Motion carried 6-0.

- c. **Review, discussion, and possible recommendation to the Village Board to approve a Certified Survey Map request of applicant Erin and Kevin Ark to combine common lots of ownership. This 0.527-acre parcel, located at 214 1st St/ PWV 0899252, is zoned R-5 Single-Family Residential. Property owners are Kevin R Ark.**

Village Engineer, Tim Barbeau, gave a brief overview of what was discussed at the August 8, 2024, Plan Commission meeting regarding this item and explained why it is being presented again tonight.

Village Planner Recommendations:

The Village of Pewaukee Plan Commission Recommends Approval of the Certified Survey Map for Erin and Kevin Ark for the property located at 214 1st Street, subject to the following conditions:

1. Any conditions made by the Plan Commission at their meeting of November 2024.
2. That all engineering comments are satisfied for the Certified Survey Map prior to Village signature and recording.
3. 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. Hoff motioned/seconded by Trustee Rohde to approve the CSM presented with the Village Planner and Village Engineer's recommendations.

Motion carried 6-0.

7. Citizen Comments – No comments.

8. Adjournment

Trustee Rohde motioned/seconded by Comm. Belt to adjourn the November 14, 2024, Regular Plan Commission meeting at approximately 6:21 p.m.

Motion carried 6-0.

Respectfully submitted,

Mackenzie Quigley
Deputy Clerk

DRAFT

TO: Village of Pewaukee Plan Commission
CC: Jenna Peter - Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: December 4, 2024
MTG DATE: December 12, 2024
RE: Brewfinity CUP – Conditional Use Grant for a Mirco brewery with a taproom and restaurant.

BACKGROUND:

1. Petitioner: Chad Ostram, Brewfinity Brewing Co.
2. Property Owner: Duncan’s Inc.
3. Location/Address: 203 W. Wisconsin Avenue
4. Tax Key Number: PWV 0898982
5. Area: 1.52 acres
6. Existing Zoning: B-2 Downtown Business District
7. Proposed Zoning: N/A
8. Future Land Use: Community Commercial
9. Proposed Future Land Use: N/A

OVERVIEW:

The Petitioner is requesting approval of a Conditional Use Grant to allow a one-barrel microbrewery with taproom and restaurant. This request is accompanied by a Business Site Plan and Plan of Operations. The commercial site plan and Business Plan of Operation includes a 6,000 square foot restaurant / taproom and outdoor seating area on an existing 1.52-acre parcel zoned as B-2, Downtown Business District. The applicant intends to serve meats smoked at its Oconomowoc location and brought to the site to finish the cooking process.

SUBMITTAL:

The enclosed submittal includes the Applications, Site Plan, Building Elevation and Narrative.

PLANNER COMMENTS:

1. **Conditional Use Grant.** The Village Code permits restaurant uses by the issuance of a Conditional Use Grant in the B-2 Downtown Business District. Additionally, section 40.415 of the Village code requires CUG approval for seasonal uses for more than nine months. The applicant is requesting a 24-seat temporary outdoor seating area that weather dependent may exceed nine months in a given year.
2. **Site Plan.** The site plan indicates a 6,000 square foot tenant space in an existing single-story building along the northwest side of the property, with the associated parking lot occupying the majority of the remainder of the site. The applicant indicates they intend to operate seven days a week from 11am -11 pm with an estimated 15 employees. The applicant has indicated the site will include a 211 sq. ft, 8-seat outdoor seating area along the building façade. In addition to the outdoor seating area along the building, the applicant is requesting approval to allow a seasonal 24 seat outdoor seating area to occupy 4 existing

parking stalls. The applicant has submitted a proposed design for the seasonal outdoor seating area. The applicant is proposing 12"x12"x74" concrete barriers top with 40" tall black fence (Exhibit A). The site plan indicates 4 of these would be parallel with the sidewalk and 2 would be along the angle of parking stall. Given the character of the sites location the Plan Commission will want to carefully consider if the proposed outdoor seating area is compatible with the existing building and surrounding area.

3. **Zoning Requirements:** The proposed restaurant use is a conditional use under the B-2 Downtown Business District.
 - a. The applicant indicates 100 parking spaces existing on the site. The Village code requires 1 parking space per 100 square feet of gross floor area plus one space per employee on the largest shift. The plans show interior buildout for approximately 6,000 sq. ft. of gross floor area plus an additional approximately 700 square feet of outdoor seating area. Based on those standards the code requires a total of 72 parking stalls (65 based on floor area and 5 employee). Staff believes the existing parking lot is suitable for the proposed development and the proposed seasonal reduction of 3-4 stalls to accommodate the requested outdoor seating area.
4. **Site Improvements:**
 - a. **Uses and activities:** The improvements will include a redevelopment of the existing building for a taproom and associated outdoor seating areas.
 - b. **Site:** The proposed changes are the renovation of 6,000 sq. ft. tenant space to accommodate Brewfinity.
 - c. **Design Requirements:** There are no applicable general design requirements for the proposed development. The only exterior changes proposed as part of the development are new signs located on the existing signage boards. Additionally, Plan Commission will want to consider if the proposed design of the outdoor seating enclosure is compatible with the area.
 - d. **Signage:** The applicant is proposed to replace the existing signage with new similar sized signage on the existing signage boards. The applicant has not provided specific sizes at this time but new signage within the existing signage board should be code compliant.

STAFF RECOMMENDATION:

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.

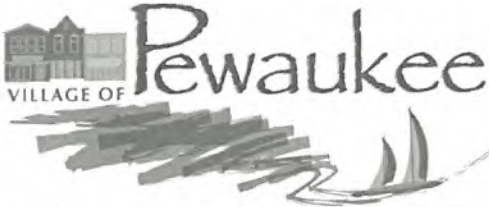
1. That all conditions made by the Plan Commission at their meeting of December 2024 pertaining to development are met.
2. The signage plans be presented to the Village Zoning Administrator and approval by Staff prior to building occupancy.
3. The final design of the seasonal outdoor seating area shall 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 purposes 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.

EXHIBIT:

- A. Petitioner Applications, Site Plan 7 Narrative



Business Plan of Operation Application

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

Office use only:

Zoning Admin Approval: _____ Date _____

Planner Approval: _____ Date _____

BUSINESS & PROPERTY

Tax Key No. PWW0898982 FEIN#: 39-1139142

Business Name: Duncan's, Inc. Current Zoning: B-2 Downtown Business

Business Address: 203 W. Wisconsin Ave, Pewaukee, WI 53072

Mailing Address: W240N1221 Pewaukee Road, Waukesha, WI 53029

Email: john@siepmannrealty.com Phone: 414.491.3536

TENANT INFORMATION

Tenant Name: KELLERMEISTER BEVERAGES LLC d/b/a BREWFINITY BREWING CO FEIN#: 47-5354872

N58W39800 INDUSTRIAL RD, STE D

Mailing Address: OCONOMOWOC, WI 53066 Email: chad@brewfinitbrewing.com

List any Special Equipment/Facilities/Requirements we need to know about:
We plan to have a 1BBL brewhouse on-site and we also intend on serving smoked meats to our patrons as part of the restaurant.

BUSINESS INFORMATION

Description of Business: Microbrewery with a Taproom and Restaurant

Type of business: Retail Office Warehouse/Storage Industrial Institutional Wholesale Other _____

New Use? YES NO or Expanded Use? YES NO Operation Days and Hours: Every day 11am - 11pm

Maximum Number of Employees: Full-time 3 Part-time 15

Expected Customers per Day: 100 Delivery Trucks per day: 1 Vehicles per day: 50

Available Parking Spaces: 100 Loading Spaces: _____ Overnight Parking: YES NO

Outdoor Storage: YES NO - If yes, list type: Delivery van / beer dispensing trailer

Sewage Disposal: Public Sewer Septic Tank / Storm Water Retention/Detention? YES NO

Water Supply by: Public Water Main Private Well Other _____

Solid Waste (garbage) Disposal by: GFL

List Where any Flammable Substances are stored: None

Applicant and Property Owner Signature

Chad Ostram **Chad Ostram** & Jeff Duncan **Jeff Duncan** 11/4/2024

Applicant Signature & Print Name _____ Owner Signature & Print Name _____ Date _____

Send to Building Services _____ Send to Clerk _____ Saveto Property File _____

Commercial & Industrial businesses are required to fill out the below form. The discharge produced must comply with all conditions of the [City of Brookfield Municipal Code Chapter 13.20](http://www.cityofbrookfield.com) at www.cityofbrookfield.com

Notice of Intent to Discharge Wastewater

Business Name: Kellermeister Beverages LLC d/b/a Brewfinity Brewing Co

Business Address: 203 W. WISCONSIN AVE, Pewaukee, WI 53072

Mailing Address: N58W39800 INDUSTRIAL RD, STE D, OCONOMOWOC, WI 53066

Company Representative: CHAD OSTRAM Title: OWNER

Phone: 262-271-2701 Email: CHAD@BREWFINITYBREWING.COM

Description of business:

We intend to install a 1BBL brewhouse at the location. We also intend to have a taproom with a restaurant at the location. We plan to serve smoked meats as sandwiches, pretzels and appetizers.

Number of Employees: Full-time 3 Part-time 15

Operation Days and Hours: SUN-SAT 11AM - 11PM # of Shifts: 2

SIC OR NAICS CODE: 722410

Reason for filing survey:

- Change of occupancy
- Construction of a new facility
- Proposing to discharge from a facility where there is currently no discharge or adding a new sewer connection
- Significantly Altering the volume or characteristics of an existing discharge
- Applying for reissuance of an existing discharge permit
- Per request by municipality—discharge ongoing with no expected changes
- Update previous information

Date when new or altered discharge is expected to begin _____

Estimated sanitary sewer discharge (report gallons/day):

	Current:	Proposed:
Process wastewater	_____	<u>100 gallons / day</u>
Sanitary wastewater	_____	<u>100 gallons / day</u>
Cooling water	_____	<u>50 gallons / day</u>

• Note: A review of quarterly water usage bills may be helpful in assigning flow values. Total gal/day (for all uses) = qtr usage (in 1000 gallons) x 1000 / # operating days in qtr. This daily total is then distributed into estimated gal/day of process, sanitary, and/or cooling. Process wastewater is any discharge other than sanitary, non-contact cooling or boiler blowdown water. Sanitary flow may be estimated as 20 gal/day/employee.

Use this space to describe the process that will result in the discharge of commercial/industrial process wastewater:

When we clean the equipment we use 32oz of a caustic cleaner with hot water. The caustic is the equivalent of sodium hydroxide, but the product is GRAS and carries a MSDS of 0-0-0. To sanitize the equipment, we use a hydrochloric acid alternative that is also GRAS and also carries a MSDS of 0-0-0. To sanitize the equipment, we use a few oz of the acid and target a pH of 2.5 - 3.0. We also use bleach as a sanitizer in the kitchen.

List chemicals/pollutants expected to be present in your discharge:

Discharge will contain the cleaners and acid described above, and also yeast and hop particles.

Describe any wastewater pretreatment and/or facilities to be used:

None

List toxic organic compounds (solvents, flammable compounds etc):

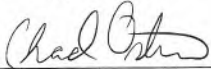
None

How are these toxic organic compounds disposed of:

None

Agreement to Abide

I Certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.



11/6/2024

Chad Ostram

Authorized Representative Signature

Date

Printed Name

Comments:

Staff comments:



CONDITIONAL USE GRANT APPLICATION FORM

235 Hickory St, Pewaukee WI53072—villagehall@villageofpewaukeewi.gov— 262-691-5660

PROPERTY/ PROPERTYOWNER INFORMATION

Property Address: 203 W. Wisconsin Avenue Tax Key: PWV0898982
Property Owner Name: Duncan's, Inc. Zoning of Property: _____

APPLICANT INFORMATION

Applicant Name: CHAD OSTRAM Applicant Phone #: 262.271.2701
Applicant Address: N58W39800 INDUSTRIAL RD, STE D Applicant Email: _____
OCONOMOWOC, WI 53066
Applicant Email: CHAD@BREWFINITYBREWING.COM

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

Business Name, if applicable: BREWFINITY BREWING CO. (LEGAL ENTITY: KELLERMEISTER BEVERAGES LLC)
FEIN, if applicable: 47-5354872
Description of Proposed Use (Restaurant/Retail/Office) A microbrewery with a taproom and restaurant. We intend to install a 1 BBL brewhouse at the site and produce beer in small batches. As part of this, we also intend on having taproom and restaurant where we intend to serve smoked meats and appetizers and pretzels.

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.

Duncan's Inc., Jeffrey Duncan

 Property Owner Printed Name

Signed by: Jeff Duncan 11/4/2024

 DCEA1203CF1C4F3
 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.

Chad Ostram

 Applicant's Printed Name

Chad Ostram

 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.

See the municipal code regarding site structure design criteria for the commercial, industrial, park, institutional, and multi-family residential developments for a complete listing of plan requirements. Additional plan details may be required on a case-by-case basis if the Village's review staff or the Planning Commission finds such information is necessary to complete a full and proper project review.

DETAILED SITE PLAN

- | | |
|--|---|
| engineering scale | floodplain and/or wetland boundary |
| Location/vicinity map | sign location (may require additional approval) |
| north arrow | exterior light locations |
| footprint of dimensioned property lines | phasing lines |
| existing & proposed buildings | floor area ratio |
| footprint of existing adjacent buildings | open space ratio |
| driveway location | site acreage |
| parking stalls | sidewalks/pedestrian walkways |
| adjacent public streets | dumpster/recycling area location |
| easements | ground HVAC and/or utility installations |
| setback & offset dimensions | fence location |
| pond/detention location | such other details as may be determined necessary |

DETAILED ARCHITECTURAL PLAN

- | | |
|--|---|
| architectural scale | dimensioned building façade sign |
| all building views/elevations w/scale | exterior utility boxes |
| detailed materials specifications | |
| building height dimension | exposed HVAC equipment |
| general floor plan with dimensions | dumpster/recycling area location and screening |
| | samples of building materials (for presentation to Planning Commission) |
| exterior building materials and colors | building mounted lighting fixtures |
| | such other details as may be determined necessary |

DETAILED LANDSCAPING PLAN

- existing and proposed two-foot contour lines at the local datum (floodplain property should be identified at USGS datum)
- pond/detention location
- stormwater and erosion control devices

SIGNAGE PLAN

- scaled design drawing of freestanding and/or facade signs
- sign specifications and color (wattage, material, dimensions)

EXTERIOR LIGHTING

- light fixture design detail and specifications
- iso footcandle lighting dispersion plan



PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT

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

PROPERTY INFORMATION

Property Address: 203 W. Wisconsin Ave Tax Key: PWW0898982
Property Owner's Name: DUNCANS, INC Phone Number: 262.650.9700

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

Business Name: KELLERMEISTER BEVERAGES d/b/a BREWFINITY BREWING CO. FEIN: 47-5354872
Person Responsible for Payment / Business Contact Name: Chad Ostram
Mailing Address: N58W39800 INDUSTRIAL RD, STE D, OCONOMOWOC, WI 53066
Responsible Party / Contact Phone Number: 262.271.2701
Responsible Party / Contact Email Address: chad@brewfinitbrewing.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 Assessor, 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 Assessor, 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 correspond to the incurred services.

Signed by:
Property Owner Signature: *Jeff Duncan* Printed Name: JEFF DUNCAN Date: 11/4/2024
DCEA1203CF1C4F3...

Applicant Signature: *Chad Ostram* Printed Name: CHAD OSTRAM Date: 11/6/2024

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



CONDITIONAL USE APPLICATION— RESTAURANT/NIGHT CLUB

235 Hickory St, Pewaukee WI 53072 - villagehall@villageofpewaukee.wi.gov - 262-691-5660

BUSINESS LOCATION INFORMATION

Property Address: 203 W. Wisconsin Ave Tax Key: PWV0898982
Zoning of Property: Commercial Property Owner Name: DUNCANS, INC
Property Owner Email: john@siepmannrealty.com Property Owner Phone #: 262.650.9700

APPLICANT INFORMATION

Restaurant Name: KELLERMEISTER BEVERAGES d/b/a Brewfinity Brewing Co
Restaurant Mailing Address: N58W39800 Industrial Rd, Ste. D, Oconomowoc, WI 53066
Email: chad@brewfinitybrewing.com Phone #: 262-271-2701

PROVIDE A GENERAL DESCRIPTION OF THE RESTAURANT/NIGHT CLUB BUSINESS PLAN OF OPERATIONS

Brewfinity Brewing Co. plans to put a 1BBL brewhouse in to the facility along with a taproom. The restaurant menu to provide smoked meats as the primary food out of the kitchen. We intend to have nights of live music, Bocci ball, and general other events during the week to help bring people downtown.

FORMS REQUIRED ARE BELOW

- Conditional Use Grant Application
- Professional Services Reimbursement Notice
- Detailed Site Plan drawn to scale

PROPOSED DAYS & HOURS OF OPERATION

We intend to be open 7 days a week from 11am - 11pm.

For Office Use Only: Staff Initials: _____ Date/Time Received: _____
All forms are completed? _____ Digital copy sent/attached? _____

INDOOR SEATING AREA	Please indicate total square footage, tables and seats.
The indoor seating area shall be 4,300 sf. We intend to have 21 tables with approximately 74 seats.	
BAR AREA SIZE	Please indicate total square footage, tables and seats.
The bar area size shall be 500 sf. We intend to have 18 stools at the bar.	
OUTDOOR SEATING AREA	Please indicate total square footage, tables and seats.
The outdoor seating area is 211 sf and has 8 seats along the facade of the building. In addition, we would also request a variance that would allow us to use 3-4 parking spaces for outdoor seating which would include an additional 4 tables and a total of 24 seats.	
DRIVE UP OR WALK UP WINDOW	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Explain below:
ADDITIONAL QUESTIONS	
Carry-out sales: <u><1</u> % of total sales	
Alcohol sales: <u>65</u> % of total sales	
Employment: <u>15</u> total employees <u>2</u> full-time <u>13</u> part-time	
Number of employees on the largest shift: <u>5</u>	
Time of day with largest shift: <input type="checkbox"/> breakfast <input type="checkbox"/> lunch <input checked="" type="checkbox"/> dinner <input type="checkbox"/> after 7pm	
MENU DESCRIPTION	
WE INTEND TO PROVIDE SMOKED MEAT SANDWICHES WITH BRISKET, PULLED PORK, AND CHICKEN. WE ALSO WILL HAVE APPETIZERS AND PRETZELS.	
PROPOSED ENTERTAINMENT	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Explain below:
WE INTEND TO HAVE LIVE MUSIC, BOCCE BALL LEAGUES, TRIVIA AND OTHER EVENTS DURING THE WEEK TO ENTICE PEOPLE TO COME DOWNTOWN.	



APPLICATION PROCESS FOR CONDITIONAL USE GRANT REQUESTS

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

Step 1: Readthrough Article V of the Village's Development Code regarding the Conditional Use Grant process and regulations.

Step 2: Submit a fully completed application form (see below) along with a digital copy of all attachments you wish to have considered by the Plan Commission as part of your application.

- 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. Any documents larger than 11"x17" are required to be printed on paper (11 copies), folded down to 8.5" x 11" size, and submitted with your original application. The Village will not print your submission. It is your responsibility to ensure the Plan Commission can adequately review your plans.
- One digital copy of the submittal, including plans/drawings/applicable attachments. (USB/Email)
- Incomplete applications and applications submitted without the required documents and/or payment will not be accepted or processed.

Applications must be submitted to Village Hall by 12:00 p.m. approximately four weeks prior to the scheduled Plan Commission meeting (subject to change based on holiday schedules; see online submittal deadline schedule for exact submittal deadline dates). Plan Commission meetings are held on the second Thursday of each month at 6:00 p.m. at Village Hall. The four-week (submittal requirement) allows the Village time to review the application, obtain additional information from you, and set up the required public hearing. All property owners within 300' of the subject property will be sent a notice of the public hearing.

Step 3: Pay a \$190 application fee. The fee is collected to offset the cost of publishing required legal notices in the local newspaper and the cost of sending required mailings to neighboring property owners.

Step 4: Complete and return the Reimbursement Agreement.

The Village Planner, the Village's consulting Engineer, the Village Attorney, and any other professionals engaged by the Village to review/evaluate/comment on your proposal may bill the Village for their services/expenses. These costs will be passed back through for reimbursement to the applicant and/or property owner. Any fees not paid will be placed on the real estate tax bill of the property that corresponds to the incurred services.

Step 5: If your conditional use request is approved, a document will be prepared that contains the approval conditions. That document is required to be signed by the applicant, the property owner, and the Village. It will then be recorded in the Waukesha County Register of Deeds office. The cost for recording will be billed to the applicant.

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

Brewfinity Brewing in Pewaukee

Brewfinity Brewing Company crafts high-quality, locally inspired beers that reflect the spirit of our community. We intend to foster a community-centric space for craft beer enthusiasts and be the premier destination for craft beer lovers in the Pewaukee and surrounding areas. Our taproom will be welcoming and a family-friendly atmosphere while playing an active role in local events and activities.

Brewfinity plans to operate a 1 barrel brewhouse on-site and plans to release seasonal beers and also collaborate with local businesses. We intend to develop a strong calendar of seasonal releases, tapping into holidays and local events.

Brewfinity intends to create a unique and memorable experience that draws both locals and tourists to our Pewaukee taproom. We will offer more than great beer, incorporating interactive and fun activities, such as Bocce ball indoors, trivia nights, acoustic music, along with a range of special events, which will transform the taproom into a community hub.

Brewfinity also intends to offer savory food in the taproom for patrons to enjoy with their delicious beer. Incorporating smoked meats into the menu is a powerful way to create a distinctive food offering that compliments the craft beer experience. This food menu will not only elevate the taproom, but also create a sense of community around great food, great beer, and a fun atmosphere.

While the ultimate plan is to create the experience all in-house, we intend to do this in a phased approach. For example, we intend to smoke the meat at our Oconomowoc location and then bring it to the taproom in Pewaukee to finish the cooking process. By phasing the buildout and staffing in a structured manner, we can ensure that each area of our brewery operates smoothly and effectively from day 1. We intend to open for lunch and dinner every day starting at 11am and closing by 11pm.

We're excited to be part of the Pewaukee community and look forward to growing our business in Pewaukee.

GENERAL NOTES

- SEE DRAWING AND SPECIFICATIONS FOR ADDITIONAL, GENERAL AND SPECIFIC REQUIREMENTS.
- PROVIDE ALL MATERIALS AND EQUIPMENT WITH MANUFACTURER'S DATA SHEET AND APPROVALS.
- EACH CONTRACTOR SHALL CAREFULLY EXAMINE DRAWINGS AND SETS PRIOR TO BEGINNING WORK. ANY DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY TO THE ARCHITECT. ALL DISCREPANCIES SHALL BE CLEARLY IDENTIFIED BY WRITTEN AGREEMENT.
- IT SHOULD BE UNDERSTOOD BY ALL CONTRACTORS THAT THE OLD CONSTRUCTION MAY NOT BE IDENTIFIED AS SUCH. CONTRACTORS SHALL BE RESPONSIBLE FOR ANY VERBAL INFORMATION, VERIFIED AND ADJUSTED AS REQUIRED. FAILURE TO DO SO WILL BE AT THE CONTRACTOR'S RISK. ANY DISCREPANCIES FOUND IN THE DRAWINGS OR EXISTING CONDITIONS ARE TO BE IDENTIFIED TO THE ARCHITECT IMMEDIATELY. ALL DISCREPANCIES SHALL BE CLEARLY IDENTIFIED BY WRITTEN AGREEMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
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- CONTRACTORS SHALL FINISH AND INSTALL ALL MATERIALS INCLUDED WITHIN THE LIMITS OF THE CONTRACT. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK WITH THE OWNER/ARCHITECT. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
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LOCATION MAP
NO SCALE



ARCHITECTURAL DESIGNS INC.
7209 ROOSEVELT RD
PUEBLO, CO 81002
TEL: 303-733-1177
FAX: 303-733-1159
www.architecturaldesignsinc.com

TECHNICAL DRAFTING FOR
BREWFINITY BREWING CO
303 W WISCONSIN AVE
PEWAUKEE, WI 53072
PROJECT #2024-32

PROJECT

BUILDING RENOVATION FOR:
BREWFINITY BREWING CO
203 W. WISCONSIN AVE
CITY OF PEWAUKEE, WI 53072
PROJECT #: 2024-32

INDEX

- ARCHITECTURAL GENERAL SPECIFICATION, SITE PLAN & LOCATION MAP
- D1 EXISTING FIRST FLOOR PLAN ELEVATION
- D2 EXISTING PROPOSED WEST EXTERIOR ELEVATION
- A1 EXISTING PROPOSED WEST EXTERIOR ELEVATION

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE
PROJECTS ARE THE PROPERTY OF ARCHITECTURAL DESIGNS INC. ANY USE OR REUSE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL DESIGNS INC. IS STRICTLY PROHIBITED. THIS DRAWING IS THE PROPERTY OF ARCHITECTURAL DESIGNS INC. ANY USE OR REUSE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL DESIGNS INC. IS STRICTLY PROHIBITED.

ARCHITECT: **GENE EGGERT ARCHITECT**

DATE: **4 OCTOBER 2024**

REVISIONS:
0 NOVEMBER 2024
1 1 NOVEMBER 2024

MINIMUM PLUMBING FACILITIES:

- PER TABLE D001, MINIMUM PLUMBING FACILITIES FOR EACH OCCUPANCY CLASSIFICATION SHALL BE AS FOLLOWS:
- (1) WATER CLOSURE PER 400 OCCUPANTS
- (2) DRAINAGE EQUIPMENT PER 400 OCCUPANTS
- (3) DRAINAGE EQUIPMENT PER 400 OCCUPANTS

EXIT ACCESS TRAVEL DISTANCE:

- PER TABLE 1011, EXIT ACCESS TRAVEL DISTANCE SHALL BE AS FOLLOWS:
- (1) 200 FEET WITH SPRINKLER SYSTEM
- (2) 150 FEET WITHOUT SPRINKLER SYSTEM

APPLICABLE CODES:

- IBC 2018 INTERNATIONAL BUILDING CODE, WITH SUPPLEMENTS
- IBC 2018 INTERNATIONAL MECHANICAL CODE, ADOPTED UNDER SECTION 103.05
- IBC 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE, ADOPTED UNDER SECTION 103.05
- IBC 2018 INTERNATIONAL FIRE AND SAFETY CODE, ADOPTED UNDER SECTION 103.05
- IBC 2018 INTERNATIONAL ENERGY EFFICIENCY CODE, ADOPTED UNDER SECTION 103.05
- IBC 2018 INTERNATIONAL SCHEDULE 40 PIPE CODE, ADOPTED UNDER SECTION 103.05
- IBC 2018 INTERNATIONAL MECHANICAL CODE, ADOPTED UNDER SECTION 103.05
- IBC 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE, ADOPTED UNDER SECTION 103.05
- IBC 2018 INTERNATIONAL FIRE AND SAFETY CODE, ADOPTED UNDER SECTION 103.05
- IBC 2018 INTERNATIONAL ENERGY EFFICIENCY CODE, ADOPTED UNDER SECTION 103.05

PER TABLE 1004.1, MINIMUM FLOOR AREA ALLOWANCES PER OCCUPANT SHALL BE AS FOLLOWS:

- (1) 150 SQ FT PER OCCUPANT
- (2) 100 SQ FT PER OCCUPANT
- (3) 75 SQ FT PER OCCUPANT
- (4) 50 SQ FT PER OCCUPANT
- (5) 35 SQ FT PER OCCUPANT
- (6) 25 SQ FT PER OCCUPANT
- (7) 15 SQ FT PER OCCUPANT
- (8) 10 SQ FT PER OCCUPANT
- (9) 7 SQ FT PER OCCUPANT
- (10) 5 SQ FT PER OCCUPANT

PER CHAPTER 10, FIRE PROTECTION SYSTEMS SHALL BE PROVIDED AS FOLLOWS:

- 1. THE BUILDING SHALL BE PROVIDED WITH AN AUTOMATIC FIRE ALARM SYSTEM.
- 2. THE BUILDING SHALL BE PROVIDED WITH A FIRE ALARM SYSTEM.
- 3. THE BUILDING SHALL BE PROVIDED WITH A FIRE ALARM SYSTEM.
- 4. THE BUILDING SHALL BE PROVIDED WITH A FIRE ALARM SYSTEM.
- 5. THE BUILDING SHALL BE PROVIDED WITH A FIRE ALARM SYSTEM.
- 6. THE BUILDING SHALL BE PROVIDED WITH A FIRE ALARM SYSTEM.
- 7. THE BUILDING SHALL BE PROVIDED WITH A FIRE ALARM SYSTEM.
- 8. THE BUILDING SHALL BE PROVIDED WITH A FIRE ALARM SYSTEM.
- 9. THE BUILDING SHALL BE PROVIDED WITH A FIRE ALARM SYSTEM.
- 10. THE BUILDING SHALL BE PROVIDED WITH A FIRE ALARM SYSTEM.

PER TABLE 703.10, FIRE RESISTANCE RATING REQUIREMENTS FOR FIRE BARRIERS SHALL BE AS FOLLOWS:

- (1) 1-HOUR FIRE RESISTANCE RATING
- (2) 2-HOUR FIRE RESISTANCE RATING
- (3) 3-HOUR FIRE RESISTANCE RATING
- (4) 4-HOUR FIRE RESISTANCE RATING
- (5) 4-HOUR FIRE RESISTANCE RATING
- (6) 4-HOUR FIRE RESISTANCE RATING
- (7) 4-HOUR FIRE RESISTANCE RATING
- (8) 4-HOUR FIRE RESISTANCE RATING
- (9) 4-HOUR FIRE RESISTANCE RATING
- (10) 4-HOUR FIRE RESISTANCE RATING

PROPOSED CONSTRUCTION CLASSIFICATION:

CONSTRUCTION TYPE III-B NON-COMBUSTIBLE EXTERIOR WALLS, WOOD FRAME INTERIOR CONSTRUCTION
OCCUPANCY TYPE A2- ASSEMBLY GROUP (TAVERN & BARS)
ZONING: COMMERCIAL

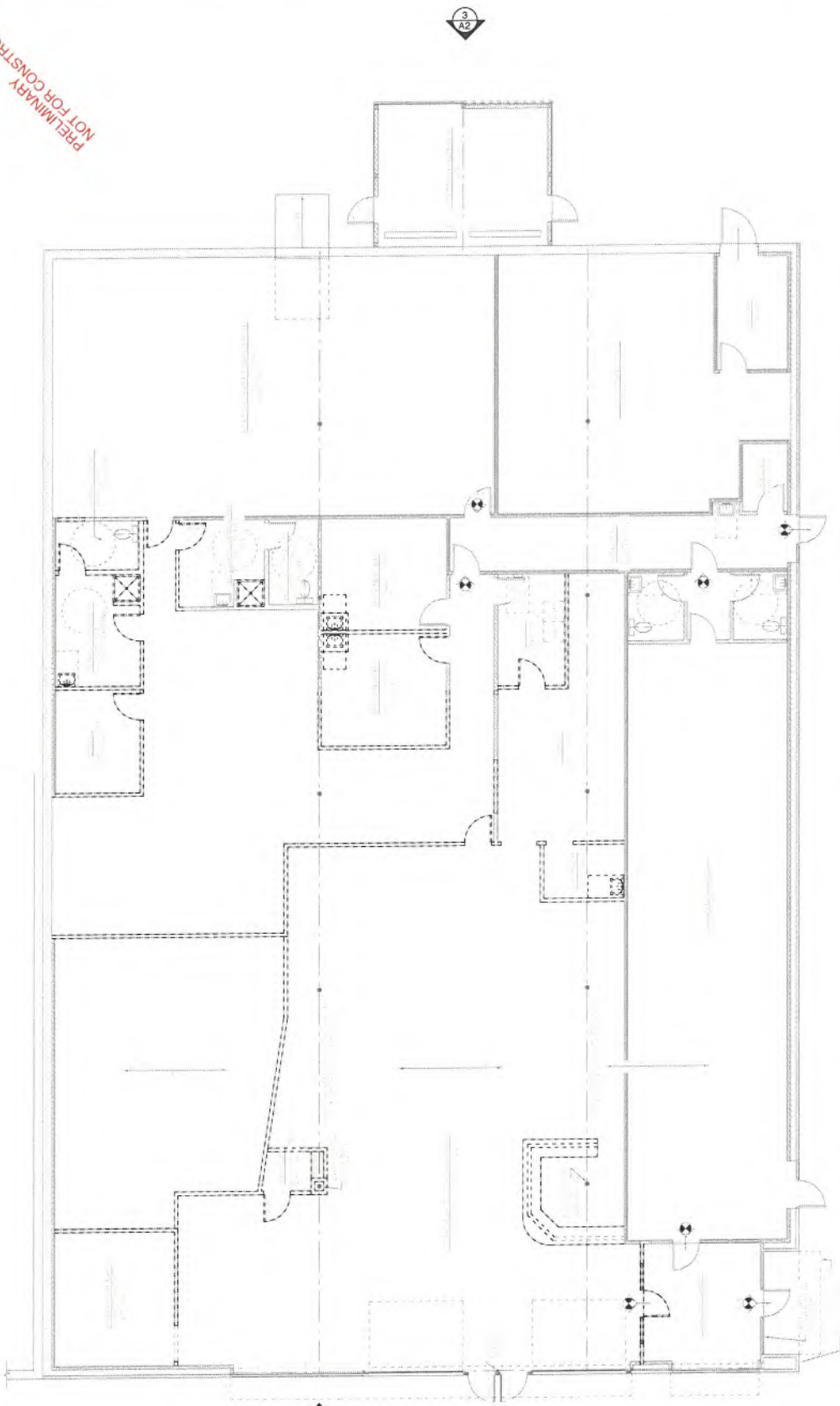


EXISTING/PROPOSED SITE PLAN

NOT TO SCALE

NOTE
 THESE DRAWINGS AND DESIGN THEREIN ARE THE EXCLUSIVE PROPERTY OF ARCHITECTURAL DESIGN INC. ANY REPRODUCTION, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF ARCHITECTURAL DESIGN INC. IS STRICTLY PROHIBITED. ARCHITECTURAL DESIGN INC. SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL NOTIFY ARCHITECTURAL DESIGN INC. IMMEDIATELY UPON RECEIVING ANY SUCH NOTIFICATION.

**PRELIMINARY
 NOT FOR CONSTRUCTION**



EXISTING FIRST FLOOR PLAN-DEMOLITION
 SCALE: 3/16" = 1'-0"

EXHIBIT A

PUBLIC
PARKING





Google



TO: Village of Pewaukee Plan Commission
CC: Jenna Peter - Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: December 4, 2024
MTG DATE: December 12, 2024
RE: Wisconsin Adult Center, LLC –Conditional Use Request

BACKGROUND:

1. Petitioner: Wisconsin Adult Center, LLC – Lindsey Chiaverotti
2. Property Owner: Laura Wallace, LLC
3. Location/Address: 1275 E. Wisconsin Avenue
4. Tax Key Number: PWV 0922997004
5. Area: ~1.76 AC
6. Existing Zoning: B-5 Light Industrial District
7. Proposed Zoning: N/A
8. Future Land Use: Industrial – Business Park
9. Proposed Future Land Use: N/A

OVERVIEW:

The Petitioners are requesting approval of a Conditional Use to occupy Unit C of the property referenced above. The petitioner presently occupies Units A & B of the building. A Conditional Use approval is required for a State Certified adult care facility in the B-5 Light Industrial zoning district. The modifications for the proposed use are entirely inside the structure. The expansion of the use includes adding an accessible bathroom.

SUBMITTAL:

The enclosed submittal includes the Conditional Use Grant application and a planset consisting of the floor plan and a copy of the State Certification.

PLANNER COMMENTS:

The petitioner was originally approved for a Conditional Use on November 8, 2012. They are now seeking to expand that approval into an additional unit of the existing building. There are no substantial changes proposed to the exterior of the building as part of this request.

- No substantial changes proposed to the exterior of the building as part of this request.
 - No proposed changes to the hours of operation or number of clients per day.
 - Project includes adding an accessible bathroom within the additional space.
1. **Zoning Requirements:** The proposed State Certified adult care facility use is within an existing building and regulated under the B-5 Light Industrial Zoning District. The expansion of the previously approved State Certified adult care facility use requires an updated conditional use grant approval. As this is an expansion of existing use most elements of the B-5 zoning district are unaffected.

STAFF RECOMMENDATION:

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.

EXHIBIT:

- A. GIS Property Location Map
- B. Petitioner Application, Copy of State Certification



Village of Pewaukee GIS



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 = 189'

Print Date: 12/3/2024



CONDITIONAL USE GRANT APPLICATION FORM

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

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: 1275 E Wisconsin Ave Tax Key: PWV 0922997004
Property Owner Name: Laura Wallace Zoning of Property: B-5

APPLICANT INFORMATION

Applicant Name: Lindsey Chiaverotti Applicant Phone #: 262-352-4165
Applicant Address: S43W23609 Landmark Dr, Waukesha 53189 Applicant Email: chiaverottil@gmail.com
Applicant Email: _____

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

Business Name, if applicable: Wisconsin Adult Center LLC
FEIN, if applicable: 46-1007505

Description of Proposed Use (Restaurant/Retail/Office) Amendment for conditional use permit for an adult day care. Currently in unit A&B. Looking to open up door way from Unit C to unit A. Adding accessible bathroom.

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: _____

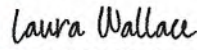
Date/Time Received: _____

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.

Laura Wallace

Property Owner Printed Name

Signed by:

1627A1D88B86443...

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.

Lindsey Chiaverotti

Applicant's Printed Name

Signed by:

F8D4EA0233F2443...

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@villageofpewaukee.gov—262-691-5660

PROPERTY INFORMATION

Property Address: 1275 E Wisconsin Ave Ste A, Pewaukee WI 53072 Tax Key: PWV 0922997004
Property Owner's Name: Laura Wallace Phone Number: 262-352-5503

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

Business Name: Wisconsin Adult Center LLC FEIN: 46-1007505
Person Responsible for Payment / Business Contact Name: Lindsey Chiaverotti
Mailing Address: 1275 E Wisconsin Ave Ste A, Pewaukee WI 53072
Responsible Party / Contact Phone Number: 262-352-4165
Responsible Party / Contact Email Address: chiaverottit@gmail.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.

Signed by: Laura Wallace
Property Owner Signature: 1627A1D68B88443... Printed Name: Laura Wallace Date: 11/18/2024

Signed by: Lindsey Chiaverotti
Applicant Signature: F8B4E40239F2413... Printed Name: Lindsey Chiaverotti Date: 11/14/2024

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

Tony Evers
Governor



DIVISION OF MEDICAID SERVICES

1 WEST WILSON STREET
PO BOX 309
MADISON WI 53701-0309

Kirsten L. Johnson
Secretary

State of Wisconsin
Department of Health Services

Telephone: 608-266-8922
Fax: 608-266-1096
TTY: 711

October 1, 2024

NOTICE OF COMPLIANCE DECISION
Medicaid Waiver Home and Community-Based Services Settings Requirements

Wisconsin Adult Center
Adult Day Services
1275 E. Wisconsin Avenue
Pewaukee, WI 53072

Dear Ms. Chiaverotti:

The Wisconsin Department of Health Services (DHS) is required by federal law to ensure that settings serving home and community-based services (HCBS) waiver participants meet and remain in compliance with the HCBS settings rule requirements. These requirements are part of 42 C.F.R. §§ 441.031(c)(4) and 441.710

The Medicaid HCBS waiver programs participants affected by this rule include those who are in the Family Care, Family Care Partnership, IRIS (Include, Respect, I Self-Direct), and the Children's Long-Term Support Waiver programs. For more information about the rule, view our fact sheet about the HCBS rule at <https://www.dhs.wisconsin.gov/publications/p02319.pdf>.

Your Setting is in Compliance with the Federal HCBS Settings Rule.

DHS has determined that your setting, named above, is in compliance with the federal HCBS settings rule for Wisconsin's Medicaid waiver programs. The decision was based on an onsite or desk review for this setting and related information gathered.

No Further Action is Required. Retain This Notice for Your Records.

This notice only applies to compliance with the federal HCBS settings rule. It is recommended that this notice be retained for your records. No further action is required at this time. Your setting's ongoing HCBS compliance will be monitored by DHS. Your setting still remains subject to all requirements of your applicable regulatory licensure and Medicaid provider regulations.

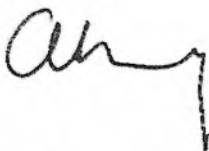
Notices of Compliance Are Not Transferrable

This compliance determination applies only to the setting identified in this notice and is not transferrable to other settings. Providers must notify DHS immediately, if they plan to relocate so

that a review of the new setting can be completed. Settings that relocate without acquiring a Notice of Compliance for the new location, are not eligible for reimbursement of services provided to waiver members in the new setting.

If you have questions regarding this notification, you may contact DHS staff at DSHCBSReview@dhs.wiscosin.gov or 608-261-6393.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ann', with a vertical line extending downwards from the end of the signature.

Ann Lamberg, Deputy Director
Bureau of Quality and Oversight



To: Jeff Knutson, President
Commissioners of the Plan Commission

From: Matt Heiser, Village Administrator
David Buechl, P.E., P.L.S, Director of Public Works/Village Engineer

Date: December 6, 2024

Re: December 12 Agenda Item 6(c)
Review, discussion and possible recommendation to the Village Board on a Partial Release of Water Main Easement on CSM No. 11800at 404 Lake Street, PWV 0899235001.

BACKGROUND

The Pewaukee School District is in the process of demolishing an existing building and adding onto another building in the area behind Pewaukee High School. The proposed building is located over an existing Village water main and easement which will both be relocated. The proposed water main is located under a proposed parking lot and behind a potential future building.

The existing water main easement will not be needed when the main is relocated. The easement should be released.

ACTION REQUESTED

The action requested of the Plan Commission is to review and recommend for approval by the Village Board the release of one water main easement between the Village of Pewaukee and the Pewaukee School District.

ANALYSIS

As the existing water main easement was created via dedication in a Certified Survey Map previously reviewed and approved by the Plan Commission, the release of the existing easement is within the purview of the Plan Commission given its role in plat and land division approval. The new proposed, replacement easements will be created by separate agreement between the parties, not by plat, so those easements are not at issue in this agenda item..

Attachments:
Release of Water Main Easement
Release of Easement Exhibit 1.

**Partial Release of Water Main
Easement on
CSM No. 11800**

Document Number

Title of Document

Please see the attached **RESOLUTION REGARDING THE
PARTIAL RELEASE OF 20' WATER MAIN EASEMENT
DEPICTED ON CERTIFIED SURVEY MAP NO. 11800**

Record this document with the Register of Deed.

Name and Return Address

Village of Pewaukee
235 Hickory Street
Pewaukee, WI 53072

PWV 0899235001

(Parcel Identification Number)

Drafted By:

Attorney Matthew R. Gralinski
Hippenmeyer, Reilly, Blum,
Schmitzer, Fabian & English, S.C.
720 Clinton St., PO Box 766
Waukesha, WI 53187-0766
Phone: (262) 549-8181
Email: mgralinski@hrblawfirm.com

**RESOLUTION REGARDING THE PARTIAL RELEASE OF 20' WATER MAIN
EASEMENT DEPICTED ON CERTIFIED SURVEY MAP NO. 11800**

This Resolution is made and entered into this _____ day of _____, 2024, by the Village Board of the Village of Pewaukee (hereinafter referred to as the "Village").

WHEREAS, the Village is in receipt of a request from the Pewaukee School District, to partially release the 20' wide water main easement granted to the Village of Pewaukee as part of Certified Survey Map No. 11800 (hereinafter referred to as the "Water Main Easement"), which was approved by the Village of Pewaukee Plan Commission on October 11, 2018, and the Village Board on November 8, 2018, and which was recorded with the Waukesha County Register of Deeds as Document No. 4378766 on January 9, 2019; and

WHEREAS, the applicants are the owners of Lot 1 of said CSM No. 11800 which contains the Water Main Easement; and

WHEREAS, the parties have entered into a separate easement agreement for an alternative location for the water main currently located within the area to be released; and

WHEREAS, on the _____ day of _____, 2024, the Plan Commission held a public meeting to consider the request to partially release the Water Main Easement from CSM No. 11800 and recommended approval of the request; and

WHEREAS, this Water Main Easement is being partially released pursuant to the authority granted to the Village Board in Section 236.293 of the Wisconsin Statutes; and

WHEREAS, the Village Board of the Village of Pewaukee has carefully reviewed the request, including any Staff Report and comments of the Village Engineer and has determined the proposed request to partially release the Water Main Easement is in the best interest of the Village and therefore, should be approved. The Village Board having further found that the released portion of the Water Main Easement is no longer necessary as the water main will be rerouted to a different location, under an alternative easement agreement, in accordance with the development plans and project of the applicant.

NOW, THEREFORE, BE IT RESOLVED that the request to partially release the Water Main Easement appearing on CSM No. 11800 is hereby approved.

BE IT FURTHER RESOLVED that the partial release contemplated herein is strictly limited to the area described and depicted on Exhibit "A", which is attached hereto and fully incorporated herein. Any portion of the Water Main Easement depicted on CSM No. 11800 which is not included in the description or depiction of Exhibit "A" is explicitly excluded from the release contemplated herein, and the rights, obligations, and duties of each party under the Water Main Easement shall continue for all such portions of the Water Main Easement not included in this release.

BE IT FURTHER RESOLVED that Village Staff is directed to take such steps as are necessary to effectuate the intent of these Resolutions.

This Release is approved by action of the Village Board of the Village of Pewaukee pursuant to Wisconsin Statutes Sec. 236.293.

VILLAGE OF PEWAUKEE

Jeff Knutson, Village President

Countersigned:

Jenna Peter, Village Clerk

Subscribed and sworn to before me this
_____ day of _____, 2024.

Notary Public, State of Wisconsin

My Commission Expires: _____

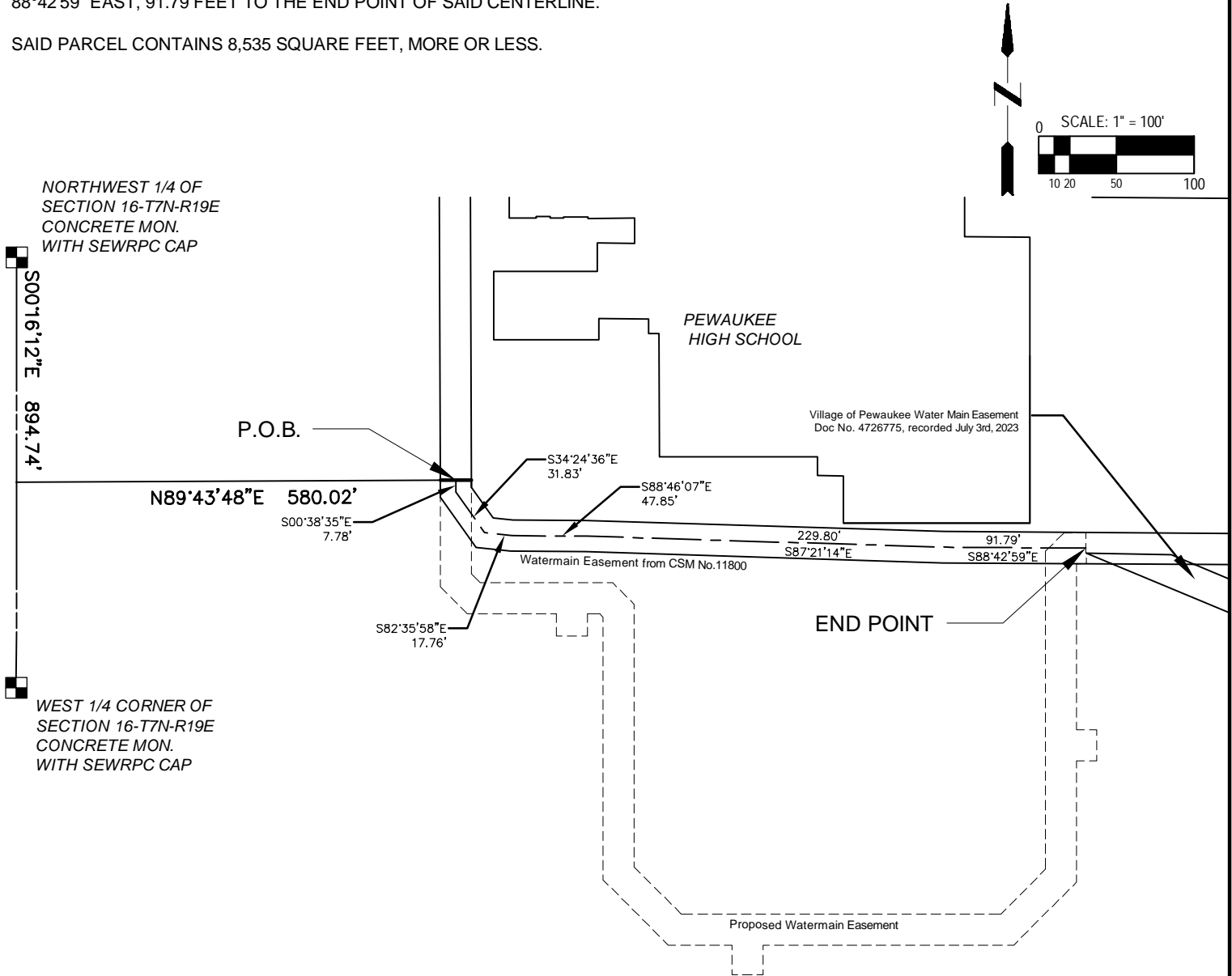
EXHIBIT A

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 19 EAST IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN, BEING A 20 FT WIDE STRIP OF LAND, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 00°16'12" EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4, 894.74 FEET; THENCE NORTH 89°43'48" EAST 580.02 FEET TO THE POINT OF BEGINNING AND THE CENTERLINE OF A 20 FOOT WIDE STRIP OF LAND; THENCE SOUTH 00°38'35" EAST, 7.78 FEET; THENCE SOUTH 34°24'36" EAST, 31.83 FEET; THENCE SOUTH 82°35'58" EAST 17.76 FEET; THENCE SOUTH 88°46'07" EAST, 47.85 FEET; THENCE SOUTH 87°21'14" EAST, 229.80 FEET; THENCE SOUTH 88°42'59" EAST, 91.79 FEET TO THE END POINT OF SAID CENTERLINE.

SAID PARCEL CONTAINS 8,535 SQUARE FEET, MORE OR LESS.



S:_SiteDsgn\Eppstein\240432 Pewaukee SD 2024 Referendum\Survey\DWG\190011_Release of easement.dwg

