



PLAN COMMISSION AGENDA

June 13, 2024 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: https://www.youtube.com/live/SUX9k8-P5Eo?si=K_QZJoUbpZlKq37X

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
2. Public Hearings.
 - a. Conditional Use Grant request of property owner/applicant Kathleen Czerwinski, to place an 80 sq. ft. accessory storage shed in the northeast corner of her property with a 1-foot offset to the east and north lot lines, where Section 40.201(3)b. of the Code would otherwise require a 10-foot offset to these lot lines. This .19-acre parcel, located at 481 W. Wisconsin Avenue, is zoned R-5 Single-Family Residential District.
 - b. Conditional Use Grant request of applicant/property owner Joe Grasc, d/b/a Joseph Grasc Development LLC, to combine, two existing, adjoining, substandard-sized properties (i.e., 115 & 119 W. Wisconsin Avenue) into a single parcel, resulting in a mixing of multiple existing principal uses on one lot. These properties are zoned B-2 Downtown Business District.
 - c. Conditional Use Grant request of applicant L Lazar Konda d/b/a Beach House Bistro, to develop a seasonal outdoor dining/seating area accessory to his existing restaurant/tavern use, using three of the public parking stalls situated in the W. Wisconsin Avenue right-of-way directly in front of his business located at 161 W. Wisconsin Avenue – Unit 1.J. Building/property owner is Siepmann Development Company. Right-of-way is owned by the Village of Pewaukee. Property is Zoned B-2 Downtown Business District.
3. Citizen Comments: *This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*
4. Approval of the Minutes:
 - a. Regular Plan Commission Meeting – May 9, 2024
5. Old Business.
 - a. Review, discussion, and consultative feedback to applicant/property owner Glen at Pewaukee Lake LLC in c/o John Wahlen and Joe Orendorf, to modify the language of Residential Infill Redevelopment Overlay District as may permit the conversion of an outlot to a buildable lot in certain specific and limited situations.
6. New Business.

- a. Conditional Use Grant request of property owner/applicant Kathleen Czerwinski, to place an 80 sq. ft. accessory storage shed in the northeast corner of her property with a 1-foot offset to the east and north lot lines, where Section 40.201(3)b. of the Code would otherwise require a 10-foot offset to these lot lines. This .19-acre parcel, located at 481 W. Wisconsin Avenue, is zoned R-5 Single-Family Residential District.
- b. Conditional Use Grant request of applicant/property owner Joe Grasc, d/b/a Joseph Grasc Development LLC, to combine, two existing, adjoining, substandard-sized properties (i.e., 115 & 119 W. Wisconsin Avenue) into a single parcel, resulting in a mixing of multiple existing principal uses on one lot. These properties are zoned B-2 Downtown Business District.
- c. Conditional Use Grant request of applicant Llazar Konda d/b/a Beach House Bistro, to develop a seasonal outdoor dining/seating area accessory to his existing restaurant/tavern use, using three of the public parking stalls situated in the W. Wisconsin Avenue right-of-way directly in front of his business located at 161 W. Wisconsin Avenue – Unit 1.J. Building/property owner is Siepmann Development Company. Right-of-way is owned by the Village of Pewaukee. Property is Zoned B-2 Downtown Business District.
- d. Review, discussion, and possible action/recommendation to the Village Board to approve the Certified Survey Map request of applicant/property owner Joe Grasc, d/b/a Joseph Grasc Development LLC, to combine two existing, adjoining, substandard-sized properties (i.e., 115 & 119 W. Wisconsin Avenue) into a single, size-compliant, 11,124 sq. ft. parcel. These properties are zoned B-2 Downtown Business District.
- e. Review, discussion, and possible approval of a Sign Code Waiver for applicant National Christian Foundation, in c/o Emerson Mueller of Innovative Signs, to place a freestanding sign at a setback to the front lot line of less than 10-feet as would ordinarily be required pursuant to Section 70.115(d)(2)c. of the Code. This .29-acre property, located at 325 Oakton and owned by Oakton Development LLC in c/o Shelly Basso, is zoned B-2 Downtown Business District.

7. Citizen Comments. – *This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*

8. Adjournment

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

Dated: June 7, 2024

**Plan Commission Meeting
May 9, 2024 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072**

<https://www.youtube.com/live/6oTVVo3xgpg?si=kGZ8fAABdCnsxJ30>

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

Also present: Village Attorney, Mark Blum; Village Planner, Mary Censky, Village Administrator, Scott Gosse; and Village Clerk, Casandra Smith.

2. Public Hearings – None.

3. Citizen Comments – None.

4. Approval of the Minutes

a. Regular Plan Commission Meeting – April 11, 2024.

Comm. Grabowski motioned/seconded by Comm. Hoff to approve the April 11, 2024, Regular Plan Commission Meeting minutes.

Motion carried 6-0.

5. Old Business

a. Review, discussion, and possible action/recommendation to Village Board to impose certain new design specifications/regulations pertaining to freestanding ground signs in the B-2 Downtown Business District. This matter is Village initiated.

Planner Censky stated that the Plan Commission discussed draft sign changes at the last meeting. Censky reviewed the proposed updates regarding freestanding signs and locations and illumination. Discussion continued regarding the current code and internally lit signs, especially downtown.

Comm. Grabowski motioned/seconded by Comm. Hoff to recommend to Village Board to impose certain new design specifications/regulations pertaining to freestanding ground signs in the B-2 Downtown Business District as presented in the Planning report, including switching the positions of paragraphs C and (i) with one-another.

Motion carried 6-0.

6. New Business

a. Review, discussion, and consultative feedback to applicant/property owner Glen at Pewaukee Lake LLC in c/o John Wahlen and Joe Orendorf, to build a home on Outlot 2 of the Glen at Pewaukee Lake subdivision. This 5,651 sq. ft. (~.13-acres) Outlot is zoned R-5 Single-Family Residential District with Residential Infill-Redevelopment (RIR) Overlay District.

Planner Censky explained that the property in question is an outlot that is not able to meet the standards in the current Residential Overlay District. The Applicant would like the Plan Commission to consider allowing for an exception so this lot can be developed into a buildable parcel. First, the Village must be agreeable to amend the zoning code to allow the ~5,600sq.ft lot with some unique characteristics to allow it to happen. Per the State of Wisconsin, no lot can be less than 6000 sq.ft unless the municipality specifically permits/approves it. The average lot size of the development may need to be assessed to ensure the subdivision is still consistent with the current code in average lot size. The Commission discussed the precedent this would be setting. Joe Orendorf with Cornerstone questioned the right-of-way in front of the property along Quinlan and stated that the lot in question would be consistent with the surrounding neighborhood

especially if the property marked for the right-of-way could be dedicated back to that property. **The direction of the Commission was to have staff research the ability and code amendments especially if the lot could get closer to 6,000sq.ft.**

b. Review, discussion, and possible action on proposed building and site plan modifications at 115 W. Wisconsin Avenue. This .17-acre, B-2 Downtown Business zoned property is owned by Joseph Grasc Development LLC.

Planner Censky explained that at a previous meeting the Plan Commission approved the Daily Dose plan but the applicant was to come back with dumpster location & screening, handicap access-way placement & design, and details regarding any exterior changes. Dumpster placement is currently proposed between the current address and the north property but that would not be able to be approved, as the Plan Commission cannot approve the dumpster/screening location to be over property lines. Exterior building Acceptable primary materials. Primary materials shall be used for at least 70 percent of the solid (non-window) portion of any elevation. Railings are shown in the Village right-of-way and need to get Village Board approval and owner may be required to sign a hold harmless agreement. Once the new CSM is approved it will combine the neighboring property which dissolves lot line. A CUG will be needed to allow for 'mixing of multiple principal uses' on the one property. The second-floor deck on the north elevation is proposed to extend out further than the lot line which cannot be approved. Planner Censky reviewed the recommendations/conditions. Owner of the building, Joe Grasc stated the building is over 150 years old and doesn't have square, straight walls, therefore he would like to be able to keep vinyl siding. The front cement porch and railings are strategically placed due to the existing joints, and he is agreeable to signing a hold harmless agreement to the limited extent the railing will be in the Village right-of-way. Discussion continued regarding the deck on the north side and parking for residents.

Comm. Grabowski motioned/seconded by Comm. Belt to approve the site plan modifications at 115 W. Wisconsin Avenue as presented with the following recommendations:

- 1) The proposed new raised concrete and related railings at the front/street side of the project shall be pulled back into the private property unless that Village Board shall first approve a permissive use and hold harmless agreement with the property owner to allow such permanent improvements to be located in the Village right-of-way.
- 2) The dumpster enclosure structure may not be constructed until such time as the applicant has secured final approval and recorded a certified survey map (*see attached draft CSM submitted by the applicant for consideration at the June 13th Planning Commission meeting*) combining this parcel with his adjacent parcel at 119 W. Wisconsin Avenue such that the violation as to offset/placing a structure upon the lot line violation is resolved. Note that the proposed/draft CSM, will trigger review and approval through Conditional Use Grant (CUG) because combining these two lots results in "a mixing of multiple principal uses (from among those uses identified in sections 40.263 and 40.265) and/or multiple principal buildings upon a single lot" which requires CUG approval by the Planning Commission upon their finding that the site can adequately accommodate the multiple uses and/or buildings with respect to such matters as the dimensional standards of the B-2 zoning district, site access and parking, and further provided such mixing of uses and/or buildings are mutually compatible and synergistic and will not be detrimental to the surrounding area and/or generate adverse impacts individually or collectively upon the public health, safety and welfare. NOTE – that the dumpster and enclosure being finished and available at this site was attached as a condition of occupancy in the CUG approval given to the Daily Dose Café.
- 3) Colors of the proposed new building materials at the front/street side of the building shall be consistent with the color image presented by the applicant in his support materials with this request.
- 4) Placement of any signs at this site shall be subject to full compliance with the terms of Chapter 70 of the Village Code – "Signs", despite any notes to the contrary as may be depicted on the site or building plans.
- 5) The proposed new deck with railing depicted on the second floor of the north building elevation is not permitted until these two lots are eventually approved to be combined by the Village Board. As proposed under the current lot line configuration, this deck would extend over the north lot line. This proposed deck must also meet any building/fire codes with respect to building separation distances. **If the owner is eventually approved in combining the two lots, the proposed deck and railing may be allowed.**

- ~~6) The plans appear to depict a southside building addition that would not just extend closer to the south lot line than the existing building sits back from that lot line, but it would extend over the lot line. This proposed addition is not permitted.~~
- 7) Detailed plans, including a drawing of the proposed materials, colors, height, and door system for the dumpster enclosure shall be subject to review and approval by the Village staff prior to issuance of a building permit for same.
- ~~8) To the extent the existing doorway overhang/eave is to be reconstructed at the southeast corner of the building, it must be brought back to extending no further out/south than the limits of this property. Express written approval and offsetting easement from the neighboring land owner may be an optional solution in order to compensate for any such overhang.~~
- 9) Applicant to provide building materials samples, in the proposed selection of colors, for review and approval by Village Staff ~~the Planning Commission~~, prior to issuance of any building permits.
- 10) Applicant to provide a greenspace calculation for the site pre and post site modifications. The Code required minimum in the B-2 District is 5%. Per existing conditions may be also be allowed but a reduction would require a variance or approval within the context of a CUG.
- 11) The Planning Commission is willing to permit use of vinyl siding on the building because of its age which results in walls that are not square and straight so a more flexible product is beneficial.
- ~~12) Planning Commission determination, pursuant to [Section 40.275\(7\)](#) of the Code, whether existing overhead utility, communications and similar transmission/communication lines, wires, facilities and any related support appurtenances, and any new utility, communications and similar transmission/communication lines, wires and facilities shall be buried underground at this site as a condition of the proposed building and site modifications. Current assessed value of improvements on this site is \$181,700.00.~~

Motion carried 6-0.

- c. **Review, discussion, and possible action on the proposed ‘development-wide swimming pool permissions and restrictions plan’ for the new 36-lot Riverside Preserve subdivision, an R-5 Single-Family Residential with Residential Infill-Redevelopment Overlay zoned neighborhood located at the southwest corner of Ridgeway Drive and Riverside Drive. The applicant/property owner is MK/SS LLC in c/o Mike and Jordan Kaerek.**

Planner Censky explained that the Residential Overlay District has a provision regarding neighborhood fencing and swimming pools due to the small lot size and the offsets that can be at 0 ft. The Plan Commission discussed the offsets and that open-type fencing be required.

Comm. Belt motioned/seconded by Comm. Liebert to approve the proposed ‘development-wide swimming pool permissions and restrictions plan’ for the new 36-lot Riverside Preserve subdivision, an R-5 Single-Family Residential with Residential Infill as drafted in the Planning report:

Section 4.21 “Swimming Pools: In-ground swimming pools are allowed, but must comply with all Village of Pewaukee code requirements including electrical/wiring and be approved by the ACC prior to installation. Above ground swimming pools are not permitted unless they are portable/inflatable wading pools not to exceed 30" in depth and placed no more than 10' from the home on a concrete slab in the backyard in such a way as to not disturb the quality of life or quiet enjoyment of the adjacent homes. In addition, any such Portable/Inflatable pools should be up for not more than 2 consecutive weeks at a time between Memorial Day and Labor Day; and may only be in place or in use in between said dates.” **No swimming pool or related equipment or utilities may be placed in the front/street yard of any lot. No swimming pool or related equipment or utilities, may be placed closer than 15 feet to any side or rear lot line nor closer than 5 feet to any easement. Any fencing required to be installed in association with a swimming pool shall comply with the fencing regulations as setforth in Section 4.6 of these Restrictions and Covenants.**

Motion carried 6-0.

7. Citizen Comments – None.

8. Adjournment -

**Comm. Liebert motioned/seconded by Comm. Grabowski to adjourn the May 9, 2024, Regular Plan Commission meeting at approximately 7:26 pm.
Motion carried 7-0.**

Respectfully submitted,

Casandra Smith
Village Clerk

DRAFT

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: June 13, 2024

General Information:

Agenda Item: 5.a.

Applicant/Property Owner

The Glen at Pewaukee Lake LLC in
c/o John Wahlen and Joe Orendorf

Requested Action:

Review, discussion and consultative
feedback as to building a small home
on Outlot 2 of the Glen at Pewaukee
Lake subdivision.

Current Zoning:

R-5 Single-Family Residential
District with Residential Infill-
Redevelopment (RIR) Overlay
District.

Current Master Plan Classification:

Single-Family Residential

Requested Master Plan Classification:

Single Family Residential

Surrounding Zoning/Land Use:

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

Lot Size:

5,651 sq. ft. (~.13-acres)
Approximately 55' wide x 102' deep

Location:

Between 320 Quinlan Drive and 487
W. Wisconsin Avenue

Discussion as written for the May 9, 2024 Plan Commission meeting:

The applicant is inquiring about building a small home (see concept drawing attached) on this Glen at Pewaukee Lake (GPL) Outlot #2. At the time of the GPL plat approvals, the Village was aware that the subdivision developer would be retaining ownership of this Outlot vs transferring it to the GPL homeowner's association.

The lot was made an outlot because it does not meet the minimum lot size standards of the R-5 Single Family Residential with Residential Infill-Redevelopment (RIR) Overlay District (i.e.,

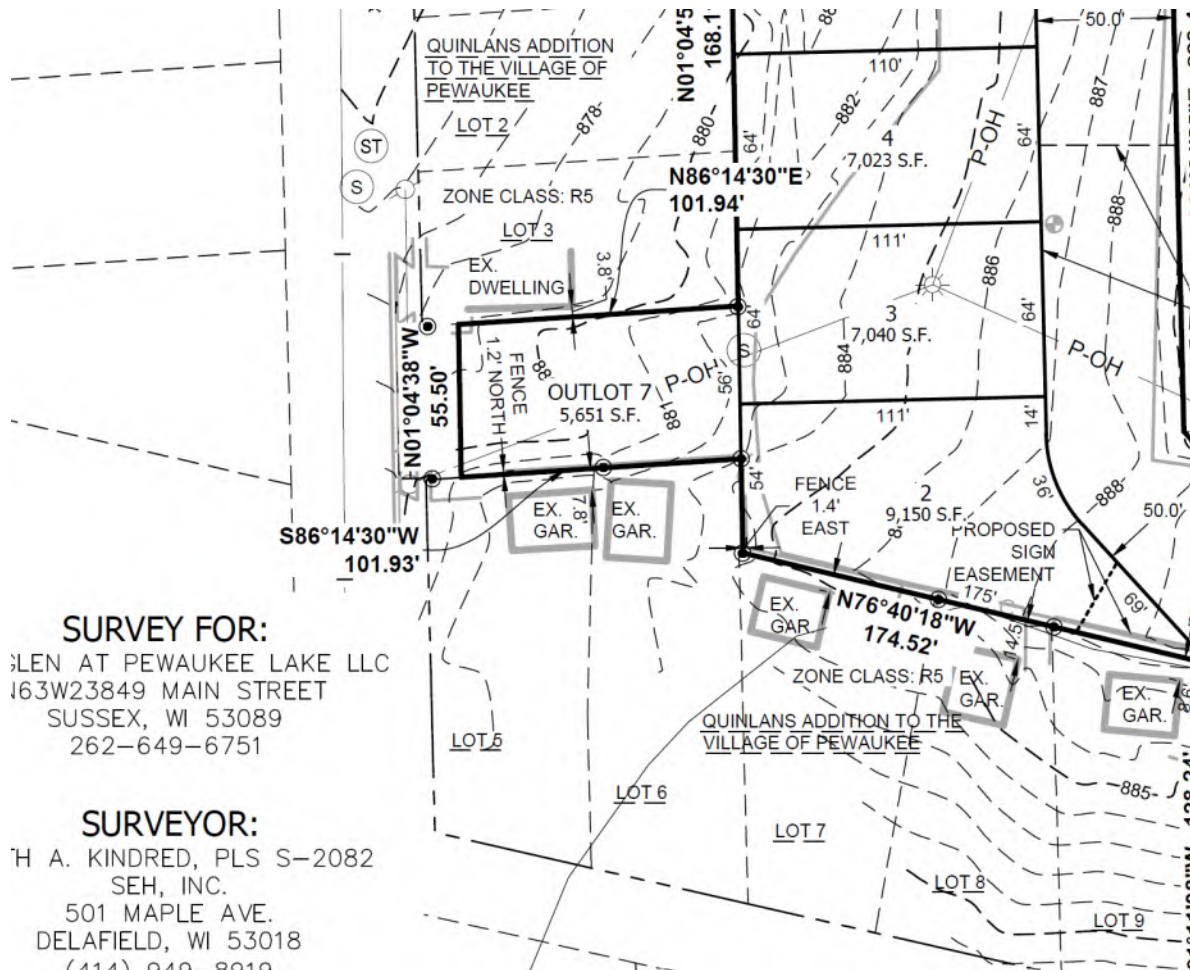
[Section 40.367.5](#)

The minimum required average lot area¹ per single-family residence shall be 8,500 square feet.

The village may permit an average lot area ¹ as low as 7,500 square feet per single-family residence for redevelopment projects. In this instance, redevelopment projects are defined as development projects where all or at least a substantial percentage (as determined by the village) of the existing improvements value of a property is razed and removed and replaced with new construction. Village approval of the 7,500 square foot average lot size as described above shall not be viewed as a vested right and shall be determined based on a case-by-case assessment of each development proposal and the public interest served by the proposal.

In no case shall any lot be permitted that is less than 7,000 square feet in area.

¹ (i.e. Average lot area means the total square footage of the underlying buildable project area, net of all public or private roads/ the total number of lots proposed).



[Section 236.13\(6\) Wisconsin Statutes](#) generally provides that “An outlot may not be used as a building site unless it is in compliance with restrictions imposed by or under this section with respect to building sites. An outlot may be conveyed regardless of whether it may be used as a building site”.

The Planner defers to the guidance of the Village Attorney, under what circumstances may a municipality permit building on an Outlot that does not meet the specified minimum lot size of the zoning district it’s located in and whether it may be necessary to factor the size of this Outlot back into the required minimum average lot size that the developer had to meet at the time of local plat approval.

This site does have public road access and access to public utilities including municipal sanitary sewer and water.

The house plan does meet/exceed the 1,100 sq. ft. minimum required home size for this zoning district. It does not appear that the required side setbacks (i.e., not less than ten feet on one side and not less than zero feet on the other side) will be met if the concept home plan provided were to be situated on this lot with an attached garage. Section 40.203(1)a. of the Village Code does state that "All new residential home construction shall include at least one enclosed garage structure not less than 576 square feet in area and not greater than 1,200 square feet." in the R-5 Single-Family Residential District.

The applicant states that they hope to provide a somewhat more affordable housing opportunity in the Village by placing a home of this size/style on this Outlot, an objective that has been publicly placed as a priority by Waukesha County at this time.

Update:

As a part of discussion on this matter at the May 9, 2024 Planning Commission meeting, there was cautious support for an amendment to the Residential Infill Redevelopment Overlay Zoning District language as may allow for such undersized outlots to be buildable in certain, very limited circumstances. The staff was directed to research certain information, such as the depth of right of way at this particular lot, among other things, and propose a concept write up of the language that could be used to modify the Code for this purpose.

Sec. 40.367.4a. - Conditional uses.

(1) Projects which include a mixing of multiple principal uses provided the proposed uses are among those listed, either as permitted or as conditional uses, in the underlying base zoning district and this residential infill-redevelopment overlay district.

(4) (2) "Private neighborhood-based clubhouse with or without indoor and/or outdoor recreational facilities" subject to the following requirements:

a. The building(s) land and facilities associated with the clubhouse use shall be owned and operated by a corporation, association, person or persons, for a social, educational, entertainment or recreational purpose and to which membership is required for use and participation and not operated to render a service that is customarily carried on as a business. The village attorney shall review and approve copies of the proposed covenants and restrictions of the ownership/association describing the intended use, care and operating plans for "private neighborhood-based clubhouse with or without indoor and/or outdoor recreational facilities".

b. Membership shall be limited to the owners of a specifically defined set of benefitting lots and or units within a neighborhood level boundary contiguous the clubhouse property.

c. The clubhouse may not be occupied for residential dwelling or business purposes [ref paragraph a. above] except, when approved by the planning

commission and for a limited time only, as a model/sales center if the clubhouse is located in a new and developing neighborhood.

d. The building scale and the architectural style/materials/colors shall be consistent with the surrounding buildings within the neighborhood. All buildings must comply minimally with the residential design standards as set forth in Chapter 40, Article IX, Division I, Section 40.436 of the Village Code.

e. All structures shall meet the setback, offset, open space, maximum building coverage ratio and height regulations of the R-5 district with residential redevelopment infill overlay district attached.

f. Sufficient parking shall be supplied onsite for owner and guest parking. Landscaping shall be used to minimize the view of the parking lot from the street.

g. Exterior lighting and landscaping shall be subject to the planning commissions review and approval taking into consideration such special needs as screening the use from neighboring lots/units, preventing light trespass or glare issues, the general landscaping characteristics of the neighborhood.

h. The proposed hours of use for the private neighborhood-based clubhouse, including the surrounding property and the facilities shall be subject to review and approval of the planning commission bearing in mind the residential characteristics of the neighborhood.

i. Outdoor recreational and gathering facilities shall be subject to review and approval of the planning commission as to suitability within a residential neighborhood and more specifically their proposed spatial placement within the property. Suitable uses would not include uses that may have an adverse impact on the peace and quiet of the immediately surrounding neighbors or the village as a whole in terms of such things as, but not necessarily limited to, noise, traffic, light trespass, glare.

j. Use of the private neighborhood-based clubhouse, including the surrounding property and the facilities, shall be exclusive to the members and their guests.

(3) Conversion of an Outlot to buildable single-family residential use status provided:

a. The minimum lot area may not be less than 6000 sq ft.

b. The lot must be consistent with the size and dimension of the adjoining lots and lots in the immediately surrounding area/neighborhood as determined at the sole discretion of the Plan Commission.

c. A single-family residence meeting the dwelling and garage standards as set forth in Sections 40.367.11. and 40.367.4 respectively may be constructed

on the property, such site and dwelling plans being subject to review and approval by the Plan Commission to ensure compatibility in scale and design, with existing homes in the immediately adjacent and surrounding area.

d. Outlots may not be subdivided.

e. Not more than one outlot may be converted to single family residential status in any platted subdivision where the lot size is less than 6,000 sq. ft.

f. Any easements or restrictions on the use of the outlot which may be of record and in conflict with it's conversion to single-family residential use may need to be released at the discretion of the Plan Commission and Village Board.

g. As a prerequisite to any outlot conversion as described herein, the Village Engineer shall confirm that existing sanitary sewer and water services are readily available directly adjacent to the outlot.

f. All requirements under Ch 236 of the Wisconsin Statutes and applicable Village Ordinances for the conversion of an outlot to use for single-family residence purposes must be satisfied by the applicant. Any consent required from the Village may be given at the discretion of the Plan Commission and Village Board.

Recommendation:

As this is a matter for concept review and consultative feedback only, the Planner has no recommendation at this time.

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: June 13, 2024

General Information:

Agenda Item: **6.a.**

Property Owner/ Applicant:

Kathleen Czerwinski

Requested Action:

Conditional Use Grant approval to place an 80 sq. ft. accessory storage shed in the northeast corner of her property with a 1-foot offset to the east and north lot lines, where Section 40.201(3)b. of the Code would otherwise require a 10-foot offset to these lot lines.

Current Zoning:

R-5 Single-Family Residential District

Proposed Zoning:

same

Current Master Plan Classification:

Single-Family Residential

Surrounding Zoning/Land Use:

North: R-5 Single-Family Residential District

South: R-5 Single-Family Residential District

East: R-5 Single-Family Residential District *and* R-5 w/ Residential Infill Redevelopment Overlay

West: R-5 Single-Family Residential District

Project Area:

.19-acres (8,441 sq. ft.)

Property Location:

481 W. Wisconsin Avenue

Discussion:

The applicant proposes to place an 80 sq. ft. accessory storage shed in the northeast corner of her property with a 1-foot offset to the east and north lot lines, where Section 40.201(3)b. of the Code would otherwise require a 10-foot offset to these lot lines. This existing lot is legal nonconforming as to both lot size and lot width (i.e. 8,441 sq. ft. in area and 58.2 ft. wide where minimum 10,500 sq. ft. and 70 ft. wide are required, respectively). In the R-5 District, in the case of legal nonconforming lots of record, the required offsets *may* be waived or modified by action of the Planning Commission through Conditional Use grant approval.

The Village Engineer has reviewed this plan and raised no concerns with respect to grading, drainage, or runoff, owing to the small size of the shed.



Recommendation:

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

- 1) Full execution and recording of the Conditional Use Grant document prior to issuance of any building permits in support of this project;
- 2) New building materials and colors shall match/coordinate to those of the principal structure.



RECEIVED
APR 24 2024
CONDITIONAL USE GRANT APPLICATION FORM

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

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: 481 W. Wisconsin Ave Tax Key: PWV 0893009
Property Owner Name: Kathleen Czerwinski Zoning of Property: R-5

APPLICANT INFORMATION

Applicant Name: Kathleen Czerwinski Applicant Phone #: 262-565-8811
Applicant Address: 481 W. Wisconsin Ave Applicant Email: _____
Applicant Email: kczerwinski714@gmail.com

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

Business Name, if applicable: _____
FEIN, if applicable: _____
Description of Proposed Use (Restaurant/Retail/Office) home garden shed on gravel
stone

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. **11 paper copies are only required for documents larger than ledger size (11" X 17").**
- 2. One digital copy of the submittal, including plans/drawings/applicable attachments. (Jump drive)
- 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: SP

Date/Time Received: 4/24/24

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.

Kathleen Czerwinski

Property Owner Printed Name

Kathleen Czerwinski

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.

Kathleen Czerwinski

Applicant's Printed Name

Kathleen Czerwinski

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: 481 W. Wisconsin Ave Tax Key: PWV _____
 Property Owner's Name: Kathleen Czerwinski Phone Number: 262-565-8811

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

Business Name: _____ FEIN: _____
 Person Responsible for Payment / Business Contact Name: Kathleen Czerwinski
 Mailing Address: 481 W. Wisconsin Ave
 Responsible Party / Contact Phone Number: 262-565-8811
 Responsible Party / Contact Email Address: KCZERWINSKI 714@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.

Property Owner Signature: Kathleen Czerwinski Printed Name: Kathleen Czerwinski Date: 4/23/24

Applicant Signature: Kathleen Czerwinski Printed Name: Kathleen Czerwinski Date: 4/23/24

For Office Use Only Staff Initials: JP Date Received: 4/24/24

W240 N3065 Pewaukee Rd Pewaukee, WI 53072 Office - 262-691-9107 Email: buildingservices@pewaukee.wi.us	ZONING PERMIT APPLICATION CITY of PEWAUKEE	Permit No. Parcel/Tax Key No.			
**All highlighted areas must be filled in					
Building Type	Use	Lot No			
BUILDING SITE ADDRESS:					
Owner's Name: <i>Kathleen Czerwinski</i>	Mailing Address <i>481 W. Wisconsin Ave</i> Email Address <i>KCZERWINSKI714@gmail.com</i>	Tel. <i>262-565-8811</i> FAX#			
Contractor's Name: <i>Phillp Oreslek</i> <i>(Home Depot)</i>	Mailing Address <i>2320 W. Bluemound Rd. Waukesha</i> Email Address <i>poreslek@tuffshed.com</i>	Tel. <i>224-5807207</i> FAX#			
Contractor License Number	Contractor License Expiration Date				
PROJECT DESCRIPTION: <i>home garden shed on gravel stone</i>					
Zoning District	Set Backs	Front ft.	Rear ft.	Left ft.	Right ft.
Type of Project: (Please Check) <input checked="" type="checkbox"/> Shed/Garden Shed <input type="checkbox"/> Cell tower/Antenna <input type="checkbox"/> Patio Slab <input type="checkbox"/> Fence <input type="checkbox"/> Gazebo <input type="checkbox"/> Play structure <input type="checkbox"/> Other: _____					
Estimated Project Cost: <i>\$ 4500⁰⁰</i>					
I agree to comply with all applicable zoning codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to Ch. NR 151 regarding additional erosion control and storm water management. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done. No refunds issued after work has begun. By applying for this permit, you are authorizing City personnel to inspect this property within the scope of their duties.					
APPLICANT'S SIGNATURE <i>Kathleen Czerwinski</i>				DATE SIGNED <i>4/22/24</i>	
APPROVAL CONDITIONS This zoning permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. <input type="checkbox"/> See attached list if there are any conditions of approval.					
PERMIT FEES: Zoning Permit Fee \$ _____		A SURVEY MUST ACCOMPANY THIS PERMIT SHOWING THE LOCATION OF THE PROPOSED STRUCTURE.		PERMIT ISSUED BY: Name _____ Cert No. _____ Date _____	



Customer Information

David Hoetels
 481 W Wisconsin Ave
 Pewaukee, WI 53072
 hoetels@live.com

Shipping Information

David Hoetels
 481 W Wisconsin Ave
 Pewaukee, WI 53072

Description	Qty	List Price	Discount	Ext Net Price
TR-700 8 x 10	1/Ea	\$3238.00	10.00%	\$2914.20
Upgrade - 3' x 6'2" Double Shed Door (6')	1/Ea	\$499.00	\$0.00	\$499.00
Pair of Heavy Duty Ramps	1/Ea	\$349.00	\$0.00	\$349.00
Credit for Removal of Default Door	1/Ea	\$-299.00	\$0.00	\$-299.00
Charcoal Lifetime	95/Sq Ft	\$0.00	\$0.00	\$0.00
Lifetime Shingle Upgrade	95/Sq Ft	\$1.65	\$0.00	\$156.75
3/4" Treated Floor Decking Upgrade	80/Sq Ft	\$1.45	\$0.00	\$116.00
Shed Anchor into Dirt - Auger or MR88	4/Ea	\$55.00	\$0.00	\$220.00
16"x8" Wall Vent - White	2/Ea	\$23.00	\$0.00	\$46.00
Leveling 0"-4"	1/Ea	\$0.00	\$0.00	\$0.00
Engineering Fees	80/Sq Ft	\$0.25	\$0.00	\$20.00
Delivery Fee	1/Ea	\$0.00	\$0.00	\$0.00
List Price				\$4345.75 USD
Discount				\$323.80 USD
Subtotal				\$4021.95 USD

Pricing for this quote is based on the delivery zip: 53072

Prices shown in the online Design and Price process are subject to change without notice, do not reflect custom quote selections or any local taxes, and will be verified at time of order. Online customers selecting the Buy Now option will have appropriate local taxes added to their order. In the case of a pricing discrepancy, the market-specific prices shown in the Home Depot point-of-sale system take precedent. While Tuff Shed makes every effort to ensure correct information is included in the online Design and Price process, Tuff Shed is not responsible for technical malfunction of any telephone network, telephone or data lines, computer online systems, servers, internet providers, computer equipment, or software that may result in a pricing error or other discrepancy with the online Design and Price process.

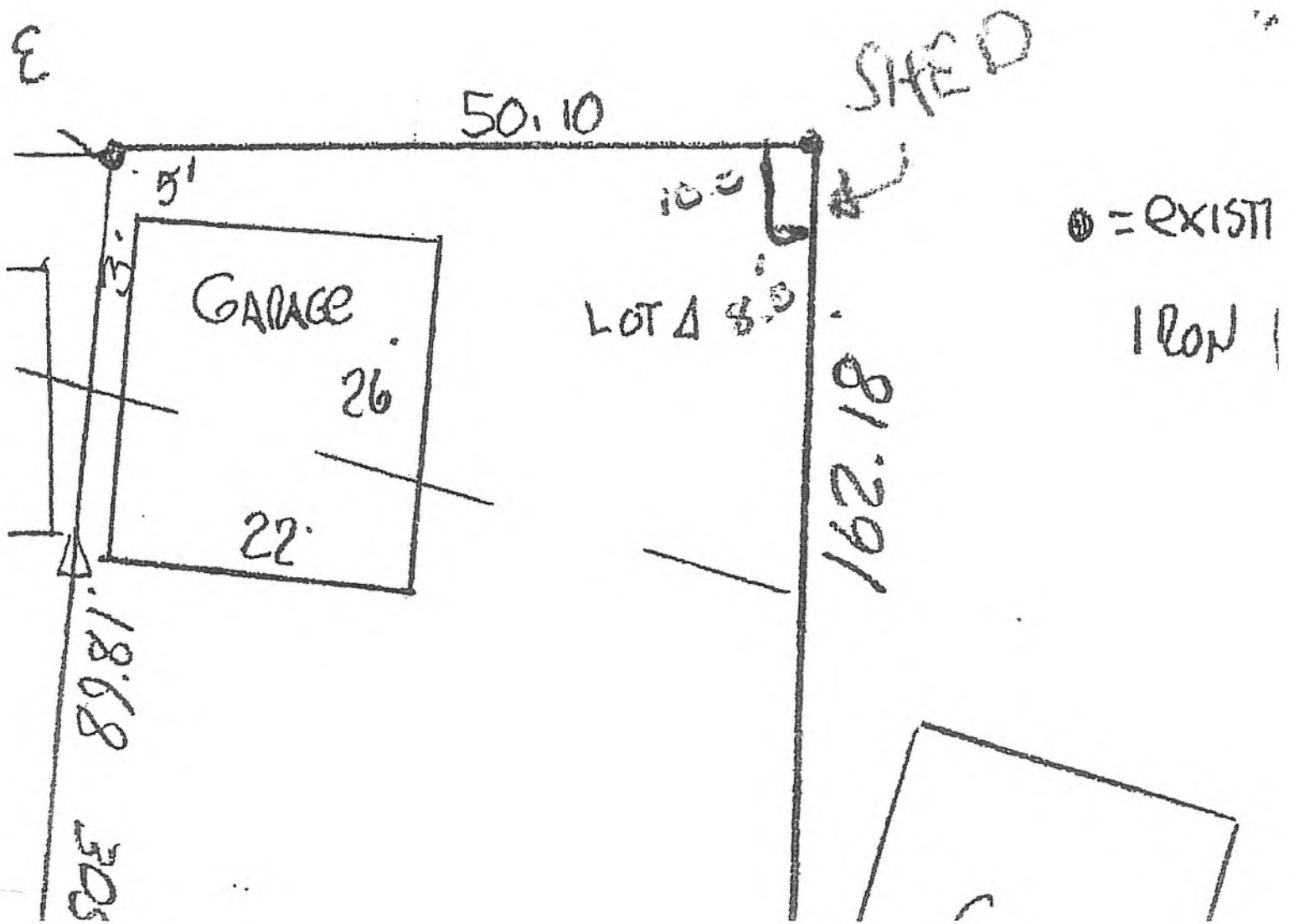
Delivery of Tuff Shed buildings purchased at The Home Depot is free within 30 miles of A) the Home Depot store where product is purchased or B the nearest Home Depot store that offers Tuff Shed buildings in the case of an online purchase. For installation sites beyond the 30 mile radius a delivery charge of \$2 per mile for any one - way miles will apply. Additional delivery charges and / or sales taxes may apply for out of state customers.

Building price is based on level lot and does not include any engineering fees or building permits unless otherwise indicated on order. Customer is responsible for site preparation. Engineered plans may be required for permit application, and are not included in above prices. Engineering charges are relative to style and size of building. Cancelled orders are subject to a restocking fee.

This saved quote includes any applicable promotional discounts, which have limitations and expiration dates.

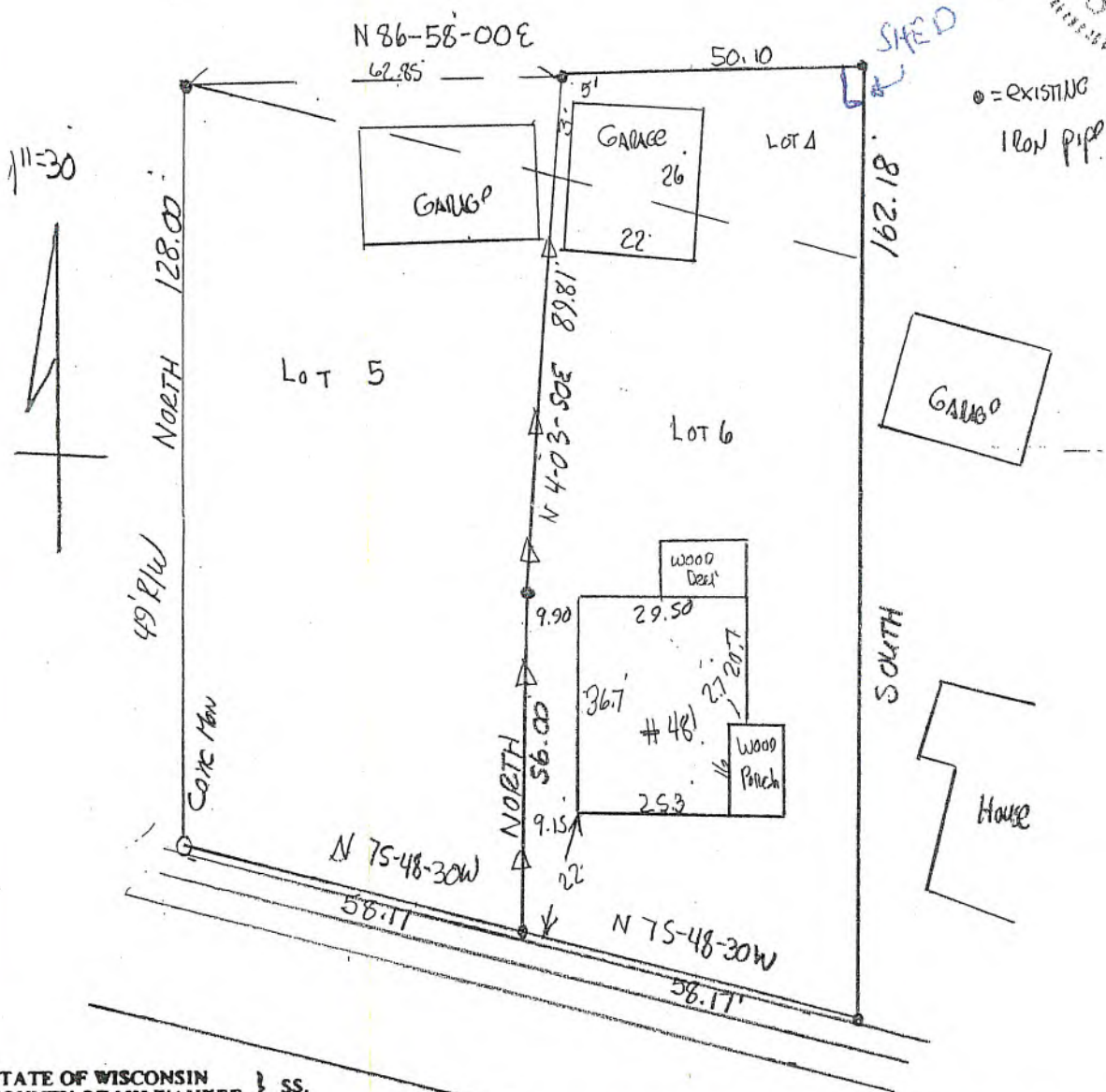
The price quoted is valid through the expiration date of the promotion. Once an order has been placed, pricing is guaranteed for up to 12 months. If the installation is not completed within 12 months for any reason, Tuff Shed has the right to modify the order pricing. You will be notified regarding any price adjustment prior to installation or incurring any additional charges.

Shed 8'x10" sitting 1ft off of Lot Lines.



PLAT OF SURVEY

DESCRIPTION: A part of Lots 4 and 6 in Block "B" in Quinlan's Addition to the Village of Pewaukee, being a part of the Northeast One Quarter of Section 8, Township 7 North, Range 19 East in the Village of Pewaukee, Waukesha County, Wisconsin as staked and surveyed by Jahnke and Jahnke Associates on 11th day of November, 1982. and shown on a plat of survey labeled land transfer OWNERS: Daniel and Kathleen Cerewinski, 481 West Wisconsin Avenue



STATE OF WISCONSIN }
 COUNTY OF MILWAUKEE } ss.

I HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF; AND AS TO THEM I CERTIFY THE ACCURACY OF SAID SURVEY AND MAP.

NOTE: AN AGREEMENT EXISTS BETWEEN REGIONAL CONSULTING ENGINEERS, INC. AND THE LENDING INSTITUTION TO OMIT THE RESETTING OF ANY MISSING LOT CORNER PIPES ON THIS SURVEY UNLESS SPECIFICALLY REQUESTED AT THE TIME OF SURVEY ORDER PLACEMENT.

DATED THIS 15th DAY OF March 19 91

Robert N. Retzlaff
 SURVEYOR
 85396

JOB NO _____

RANCH STYLE SHEDS

1 THE KEYSTONE SERIES® KR-600

Our most affordable ranch style building. Shown here with paint upgrade.

- 2x6 Treated Wood Foundation
- 4'x6'2" Steel Reinforced Tuff Shed® Door*
- Endwall Door Placement
- 5'8" Clear Interior Sidewall Height
- 24" On Center 2x4 Wall Framing
- 3" Flat Sidewall Eave



5 THE SUNDANCE SERIES® SR-600

This popular ranch style shed has been a mainstay of the Tuff Shed® product line for years. The 6'2" tall shed door (6' tall on 6' wide models) fits on the endwall. Shown here with paint upgrade.

- 2x6 Galvanized Steel Foundation
- 4'x6'2" Steel Reinforced Tuff Shed® Door*
- Endwall Door Placement
- 5'8" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 4" Block Sidewall Eave



Available with HOA Friendly Wall Height

5 THE SUNDANCE SERIES® TR-700

Our most popular model, the TR-700 offers a foot more sidewall height than the SR-600, allowing for endwall or sidewall door placement. Shown here with paint upgrade.

- 2x6 Galvanized Steel Foundation
- 4'x6'2" Steel Reinforced Tuff Shed® Door
- Endwall or Sidewall Door Placement
- 6'8" Clear Interior Wall Height
- 16" On Center 2x4 Wall Framing
- 4" Block Sidewall Eave



5 THE SUNDANCE SERIES® TR-800

The 8' sidewall height allows for more overhead room and a taller 4x6'7" door, placed on any wall. Can accommodate sidewall porch upgrade.

- 2x6 Galvanized Steel Foundation
- 4'x6'7" Steel Reinforced Tuff Shed® Door
- Endwall or Sidewall Door Placement
- 7'8" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 6" Block Sidewall Eave

Shown with optional upgrades, including paint, windows, shutters, double door, door trim and in-door transom upgrades.



BARN STYLE SHEDS

1 THE KEYSTONE SERIES® KTB-400

The classic barn style with The Keystone Series® value. The Keystone Series® barn comes standard with a 5'x6' Double Door. Shown here with paint upgrade.

- 2x6 Treated Wood Foundation
- 5'x6' Steel Reinforced Tuff Shed® Double Door
- Endwall Door Placement
- 4' Clear Interior Sidewall Height
- 24" On Center 2x4 Wall Framing
- No Sidewall Eave



5 THE SUNDANCE SERIES® TB-600

The TB-600 provides a barn style roof with The Sundance Series® upgraded features. Shown here with paint upgrade.

- 2x6 Galvanized Steel Foundation
- 4'x6'2" Steel Reinforced Tuff Shed® Door
- Endwall Door Placement
- 5'8" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 3" Flat Sidewall Eave



5 SUNDANCE SERIES TB-700

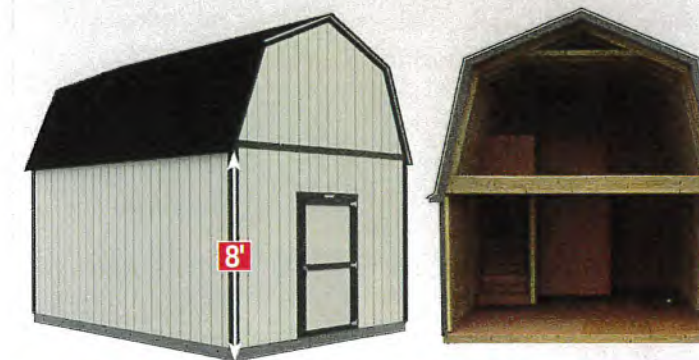
The TB-700 features 7' tall sidewalls, allowing for more overhead room and door placement options. Shown here with paint upgrade.

- 2x6 Galvanized Steel Foundation
- 4'x6'2" Steel Reinforced Tuff Shed® Door
- Endwall or Sidewall Door Placement
- 6'8" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 3" Flat Sidewall Eave



5 THE SUNDANCE SERIES® TB-800

Maximize your storage space with another foot of sidewall height and more overhead room. The 8' sidewalls allow for a 4'x6'7" door placed on any wall. This model can also accommodate porch and 2nd Floor upgrades (see info. below). Shown here with paint upgrade.



LEAN-TO STYLE SHEDS

5 THE SUNDANCE SERIES® LEAN-TO

This model has its roof peak along one of the sidewalls instead of the center of the building. Door size varies on this model based on placement. Shown here with paint upgrade.

- 2x6 Galvanized Steel Foundation
- 6' Tall Steel Reinforced Tuff Shed® Door
- Endwall or Sidewall Door Placement
- 6'4" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 4" Block Sidewall Eave (front)



RECREATIONAL BUILDINGS

5 THE SUNDANCE SERIES® TR-1600

This building is way more than just another shed. Includes full 2nd floor, 36" stairs and 6-panel residential door.

- Full 2nd Floor w/Stairs
- Dimensional Shingles w/Lifetime Warranty
- 3'x6'8" 6 Panel Residential Door
- 8'1" Clear Interior Wall Height
- 6" Box Eave on All Walls
- Optional Sidewall Porch



Shown with optional upgrades, including paint, windows, and shutter upgrades.

Concrete Foundation Suggested

GARAGES

5 THE SUNDANCE SERIES® RANCH GARAGE

Standard and custom sizes and designs to match the architecture of your home. Includes standard overhead door up to 16' wide and a 6-panel 3'x6'8" residential door. Shown here with paint upgrade. Concrete work **not included** in price.

- 3'x6'8" 6 Panel Residential Door
- Standard Overhead Door (up to 16'w & 7'h)
- 8'1" Clear Interior Wall Height
- 16" On Center 2x4 Wall Framing
- 12" Soffited Sidewall Eaves (Optional on Endwalls)



Concrete Foundation Required

SINGLE FLOOR

- 4'x6'7" Steel Reinforced Tuff Shed® Door
- Endwall or Sidewall Door Placement
- 7'8" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 3" Flat Sidewall Eave (Single Floor)

2ND FLOOR UPGRADE WITH STAIRS

- 6" Boxed Eaves
- 2x6 Treated Wood Foundation

Concrete Foundation Suggested

DELIVERY* AND INSTALLATION INCLUDED



THE TUFF SHED® DIFFERENCE

The Tuff Shed® Sundance Series and Keystone Series of backyard buildings and garages are available exclusively through The Home Depot®. We've used our decades of experience to develop unique and patented building features, and a solid understanding of what it takes to design, manufacture and install buildings.

Since being founded in 1981, Tuff Shed® has held strong to its commitment to providing quality products and service, and has twice been named Home Depot's Service Provider of the Year (2007 and 2015).

PRODUCT FEATURES INCLUDED IN TUFF SHED® BUILDINGS

Tuff Shed® storage buildings include great standard features top to bottom, with no need to pay extra for things like installation, shingles or floor system.

BETTER FLOOR

Solid Floor Systems from the Ground Up

- Heavy-Duty 3/4" Tongue & Groove Floor Decking
- Joists Designed to Resist Insect & Moisture Damage
 - 2x6 Hot Dipped Galvanized Steel w/ 40-Year Rating (The Sundance Series® Sheds)
 - 2x6 Pressure Treated Wood, Rated for Ground Contact (The Keystone Series® & 2-Story Buildings)
- Aluminum Door Threshold Protects the Floor Where Most Vulnerable



BETTER WALLS

Walls Designed for Lasting Durability

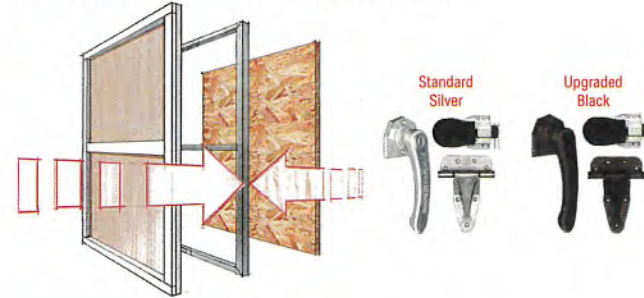
- LP® SmartSide® Engineered Wood Siding Treated to Resist Insect & Moisture Damage and Covered by a 5/50-Year Limited Warranty
- 2x4 Wall Framing w/Bottom & Top Plates
 - Wall Studs Placed 16" On Center (The Sundance Series®)
 - Wall Studs Placed 24" On Center (The Keystone Series®)



BETTER DOOR

Setting the Industry Standard for Shed Doors

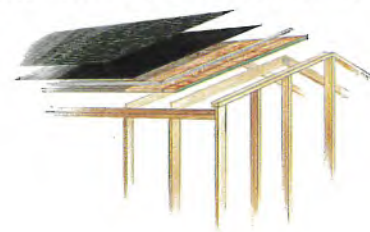
- Steel Reinforced so it Won't Warp
- Patented "Sandwiched" Design
- Patented Ultra-Heavy Duty Hinges
- Rugged & Patented Locking Door Handle



BETTER ROOF

A Roof System with Layers of Strength

- Composite Shingles
 - 3-Tab Shingles w/25-Year Limited Warranty
- Protective Steel Drip Edge Around the Perimeter
- Roofing Underlayment (The Sundance Series®)
- Engineered 2x4 Rafters & Trusses Joined w/Steel Plates



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Call 1-888-883-3743 • See Associate

Learn more about Tuff Shed® products and receive Tuff Shed® Mobile Alerts. Msg & data rates may apply. No more than 5 msgs/month. Text HELP for help, STOP to cancel. Terms & Conditions: www.888tuffshed.com/privacy-policy/

TWO GREAT WAYS TO PAY

Finance Your Projects Now with Home Depot Credit and make Monthly Payments.



*Free delivery on new buildings installed within 30 miles of The Home Depot store where purchase was made. For installation sites beyond the 30 mile radius, a delivery charge of \$2 per mile for any one-way miles will apply. Customer is responsible for neighborhood covenants, building permits and site preparation. In some areas installation of storage buildings is not permitted. Please determine your local building rules and regulations concerning installation before considering a purchase. The specifications of the base building may vary according to the building code requirements of the jurisdiction where the job site is located. Required variations from our base building plans may increase building price. For delivery addresses located in High Wind Zones or other jurisdictions with known special building requirements, mandated items will be added to your order, thus increasing the building price. Prices are subject to change at any time without notice. Please refer to Tuff Shed® building.configurator at homedepot.com/tuffshed and enter delivery zip code to see available products and current prices. In case of price discrepancy, prices in The Home Depot ESVS system take precedent over any outdated or out-of-market prices. *Loan product has four tiers with Term and APR subject to qualifying credit approval: 66 monthly payments at 7.42% APR; 78 monthly payments at 12.86% APR; 90 monthly payments at 16.24% APR; or 114 monthly payments at 19.96% APR. Monthly payments will not exceed \$20 per \$1000 spent (e.g., \$160 per month for an \$8000 purchase); APR fixed for the life of the loan. No down payment. See loan agreement for further details. LICENSES: NMLS #1416362; CT SLG-1416362; NJ MT #1501607 C22. Building heights are approximations, are rounded to the nearest inch and may vary. Clear interior sidewall heights are measured from top of floor decking to top of wall framing plates. Overall heights are measured from bottom of joist material to building peak. 6'0" door height on 6' wide models of SR-600 and KR-600. Buildings include many components (i.e. lumber, steel floor joists, windows, doors, etc.) that use nominal measurements. These measurements do not include inch marks ("). Have some variance, and have actual sizes that will always be smaller than nominal sizes. For example, a 2x4 has an approximate actual size of 1½" x 3½". Cancelled orders subject to a restocking fee. Additional restrictions apply.

State Contractor License #'s:
AL) 17726, AR) 152480917, AZ) ROC142570, CA) 661664, CT) HIC0652295, DE) 2018605715, FL) CBC1253645, GA) RLQAD03753, IA) C000431, ID) RCE-82, IL) 104.014983, IN) TID: 0114664021, KS) 15-004751, LA) 87865, MA) 192914, MI) 2102181478, MN) BC559638, MS) R07451, MT) 147860, NE) 23180, NV) 35208, NJ) 13VH02581800, NM) 33620, NC) 63616, ND) 35559 OH) 89758117, OR) 105914, PA) PA118565, RI) 42394, SC) G112952, TN) 00058042, UT) 251787-5501, VA) 2705115435, WA) TUFFS1038RZ, WV) WV057314, WI) 1002302

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HD_D0138 Vinyl - Effective 082020



BUILDING SPECS & INFORMATION



Hi, I'm your local Tuff Shed® Area Sales Manager. I can help you with your building questions and orders.

Phillip Oreslick
(224) 580-7207
poreslick@tuffshed.com
888tuffshed.com



Hold device over QR code with camera. When the link appears on your screen - click link for available sizes and current prices.

Find building specs and prices and configure your building online at homedepot.com/tuffshed

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: June 13, 2024

General Information:

Agenda Item: 6.b.

Applicant/Property Owner:

Joseph Grasc Development LLC in
c/o Joe Grasc

Requested Action:

Approval of Conditional Use Grant to combine, two existing, adjoining, substandard-sized properties (i.e., 115 & 119 W. Wisconsin Avenue) into a single parcel, resulting in a mixing of multiple existing principal uses on one lot.

Current Zoning:

B-2 Downtown Business District

Current Master Plan Classification:

Community Commercial

Surrounding Zoning/Land Use:

North: B-2 Downtown Business District

South: B-2 Downtown Business District

East: Savoy Court/B-2 Downtown Business District

West: W. Wisconsin Ave/B-2 Downtown Business District

Lot Size:

Existing: .17-acres (7,405 sq. ft.) and .10-acres (4,417 sq. ft.)

Proposed: .26-acres (11,124 sq. ft.)

Location:

115 & 119 W. Wisconsin Avenue

Discussion:

These two properties are under common ownership. The owner is working on rehabilitating the buildings and sites. There are/are pending various tenant occupancies in the buildings. With the lot line dividing the two lots, the applicant loses the flexibility to place certain improvements without violating offset requirements from that common lot line.

To resolve this issue, and because the sites are intended to operate with some synergistic efficiencies (such as with respect to a shared dumpster), the applicant proposes to combine the properties.

This lot combination results in two existing legal nonconforming lots (as to minimum required lot size and lot width) becoming a single and conforming lot.

Excerpt Waukesha County GIS Aerial Map View – 115 & 119 W. Wisconsin Avenue



Google Map Street View – 115 & 119 W. Wisconsin Avenue



The B-2 Downtown Business District lists “A **mixing of multiple principal uses (from among those uses identified in sections 40.263 and 40.265) and/or multiple principal buildings may be permitted upon a single lot subject to a finding by the village plan commission that the site can adequately accommodate the multiple uses and/or buildings with respect to such matters which include but are not limited to, the dimensional standards of the B-2 zoning district, site access and parking, and further provided such mixing of uses and/or buildings are mutually compatible and synergistic and will not be detrimental to the surrounding area and/or generate adverse impacts individually or collectively upon the public health, safety and welfare**” as a conditional use.

Recommendation:

The Planner recommends the following conditions be considered for attachment to any approval the Planning Commission may be inclined to grant in this matter:

- 1) Applicant to secure approval of, and record, a certified survey map to effectuate this lot combination, prior to recording of the Conditional Use Grant.



CONDITIONAL USE GRANT APPLICATION FORM

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

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: 115 & 119 W. Wisconsin Ave Tax Key: PWV _____

Property Owner Name: Joseph Grasc Development, llc Zoning of Property: B3

APPLICANT INFORMATION

Applicant Name: Joseph Grasc Applicant Phone #: 414 406 2001

Applicant Address: W284N3234 Lakeside Road, Pewaukee Applicant Email: jgrasc@hicipropertieswi.com

Applicant Email: _____

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

Business Name, if applicable: _____

FEIN, if applicable: _____

Description of Proposed Use (Restaurant/Retail/Office) Retail business and apartment for 119 building
Retail business on first floor and 2 apartments on second floor for 115 building

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:

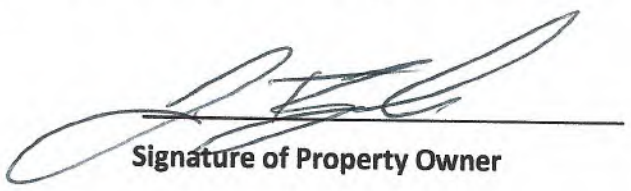
- 1. One paper copy of the submittal, including plans/drawings/applicable attachments. **11 paper copies are only required for documents larger than ledger size (11" X 17").**
- 2. One digital copy of the submittal, including plans/drawings/applicable attachments. (Jump drive)
- 3. Completed Professional 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.

Joseph T. Grasch
Property Owner Printed Name


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.

Joseph T. Grasch
Applicant's Printed Name


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: 1158119 W. Wisconsin Ave Tax Key: PWV _____
Property Owner's Name: Joseph Grzech Development, LLC Phone Number: 414-406-2001

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

Business Name: Joseph Grzech Development, LLC FEIN: _____
Person Responsible for Payment / Business Contact Name: Joe Grzech
Mailing Address: W 289 N 8234 Lakeside Rd Pewaukee
Responsible Party / Contact Phone Number: 414-406-2001
Responsible Party / Contact Email Address: jgrzech@hcipropertieswi.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: Joe Grzech Date: 5-15-24

Applicant Signature: [Signature] Printed Name: Joe Grzech Date: 5-15-24

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

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: June 13, 2024

General Information:

Agenda Item: **6.C.**

Applicant/Property Owner:

Llazar Konda, d/b/a Beach House Bistro. Building owner is Siepmann Development Company. Right-of-way is owned by the Village of Pewaukee.

Requested Action:

Conditional Use Grant approval to add an incidental, accessory, seasonal, outdoor dining area in the West Wisconsin Avenue right-of-way over three existing, striped parking stalls located directly in front of their restaurant.

Current Zoning:

B-2 Downtown Business District

Current Master Plan Classification:

Community Commercial

Surrounding Zoning/Land Use:

North: B-2 Downtown Business District

South: B-2 Downtown Business District

East: Pewaukee River

West: Pewaukee Lake

Lot Size:

N/A

Location:

161 (Unit 1. J.) West Wisconsin Avenue

Background:

The applicant seeks Conditional Use Grant approval to use three existing, on-street paved parking stalls to place tables/chairs/umbrellas/similar patio appurtenances/railings/planters/barriers,... in support of an incidental, seasonal outdoor dining opportunity for their Beach House Bistro patrons. At this time the applicant has not submitted any plan details as to how they would layout the interior use of these three stalls. They do plan to protect the boundary of the space in much the same way that others, such as Chocolate Factory and Artisan, along W. Wisconsin Avenue have done (see plan pictures in packet).



Recommendation:

The Planner does not object to the applicants request as submitted but recommends the following conditions be considered for attachment to any approval the Planning Commission may be inclined to grant:

- 1) Village Staff review and approval of the detailed plans for tables, chairs, umbrellas, ADA ramping, public address/audio if any, ... for the interior of the allocated space;
- 2) Approval is subject to the terms of the attached DRAFT CUG document and related exhibits.

Village of Pewaukee Plan Commission
Engineer's Report for June 13, 2024

Llazar Konda Outdoor Seating
Beach House Bristo
161 W. Wisconsin Avenue, Suite 1J

Report

There will be no site modifications; therefore, no grading/drainage plan is necessary. They are proposing to have outdoor seating. I have reviewed the site and note that there is adequate room to place the outdoor seating and allow a 5-foot-wide sidewalk adjacent to the back of curb on W. Wisconsin Avenue. No changes in the sidewalk grade are planned and the drainage from the seating area will drain as it does now into the existing road gutter system. The extent of the outdoor seating will match the outdoor seating located south and adjacent to this property.

Access

No access changes are being proposed.

Sanitary Sewer and Water Main

No changes in the existing sanitary sewer and water are being proposed.

Recommendation

I have no objection to the proposed use or outdoor seating as shown in their proposed layout dated April 24, 2024.

Tim Barbeau, P.E.
Village Consulting Engineer
May 20, 2024



Request for Conditional Use of three (3) street parking spots for outdoor dining by The Beach House Bistro.

W. Wisconsin Ave. - Area Overview

Beach House Bistro Conditional Use supplement - Rev. 2 SJR April 24, 2024



Using Google Maps measure distance tool. With the starting point of the crosswalk at the NE corner of Main St. & Oakton. The requested spots start Approximately at 450' from the corner and end at approximately at 495'. This corresponds with the three (3) parking spots directly in front of the Bistro.

Beach House Bistro Conditional Use supplement - Rev. 2 SJR April 24, 2024

Requested Parking Spots
for Conditional Use by
The Beach House Bistro
161 W. Wisconsin Ave.,
Pewaukee, WI 53072



Beach House Bistro Conditional
Use supplement - Rev. 2 SJR
April 24, 2024



Beach House Bistro Conditional
Use supplement - Rev. 2 SJR
April 24, 2024



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

APPLICATION PROCESS FOR CONDITIONAL USE GRANT REQUESTS

Step 1: Read through 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.

- **11 Paper Copies are only required for documents larger than ledger size (11" x 17").** 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.
- 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 10:00 a.m. **three weeks + 1 day (22 days)** prior to the scheduled Plan Commission meeting (subject to change based on holiday schedules). Plan Commission meetings are held on the second Thursday of each month at 6:00 p.m. at Village Hall. The three-week + 1 day (22 days) 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.



CONDITIONAL USE GRANT APPLICATION FORM

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

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: 161 W. Wisconsin Ave. Tax Key: PWV _____

Property Owner Name: Siepmann Realty Zoning of Property: Commercial

APPLICANT INFORMATION

Applicant Name: Llazar Konda Applicant Phone #: 262-501-1593

Applicant Address: 800 Ridgeway Dr., Pewaukee, WI 53072 Applicant Email: _____

Applicant Email: llazarkonda77@gmail.com

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

Business Name, if applicable: Beach House Bistro

FEIN, if applicable: _____

Description of Proposed Use (Restaurant/Retail/Office) We would like to set up a removable structure to block off three parking spots in order to provide additional outdoor seating. Please see attached photos.

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. **11 paper copies are only required for documents larger than ledger size (11" X 17").**
- 2. One digital copy of the submittal, including plans/drawings/applicable attachments. (Jump drive)
- 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.

John Siepmann
Siepmann Development Co.

Property Owner Printed Name

John P. Siep

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.

Llazar Konda

Applicant's Printed Name

Llazar Konda

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
exterior building materials and colors	samples of building materials (for presentation to Planning Commission)
	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.gov—262-691-5660

PROPERTY INFORMATION

Property Address: 161 W. Wisconsin Ave., Suite 1J Tax Key: PWV _____
 Property Owner's Name: Siepmann Realty Phone Number: 262-650-9700

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


Business Name: Beach House Bistro FEIN: 87-1966946
 Person Responsible for Payment / Business Contact Name: Llazar Kondo
 Mailing Address: 161 W. Wisconsin Ave., Suite 1J, Pewaukee, WI 53072
 Responsible Party / Contact Phone Number: 262-501-1593
 Responsible Party / Contact Email Address: llazarkonda77@gmail.com

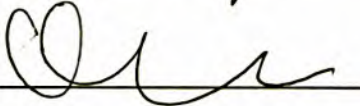
AGREEMENT / SIGNATURES - Property Owner signature is required.

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.

Property Owner Signature:  Printed Name: Siepmann Development Co.
John Siepmann Date: 5/10/2024

Applicant Signature:  Printed Name: Llazar Konda Date: 5/10/2024

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

CONDITIONAL USE GRANT

To permit the use “**outdoor dining/seating area accessory to their existing, approved restaurant use, Beach House Bistro , using 3 of the public parking stalls situated in the public road right-of-way in front of the existing business**”.

Before the Planning Commission of the Village of Pewaukee, Waukesha County, Wisconsin, in regard To Premises located at **161 (Unit 1.J.) W. Wisconsin Avenue** in The Village of Pewaukee, Waukesha County, State of Wisconsin, and further defined as follows:

PWV 0898954002

PARCEL 1 CERT SURV 9251 VOL 83/356 PT NW1/4 SEC 9 T7N R19E DOC# 2697282

WHEREAS, the Zoning Code and Zoning District Map of the Village of Pewaukee, pursuant to State Statutes, provide that the premises may not be used of right for purposes hereinafter described but that, upon petition, such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinances; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the Village of Pewaukee having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, IT IS GRANTED, subject to compliance with the terms and conditions hereinafter state that the Premises may be used for the purpose of “outdoor dining/seating area accessory to their existing, approved restaurant use, Beach House Bistro, using three of the public parking stalls situated in the public road right-of-way in front of the existing business”.

GRANTED by action of the Planning Commission of The Village of Pewaukee this 13th day of June, 2024.

Village Planning Commission Secretary
Cassie Smith

Planning Commission Chairperson
Jeffrey Knutson

Original filed at the Pewaukee Village Hall.

The **GENERAL CONDITIONS** of this Grant are:

- a. This grant shall become effective upon the execution and recording by the owners of the Premises of an acceptance hereof in such form as to constitute an effective covenant that shall run with the land subject to the provisions contained herein.
- b. This grant shall be void unless, pursuant to the building and Zoning Codes of the Village, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of the Planning Commission approval noted above.
- c. This grant is subject to amendment and termination in accordance with the provision of the Zoning Code of the Village.
- d. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and exhibited hereto.
- e. Construction and operation of the use granted shall be subject to full compliance with any other applicable rules/laws as set forth by any other governmental or quasi-governmental departments/entities with jurisdiction over this site, construction and/or operation such as, but not necessarily limited to, the Village's Building Inspections, Public Works, Police and Fire Departments, Waukesha County, Wisconsin DNR, the State of Wisconsin, ... and similar.
- f. Any of the conditions of this Grant which would normally be the responsibility of tenants of the premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
- g. This Grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
- h. Failure to allow reasonable and routine inspections of the property constitutes grounds for revocation of the Conditional Use Grant.
- i. **Conditions on the Use/Operations:**
 1. Annual renewal of this CUG is not a condition of the approval but that is based upon the continued willingness of the applicant to work cooperatively with the Village on adjustments to the site/operating plans as the use goes along in the event unforeseen issues or concerns as to safety or suitability should arise.
 2. When these three stalls are in use for street dining, the underlying property owner of 161 W. Wisconsin Avenue agrees to allocate and mark three additional (*i.e., in addition to those already required to be so marked as a condition of other/similar use approvals previously granted*), one-hour parking stalls in their private lot at 161 W. Wisconsin Avenue (or, if the neighbor gives permission, in the lot located at 203 W. Wisconsin Avenue) to offset the parking being lost to this specific street dining use on W. Wisconsin Ave.
 3. The permitted seasonal period of use for the right-of-way shall be March 1 to October 31 annually.
 4. Outdoor music and/or PA may be permitted as a part of this outdoor dining/seating area use. The hours for such music and/or PA shall be limited to the actual open hours of the principal use and no later than 11pm daily.
 5. Days/Hours of use for this right-of-way dining/seating area shall be limited to days/hours that the principal use Beach House Bistro is actually open but in no case later than 1 am daily.
 6. Manner of enclosing the space for safety of patrons shall be in accordance with Exhibit "A" attached hereto and made a part hereof by reference.

7. As to both seasonal and permanent cessation of operations, the right-of-way area shall be immediately returned to its original state by the applicant - as it was before the street dining use was approved and implemented.
8. All parts of the proposed right-of-way dining appurtenances shall be bound within the approved area as depicted in Exhibit "A" and shall not spread onto the street, sidewalk or curbs surrounding.
9. The enclosure/barrier separating the dining area from the sidewalk(s) and the vehicle accessible part(s) of the right-of-way shall be as setforth in Exhibit "A".
10. The public markings on the surface of the right-of-way (i.e. the stall striping) shall not be washed away or permanently covered over in the course of this use.
11. Director of Public Works approval, prior to installation, as to the manner of attachment of anything that is proposed to be affixed to any public object and/or the public way.
12. Electric and/or water service to the outdoor dining area may not be run on grade across the sidewalk. Any alternate plans for electric and/or water service to the outdoor dining area shall be subject to review and approval by Village Staff prior to implementation.
13. Any substantiated material adverse impacts upon surrounding properties or the Village generally resulting from this use (including, though not necessarily limited, to noise, odor, litter, animal infestation, loitering, glare, public safety, illegal activity,...) shall be the responsibility of the owner/applicant to correct timely upon notice from the Village and failure to do so may result in revocation of this conditional use grant amendment or portions thereof.
14. Village Staff final review and approval, prior to placement, of all appurtenances (such as but not necessarily limited to tables, chairs, umbrellas, planters, heaters, fire tables, trash receptacles, serving tables,... and similar) proposed to be placed in the right-of-way area(s) ref Exhibit A attached.
15. The only food and/or beverage that may be consumed within this specific right-of-way seating space shall be limited to that emanating from the adjacent, approved use, Beach House Bistro.
16. A clear public sidewalk aisle-way not less than 5 feet wide shall be maintained at all times throughout the frontage of this lot.
17. The right-of-way dining area shall comply fully with any/all applicable requirements attendant to handicapped accessibility and ADA requirements.
18. The final placement/location of the proposed ADA accessible ramp shall be subject to review/approval of the Village's Engineer.
19. Recording of the Conditional Use Grant (CUG) prior to the start of any right-of-way occupancy.
20. Village Board approval of a right-of-way access/occupancy/use permit and agreement prior to recording of the Conditional Use Grant Amendment – the date and terms of such approval to be memorialized in the Village's CUG record/file for this property for the duration of time that this use is permitted.
21. Prior to recording the CUG, execution of a hold harmless and indemnity agreement satisfactory to the Village Attorney and approved by the Village Board for construction and operation of the use herein granted, the date and terms of such agreement to be memorialized in the Village's CUG record/file for this property for the duration of time that this use is permitted.
22. Prior to occupying the public right-of-way for this street dining use, provision of general liability and property damage insurance naming the Village of Pewaukee as an additional insured shall be provided to the Village Attorney for review and approval as to adequacy –

evidence of the final and approved insurance documents to be retained on file in the Village's CUG record for this property for the duration of time this use is permitted.

23. Any new/extra lighting proposed for this right-of-way seating area use shall be subject to review and approval by Village Staff prior to implementation.
24. No signage is requested or approved as a part of this CUG. Any future signage shall be subject to review under the Village Sign Code prior to placement at the site.
25. The Village Board shall make the final determination as to who has precedence in terms of the right-of-way use on any dates/times where use of this specific right-of-way space may have been requested by multiple parties/special events. During special events in the downtown area, the permit holder shall refer to the Village Administrator for the priority determination as may have been set forth by the Village Board in regard to this specific right-of-way space and shall abide by those specific instructions.

j. Conditions on the Existing Structures, Existing Site and Existing Outdoor Dining/Seating Area:

- a. All per existing conditions and approvals.

k. Other: None.

SEE EXHIBIT "A" ATTACHED BELOW

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: June 13, 2024

General Information:

Agenda Item: **6.d.**

Applicant/Property Owner:

Joseph Grasc Development LLC in
c/o Joe Grasc

Requested Action:

Recommendation to the Village
Board to approve a lot combination
Certified Survey Map.

Current Zoning:

B-2 Downtown Business District

Current Master Plan Classification:

Community Commercial

Surrounding Zoning/Land Use:

North: B-2 Downtown Business
District

South: B-2 Downtown Business
District

East: Savoy Court/B-2 Downtown
Business District

West: W. Wisconsin Ave/B-2
Downtown Business District

Lot Size:

Existing: .17-acres (7,405 sq. ft.) and
.10-acres (4,417 sq. ft.)

Proposed: .26-acres (11,124 sq. ft.)

Location:

115 & 119 W. Wisconsin Avenue

Discussion:

These two properties are under common ownership. The proposed new lot results in less extent of nonconformity as to the offsets of existing improvements from the lot line that currently separates them. This lot combination results in two existing legal nonconforming lots (as to minimum required lot size and lot width) becoming a single and conforming lot.

Excerpt Waukesha County GIS Aerial Map View – 115 & 119 W. Wisconsin Avenue



Google Map Street View – 115 & 119 W. Wisconsin Avenue



Recommendation:

The Planner raises no objections to the certified survey map as presented.

Village of Pewaukee Plan Commission
Engineer's Report for June 13, 2024

Joseph Grsch Development, LLC
Certified Survey Map (combination)
115 & 119 W. Wisconsin Avenue

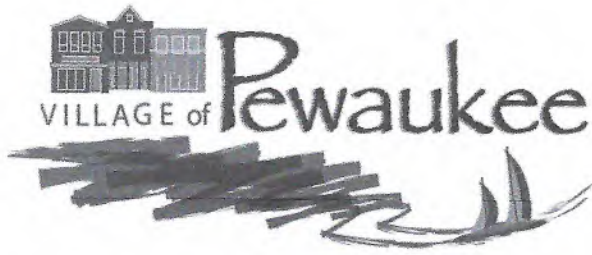
Report

Mr. Grsch has submitted a CSM to combine two existing properties into one lot. I have reviewed the CSM for conformance to Village and State requirements and find that the CSM is in order.

Recommendation

I recommend approval of the Certified Survey Map stamped and signed by Dennis Sauer on April 25, 2024.

Tim Barbeau, P.E., P.L.S.
Village Consulting Engineer
June 5, 2024



PLAN COMMISSION MISCELLANEOUS APPLICATION

No Application Fee for Miscellaneous Services
Application is due 3 weeks prior to the meeting date

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

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: 115 & 119 W. Wisconsin Ave Tax Key: PWV

Zoning of Property: B2 Property Owner Name: Joseph Grasch Development, llc

Property Owner Email: jgrasch@hcipropertieswi.com Property Owner Phone #: 414 406 2001

APPLICANT INFORMATION (IF DIFFERENT THAN OWNER)

Applicant Name: _____ Applicant Phone #: _____

Applicant Address: _____

Applicant Email: _____

TYPE OF REQUEST: CHECK ALL THAT APPLY

- Sign Plan Approval
- Preliminary Plat Approval
- Final Plat Approval
- Developer's Agreement
- Certified Survey Map
- Other (Describe) _____

SIGNATURES

Application will not be processed without a completed Professional Services Agreement.

This signature authorizes the Village of Pewaukee to process the consultation application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

Signature of Current Property Owner: _____ Date: _____

Signature of Applicant:  _____ Date: 4-26-24

DIRECTIONS

Please include the following required items with this application:

1. One paper copy of the submittal, including plans/drawings/applicable attachments. **11 paper copies are only required for documents larger than ledger size (11" X 17").**
2. One digital copy of the submittal, including plans/drawings/applicable attachments. (Jump drive)
3. Completed Professional Services Reimbursement Form.

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



**Business Site Plan
Application Form**

Address/Parcel No. of Property Involved: 115 & 119 W. Wisconsin Ave

Zoning of Property: B2

Current Owner of Property: Joseph Grasc Development, llc

Applicant – Name: Joseph Grasc

Address: W284N3234 Lakeside Road Pewaukee, WI 53072

Phone: 414 406 2001

Fax: _____

Email: jgrasc@hicipropertieswi.com

Name of Business that Corresponds to Site Plan: _____

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

CSM of both lots into one lot. Add dumpster pad and ADA Ramp. Modify concrete on west side

of building

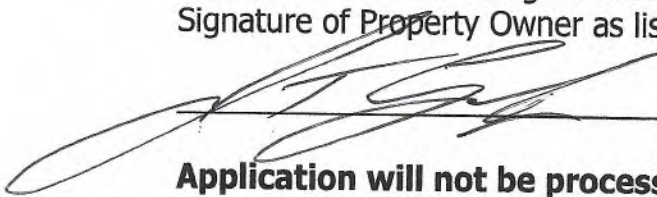
Provide detailed information with your application that addresses the following:

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

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

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

Signature of Property Owner as listed on this Application:



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

Signature of Applicant (if different than Owner):

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



PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

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

I, the undersigned, have been advised that, pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

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

RESPONSIBLE PARTY & MAILING ADDRESS

Joseph Grasch Development, llc

Name of Company and/or Individual

W284N3234 Lakeside Road Pewaukee, WI 53072

Street _____ City _____ State _____ Zip _____

Phone: 414 406 2001 Fax: _____ E-Mail: jgrasch@hcupropertieswi.com

 4-24-21
Signature of Applicant & Date

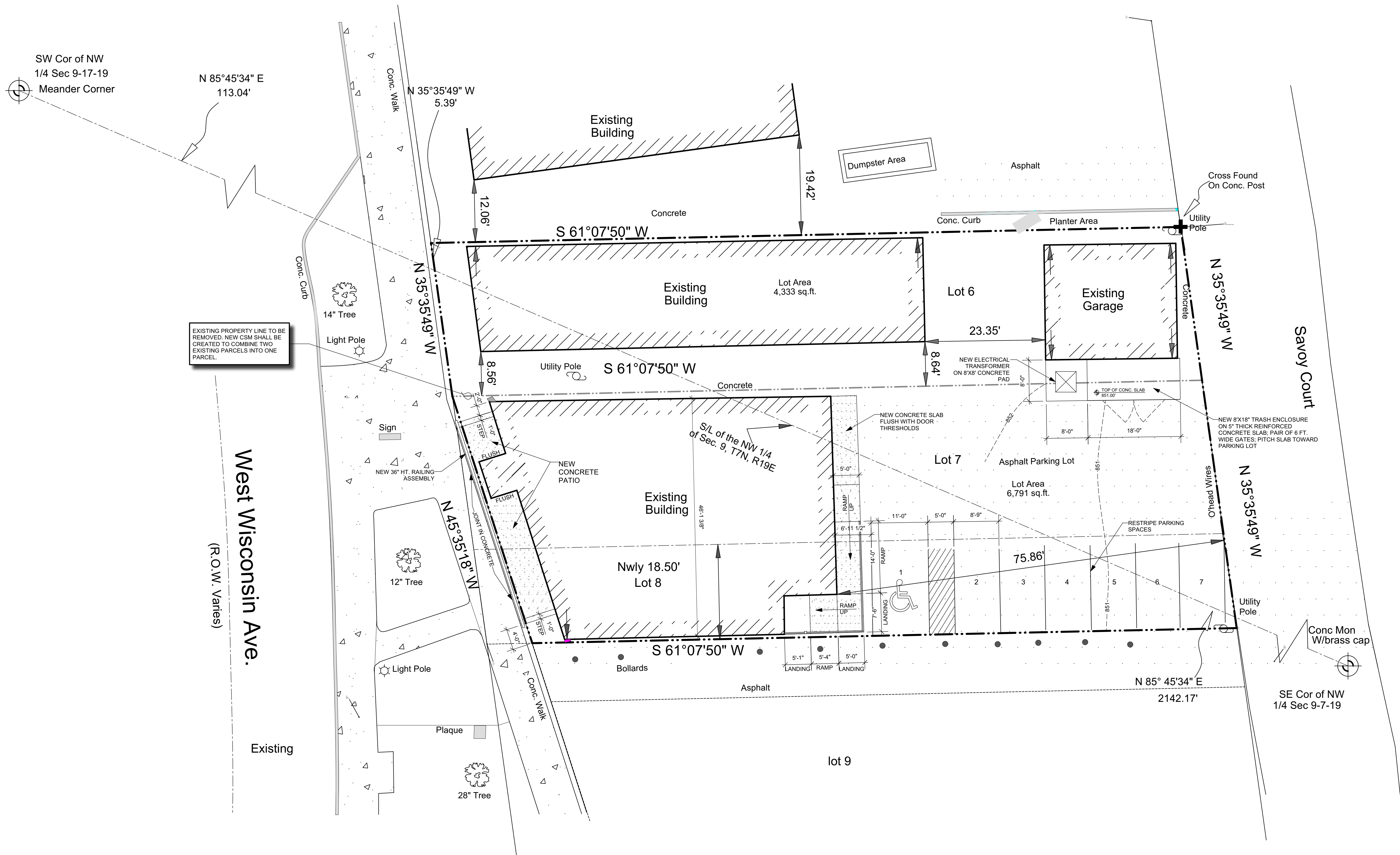
Signature of Property Owner & Date

Village Official Accepting Form

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

Property Owner

Applicant



EXISTING PROPERTY LINE TO BE REMOVED. NEW CSM SHALL BE CREATED TO COMBINE TWO EXISTING PARCELS INTO ONE PARCEL.

1 PROPOSED SITE PLAN
SCALE: 1" = 10'

West Wisconsin Ave.
(R.O.W. Varies)

Koz-i-itecture™
It's not simply Architecture, it's Kozitecture
David J. Koscielniak, AIA
12310 West Waterford Avenue
Greenfield, Wisconsin 53228
Cell: (414) 303-8489
koz@kozitecture.com
www.kozitecture.com

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FIRST FLOOR INTERIOR ALTERATIONS (PHASE 1)
115 W. WISCONSIN AVENUE
PEWAUKEE, WI 53072

PLAN COMMISSION REVIEW SET 4/18/2024

Project
PROPOSED SITE PLAN

Revisions

Date: 4/18/2024
Job No.: 23-120
Sheet No.

C1.2

ROOF BEARING PT.
ELEV. = 125'-0"

T.O. ROOF (VARIES)
ELEV. = 124'-0" TO 122'-0"

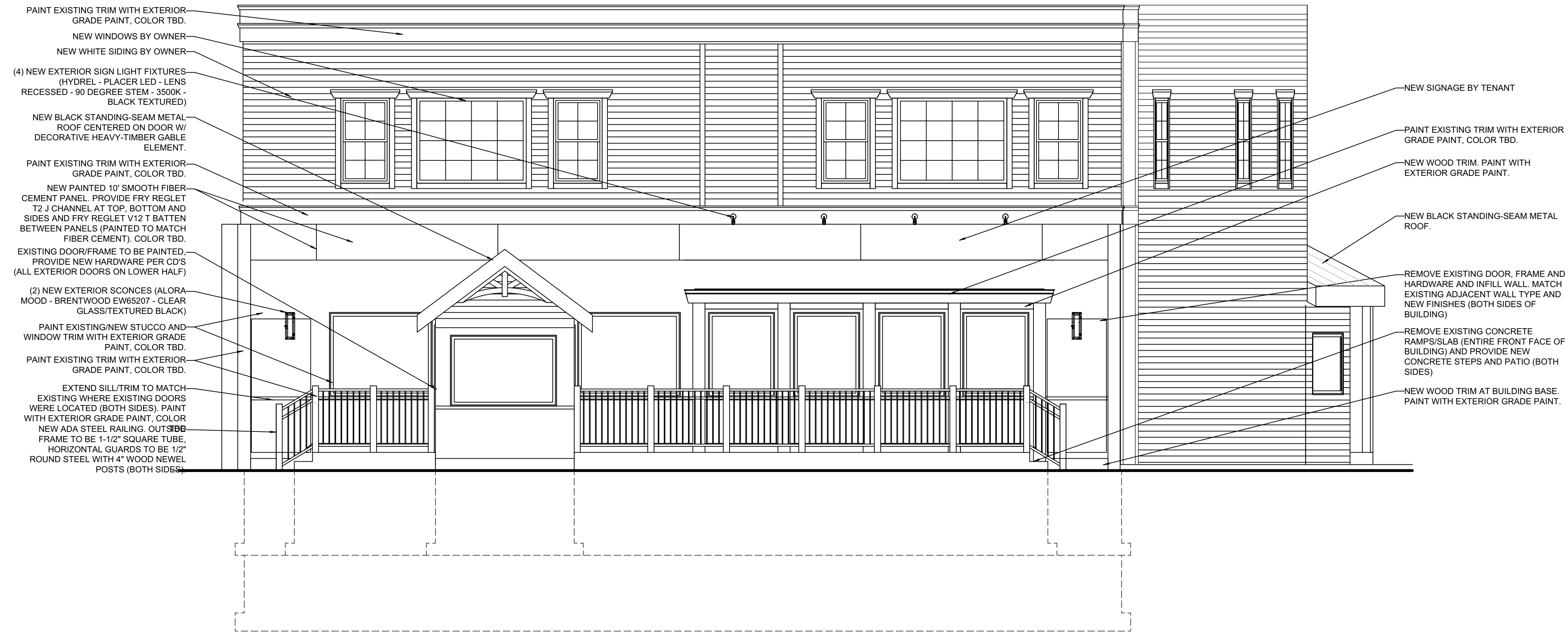
B.O. CEILING JOISTS
ELEV. = 120'-0"

SECOND FLOOR
ELEV. = 112'-0"

FIRST FLOOR CEILING
ELEV. = 110'-0"

FIRST FLOOR
ELEV. = 100'-0"

BASEMENT
ELEV. = 90'-0 7/8"



7 PROPOSED FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

ROOF BEARING PT.
ELEV. = 125'-0"

T.O. ROOF (VARIES)
ELEV. = 124'-0" TO 122'-0"

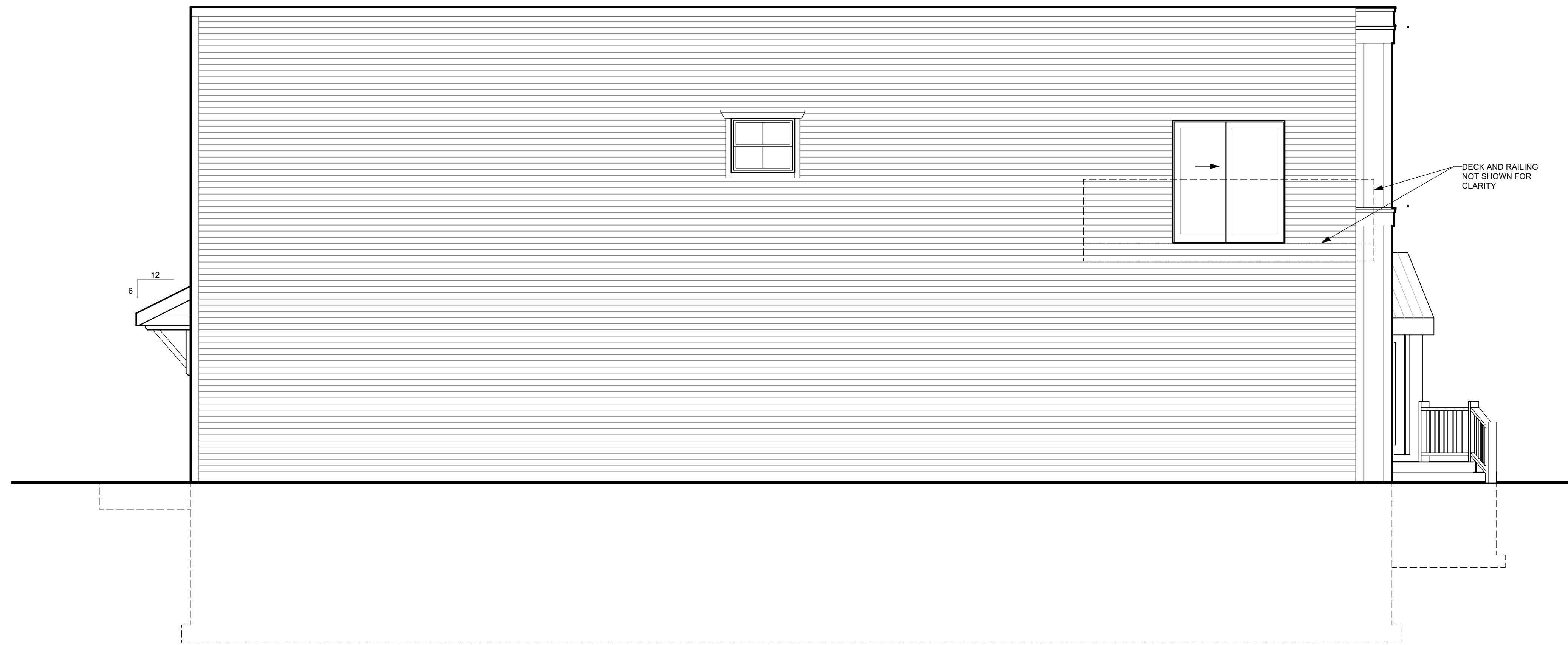
B.O. CEILING JOISTS
ELEV. = 120'-0"

SECOND FLOOR
ELEV. = 112'-0"

FIRST FLOOR CEILING
ELEV. = 110'-0"

FIRST FLOOR
ELEV. = 100'-0"

BASEMENT
ELEV. = 90'-0 7/8"



2 PROPOSED SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

PLAN COMMISSION REVIEW SET 4/18/2024

Project
INTERIOR AND EXTERIOR ALTERATIONS, SECOND FLOOR ADDITION AND SITE IMPROVEMENTS

Sheet Title
PROPOSED ELEVATIONS

Revisions
--/--/---

Date: 4/18/2024

Job No.:

Sheet No.

A2.2

115 W. WISCONSIN AVENUE
PEWAUKEE, WI 53072

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Koz+i+te+cture
It's not simply Architecture, it's Koz+i+te+cture

David J. Koscielniak AIA ALA
12310 West Watertown Avenue
Greenfield, Wisconsin 53228

Cell: (414) 303-8489
koz@kozitecture.com
www.kozitecture.com

ROOF BEARING PT.
 ELEV. = 125'-0"
 1'-0"
 T.O. ROOF (VARIES)
 ELEV. = 124'-0" TO 122'-0"
 4'-0"
 B.O. CEILING JOISTS
 ELEV. = 120'-0"
 8'-0"
 SECOND FLOOR
 ELEV. = 112'-0"
 2'-0"
 FIRST FLOOR CEILING
 ELEV. = 110'-0"
 10'-0"
 FIRST FLOOR
 ELEV. = 100'-0"
 8'-0"
 BASEMENT
 ELEV. = 90'-0 7/8"



1 PROPOSED REAR (EAST) ELEVATION
 SCALE: 1/4" = 1'-0"

ROOF BEARING PT.
 ELEV. = 125'-0"
 1'-0"
 T.O. ROOF (VARIES)
 ELEV. = 124'-0" TO 122'-0"
 4'-0"
 B.O. CEILING JOISTS
 ELEV. = 120'-0"
 8'-0"
 SECOND FLOOR
 ELEV. = 112'-0"
 2'-0"
 FIRST FLOOR CEILING
 ELEV. = 110'-0"
 10'-0"
 FIRST FLOOR
 ELEV. = 100'-0"
 8'-0"
 BASEMENT
 ELEV. = 90'-0 7/8"



2 PROPOSED SIDE (SOUTH) ELEVATION
 SCALE: 1/4" = 1'-0"

PLAN COMMISSION REVIEW SET 4/18/2024

Project
INTERIOR AND EXTERIOR ALTERATIONS, SECOND FLOOR ADDITION AND SITE IMPROVEMENTS
 115 W. WISCONSIN AVENUE
 PEWAUKEE, WI 53072

Sheet Title
 PROPOSED ELEVATIONS

Revisions
 --/--/--

Date: 4/18/2024

Job No.:

Sheet No.

A2.3

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 koz@kozitecture.com
 www.kozitecture.com



the DAILY DOSE JUICE BAR



SIDING COLOR



MAIN PAINT



ACCENT PAINT



TRIM PAINT

115 W. WISCONSIN AVE., PEWAUKEE, WI

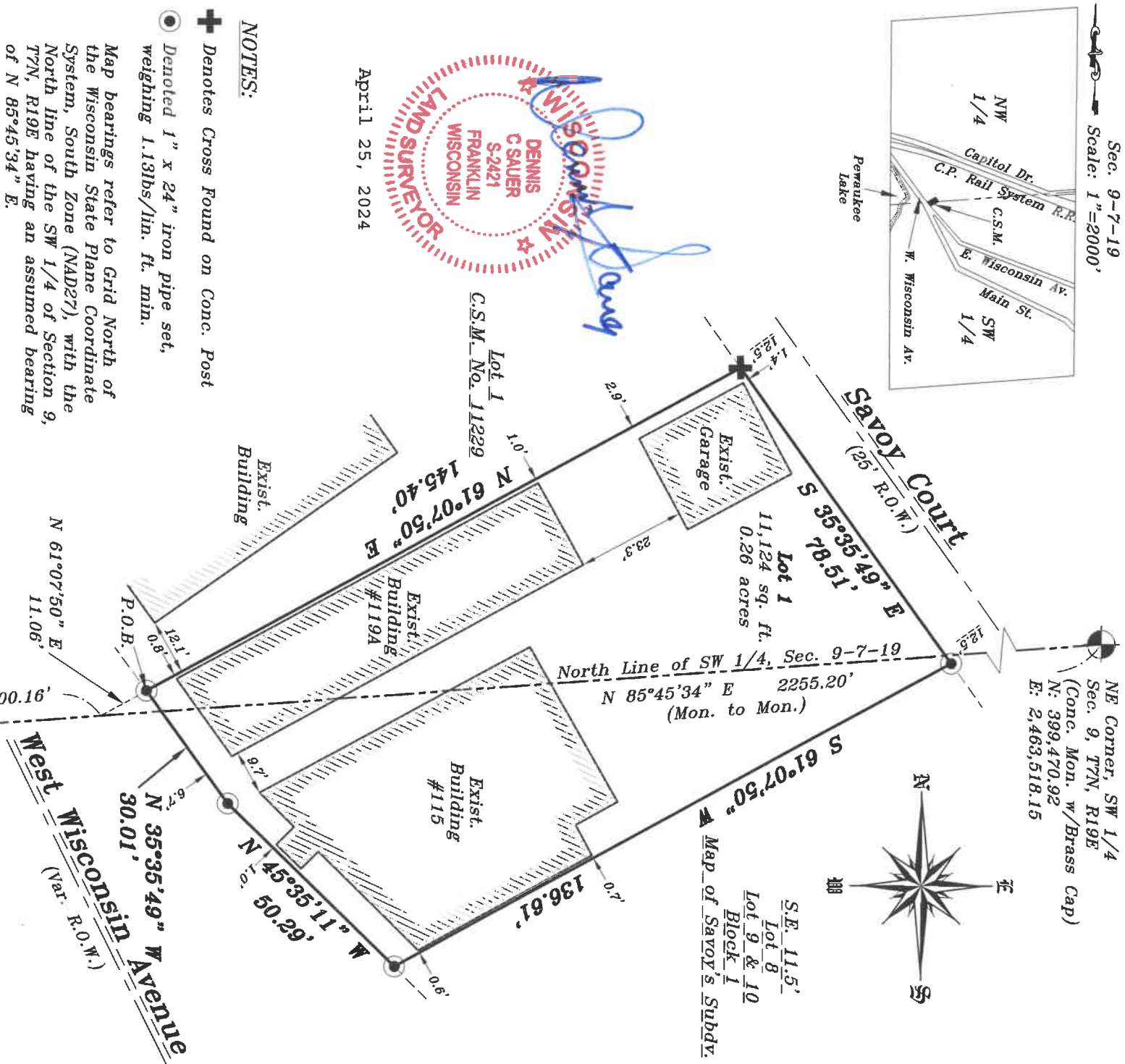
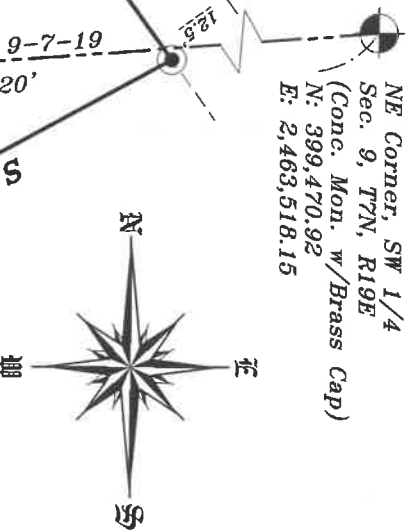
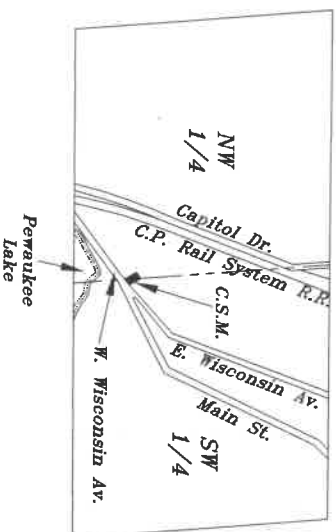
We are committed to service excellence.
Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Sara deBruijn
Grants Specialist
SE/SC Region

CERTIFIED SURVEY MAP NO. _____

Being a combination of Lot 6 & Lot 7 and the Northwesterly 18.50 feet of Lot 8, Block 1 of Map of Savoy's Subdivision, being a part the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 7 North, Range 19 East in the Village of Pewaukee, Waukesha County, Wisconsin.

VICINITY MAP
 Sec. 9-7-19
 Scale: 1"=2000'



April 25, 2024

NOTES:

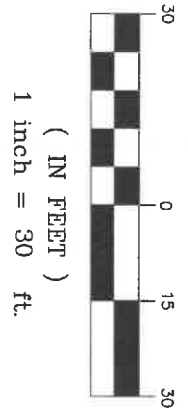
- +** Denotes Cross Found on Conc. Post
- Denoted 1" x 24" iron pipe set, weighing 1.13lbs/lin. ft. min.

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD27), with the North line of the SW 1/4 of Section 9, T7N, R19E having an assumed bearing of N 85°45'34" E.

Prepared for:
 Joseph Grasch Development, LLC,
 Joseph Grasch, Managing Partner
 W284 N3334 Lakeside Road
 Pewaukee, WI 53072-3318

Prepared by:
 Dennis C. Sauer P.L.S.-2421
 Metropolitan Survey Service, Inc.
 8482 S. 76th St.
 Franklin, WI 53132
 (414) 529-5380

GRAPHIC SCALE



CERTIFIED SURVEY MAP

Being a combination of Lot 6 & Lot 7 and the Northwesterly 18.50 feet of Lot 8, Block 1 of Map of Savoy's Subdivision, being a part the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 7 North, Range 19 East in the Village of Pewaukee, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided, combined and mapped a combination of Lot 6 & Lot 7 and the Northwesterly 18.50 feet of Lot 8, Block 1 of Map of Savoy's Subdivision, being a part the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 7 North, Range 19 East in the Village of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the east witness corner to the Northwest corner of said Southwest 1/4; thence N 85°45'34" E along the north line of said Southwest 1/4, 100.16 feet; thence N 61°07'50" E, 11.06 feet to the northeasterly right-of-way line of West Wisconsin Avenue and the point of beginning of the lands to be described; thence continuing N 61°07'50" E, 145.40 feet to the southwesterly right-of-way line of Savoy Court; thence S 35°35'49" E along said southwesterly right-of-way line, 78.51 feet; thence S 61°07'50" W, 136.61 feet to the northeasterly right-of-way line of West Wisconsin Avenue; thence N 45°35'11" W along said northeasterly right-of-way line, 50.29 feet; thence N 35°35'49" W along said northeasterly right-of-way line, 30.01 feet to the point of beginning.

Said lands containing 11,124 square feet or 0.26 acres.

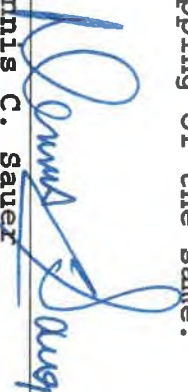
That I have made such survey, division, combination and map by the direction of Joseph Grasch Development, LLC., owner of said lands.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division and combination thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Regulations of the Village of Pewaukee, in surveying, dividing, combining and mapping of the same.

April 25, 2024
Date




Dennis C. Sauer
Professional Land Surveyor S-2421

THIS INSTRUMENT WAS DRAFTED BY:
Dennis C. Sauer, S-2421

CERTIFIED SURVEY MAP _____

Being a combination of Lot 6 & Lot 7 and the Northwesterly 18.50 feet of Lot 8, Block 1 of Map of Savoy's Subdivision, being a part the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 7 North, Range 19 East in the Village of Pewaukee, Waukesha County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

Joseph Grasch Development, LLC., as owner, does hereby certify that it caused the land described on this map to be surveyed, divided, combined, mapped and dedicated as represented on this map in accordance with Chapter 236.34 of the Wisconsin State Statutes and the Regulations of the Village of Pewaukee.

IN WITNESS WHEREOF, the said Joseph Grasch Development, LLC., has caused these presents to be signed at _____, Wisconsin, this _____ day of _____, 20__.

Joseph Grasch, Managing Partner

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

PERSONALLY came before me this _____ day of _____, 20____, Joseph Grasch, Managing Partner of Joseph Grasch Development, LLC., to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE - JOSEPH GRASCH DEVELOPMENT, LLC.

SUMMIT CREDIT UNION, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, combining and mapping of the land described on this map and does hereby consent to the above certification of owner.

IN WITNESS WHEREOF, the said Summit Credit Union, has caused these presents to be signed by Craig Plazak, VP, Market Manager, at _____, Wisconsin, this _____ day of _____, 2024.

SUMMIT CREDIT UNION:

Craig Plazak
VP, Market Manager



April 25, 2024

CERTIFIED SURVEY MAP _____

Being a combination of Lot 6 & Lot 7 and the Northwesterly 18.50 feet of Lot 8, Block 1 of Map of Savoy's Subdivision, being a part the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 7 North, Range 19 East in the Village of Pewaukee, Waukesha County, Wisconsin.

STATE OF WISCONSIN)

COUNTY) SS

PERSONALLY came before me this _____ day of _____, 2024, Craig Plazak, VP, Market Manager, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public - State of Wisconsin
My Commission Expires: _____



APPROVED by the Plan Commission of the Village of Pewaukee, on this _____ day of _____, 2024.

Jeff Knutson, Chairperson _____ Date _____

Cassie Smith, Village Clerk _____ Date _____

VILLAGE BOARD CERTIFICATE OF APPROVAL

RESOLVED that the Certified Survey Map which has been filed for approval, and is hereby approved as required by the Village Subdivision Regulations and Chapter 236 of the Wisconsin State Statutes relating to the Certified Survey Map.

I HEREBY certify that the foregoing is a true and correct copy of a Resolution accepted by the Village Board of the Village of Pewaukee on this _____ day of _____, 2024.

Jeff Knutson, Village President _____ Date _____

Cassie Smith, Village Clerk _____ Date _____

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: June 13, 2024

General Information:

Agenda Item: **6.e.**

Applicant/Property Owner:

National Christian Foundation, in c/o
Emerson Mueller of Innovative
Signs.

Status of Applicant:

Tenant occupant with consent of the
property owner.

Requested Action:

Sign Code waiver

Current Zoning:

B-2 Downtown Business

Current Master Plan Classification:

Community Commercial

Surrounding Zoning/Land Use:

North: Railroad tracks
South: B-2 Downtown Business
East: B-2 Downtown Business
West: B-2 Downtown Business

Project Area:

.28-acres (12,197 sq. ft.)

Property Location:

325 Oakton Avenue

Discussion:

The applicant requests Planning Commission approval of a sign code waiver to place a freestanding sign at ~2-foot setback from the edge of right of way at 325 Oakton Avenue, where 10-foot setback is required by Code.

This unlighted sign does otherwise comply with the maximum size, height and quantity limits for freestanding signs in the B-2 Downtown Business District.



Sec. 70.103 of the Villages Sign Code provides as follows:

Appeals. The planning commission may, in its judgment, waive or modify the provisions of this chapter where it would further the public interest and uphold the purpose of this chapter as put forth in section 70.100. Such waiver or modification may be based on, among other things, site-specific hardships such as topographic aberrations, traffic safety, accessibility and visual encumbrances.

Section Sec. 70.100 of the Villages Sign Code provides as follows:

Purpose. The purpose of this chapter shall be to:

- (1) Regulate the size, type, construction standards, maintenance and placement of signs situated within the boundaries of the Village of Pewaukee, Wisconsin.*
- (2) Promote the public health, safety, welfare and comfort of the general public by:*
 - a. Reducing distractions and obstructions from signs which would adversely effect traffic safety and alleviate hazards caused by signs projecting over or encroaching upon the public right-of-way;*
 - b. Discouraging excessive visual competition in signage and ensuring that signs aid orientation and adequately identify uses and activities to the public; and*
 - c. Preserving or enhancing the natural beauty and unique physical characteristics of the village as a community in which to live and work by requiring new and replacement signage which is:*
 - 1. Harmonious with the building, surrounding neighborhood aesthetics and other signs in the area;*
 - 2. Appropriate to the type of activity to which it pertains;*
 - 3. Expressive of the village's identity in a manner which will not diminish property values; and*
 - 4. Complementary to the village's architectural character and unobtrusive commercial developments.*

Recommendation:

If the Planning Commission supports the applicants request as to the ~2-foot setback of this sign, the Planner recommends the following conditions be considered for attachment thereto:

- 1) Applicant to secure all necessary permits, such as but not limited to Sign Permit, prior to placement/installation at the site.
- 2) No part of this sign shall be closer than 2-feet to the edge of right-of-way along Oakton Avenue.



PLAN COMMISSION MISCELLANEOUS APPLICATION

No Application Fee for Miscellaneous Services
Application is due 3 weeks prior to the meeting date

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

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: _____ Tax Key: PWV _____

Zoning of Property: _____ Property Owner Name: _____

Property Owner Email: _____ Property Owner Phone #: _____

APPLICANT INFORMATION (IF DIFFERENT THAN OWNER)

Applicant Name: _____ Applicant Phone #: _____

Applicant Address: _____

Applicant Email: _____

TYPE OF REQUEST: CHECK ALL THAT APPLY

- Sign Plan Approval
- Preliminary Plat Approval
- Final Plat Approval
- Developer's Agreement
- Certified Survey Map
- Other (Describe) _____

SIGNATURES

Application will not be processed without a completed Professional Services Agreement.

This signature authorizes the Village of Pewaukee to process the consultation application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

Signature of Current Property Owner: *[Signature]* Date: 5-20-24

Signature of Applicant: *Emerson Mueller* Date: _____

DIRECTIONS

Please include the following required items with this application:

1. One paper copy of the submittal, including plans/drawings/applicable attachments. **11 paper copies are only required for documents larger than ledger size (11" X 17").**
2. One digital copy of the submittal, including plans/drawings/applicable attachments. (Jump drive)
3. Completed Professional Services Reimbursement Form.

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



PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT

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

PROPERTY INFORMATION

Property Address: _____ Tax Key: PWV _____
Property Owner's Name: _____ Phone Number: _____

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

Business Name: _____ FEIN: _____
Person Responsible for Payment / Business Contact Name: _____
Mailing Address: _____
Responsible Party / Contact Phone Number: _____
Responsible Party / Contact Email Address: _____

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:  Printed Name: Shelly Basso Date: 5-20-24

Applicant Signature:  Printed Name: _____ Date: _____

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



Sign Permit Application

****If applicable terms/conditions will be listed on page two of this form.**

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

Permit # _____

BUSINESS / APPLICANT INFORMATION

Property Owner Name: _____ Zoning District: _____

Property Address: _____ Unit # _____ Phone #: _____

Property owner email: _____ Property tax #: PWV _____

Tenant Name: _____ Phone #: _____

Tenant Address: _____ Tenant Email: _____

Sign Company Name: _____ Sign Company Email: _____

Sign Company Mailing Address: _____ Phone #: _____

SIGN INFORMATION—[Chapter 70](#) (clickable link)

Freestanding Ground Projecting Wall Awning or Canopy Marquee Temporary Other _____

Brief description of sign: _____ Illuminated Non-Illuminated

Distance from sign to lot lines: _____ Front _____ Rear _____ Right _____ Left

If repairs or replacement contemplated, is the current sign, non-conforming? Yes No

Documents are attached: Site Survey (include setbacks and lot lines)
 Color Rendering
 (If applicant is a tenant) A document from property owner authorizing proposed use of property

Date to be Erected: _____ Square Footage _____ Sign Height _____ Estimated Cost: \$ _____

SURETY BOND OR INSURANCE COMPANY ON CERTIFICATE OF ISSUANCE

Check here if bond or certificate is attached to this application. (REQUIRED)

SIGNATURE OF APPLICANT (Business Owner)

Application is hereby made for a permit to erect / altar a sign as described herein or shown in accompanying plans or specifications where sign is to be located as shown on the accompanying plan. The information which follows and the accompanying plan and specifications with the representations contained herein are made part of this application in reliance upon which the building inspector is requested to issue a building permit. It is understood and agreed by this applicant that any error, misstatement or misrepresentation of material fact, either with or without intention on the part of this application such as would operate to cause a refusal of this application or any material alteration or changed in the accompanying plans, specifications or structure made subsequent to the issuance of a permit in accordance without the written approval of the building inspector shall constitute sufficient grounds for the revocation of such permit.

****Failure to obtain a permit will result in a double fee. Building and electrical permits may be applied for through the Building Services Department located at the City of Pewaukee, W240N3065 Pewaukee Rd, Pewaukee, WI.**

Emerson Mueller

Signature of Applicant

Printed Name of Applicant

Date

For Office Use Only: Cost= Area x \$2.50/sqft = \$ _____ + \$50 application fee = \$ _____.

Receipt # _____ Initials of Staff: _____ Permit Approved by: _____ Date: _____

Checking this box indicates that the permit is issued with conditions . Please see attached page. Failure to comply may result in suspension or revocation of this permit .



National Christian
FOUNDATION® Wisconsin

325 Oakton Ave, Ste 101 , Pewaukee, WI 53072



21700 DORAL ROAD
WAUKESHA WI 53186
262.432.1330
www.innovative-signs.com

Property Owner Approval Signature: 

Front Elevation



www.Innovative-Signs.com

Customer

National Christian Foundation

Date

4-22-2024

Project Manager

Emerson M.

Order #

EST - 13588

Designer

Nick M.

Return Depth

Standard 3"

Mounting

Direct Bury

Flush Mounted

Materials & Specifics

Metal Post and Panel

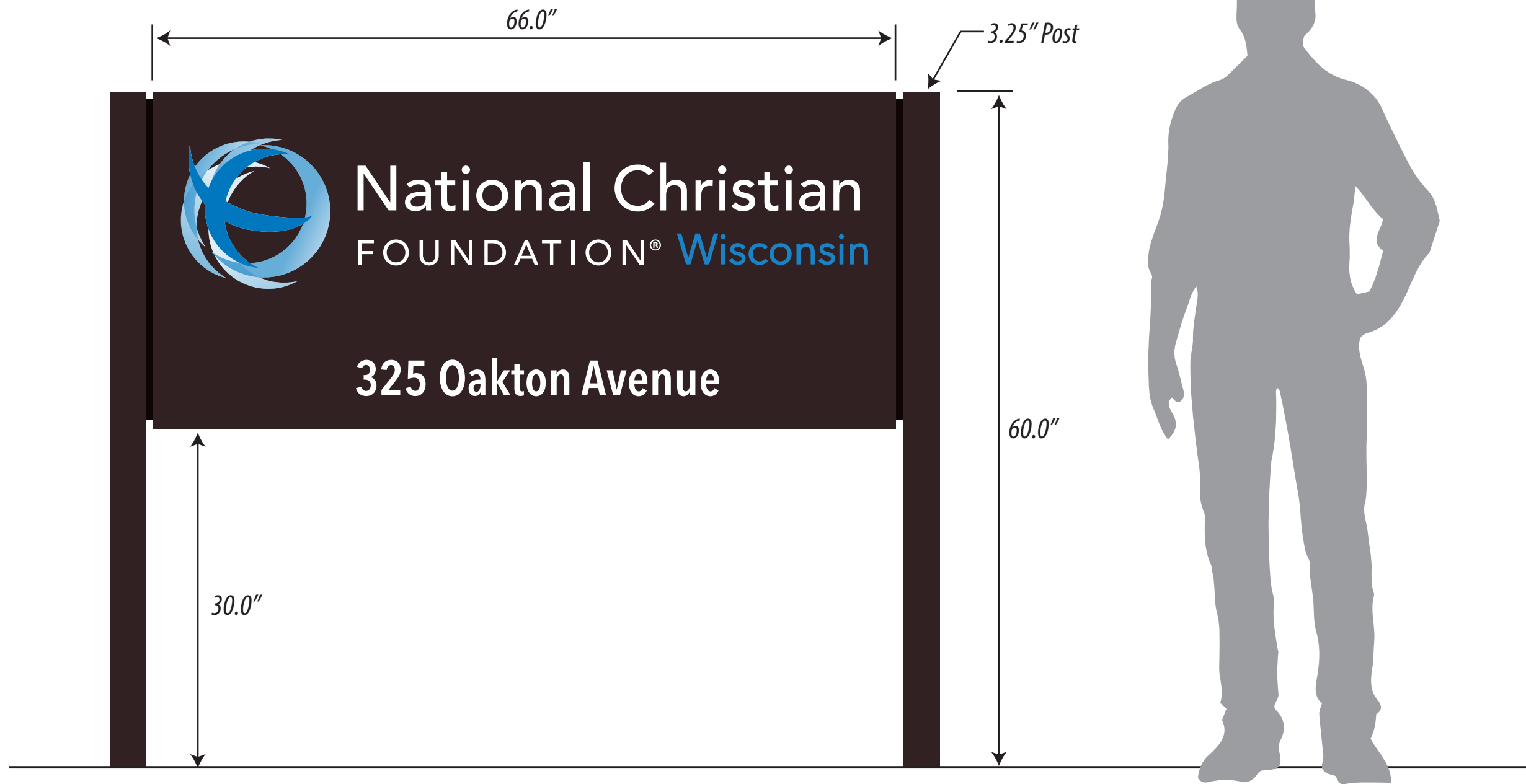
- 3.25" Aluminum Construction
- .060" Aluminum Face
- Satin painted Finish
- Cut Vinyl Graphics

Colors

Doric Brown (MP 04418)

White

Blue Pantone 3005c



Scroll Down For Page 2

Approval Signature: _____

