



PLAN COMMISSION AGENDA

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

To view the meeting: <https://www.youtube.com/live/Ebu7gaMmkcU?si=vkk9WfasSLrUiOzt>

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
2. Public Hearings.
 - a. Conditional Use Grant request to construct a 160 sq. ft. accessory structure. The accessory structure is proposed at 3 feet from the side offset which is permissible only through the issuance of a Conditional Use Grant on a legal non-conforming lot (Section 40.210(4)a). This 0.5-acre parcel, located at 513 W Wisconsin Avenue/ PWV 0893950, is zoned R-5 Residential Detached District. Property Owner/Applicant is Dale Burkhart.
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 – August 8, 2024
5. Old Business.
 - a. None
6. New Business.
 - a. Review, discussion, and possible action on Conditional Use Grant request to construct a 160 sq. ft. accessory structure. The accessory structure is proposed at 3 feet from the side offset which is permissible only through the issuance of a Conditional Use Grant on a legal non-conforming lot (Section 40.210(4)a). This 0.5-acre parcel, located at 513 W Wisconsin Avenue/ PWV 0893950, is zoned R-5 Residential Detached District. Property Owner/Applicant is Dale Burkhart.
 - b. Review, discussion, and possible recommendation to the Village Board to approve a Certified Survey Map request to combine two (2) properties. These parcels are .579 acres combined, located at PWV 0904023006 and PWV 0904023006, are zoned R-5 Single-Family Residential District. Property Owners/Applicants are Patrick and Jean Patterson.

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: September 6, 2024

**Plan Commission Meeting
August 8, 2024 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072**

<https://www.youtube.com/live/KWQ9se9HIng?si=kMZ68Mig7toy92KP>

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. Brian Belt; Trustee Bob Rohde, and President Jeff Knutson.

Excused: Comm. Sam Liebert and Comm. Katie Jelacic

Also present: Village Attorney, Matt Gralinski; Village Planner, Ben Kohout; Village Engineer, Tim Barbeau; Village Administrator, Matt Heiser; Village Clerk, Jenna Peter, and Deputy Clerk, Mackenzie Quigley.

2. Public Hearings –

- a. **Conditional Use Grant request of applicant Maggie Spada to construct a 1,938 sq. ft. office building with the existing detached garage (approximate 555 sq. ft.) proposed to remain in place with a 5.5' side lot offset where a 10' offset is required (Section 40.270) and with an approximately 2' public alley offset where a 15' setback is required (Section 40.269). The proposed building is a single-story principal structure where a 1.5 story structure is required (Section 40.265(17)). This 0.2-acre parcel, located at 316 Oakton Avenue/PWV 0899009, is zoned B-2 Downtown Business District. Property owner is Positivo, LLC. – none.**
- b. **Conditional Use Grant request of applicant WMG Acquisitions, LLC to construct a 5,200 sq. ft. professional dental office building. The proposed parking lot is offset less than 20 feet from the northern property line which is permissible only through the issuance of a Conditional Use Grant (Section 40.259). This 0.9-acre parcel is zoned B-1 Community Business District located at PWV 0901984003. Property owner is Meadow Creek Limited Partnership.**
Durinda Marvin stated she was the applicant and was in attendance if there are any questions from the Commission.
- c. **Conditional Use Grant request of applicant Kim Salmons to allow a day care use which is permissible only through the issuance of a Conditional Use Grant (Section 40.280(1)). This parcel is zoned B-3 Office and Service District located at 1155 Quail Court/ PWV 0903102. Property owner is Newhealth Building, LLC. – none.**
- d. **Conditional Use Grant request of applicant/owner Kevin and Erin Ark to construct a 960 sq. ft. accessory structure. The proposed accessory structure is located 3 feet from the side offset which is permissible only through the issuance of a Conditional Use Grant (Section 40.210(4)). The property is located at 214 First Street/ PWV 0899252. – none.**

3. Citizen Comments – none.

4. Approval of the Minutes

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

Trustee Rohde motioned/seconded by Comm. Belt to approve the July 11, 2024; Regular Plan Commission Meeting minutes as presented.

Motion carried 5-0.

5. Old Business

a. Conditional Use Grant request of applicant Maggie Spada to construct a 1,938 sq. ft. office building with the existing detached garage (approximate 555 sq. ft.) proposed to remain in place with a 5.5' side lot offset where a 10' offset is required (Section 40.270) and with an approximately 2' public alley offset where a 15' setback is required (Section 40.269). The proposed building is a single-story principal structure where a 1.5 story structure is required (Section 40.265(17)). This 0.2-acre parcel, located at 316 Oakton Avenue/PWV 0899009, is zoned B-2 Downtown Business District. Property owner is Positivo, LLC.

Engineer Barbeau stated that he is still waiting on the applicant to submit a site grading plan. John Lange @N81 W32092 Shenandoah Ct, Hartland – Stated last year the garage had new windows installed and the garage was painted.

Village Planner Recommendations:

1. That all conditions made by the Plan Commission at their meetings of July/August 2024 pertaining to architecture, site design, landscaping, lighting, grading, parking, or other, are met.
2. That this approval allows conditional uses for reduced accessory structure setbacks and for the main structure to be less than 1.5 stories.
3. That the photometric plan and lighting plans only show up to 0.5 footcandles at a property line.
4. This Site Plan/Plan of Operation approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission. The existing site plan/plan of operation shall remain in effect, except as further restricted or modified herein.
5. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission and Board, Village Engineer and Village Planner for the site plan, and other documentation.
6. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
7. Fire Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village of Pewaukee Fire Department Chief (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village of Pewaukee Fire Department Chief (or designee), if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of fire safety of any structure on the property, or as proof of compliance with any particular fire safety standard that would apply to new construction. The petitioner shall independently determine the fire safety and suitability of all structures on the property for the

petitioner's intended uses.

8. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Business Site Plan approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
9. The Property Owner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the premises will not detract from neighboring premises. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.
10. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
11. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
12. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

Village Engineer's Recommendations:

1. Provide televising video showing the sanitary sewer lateral from basement to the main. If it is in poor condition and has substantial leaks, it may need to be lined or replaced.
2. Schedule an appointment with the Water Department staff to identify the water service material. If service material is lead, the applicant will be required to replace the water service to the curb stop.
3. Any sidewalk panels with cracks, spalling, or missing pieces, or panels which create a tripping hazard will be marked by the Village staff and must be removed and replaced by applicant.

Comm. Hoff motioned/seconded by Trustee Rohde to approve the Conditional Use Grant Request with the Planner's and Engineer's recommendations and signing off at the staff level. Motion carried 5-0.

- b. **Review, discussion, and possible action on the proposed business site plan of applicant Maggie Spada to construct a 1,938 sq. ft. office building. This 0.2-acre parcel, located at 316 Oakton Avenue/PWV 0899009, is zoned B-2 Downtown Business District. Property owner is Positivo, LLC.**

Comm. Grabowski motioned/seconded by Comm. Belt to approve the proposed business site plan with the Planner's and Engineer's recommendations. (Presented in agenda item "5a.") Motion carried 5-0.

6. New Business

- a. **Conditional Use Grant request of applicant WMG Acquisitions, LLC to construct a 5,200 sq. ft. professional dental office building. The proposed parking lot is offset less than 20 feet from the northern property line which is permissible only through the issuance of a Conditional Use Grant (Section 40.259). This 0.9-acre parcel is zoned B-1 Community Business District located at PWV 0901984003. Property owner is Meadow Creek Limited Partnership.**

Planner Kohout determined with staff that this did not need a Conditional Use Grant for the parking lot offset. This is just a waiver request.

No action was taken.

b. Review, discussion, and possible action on a Business Site Plan request of applicant WMG Acquisitions, LLC 5,200 sq. ft. professional dental office building. This 0.9-acre parcel, located at PWV 0901984003, is zoned B-1 Community Business District. Property owner is Meadow Creek Limited Partnership.

Planner Kohout explained there are 3 actions in this request: a Certified Survey Map (item 6c), Business Site Plan, and a parking waiver request.

Village Planner Recommendations:

1. That all conditions made by the Plan Commission at their meeting of August 2024 pertaining to architecture, site design, landscaping, lighting, grading, parking, or other, are met.
2. The hours of operation of the operations be presented to the Village Zoning Administrator and approval by Staff prior to building occupancy.
3. Landscaping shrubs are required to be replaced upon any plants not surviving.
4. This Site Plan/Plan of Operation approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission. The existing site plan/plan of operation shall remain in effect, except as further restricted or modified herein.
5. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission and Board, Village Engineer and Village Planner for the site plan, and other documentation.
6. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
7. Fire Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village of Pewaukee Fire Department Chief (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village of Pewaukee Fire Department Chief (or designee), if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of fire safety of any structure on the property, or as proof of compliance with any particular fire safety standard that would apply to new construction. The petitioner shall independently determine the fire safety and suitability of all structures on the property for the petitioner's intended uses. Fire department approval following review to ensure any additional fire access requirements for the parking lot as proposed is required prior to building occupancy.
8. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Business Site Plan approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be

considered to be prohibited, except as may be otherwise specified herein.

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

Trustee Rohde motioned, seconded by Comm. Hoff to approve the site plan with the Village Planner’s and Village Engineer’s recommendations and to approve the waiver to allow for the 6.6 ft parking setback.

Motion carried 5-0.

- c. **Review, discussion, and possible recommendation to the Village Board to approve a Certified Survey Map request of applicant Andrew Wilkowski (JSD Professional Services, Inc. to create two additional parcels labeled as lot 18 and lot 19 from the original parcel located at PWV 0901984003. Property owner is Meadow Creek Limited Partnership.**

Village Planner’s Recommendations:

1. Any conditions made by the Plan Commission at their meeting of August 2024.
2. That all engineering comments are satisfied for the Certified Survey Map prior to Village signature and recording

Engineer Barbeau stated he did get an updated CSM from the surveyor dated August 6, 2024.

Comm. Grabowski motioned/seconded by Trustee Rohde to approve the recommendation to the Village Board for the Certified Survey Map with the Village Planner’s and Village Engineer’s recommendations.

Motion carried 5-0.

- d. **Conditional Use Grant request of applicant Kim Salmons to allow a day care use which is permissible only through the issuance of a Conditional Use Grant (Section 40.280(1)). This parcel is zoned B-3 Office and Service District located at 1155 Quail Court/ PWV 0903102. Property owner is Newhealth Building, LLC.**

Village Planner’s Recommendations:

1. That all conditions made by the Plan Commission at their meeting of August 2024 pertaining to architecture, site design, landscaping, lighting, grading, parking, or other, are met.
2. Landscaping shrubs are required to be replaced on the parking island as you enter the site from Quail Court as well as along the top of the western retaining wall along the upper parking lot.
3. That the refuse enclosure doors are repaired and painted.
4. This Site Plan/Plan of Operation approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission. The

existing site plan/plan of operation shall remain in effect, except as further restricted or modified herein.

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

Trustee Rohde motioned/seconded by Comm. Hoff to approve the Conditional Use Grant as presented with the Planner's recommendations.

Motioned carried 5-0.

- e. **Conditional Use Grant request of applicant/owner Kevin and Erin Ark to construct a 960 sq. ft. accessory structure. The proposed accessory structure is located 3 feet from the side offset which is permissible only through the issuance of a Conditional Use Grant (Section 40.210(4)). The property is located at 214 First Street/ PWV 0899252.**

Planner Kohout explained the applicant is removing the existing garage and being replaced with a larger garage in the same general area.

Village Planner's Recommendations:

1. That this conditional use allows a new accessory structure on the above referenced property to be up to three (3) feet from the northern property line due to an existing garage having been found here currently at the same location.
2. That all conditions made by the Plan Commission at their meeting of August 2024 are met.
3. That the new accessory structure meets all building and zoning codes including a height of no more than 15-(18) feet.
4. That the new accessory structure meets all building and zoning codes including a grading plan showing no runoff onto the adjoining properties due to the construction of the new accessory structure.
5. That the new accessory structure matches the architecture and materials of the principal dwelling.
6. This Site Plan/Plan of Operation approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission. The existing site plan/plan of operation shall remain in effect, except as further restricted or modified herein.
7. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission and Board, Village Engineer and Village Planner for the site plan, and other documentation.
8. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
9. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new conditional use approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
10. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
11. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
12. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the

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

Engineer Barbeau is recommending the applicant provide a site grading plan since the property does slope off to the adjacent property owners. The parcel is also made up of three other lots from an old subdivision. The applicant owns all of them under one tax key, but right now the garage is technically overlapping a lot line. This is an opportunity to clean the lines up and get a Certified Survey Map to combine the lots into one.

Dianna Helmer @ 258 Richmond Dr – Ms. Helmer is the neighbor of this property and expressed her concern that the garage will block her view from her kitchen window.

Comm. Grabowski motioned/seconded by Comm. Belt to approve the Conditional Use Grant request with the Planner's and Engineer's recommendations and amending condition 3 to strike the 15 ft height and change to 18ft height.

Motion carried 5-0.

- f. **Review, discussion, and possible recommendation to the Village Board to approve a Certified Survey Map request of applicant Attorney Mary Beth Peranteau for a lot line adjustment. This 0.1-acre parcel, located at 132 Maple Avenue/ PWV 0929004, is zoned R-5 Single-Family Residential. Property owners are Chuck and Jody Goss.**

Planner Kohout explained the applicants are proposing to add an additional 1,000 sf to the existing property from the adjoining property.

Village Planner Recommendations:

1. Any conditions made by the Plan Commission at their meeting of August 2024.
2. That all engineering comments are satisfied for the Certified Survey Map prior to Village signature and recording.

Engineer Barbeau stated the Village Public Works Director is requesting access to the applicant's basement to verify where the sanitary lateral connects to the main and determine the material of the water service lateral. Applicants, Chuck and Jody Goss asked why the Village needs to come into the basement to view the lateral. Barbeau explained that there is not a record of the lateral and this is purely to get record of that.

Comm. Belt motioned/seconded by Comm. Hoff to approve the recommendation of the Certified Survey Map to the Village Board.

Motion carried 5-0.

7. **Citizen Comments – None.**

8. **Adjournment**

Trustee Rohde motioned/seconded by Comm Grabowski to adjourn the August 8, 2024, Regular Plan Commission meeting at approximately 6:56 p.m.

Respectfully submitted,

Jenna Peter
Village Clerk

TO: Village of Pewaukee Plan Commission
CC: Matt Heiser – Village Administrator & Jenna Peter - Clerk
FROM: Jeff Muenkel AICP, Planning Consultant
RPT DATE: September 3, 2024
MTG DATE: September 12, 2024
RE: Burkhart Shed – Conditional Use Request

BACKGROUND:

1. Petitioner: Dale Burkhart
2. Property Owner: Erin and Kevin Ark
3. Location/Address: 513 W Wisconsin Ave
4. Tax Key Number: PWV 0893950
5. Area: ~.5 AC
6. Existing Zoning: R-5 Single-Family Residential
7. Proposed Zoning: N/A
8. Future Land Use: Residential
9. Proposed Future Land Use: N/A

OVERVIEW:

The Petitioners are requesting approval of a Conditional Use to allow a new storage shed to be built 3 feet from their side property line. The property is in the R-5 Single-Family Residential zoning district which allows accessory structures to be less than 10 feet from the side property lines if a conditional use is approved by the Planning Commission.

SUBMITTAL:

The enclosed submittal includes the Conditional Use Grant application, a proposal narrative, and a survey site plan.

PLANNER COMMENTS:

As noted the R-5 Single-Family Residential zoning district, Section 40.210(4)a, allows accessory structures to be less than 10 feet from the side property lines if a conditional use is approved by the Planning Commission.

Per the submitted aerial map and petitioner narrative an existing ~160sf (10x16) accessory garage exists on the property today. The petitioners would like to replace this shed in the same area. The new shed is proposed to be 10' wide x 16' deep (160sf).

The R-5 zoning district requires the following, which all appear to be met with the new shed proposal other than the 10-foot offset need:

Lot Size/Width: Lot is conforming

Accessory building setback requirement: 35 feet from right-of-way

Accessory building side/rear offset requirement: 10 feet unless approved by CUG

Accessory structure height: 15 feet or less (note: petitioners indicate in their narrative they intend to have a 9-foot 3-inch structure; this CUG is subject to a future accessory structure permit meeting the code requirements).

The petitioner has supplied a map of the current state of the property today. The existing shed is fairly secluded and the future requested shed would remain in the same place.

Applicant has supplied pamphlet material of what the “tuff shed” prefabricated construction includes for detailed materials information. No building elevations of what the future shed would look like are included. The CUG is subject to a future shed meeting all necessary building/zoning codes and the architecture to match the principal dwelling.

The CUG is also subject to any engineering needs/comments.

STAFF RECOMMENDATION:

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

The Village of Pewaukee Plan Commission **Approves** the Conditional Use Grant Request for Dale Burkhart for the property located at **513 W Wisconsin Ave**, subject to the following conditions:

1. That this conditional use allows a new accessory structure on the above referenced property to be up to three (3) feet from the western property line due to an existing shed having been found here currently at the same location.
2. That all conditions made by the Plan Commission at their meeting of September 2024 are met.
3. That the new accessory structure meets all building and zoning codes including a height of no more than 15 feet.
4. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission, Village Engineer and Village Planner for the site plan, and other documentation.
5. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner’s intended uses.
6. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new conditional use approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
7. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
8. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
9. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this

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

EXHIBIT:

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



CONDITIONAL USE GRANT APPLICATION FORM

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

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: 513 W. W. Ave Tax Key: PWV _____
Property Owner Name: Dale Burkhardt Zoning of Property: R-5

APPLICANT INFORMATION

Applicant Name: Dale Burkhardt Applicant Phone #: 262-844-5993
Applicant Address: 513 W. W. Ave. Applicant Email: _____
Applicant Email: D. burkhardt 363 @ gmail

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) Tool Shed

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: [Signature] Date/Time Received: 7/29/24 12:30pm

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.

Dale Burkhardt

Property Owner Printed Name

Dale Burkhardt

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.

Dale Burkhardt

Applicant's Printed Name

Dale Burkhardt

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: 513 W. Wi. Ave Tax Key: PWV _____
Property Owner's Name: Dale Burkhardt Phone Number: 262-844-5993

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.

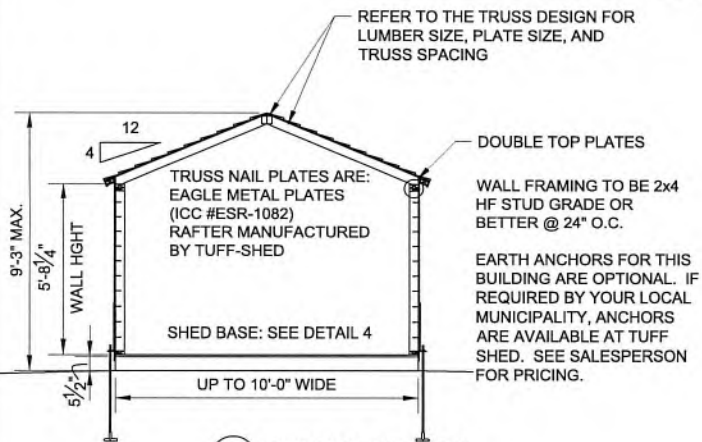
By signing this form, I, the undersigned, have been advised that pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner, or any other Village professional staff or other expert consultants retained by the Village in order to complete a proper 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.

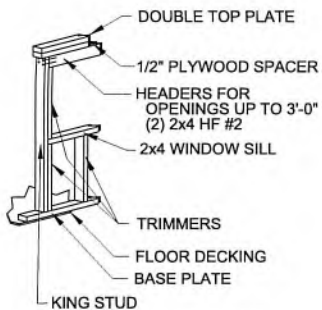
Property Owner Signature: Dale Burkhardt Printed Name: Dale Burkhardt Date: 7/29/2024
Applicant Signature: Dale Burkhardt Printed Name: Dale Burkhardt Date: 7/29/2024

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

GR SHED UP TO 10' WIDE x UP TO 16' LONG GARDEN SERIES



1 BUILDING SECTION
SCALE: N.T.S.



FOR WINDOW OPENINGS UP TO 3'-0" ON PREMIER SERIES SIDE WALLS

2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.

SIDE DOORS ARE NOT AVAILABLE ON THIS MODEL

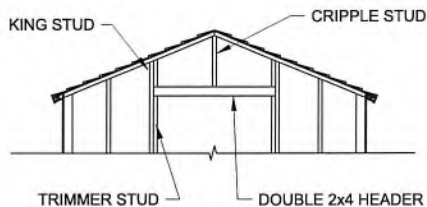
2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.

NOTES:

- BUILDING CODE:** 2015 IBC & 2015 IRC
- DESIGN LOADING:**
WIND SPEED & EXPOSURE: 110C
ROOF LIVE LOAD: 30 PSF
ROOF DEAD LOAD: 10 PSF
- FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2015 IBC & 2015 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

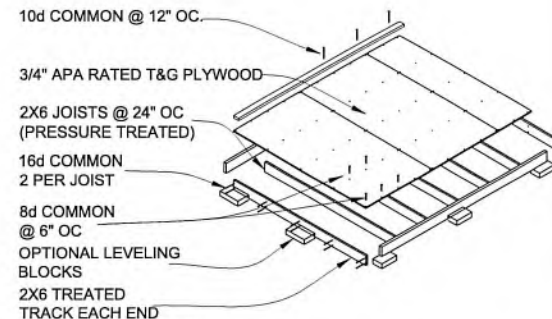
NAILING:

- ROOF:**
ATTACH 7/16" OSB SHEATHING TO TRUSSES WITH:
8d NAILS @ 6" O.C. AT EDGES
8d NAILS @ 12" O.C. IN FIELD
- WALLS:**
ATTACH 3/8" SMARTSIDE TO WALL FRAMING WITH:
8d NAILS @ 6" O.C. AT EDGES.
8d NAILS @ 12" O.C. IN FIELD
- HEADER:**
ATTACH HEADER TO STUD WITH:
4-8d TOENAIL OR 4-16d END NAIL DOUBLED HEADER-16d @ 16" STAGGERED FACE NAIL



FOR OPENINGS UP TO 4'-0" WIDE

3 HEADER DETAIL FOR NON-LOAD BEARING WALLS
SCALE: N.T.S.



- WOOD SHED FOUNDATION:**
2X6 PRESSURE TREATED TRACKS
2X6 PRESSURE TREATED JOISTS @ 24" O.C.
- 3/4" APA RATED TONGUE AND GROOVE FLOOR.**
24" MAX PANEL SPAN. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1. NAIL PLYWOOD TO JOISTS AND TRACKS:
BORDER: 8d COMMON SPACED @ 6" O.C.
EDGE: 8d COMMON SPACED @ 6" O.C.
FIELD: 8d COMMON SPACED @ 12" O.C.
- FASTEN SOLE PLATE THROUGH FLOOR-PLY INTO FLOOR JOISTS AND TRACKS WITH 10d GALVANIZED SPACED @ 12" O.C.
- ALLOWABLE FLOOR LIVE LOAD: 40 PSF
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING: SUGGESTED SIZES: 1-1/4" X 8" X 16", 4" X 8" X 16", OR 8" X 8" X 16". BLOCKS ALONG JOISTS SPACED @ 8'-0" O.C. MAXIMUM. BLOCKS ALONG TRACK SPACED @ 4'-0" O.C. MAXIMUM.

4 SHED BASE DETAIL
SCALE: N.T.S.



Order #. _____
Customer: _____
Site Address: _____
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA _____

P.O. # _____
Drawn By: PK
Date: 6/23/19
Checked By: _____
Date: _____
Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC & THE ENGINEER OF RECORD.

DRAWINGS BY:
TUFF SHED, INC.
IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF
TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.

TITLE
BUILDING SECTIONS
SHED BASE DETAILS
HEADER FRAMING DETAILS
NOTES - 2015 IBC & IRC-110C

DRAWING NO.	GR-01
REV. LEVEL	01
SHEET	1
PAGE	1 OF 1

TO: Village of Pewaukee Plan Commission
CC: Matt Heiser – Village Administrator & Jenna Peter - Clerk
FROM: Jeff Muenkel AICP, Planning Consultant
RPT DATE: September 4, 2024
MTG DATE: September 12, 2024
RE: Peterson – Lot Combination Request (CSM)

BACKGROUND:

1. Petitioner: Jean and Patrick Patterson
2. Property Owner: Jean and Patrick Patterson
3. Location/Address: 519 Main Street
4. Tax Key Numbers: PWV 0900980002 & PMV 0900980003
5. Area: ~.579 AC total
6. Existing Zoning: R-5 Single-Family Residential
7. Proposed Zoning: N/A
8. Future Land Use: Residential
9. Proposed Future Land Use: N/A

OVERVIEW:

The Petitioners are requesting approval of a Certified Survey Map in order to complete a lot combination. There are two (2) parcels existing today owned by the petitioners and the proposed CSM will combine the parcels into a more conforming lot under the R-5 Single-Family Residential zoning.

SUBMITTAL:

The enclosed submittal includes the application and Certified Survey Map.

PLANNER COMMENTS:

1. **Certified Survey Map.** The actual survey is under engineering review for adherence to Village and State codes. An approval is subject to all Village engineering comments being satisfied before recording of the CSM.
1. **Lot Line Combination.** The CSM shows two (2) lots being combined consisting of PWV 0900980002 to the west (~.37 acres and 85 feet of road frontage containing the existing home) and PMV 0900980003 to the east (~.22 acres and 64 feet of road frontage containing portions of the main home driveway and an accessory shed).

The resultant CSM lot combination of land would make the property be ~ .579 acres with a 149 feet of road frontage (width of parcel would be ~142 feet). The property is zoned R-5 Single-Family Residential which requires lots to be 10,500sf and 70 feet in width. The resultant lot combination will allow the overall combined parcel to be conforming under the R-5 zoning district.

STAFF RECOMMENDATION:

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

The Village of Pewaukee Plan Commission **Approves** the Certified Survey Map Request for a lot line adjustment for the property located at **519 Main Street**, subject to the following conditions:

1. Any conditions made by the Plan Commission at their meeting of September 2024.
2. That all engineering comments are satisfied for the Certified Survey Map prior to Village signature and recording.

EXHIBIT:

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



Google photos



Village of Pewaukee GIS



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

DISCLAIMER:

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

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



SCALE: 1 = 89'

Print Date: 9/4/2024

Village of Pewaukee Plan Commission
Engineer's Report for September 12, 2024

Patrick and Jean Patterson
Certified Survey Map
519 Main Street

Report

I have reviewed the Certified Survey Map (CSM) submitted to facilitate the combination of parcels known as Tax Key Nos. 0900-980-002 and 0900-980-003, both of which are owned by the Pattersons. I have reviewed the CSM and identified a couple of minor technical items on the CSM that require editing. The surveyor addressed my comments on the CSM dated August 26, 2024.

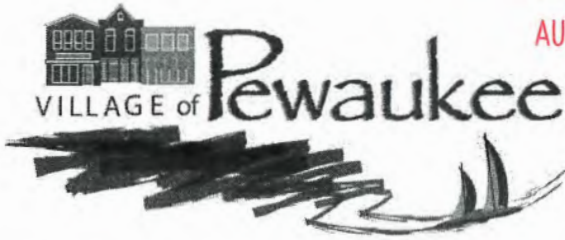
Recommendation

I recommend approval of the CSM dated August 26, 2024, subject to satisfaction of any outstanding comments by the Village Planner or Plan Commission prior to the Village executing the document.

Tim Barbeau, P.E., P.L.S.
Village Consulting Engineer
September 4, 2024

RECEIVED

AUG 02 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: 519 Main Street Tax Key: PWV 0900980002 0900980003
Zoning of Property: single-family residential Property Owner Name: Jean & Patrick Patterson
Property Owner Email: patpatters09@gmail.com Property Owner Phone #: 262 385 1038

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: 8-2-24 8/2/24
Signature of Applicant: 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: [Signature] Date/Time Received: 8/2/24



PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT

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

PROPERTY INFORMATION

Property Address: 519 Main Street Tax Key: PWV 0900 980 002
0900 980 003
 Property Owner's Name: patrick & jean patterson Phone Number: 262 385-1038

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

Business Name: _____ FEIN: _____
 Person Responsible for Payment / Business Contact Name: Jean & Patrick Patterson
 Mailing Address: 519 Main Street, Pewaukee, WI 53072
 Responsible Party / Contact Phone Number: 262 385 1038
 Responsible Party / Contact Email Address: patpatters09@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: Patrick J Patterson Date: 8-2-24
Jean Patterson Printed Name: Jean Patterson Date: 8/2/24

Applicant Signature: _____ Printed Name: _____ Date: _____

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

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 19 EAST, LOCATED IN THE VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify.

That I have surveyed, divided, and mapped the lands being part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 9, Township 7 North, Range 19 East, located in the Village of Pewaukee, Waukesha County, Wisconsin bounded and described as follows;

Commencing at the South 1/4 corner of Section 9; thence North 0°3'18" West along the West line of said Southeast 1/4, a distance of 915.26 feet to a point along the Northerly Right of Way of Main St. also the point of beginning; thence North 47°12'57" West along said Northerly Right of Way, 85.24 feet; thence North 27°29'43" East along the East line of Lot 2 Block C of Cairncross and Wilson's Second Addition, 181.50 feet; thence South 62°28'16" East, 101.37 feet; thence South 27°32'43" West, 85.26 feet; thence South 62°27'24" East, 40.51 feet; thence South 27°36'37" West, 141.90 feet to a point along the Northerly Right of Way of Main St.; Thence North 41°04'09" West along said Northerly Right of Way, a distance of 63.71 feet to the point of beginning.

Said lands contain 25,220.16 square feet, 0.579 acres

That I have made such survey, land division and plat by the direction of the owner(s) of said lands. That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and Village of Pewaukee Subdivision Ordinance in surveying, dividing and mapping the same.



Dated this 10th day of July, 2024

Revised this 26th day of August, 2024

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 19 EAST, LOCATED IN THE VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

Patrick & Jean Patterson, as owner(s), we hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) Village of Pewaukee

Date: _____ Signed: _____
Patrick Patterson

Date: _____ Signed: _____
Jean Patterson

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Patrick and Jean Patterson to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public

_____ County, Wisconsin

My Commission Expires _____



Keith A. Kindred

DATED THIS 10TH DAY OF JULY, 2024
REVISED THIS 26TH DAY OF AUGUST, 2024

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 19 EAST, LOCATED IN THE VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Village of Pewaukee, is hereby approved by the Village Board.

All conditions have been met as of the _____ day of _____, 20_____.

Date: _____ Signed _____
Jeff Knutson, Village President

Date: _____ Signed _____
Jenna Peter, Village Clerk

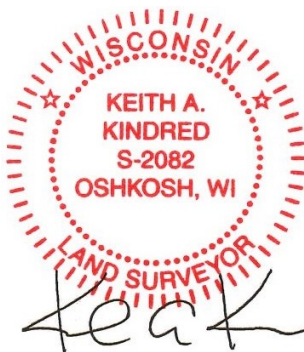
PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the Village of Pewaukee, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20_____.

Date: _____ Signed _____
Jeff Knutson, Village President

Date: _____ Signed _____
Jenna Peter, Village Clerk



DATED THIS 10TH DAY OF JULY, 2024
REVISED THIS 26TH DAY OF AUGUST, 2024