



## PLAN COMMISSION AGENDA

July 11, 2024 – 6:00 pm  
Village Hall  
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: [https://www.youtube.com/live/iqmim24m8H0?si=zcy2qHYKd\\_3e\\_vbW](https://www.youtube.com/live/iqmim24m8H0?si=zcy2qHYKd_3e_vbW)

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
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. The existing garage is approximately 5.5' off of the side lot line where a 10' offset is required (Section 40.270) and approximately 2' off of the public alley where a 15' setback is required (Section 40.269). This 0.2-acre parcel, located at 316 Oakton Avenue, 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 – June 13, 2024
5. Old Business.
  - a. Review, discussion, and possible recommendation to Village Board regarding draft Ordinance to Creation Section 40.3674A(2) of the Municipal Code of the Village of Pewaukee Regarding the Conversion of an Outlot to Buildable Single-Family Residential Use Status in the Residential Infill-Redevelopment Overlay District
6. New Business.
  - a. Review, discussion, and possible action on the proposed business site plan to construct a 1,938 sq. ft. office building and a conditional use grant to allow the existing detached garage (approximate 555 sq. ft.) remain in place. This 0.2-acre parcel, located at 316 Oakton Avenue, is zoned B-2 Downtown Business District. Property owner is Positivo, LLC (Applicant Maggie Spada).
  - b. Review, discussion, and possible action on the proposed business site plan to modify portions of the Pewaukee High School to demolish 16,690 SF and construct 34,950 SF. This 80-acre parcel, located at 510 Lake Street, is zoned IPS Institutional and Public Service District. Property owner and applicant is the Pewaukee School 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: July 3, 2024

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

<https://www.youtube.com/live/SUX9k8-P5Eo?si=1aUrbpd0npPO03P4>

**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; Trustee Bob Rohde, and President Jeff Knutson.

Excused: Comm. Katie Jelacic.

Also present: Village Attorney, Matt Gralinski; Village Planner, Mary Censky; Village Engineer, Tim Barbeau; Village Administrator, Scott Gosse; and Village Clerk, Jenna Peter.

**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. – No Comments.**
- 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. – No comments.**
- 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. – No comments.**

**3. Citizen Comments –**

**Jim Forester with Meadow Creek Market** - wanted to wish the Village Planner Mary Censky good luck in her future endeavors.

**Emerson Mueller with Innovative Signs** - stated he was here if the Commission had any questions on agenda item 8e.

**4. Approval of the Minutes**

- a. **Regular Plan Commission Meeting – May 9, 2024.**

Comm. Grabowski motioned/seconded by Comm. Belt to approve the May 9, 2024, Regular Plan Commission Meeting minutes as presented.

Motion carried 5-0. Trustee Rohde abstains.

**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.**

Planner Censky explained this is an extension of the discussion from the May 9, 2024, Plan Commission meeting. The outlot is not a part of the 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. The applicant is seeking to build a small home on the lot. Censky outlined the conditions that were added on her staff report in red.

**No action was taken.**

## 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.**

Censky explained the applicant is seeking to place an 8x10 storage shed on the northeast corner of their lot. The applicant; Kathleen Czerwinski, stated she spoke with her neighbors and they have no problems with the shed.

**Village Planner Recommendations:**

- 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.

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

**Motion carried 6-0.**

- b. **Conditional Use Grant request of applicant/property owner Joe Grascch, d/b/a Joseph Grascch 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.**

Censky explained the two properties are under common ownership. The lot line is dividing the two lots, leading to the applicant losing the flexibility to place certain improvements without violated the offset requirements from that common lot line. To resolve the issue, the applicant is proposing to combine the properties. The lot combination results in two existing legal nonconforming lots becoming a single and conforming lot.

**Village Planner Recommendation:**

- 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.

**Comm. Belt motioned/seconded by Comm. Liebert to approve the Conditional Use Grant as presented with the Village Planner's recommendation.**

**Motion carried 6-0.**

- 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-ofway 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.**

Censky explained the applicant previously applied for this same CUG, but it has since expired. Engineer Barbeau stated a temporary ADA compliant ramp will need to be placed over the curb to the outdoor seating. Comm. Hoff was concerned that there were no signs indicating more parking is available in the back of



the building.

**Village Planner Recommendations:**

- 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.

**Comm. Grabowski motioned/seconded by Comm. Belt to approve the Conditional Use Grant as presented with the Village Planner's recommendations.**

**Motion carried 6-0.**

- d. **Review, discussion, and possible action/recommendation to the Village Board to approve the Certified Survey Map request of applicant/property owner Joe Grascch, d/b/a Joseph Grascch 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.**

Censky explained the 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.

**Comm. Belt motioned/seconded by Comm. Hoff to recommend approval of the Certified Survey Map to the Village Board.**

**Motion carried 6-0.**

- 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.**

Censky explained the applicant is proposing to place a sign 5 ft back from the sidewalk instead of the 10 ft required minimum setback for visibility purposes.

**Village Planner's Recommendations:**

- 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.

**Comm. Hoff motioned/seconded by Comm. Grabowski to approve the Sign Code Waiver as presented.**

**Motion carried 6-0.**

**7. Citizen Comments –**

The Commission thanked Mary Censky for her time and service as the Village Planner.

**8. Adjournment**

**Comm. Liebert motioned/seconded by Comm Belt to adjourn the June 13, 2024, Regular Plan Commission meeting at approximately 6:51 p.m.**

Respectfully submitted,

Jenna Peter  
Village Clerk



To: Jeff Knutson, President  
Plan Commission

From: Scott A. Gosse  
Village Administrator

Date: July 1, 2024

Re: Agenda Item 5a, Review, discussion, and possible recommendation to Village Board regarding draft Ordinance to Creation Section 40.3674A(2) of the Municipal Code of the Village of Pewaukee Regarding the Conversion of an Outlot to Buildable Single-Family Residential Use Status in the Residential Infill-Redevelopment Overlay District

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### **BACKGROUND**

Attached for your review and consideration please find the draft resolution prepared by Village Attorney Matt Gralinski as requested by the Plan Commission at its last meeting. Also attached please find a copy of former Planner Mary Censky's staff report from the June Plan Commission meeting reviewing the background of the topic for the Plan Commission.

### **ACTION REQUESTED**

The action requested of the Plan Commission is to consider the attached draft ordinance and should it meet with your approval the Plan Commission should forward a recommendation for adoption to the Village Board. A public hearing on the proposed ordinance would need to be held at a future Village Board meeting prior to the Village Board taking action.

Attachments

## 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

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### **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.,

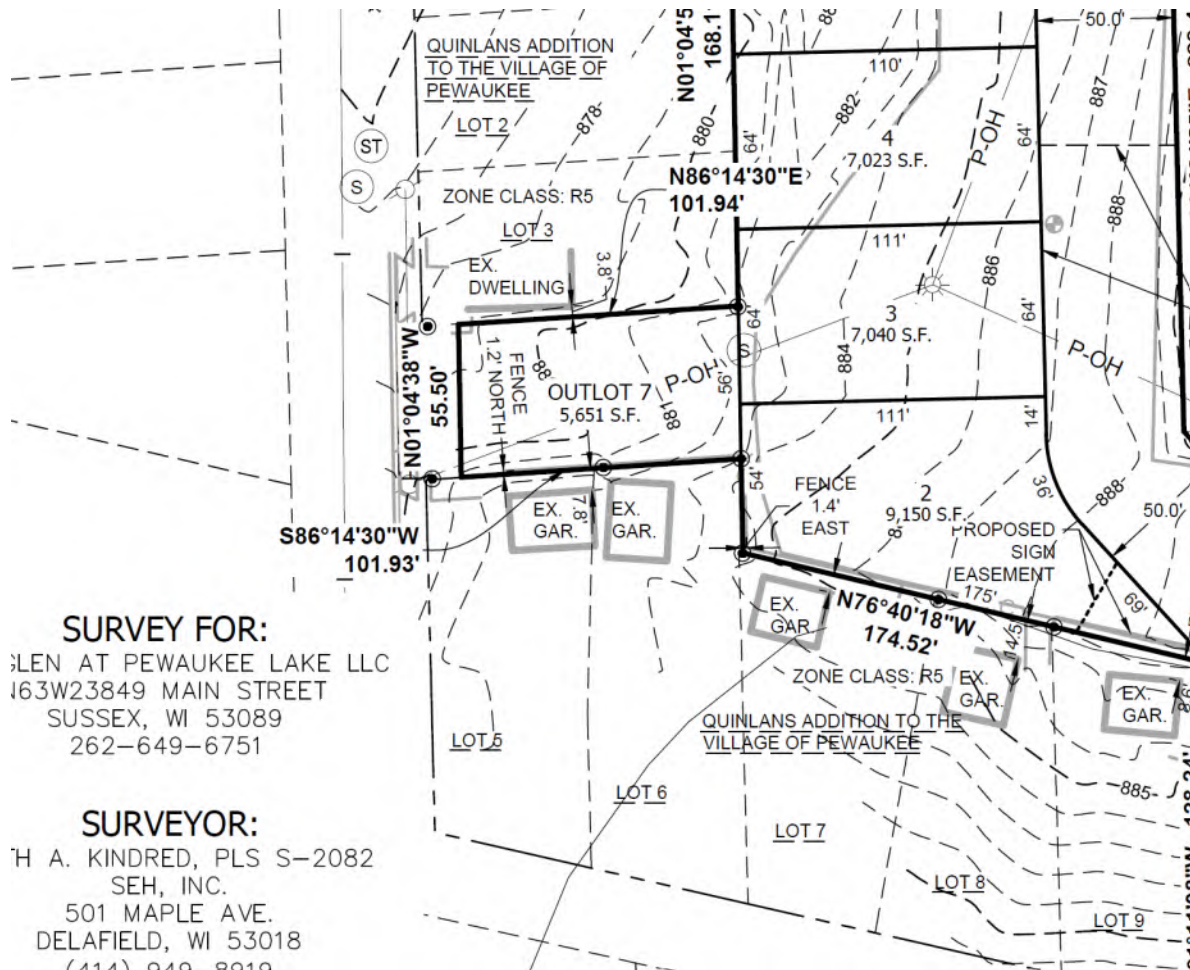
[Section 40.367.5](#)

The minimum required average lot area<sup>1</sup> per single-family residence shall be 8,500 square feet.

The village may permit an average lot area <sup>1</sup> 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.

<sup>1</sup> (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 setforth 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.



**ORDINANCE NO. 2024-\_\_\_\_**

**ORDINANCE TO CREATE SECTION 40.367.4A(2) OF THE MUNICIPAL CODE OF THE VILLAGE OF PEWAUKEE REGARDING THE CONVERSION OF AN OUTLOT TO BUILDABLE SINGLE-FAMILY RESIDENTIAL USE STATUS IN THE RESIDENTIAL INFILL-REDEVELOPMENT OVERLAY DISTRICT**

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The Village Board of the Village of Pewaukee, Waukesha County, Wisconsin do ordain as follows:

**SECTION I**

Section 40.367.4A(2) of the Municipal Code of the Village of Pewaukee is created to read as follows:

Section 40.367.4A(2) – Conversion of an outlot to buildable Single Family Residential Use Status may occur if all of the following are demonstrated by the applicant:

- a. The minimum lot area of any converted outlot shall not be less than 6,000 square feet.
- b. The converted outlot must be consistent with the size and dimension of the adjoining lots and lots in the immediately surrounding area/neighborhood as determined in the sole discretion of the Planning Commission.
- c. A single-family residence meeting the dwelling and garage standards as set forth in Sections 40.367.11 and 40.367.4 may be constructed on the converted lot, such site and dwelling plans being subject to review and approval by the Planning Commission to ensure compatibility in size and design with existing homes in the immediately adjacent and surrounding area.
- d. Outlots shall not be subdivided, and an appropriate deed restriction and/or notation on the plat shall be recorded at the applicant's expense.
- e. No more than one outlot may be converted to single-family residential status in any platted subdivision.
- f. Any easements or restrictions on the use of the outlot which may be of record and in conflict with its conversion to single family residential use may be released at the sole discretion of the Planning Commission and the Village Board.
- g. As a prerequisite to any outlot conversion as described in this section, the Village Engineer shall first confirm that existing sanitary sewer and water services are readily available and directly adjacent to the outlot proposed to be converted.
- h. All requirements of Chapter 236 Wis. Stats., as amended, and applicable Village ordinances for the conversion of an outlot to use for single-family residence purposes/status must be satisfied by the applicant before receiving any approval under this section. Any consent required from the Village may be given at the sole discretion of the Planning Commission and the Village Board.



**SECTION II**

All Ordinances or parts of Ordinances contravening the terms and conditions of this Ordinance are hereby to that extent repealed;

**SECTION III**

The several sections of this Ordinance shall be considered severable. If any section shall be considered by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other portions of the Ordinance.

**SECTION IV**

This Ordinance shall take effect upon passage and publication as approved by law, and the Village Clerk shall so amend the Code of Ordinances of the Village of Pewaukee, and shall indicate the date and number of this amending Ordinance therein.

Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2024 by the Village Board of the Village of Pewaukee.

APPROVED:

Countersigned:

\_\_\_\_\_  
Jeff Knutson, Village President

\_\_\_\_\_  
Jenna Peter, Village Clerk



To: Jeff Knutson, President  
Plan Commission

From: Scott A. Gosse  
Village Administrator

Date: July 3, 2024

Re: Engineer Report

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Due to the 4<sup>th</sup> of the July Holiday the Engineering reports from Tim Barbeau will be distributed via email on Monday, July 8<sup>th</sup>.

TO: Village of Pewaukee Plan Commission  
CC: Scott Geese - Administrator, Jenna Peter - Clerk  
FROM: Jeff Muenkel AICP, Planning Consultant  
RPT DATE: June 28, 2024  
MTG DATE: July 11, 2024  
RE: Edward Jones – Business Site Plan & Conditional Use Request

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**BACKGROUND:**

1. Petitioner: Maggie Spada (Edward Jones)
2. Property Owner: Positivo LLC
3. Location/Address: 316 Oakton Ave
4. Tax Key Number: PWV 0899009
5. Area: ~.2 AC
6. Existing Zoning: B-2 Downtown Business District
7. Proposed Zoning: N/A
8. Future Land Use: Community Commercial
9. Proposed Future Land Use: N/A

**OVERVIEW:**

The Petitioners are requesting approval of a Business Site Plan and Conditional Use in order to construct a new building for the Edward Jones office that exist there today. The conditional use is specifically to allow an existing accessory structure to stay on the southwest corner of the lot at reduced setbacks. The proposed modifications of the site are as follows:

- Demolish the existing ~1,200 SF principal building on site
- Grade parcel and construct a new 1,938 SF office building
- Leave existing garage on southwest corner of lot
- Include a new parking lot on south side accessing off of the alley
- Include amenities for landscaping, lighting, and accessibility (sidewalks around building and to sidewalk along Oakton Ave.)

**SUBMITTAL:**

The enclosed submittal includes the Building Site Plan/Conditional Use Grant applications and a planset consisting of the site plan, landscape plan, utility plan, lighting plan, floor plan, building elevations, and building renderings.

**PLANNER COMMENTS - BUSINESS SITE PLAN:**

1. **Comprehensive Plan.** The Future Land Use of Community Commercial is consistent with the zoning of B-2 Downtown Business District.
1. **Zoning District Requirements.** The proposed continued use of a commercial office is permitted by right in the B-2 Downtown Business District as a "professional office". The B-2 district has the following locational requirements (*notes on meeting each requirement are included*):

- Max. Building Size/Floor Area Ratio: Shouldn't exceed 5,000 SF
  - *New proposal meets requirement*
- Building Height: "... structure should not be less than 1.5 stories nor more than 3 stories by design, and may not exceed 42 feet unless otherwise approved in accordance with the conditional use process."
  - *Proposal looks to be only (one) 1 story in height and may be subject to new architecture or a new CUG for allowing less than 1.5 stories*
- Setback: 15' unless approved by CUG
  - *Main structure in new proposal meets requirement but accessory structure requires CUG*
- Offset: 10' unless approved by CUG
  - *Main structure in new proposal meets requirement but accessory structure requires CUG*
- Open Space Ratio: 5%
  - *New proposal meets requirement*

The B-2 District has a set of "General Requirements" for uses/structures under Sec. 40-262 (shown below). Staff finds that these requirements all appear to be met with the proposal, however, Plan Commission may wish to talk through these items further upon review:

**Sec. 40.262. - General requirements.**

*(a)All business, servicing or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings. Outside storage is not permitted except as specifically approved by the planning commission.*

*(b)Site development shall be approved by the planning commission in accordance with article VII, article VIII and article IX of [chapter 40](#) of this Municipal Code.*

*(c)The size and location of projects within the district shall be based upon evidence of justifiable community need, satisfactory traffic impact and its potential contribution to the welfare of the community.*

*(d)In approving or disapproving proposed locations for uses under this section the planning commission shall give due consideration to the character and suitability for development of the area in which any such use is proposed to be located and shall also base its decision on such evidence as may be presented to the village planning commission regarding traffic generation, heavy vehicular traffic, ground water impact, sewage disposal impact, soil limitations and the emission of noise, smoke, dust or dirt, odorous or noxious gases attributed to the proposed use. The following uses may be allowed if the planning commission determines that the use would not be detrimental to the character of the surrounding area and/or would not generate a significant adverse impact relative to the above-mentioned elements.*

*(e)Improve visual and physical access to the Pewaukee River.*

*(f)Design for "walkable" streets, while maintaining functionality for all traffic types.*

*(g)Promote pedestrian interconnectivity.*

*(h)Coordinate public streetscape with private improvements.*

*(i)Improve the aesthetic qualities of gateways into the downtown.*

**2. Site & Operation Improvements:**

- a. **Uses and activities:** The improvements will have continued use for as a professional office site and facility.
- b. **Number of Employees:** No employment details are mentioned.
- c. **Hours of operation:** No hours of operation are mentioned the current office operates M-F 8am-3:30pm.
- d. **Site.** As shown in the drawings a new 1,938 SF one-story office building is to be erected setback 15 feet from Oakton Avenue and 10 feet from the west/east property lines. An existing accessory garage on the southwest corner of the lot is to remain.

- e. **Traffic, Circulation and Access.** Access to the building will be on the south side of the lot off the existing alleyway. Walking access is found around the structure as well as connected to the Oakton Avenue sidewalk to the north.
- f. **Architecture.** The building elevations and renderings show a one-story office structure. The structure is proposed with materials consisting of Hardie Plank trim/siding (horizontal and shake) and asphalt shingles. The main color of the siding proposed is "Needlepoint Navy", the trim as "Classic Light Buff" and the shingle as "Grey". The structure contains four-sided architecture throughout, has multiple trimmed windows with muntins, multiple gabled roofline, and multiple decks leading up to the entrances.

The B-2 zoning district has minimal design standards in Sec. 40.274 and there are further codes for commercial properties in Section 40.447. Staff has attached those to the appendix of this document for Plan Commission review. Further, this parcel is subject to the Village of Pewaukee Downtown Design Guidelines which can be found on the Village website [here](#).

For the most part the design requirements appear to have been met. Items for Plan Commission further discussion may include the following:

1. No stone or brick is used. The design requirements allow cement board siding (which is the primary material proposed) but the code states that this is usually "in combination with brick or other accepted masonry".
2. Roof shingles are not shown as architectural shingles as of now.
3. One last note is that it appears that the existing accessory structure is to remain as-is for architecture. The Plan Commission should discuss the architecture intentions with the petitioner and if any of the materials should compliment the principal structure architecture upon completion.



- g. **Parking:** A proposed parking lot stemming off the southern alleyway is found showing four (4) parking stalls (including one (1) handicap stall). It should be noted that parking today directly attaches to the alleyway whereas the newly proposed parking lot would be internal to the property.

Stall depths, widths, and offsets proposed all meet code. The drive aisle for the parking lot is shown as eighteen (18) feet. Code notes that a two-way drive aisle should be 25-feet and a one-way drive aisle should be 18-feet. Plan Commission approval can allow the 18-foot as proposed. It should be noted that the approval is subject to fire department approval as well.

- h. **Outdoor Storage:** No outdoor storage is proposed.
- i. **Landscaping:** A new landscape plan and landscape detail sheet is part of the proposal. The plan shows new foundation plantings along the front of the new structure, a couple street trees, a rain garden to the rear, and a row of 5'-6' arborvitae aligning the new parking lot. The proposed plan appears to satisfy the needs of this smaller commercial lot. Plan Commission may consider requesting more foundation plantings on the west/east portions of the building and possible consideration of a fence along the parking lot to further shield this use rather than the use of an arborvitae wall.
- j. **Exterior Lighting:** A lighting and photometric plan is found in the submittal showing all lights to be attached on the structures to illuminate the site. Three (3) wall sconces are found on the principal structure at the entrances/exits. A security light is found attached to the accessory structure to illuminate the parking lot area. The photometric plan indicates footcandle levels over 3 along some

property line portions. The code discusses lighting requirements in Section 40.448 and it is stated that lighting should be contained on site to a large degree. The recommendation of approval from staff indicates a condition that a photometric plan and lighting only show up to 0.5 footcandles at a property line.

- k. **Signage:** A monument sign is found along Oakton Avenue today and is shown in the site plans as to remain. The new building renderings show a possible wall sign which would be subject to future permit approvals when final details are known.
- l. **Engineering Plans (Storm/Grading/Utilities):** Plans have been submitted to the Village Engineer and are under review. The staff recommendation is subject to the review/approval of the Village Engineer. At the time of this submittal the Engineer was still awaiting a proper grading plan to be submitted and more information may be needed from the Village Engineer before a recommendation of approval at the Plan Commission level is warranted.

### **PLANNER COMMENTS – CONDITIONAL USE GRANT:**

As noted, a conditional use grant is required for this project specifically to allow the existing accessory structure in the southwest corner for the parcel to remain. A conditional use grant is required in this case as the accessory structure setbacks are less than what the B-2 zoning district allows. The existing garage is approximately 5.5' off of the side lot line where a 10' offset is required (Section 40.270) and approximately 2' off of the public alley where a 15' setback is required (Section 40.269).

The petitioners have incorporated the existing accessory structure into the new site design and staff doesn't have any issue with the structure remaining. The structure will allow indoor storage needs for the site.

### **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. Before approvals though a couple discussion items will need to take place including:

- The status of the engineering plans
- The principal structure height (possible deferral needed to change architecture height or pursue CUG)
- The building architecture
- The existing accessory structure building architecture
- Lighting/landscaping

The Village of Pewaukee Plan Commission **Approves** the Business Site Plan and Conditional Use Grant Request for Edward Jones for the property located at **316 Oakton Ave**, subject to the following conditions:

1. That all conditions made by the Plan Commission at their meeting of July 2024 pertaining to architecture, site design, landscaping, lighting, grading, parking, or other, are met.
2. That the photometric plan and lighting plans only show up to 0.5 footcandles at a property line.
3. 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.
4. 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.

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. 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.
7. 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.
8. 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.
9. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
10. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
11. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

**EXHIBIT:**

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

**Sec. 40.274. - Building design standards.**

*Building design shall be generally subject to the standards articulated in the Village of Pewaukee downtown design guidelines, and the following specific requirements:*

*(1) Acceptable primary materials. Primary materials shall be used for at least 70 percent of the solid (non-window) portion of any elevation. Acceptable primary materials are as follows:*

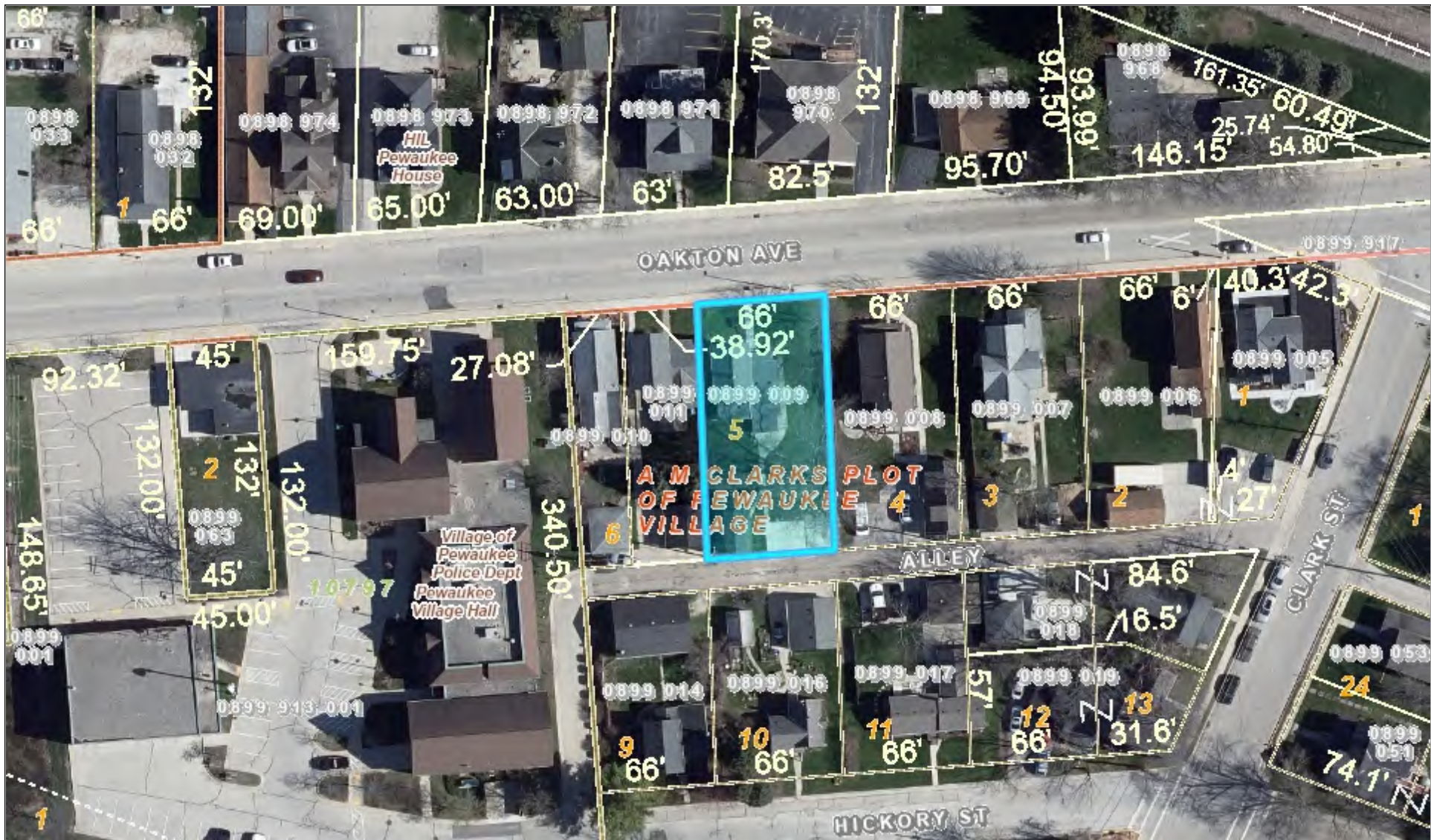
- a. Common size brick is acceptable for the construction of all building types. Special sizes and shapes are acceptable only as accents and decorations.
  - b. Native Stone including limestone, fieldstone or lannon stone is acceptable on any building type.
  - c. Cedar Siding or cement resin siding may be used in combination with brick or other accepted masonry.
- (2) Acceptable accent and secondary materials. Accents and secondary materials shall comprise less than 30 percent of the solid portion of any building elevation. Acceptable secondary materials are as follows:
- a. Pre-cast concrete and cast stone are acceptable when used as accents, lintels, sills or decorations. Other uses shall be considered on a case-by-case basis.
  - b. Terra cotta is an acceptable material as cladding or accent.
  - c. Stucco is acceptable as a wall finish material on upper floors and gables.
  - d. Wood shingle siding is acceptable on upper floors and gable ends or as roofing materials.
  - e. Ornamental metals are acceptable as accent materials such as grills, railing, panels, gutters, etc.
  - f. Decorative concrete block is acceptable only when used as a secondary building material or accent. It is considered most appropriate as a material found in the base portion of building. The use of standard, plain gray block or glazed block is not acceptable. Other uses will be reviewed on a case-by-case basis.
- (3) Building facade composition. Design detail of front, side, and rear building elevations shall be subject to the standards identified in the Village of Pewaukee downtown design guidelines.

**Sec. 40.447. - Architectural requirements and standards.**

The Village of Pewaukee planning commission shall be responsible and have authority to hear, review and act upon proposed commercial, industrial, institutional and multifamily residential architectural plans. Plans shall be submitted in accordance with division 2 of this article. To implement the purposes and findings set forth in this chapter, the following architectural review criteria and processing requirements are established:

- (1) *Building scale and mass.* The relative proportion of a building to its neighboring existing buildings shall be maintained to the greatest extent possible when new buildings are built or when existing buildings are remodeled or altered.
- (2) *Building rooflines and roof shapes.* The visual continuity of roofs and their contributing elements (parapet walls, gables, coping, cornices, etc.) shall be maintained in building development or redevelopment. Heating, ventilation, air conditioning and other rooftop mechanical equipment must be appropriately screened from view.
- (3) *Materials.* New retail and office building construction shall consist of quality materials such as brick, wood, stone and glass. New industrial building construction may also use decorative concrete block in addition to the above listed materials. The plan commission may, however, allow the use of metal building components, exterior finish insulation systems, and concrete block if incidental to the primary building architecture, screened from public view, or if used to reflect existing building architecture.
- (4) *Colors.* Buildings shall generally reflect earth tone colors. Awnings, trim and window colors are allowed greater color latitude subject to plan commission approval.
- (5) *Building design and compatibility.* Proposed office and retail building design shall reflect traditional architectural styles with gabled rooflines, interesting fenestration and human scale. Proposed industrial building design shall reflect contemporary standards of quality building design (e.g., Fall's Business Park, Brookfield Lakes Corporate Center, Pewaukee Woods and the Mequon Business Park). Extended expanses of walls shall be broken up with the use of creative pilasters, fenestration, soldier courses or elevation offsets.
- (6) *Design portfolio.* The village shall maintain a building design portfolio illustrating acceptable examples of building architecture and design. Planning commission approval of proposed building architecture shall be based, among other things, on these design concepts.





**Village of Pewaukee GIS**  
Edward Jones Petition



**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 = 74'

Print Date: 6/28/2024



## APPLICATION PROCESS FOR BUSINESS SITE PLAN APPROVAL REQUESTS

Step 1: Please read through the attached sections of the Village's Development Code that explain the process for requesting site plan approval (Section 40.437 of Land Development Code or web link:

[https://library.municode.com/wi/pewaukee/codes/code\\_of\\_ordinances?nodeId=PTIIMUCO\\_CH40LADE\\_ARTIXSIPLDECR\\_DIV2SIPLRECOININPAMUREDE](https://library.municode.com/wi/pewaukee/codes/code_of_ordinances?nodeId=PTIIMUCO_CH40LADE_ARTIXSIPLDECR_DIV2SIPLRECOININPAMUREDE)).

Contact Village Planner Mary Censky at (262) 255-1878 to discuss your application and determine whether to proceed with a consultation or move directly to a request for action on an application for site plan approval.

The consultation process is intended to allow applicants an opportunity to conceptually discuss their plans with the Plan Commission and receive valuable feedback prior to drafting detailed plans. The Village Planner will assist the applicant in determining what type of conceptual plans, if any, to submit for this process.

Step 2: Submit a fully completed application form along with 13 copies (and one digital copy) of all attachments that you wish to have considered by the Plan Commission as part of your application. (Please fold all attachments so that they are 8 ½" x 11" size and with project name/identification visible.) Please note: Incomplete applications will not be accepted.

Please note: Applications must be submitted to Village Hall three weeks prior to the Plan Commission meeting. Plan Commission meetings are held on the second Thursday of each month at 7:00 p.m. The three week submittal requirement allows the Village time to review the application, obtain additional information from you if need be and set up a public hearing, if required.

Step 3: The Village Planner and the Village's consulting Engineer will be reviewing your application and will prepare a report for the Plan Commission, which will include recommendations for action.

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

(Revised 4/12/10; 01/28/19; 6/12/19)



**Business Site Plan  
Application Form**

Address/Parcel No. of Property Involved: \_\_\_\_\_

Zoning of Property: \_\_\_\_\_

Current Owner of Property: \_\_\_\_\_

Applicant – Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

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

Email: \_\_\_\_\_

Name of Business that Corresponds to Site Plan: \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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:



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**Application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the 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):



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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**

**Positivo LLC / Maggie Spada**

Name of Company and/or Individual

**16680 Mary Cliff Ln Brookfield WI 53005**

Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone: 262-408-1102 Fax: \_\_\_\_\_ E-Mail: Maggie.spada@gmail.com

M Spada 6/18/24  
Signature of Applicant & Date

M Spada 6/18/24  
Signature of Property Owner & Date

\_\_\_\_\_  
Village Official Accepting Form

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



# APPLICATION PROCESS FOR CONDITIONAL USE GRANT REQUESTS

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

**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: \_\_\_\_\_ Tax Key: PWV \_\_\_\_\_

Property Owner Name: Positivo LLC Zoning of Property: \_\_\_\_\_

## APPLICANT INFORMATION

Applicant Name: Maggie Spada Applicant Phone #: 262-408-1102

Applicant Address: 16680 Mary Cliff Ln Brookfield WI 53005 Applicant Email: Maggie.spada@gmail.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) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## 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: \_\_\_\_\_

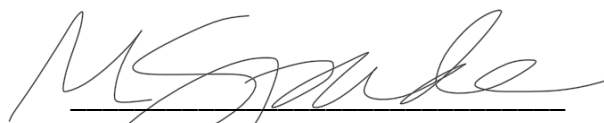
Date/Time Received: \_\_\_\_\_

**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.

Maggie Spada

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.

Maggie Spada

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.



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: \_\_\_\_\_ Tax Key: PWV \_\_\_\_\_  
Property Owner's Name: Positivo LLC Phone Number: \_\_\_\_\_

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

Business Name: \_\_\_\_\_ FEIN: \_\_\_\_\_  
Person Responsible for Payment / Business Contact Name: Maggie Spada / Positivo LLC  
Mailing Address: 16680 Mary Cliff Ln Brookfield WI 53005  
Responsible Party / Contact Phone Number: 262-408-1102  
Responsible Party / Contact Email Address: Maggie.spada@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: Maggie Spada Date: 6/18/24

Applicant Signature:  Printed Name: Maggie Spada Date: 6/18/24

**For Office Use Only** Staff Initials: \_\_\_\_\_ Date Received: \_\_\_\_\_

# EDWARD JONES

316 OAKTON AVE  
PEWAUKEE, WI 53072

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE  
1/2 SCALE SHOWN  
PRELIMINARY NOT  
FOR CONSTRUCTION

### DRAWING INDEX:

- SP-1 PROPOSED SITE PLAN, DRAWING INDEX, SITE LOCATION
- SP-2 LANDSCAPE PLAN, LANDSCAPE SCHEDULE
- SP-3 EXISTING SITE PLAN
- SP-4 LIGHTING PLAN
- A-1 FLOOR PLAN
- A-2 ELEVATIONS
- A-3 ELEVATIONS

### PROJECT DESCRIPTION:

REMOVAL OF EXISTING ± 1,200 S.F. PRINCIPAL STRUCTURE AND EXISTING ACCESSORY GARAGE TO REMAIN.  
NEW CONSTRUCTION OF ± 2,000 S.F. BUILDING AND PARKING STALLS TO SUPPORT EXISTING OFFICE OPERATIONS. MATERIALS / FACADE DESIGN TO REFLECT EXISTING SITE CONTEXT AND SUPPORT HISTORICAL CORRIDOR OF OAKTON AVENUE IN VILLAGE OF PEWAUKEE.

### EXISTING SITE INFORMATION:

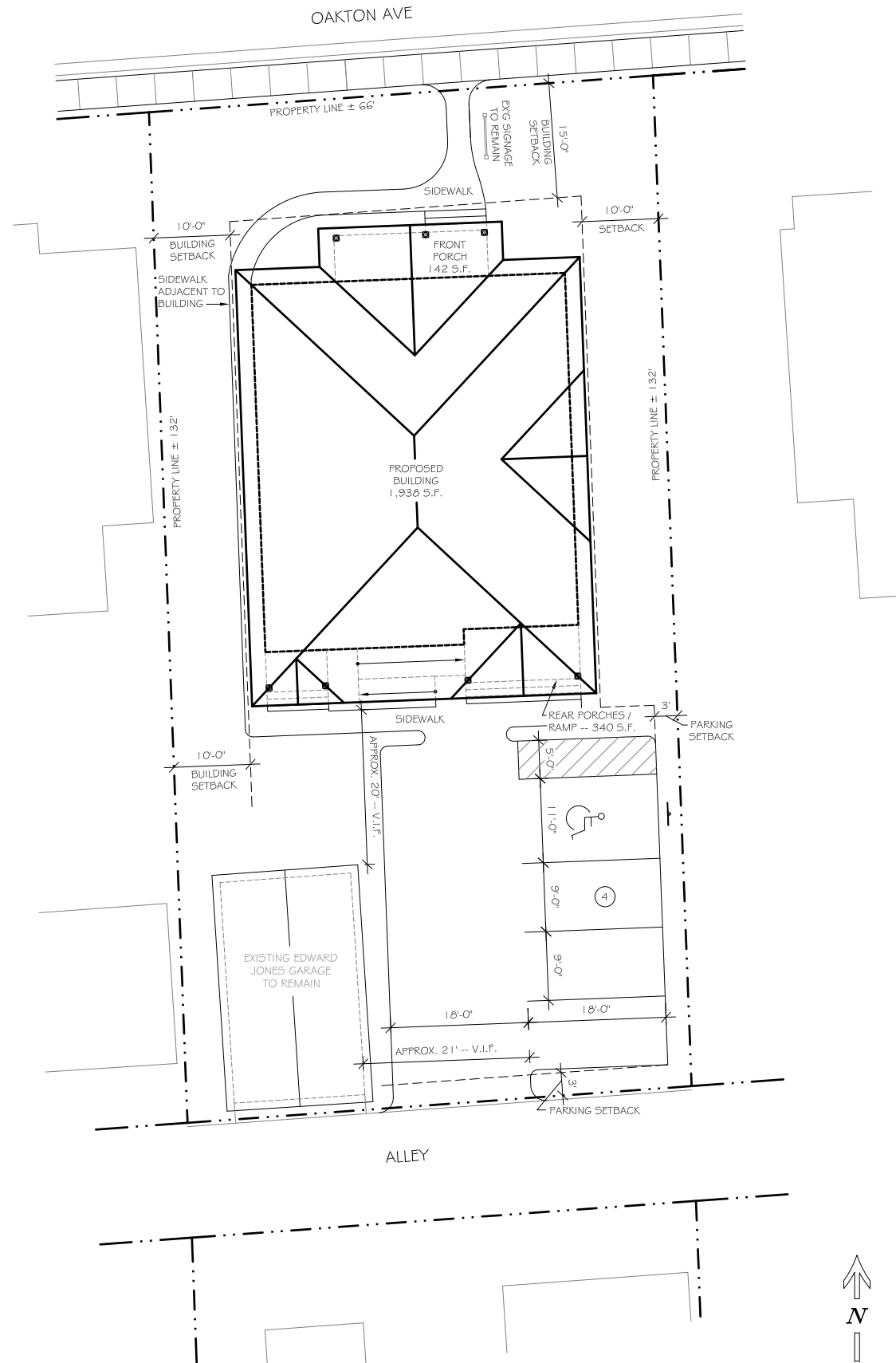
SITE AREA:	8,717 S.F.	(0.2 ACRE)
BUILDINGS / PORCH FOOTPRINT:	± 1,228 S.F.	(14.1%)
PARKING / SIDEWALK AREA:	± 980 S.F.	(11.2%)
TOTAL GREEN SPACE AREA:	6,509 S.F.	(74.7%)
TOTAL IMPERVIOUS SURFACE AREA:	2,208 S.F.	(25.3%)

### PROPOSED SITE INFORMATION:

SITE AREA:	8,717 S.F.	(0.2 ACRE)
PROPOSED BUILDING / PORCH FOOTPRINT:	2,420 S.F.	(27.8%)
EXISTING GARAGE FOOTPRINT:	± 500 S.F.	(5.7%)
PARKING AREA:	1,630 S.F.	(18.7%)
SIDEWALK AREA:	500 S.F.	(5.7%)
TOTAL GREEN SPACE AREA:	± 3,667 S.F.	(42.1%)
TOTAL IMPERVIOUS SURFACE AREA:	± 5,050 S.F.	(57.9%)



SITE  
LOCATION



### SITE LOCATION MAP

SCALE: N.T.S.  
2024/EDWARD JONES PEWAUKEE/EJ-DRAWINGS.DWG  
DATE: 3/25/2024



### PROPOSED SITE PLAN

SCALE: 1" = 10'-0"  
2024/EDWARD JONES PEWAUKEE/EJ-DRAWINGS.DWG  
DATE: 3/25/2024

**Design Alliance Architects, Inc.**  
1003 Madison Avenue  
Fort Atkinson, WI  
(920) 563-3404

EDWARD JONES  
316 OAKTON AVE  
PEWAUKEE, WI 53072

### DRAWING NAMES

- DRAWING INDEX
- SITE LOCATION
- SITE PLAN

### REVISIONS


### PROJECT DATA

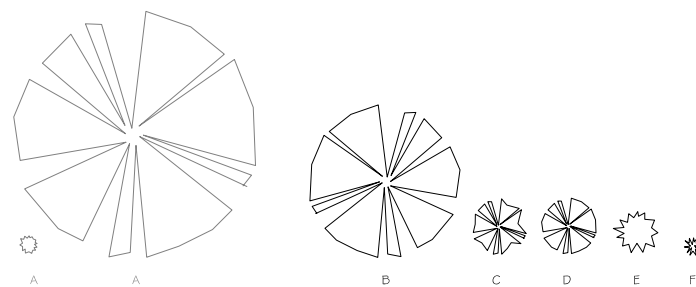
DATE: 6/27/2024  
DRAWN BY: C.J.  
CHECKED BY: P.W.

### SHEET NO.

SP-1

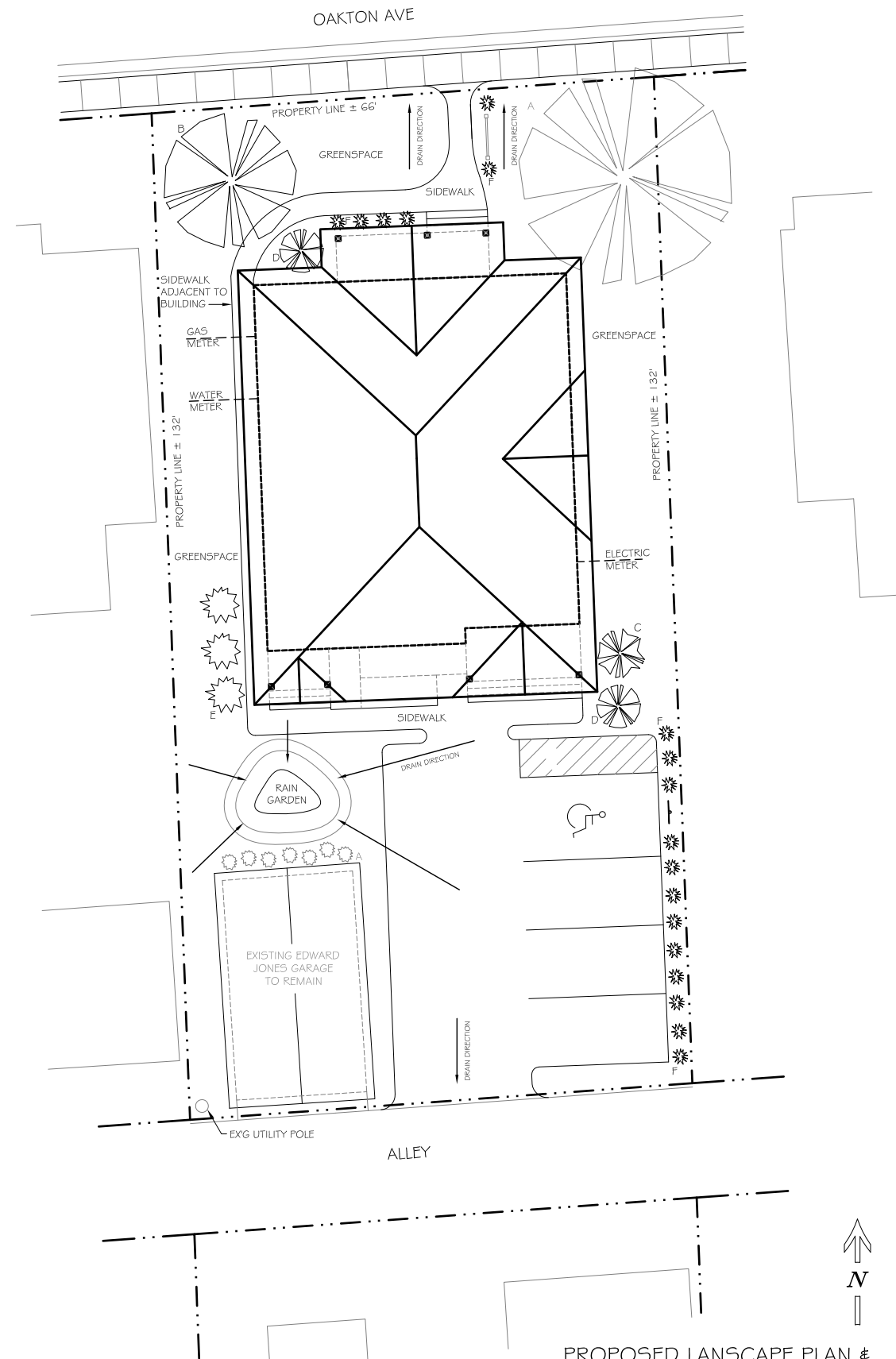
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE  
1/2" SCALE SHOWN  
PRELIMINARY NOT  
FOR CONSTRUCTION



PLANTING SCHEDULE

<u>TYPE</u>	<u>DESCRIPTION</u>	<u>MATURE HEIGHT</u>	<u>MATURE WIDTH</u>	<u>QUANTITY</u>
A	EXISTING TREES TO REMAIN	-	-	-
B	PRAIRIE FIRE CRABAPPLE TREE	15' - 20' H	15' - 20' DIA	1
C	VARIEGATED BOXWOOD SHRUB	5' - 8' H	5' - 8' DIA	1
D	ANNABELLE HYDRANGEA	4' - 5' H	4' - 5' DIA	2
E	WINTER GEM BOXWOOD	4' - 6' H	4' - 6' DIA	3
F	EMERALD PETITE ARBORVITAE	5' - 6' H	1' - 2' DIA	18



EDWARD JONES  
316 OAKTON AVE  
PEWAUKEE, WI 53072

DRAWING NAMES

LANDSCAPE SCHEDULE
LANDSCAPE PLAN
UTILITY LOCATIONS

REVISIONS

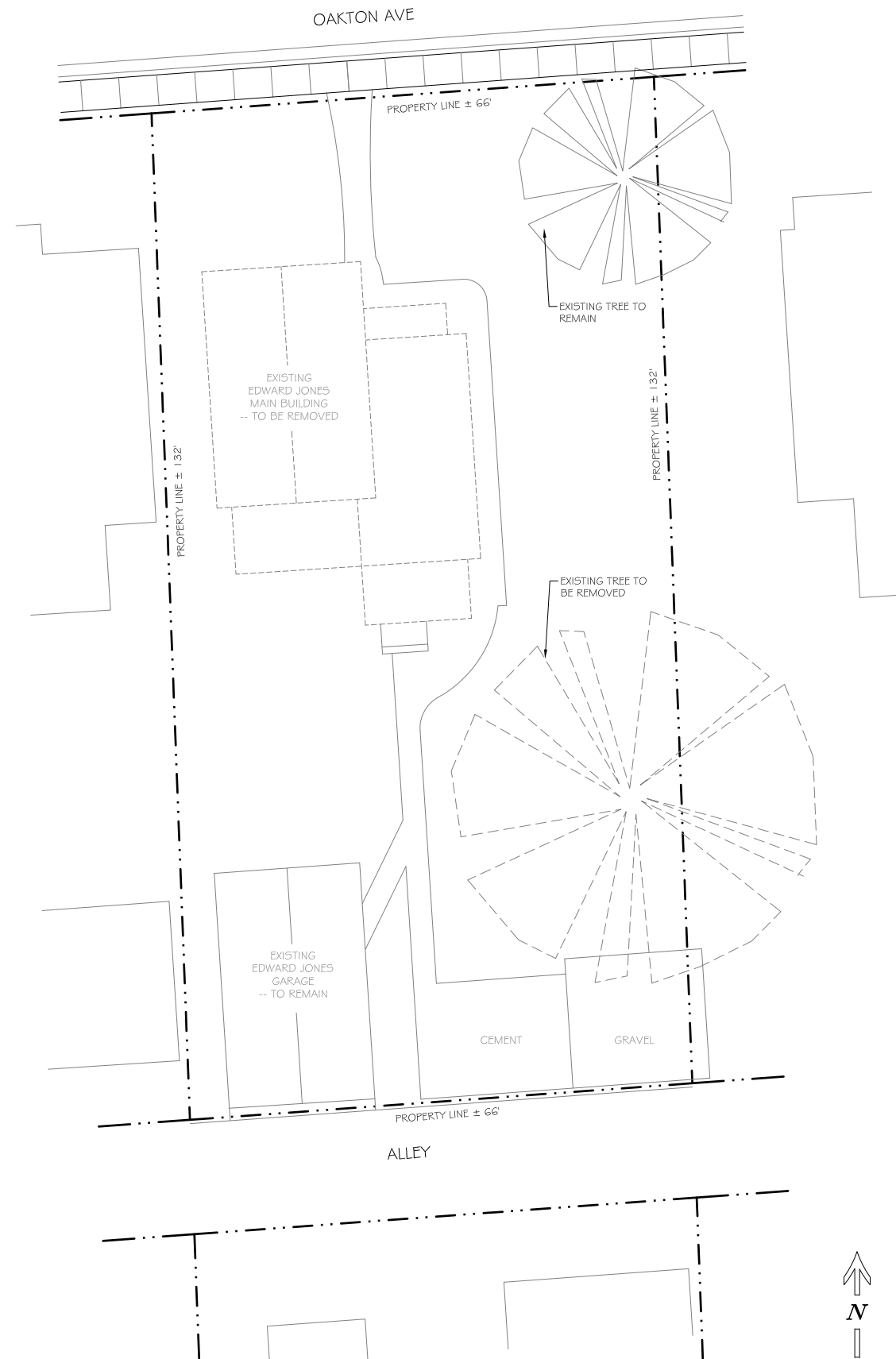

PROJECT DATA

DATE: 6/27/2024
DRAWN BY: C.J.
CHECKED BY: P.W.

SHEET NO.  
**SP-2**

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE  
1/2 SCALE SHOWN  
PRELIMINARY NOT  
FOR CONSTRUCTION



EXISTING SITE INFORMATION:

SITE AREA:	8,717 S.F.	(0.2 ACRE)
BUILDINGS / PORCH FOOTPRINT:	± 1,228 S.F.	(14.1%)
PARKING / SIDEWALK AREA:	± 980 S.F.	(11.2%)
TOTAL GREEN SPACE AREA:	6,509 S.F.	(74.7%)
TOTAL IMPERVIOUS SURFACE AREA:	2,208 S.F.	(25.3%)

16  
SF2  
EXISTING SITE INFORMATION  
SCALE: N.T.S.  
2024/EDWARD JONES PEWAUKEE/EJ-DRAWINGS.DWG  
DATE: 3/25/2024

20  
SP2  
EXISTING SITE PLAN  
SCALE: 1" = 10'-0"  
2024/EDWARD JONES PEWAUKEE/EJ-DRAWINGS.DWG  
DATE: 3/25/2024



**Design Alliance Architects, Inc.**  
1003 Madison Avenue  
Fort Atkinson, WI  
(920) 563-3404

EDWARD JONES  
316 OAKTON AVE  
PEWAUKEE, WI 53072

DRAWING NAMES

EXISTING SITE PLAN
EXISTING SITE INFO

REVISIONS


PROJECT DATA

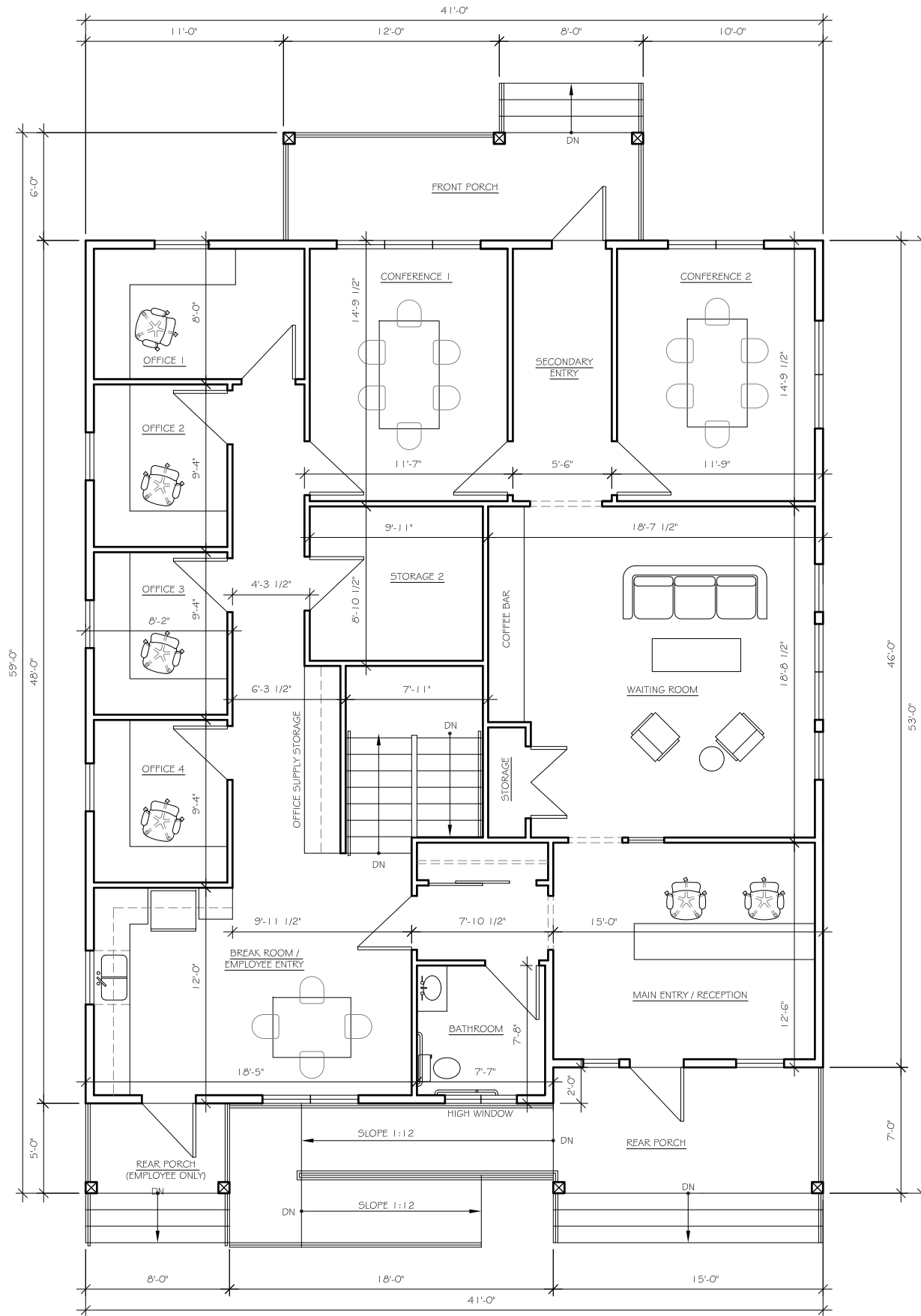
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DRAWN BY:	C.J.
CHECKED BY:	P.W.

SHEET NO.

SP-3

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE  
1/2 SCALE SHOWN  
PRELIMINARY NOT  
FOR CONSTRUCTION



20  
A1

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"  
2024/EDWARD JONES PEWAUKEE/EJ-DRAWINGS.DWG  
DATE: 3/25/2024

**Design Alliance Architects, Inc.**  
1003 Madison Avenue  
Fort Atkinson, WI  
(920) 563-3404

EDWARD JONES  
316 OAKTON AVE  
PEWAUKEE, WI 53072

DRAWING NAMES

MAIN FLOOR PLAN


REVISIONS


PROJECT DATA

DATE: 6/27/2024  
DRAWN BY: C.J.  
CHECKED BY: P.W.

SHEET NO.

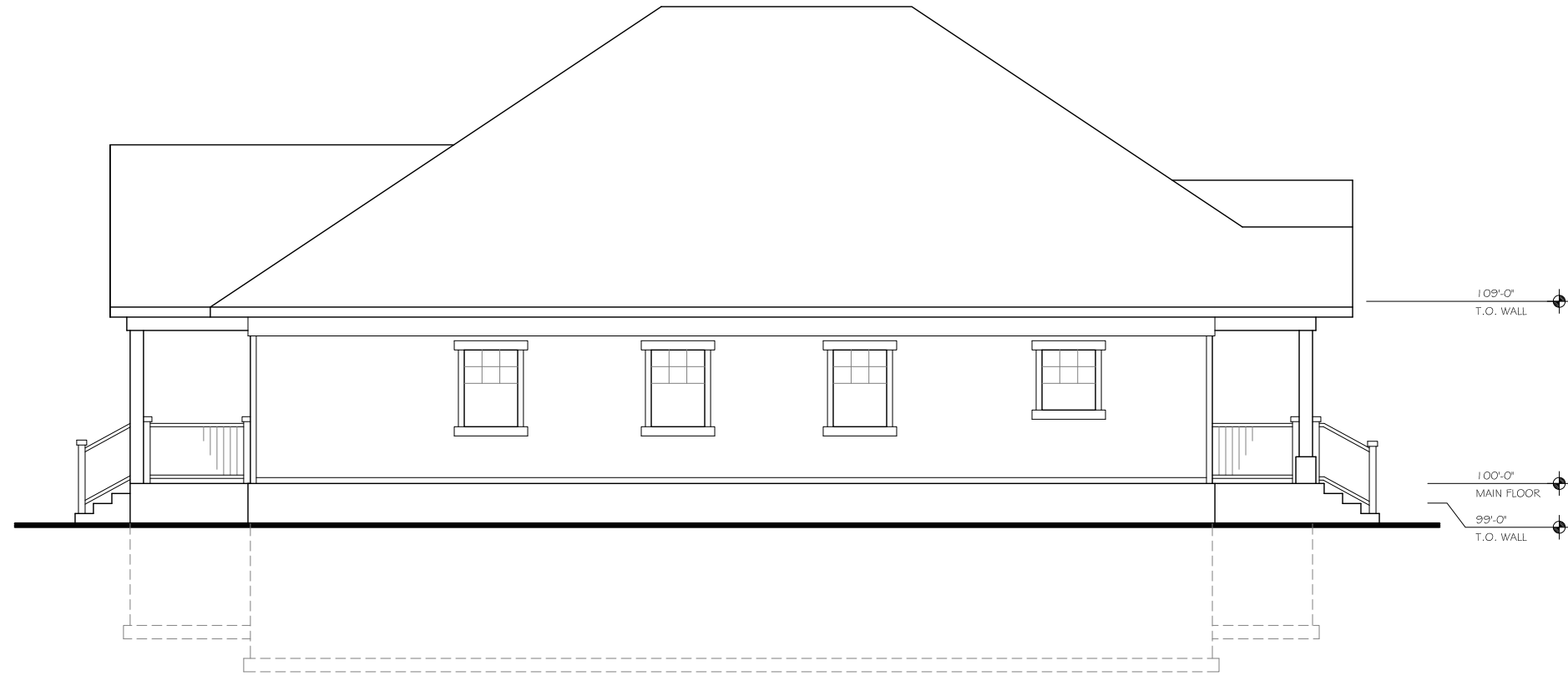
A-1



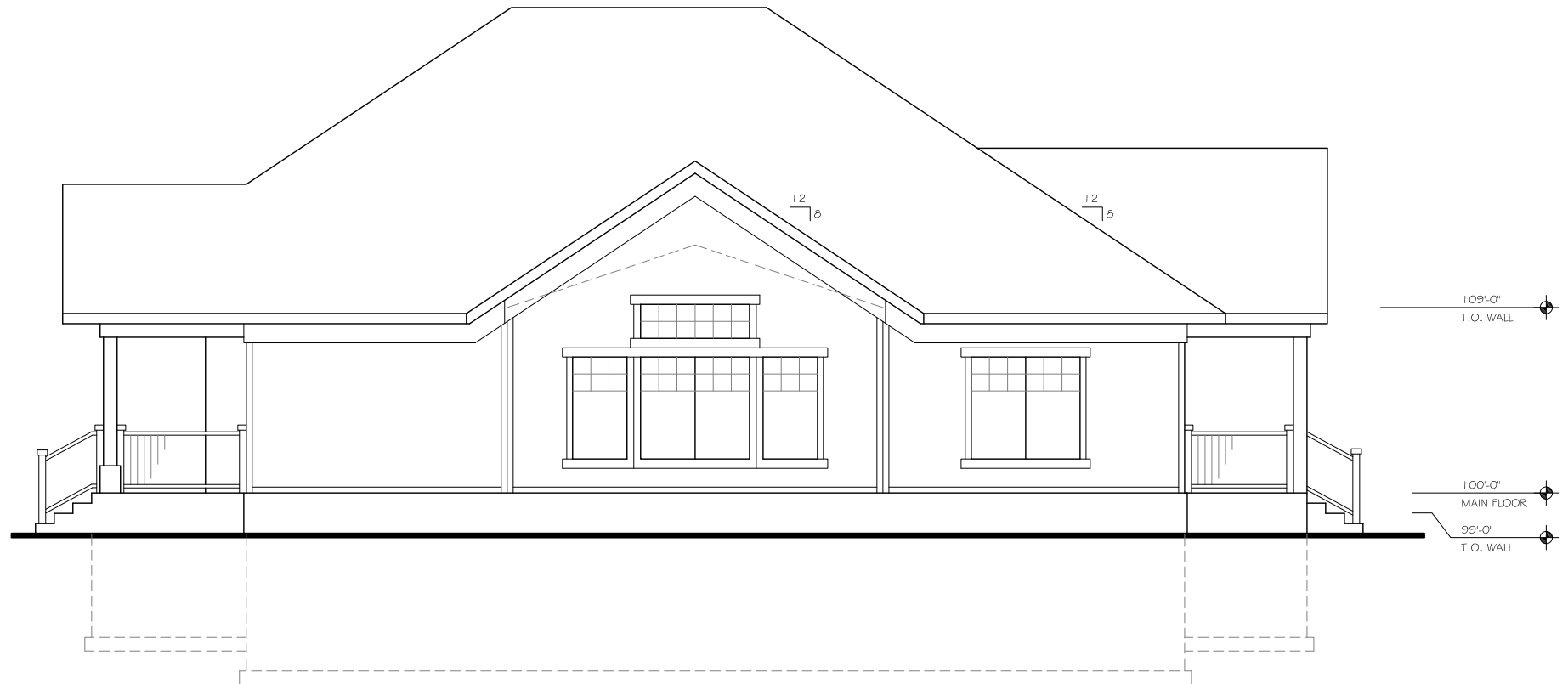


VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE  
1/2" SCALE SHOWN  
PRELIMINARY NOT  
FOR CONSTRUCTION



**WEST (SIDE) ELEVATION**  
SCALE: 1/4" = 1'-0"  
2024/EDWARD JONES PEWAUKEE/EJ-DRAWINGS.DWG  
DATE: 3/25/2024



**EAST (SIDE) ELEVATION**  
SCALE: 1/4" = 1'-0"  
2024/EDWARD JONES PEWAUKEE/EJ-DRAWINGS.DWG  
DATE: 3/25/2024

EDWARD JONES  
316 OAKTON AVE  
PEWAUKEE, WI 53072

**DRAWING NAMES**

ELEVATIONS


**REVISIONS**


**PROJECT DATA**

DATE: 6/27/2024  
DRAWN BY: C.J.  
CHECKED BY: P.W.

**SHEET NO.**

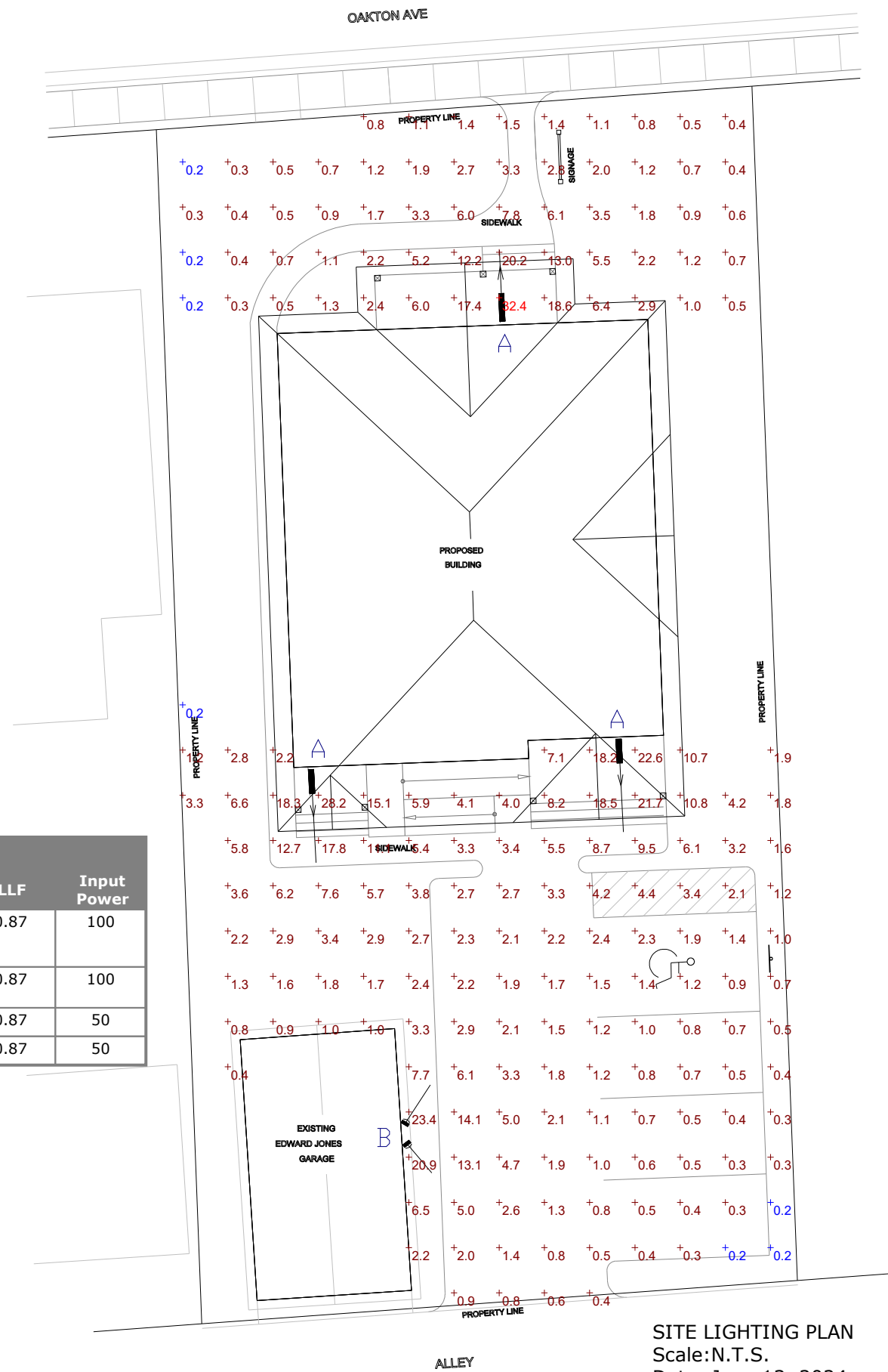
A-3



**EDWARD JONES**  
**316 Oakton Ave**  
**Pewaukee, WI 53072**

**Designer**  
 CL  
**Date**  
 06/17/2024  
**Scale**  
 Not to Scale  
**Revision No.**

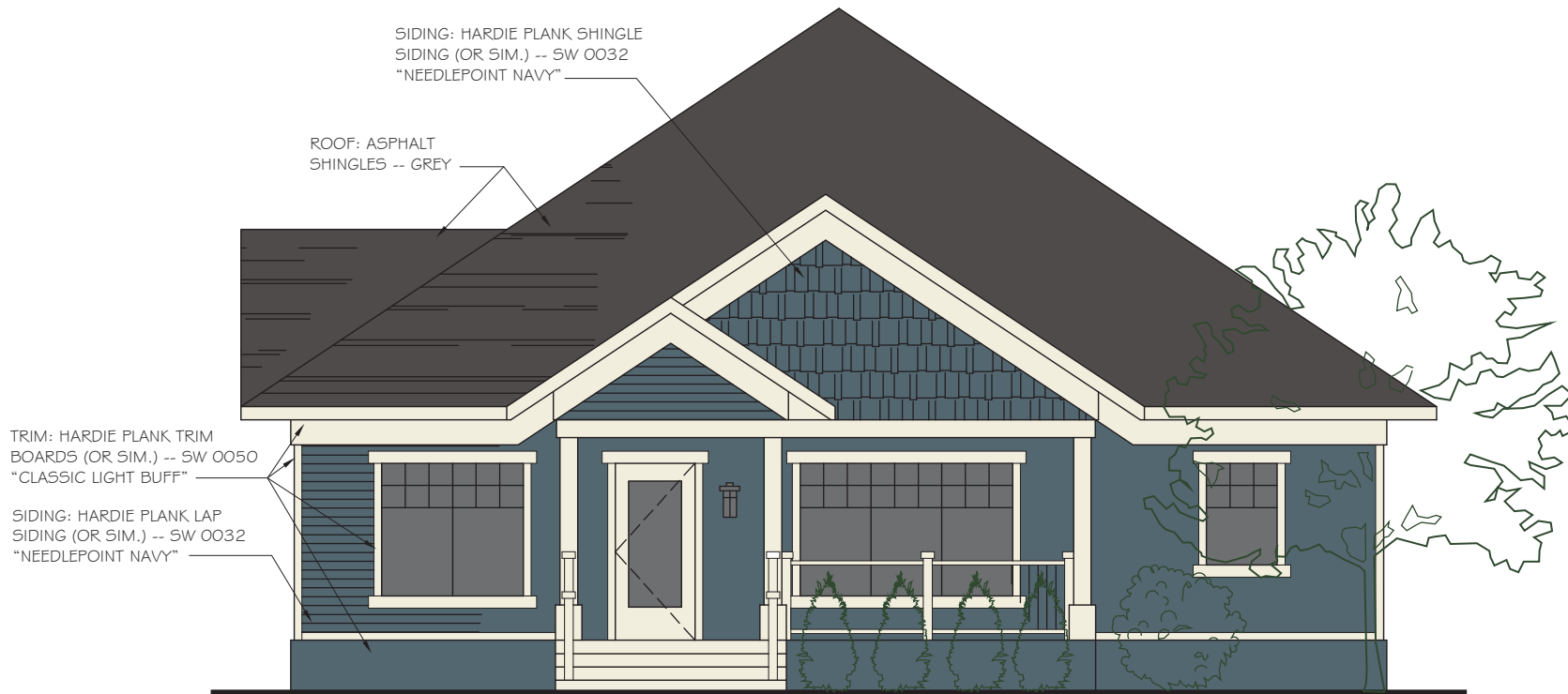
**Summary**



**SITE LIGHTING PLAN**  
 Scale:N.T.S.  
 Date: June 13, 2024

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
↑	<b>A</b>	3	Westinghouse	Model: 6732800	Burnham Single Light 13" Tall Outdoor Wall Sconce.	336	30	0.87	100
⊞ ⊞	<b>B</b>	1	Existing Security Light		2) 50 watt light bulbs.	2	1560	0.87	100
⊞ ⊞			Existing Security Light		2) 50 watt light bulbs.	2	1560	0.87	50
⊞ ⊞			Existing Security Light		2) 50 watt light bulbs.	2	1560	0.87	50

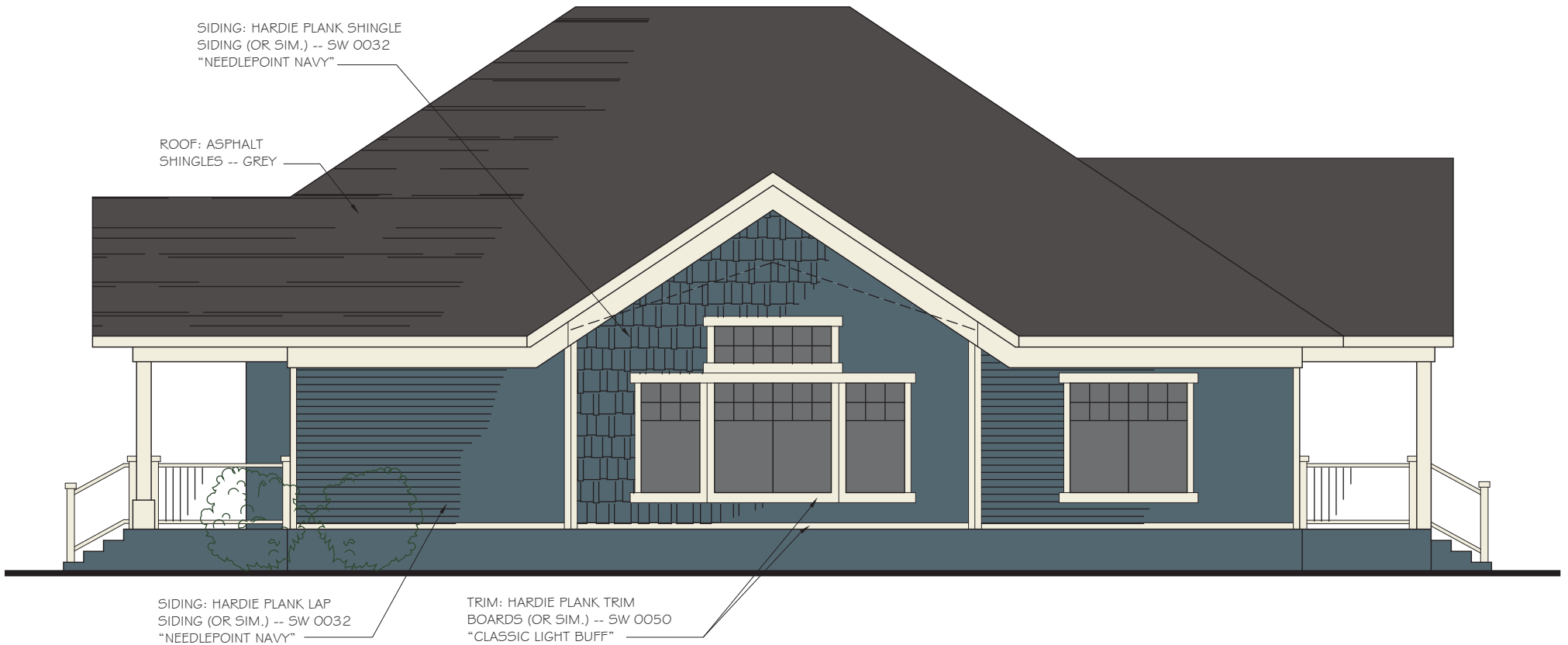
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	4.0 fc	32.4 fc	0.2 fc	162.0:1	20.0:1



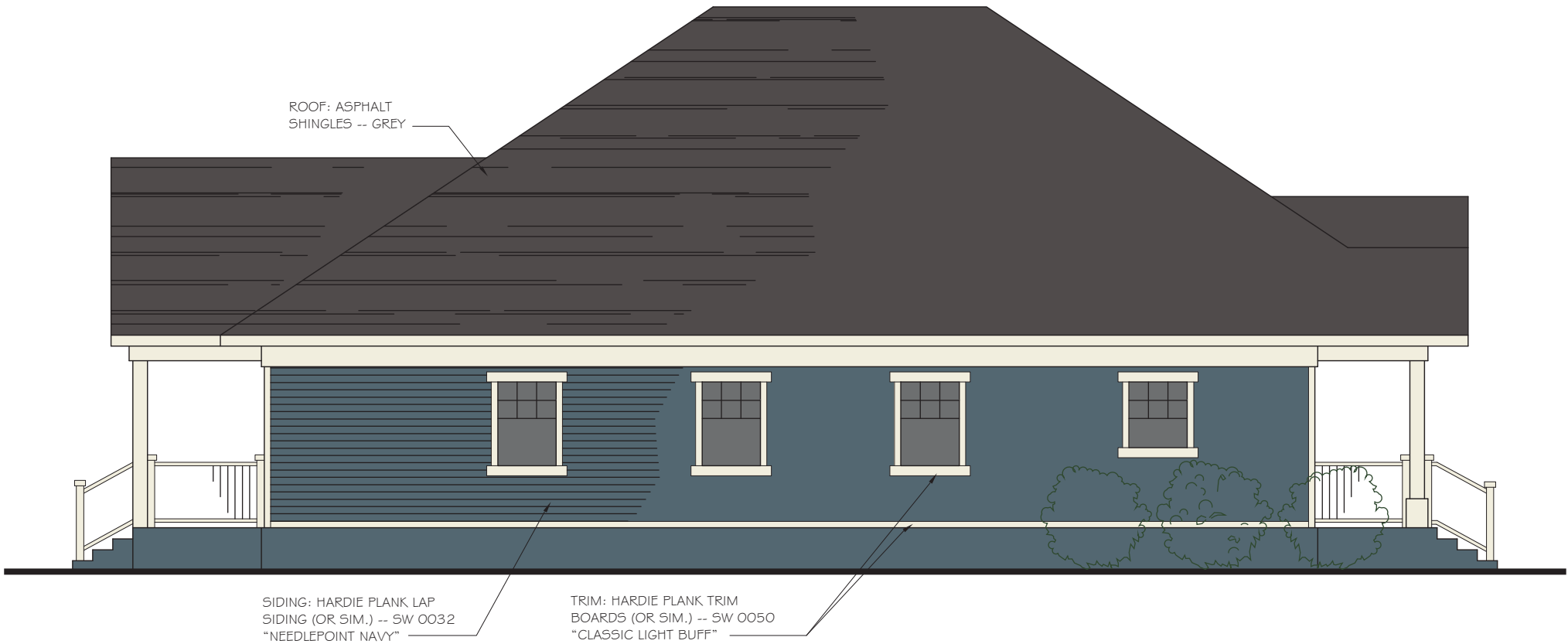
EDWARD JONES | NORTH (FRONT) ELEVATION



EDWARD JONES | SOUTH (REAR) ELEVATION



EDWARD JONES | EAST (SIDE) ELEVATION



EDWARD JONES | WEST (SIDE) ELEVATION

TO: Village of Pewaukee Plan Commission  
CC: Scott Geese, Jenna Peter  
FROM: Jeff Muenkel AICP, Planning Consultant  
RPT DATE: June 28, 2024  
MTG DATE: July 11, 2024  
RE: Pewaukee School District – Site Plan/Plan of Operation Request

---

**BACKGROUND:**

1. Petitioner: Pewaukee School District
2. Property Owner: Pewaukee School District
3. Location/Address: 510 Lake Street
4. Tax Key Number: PWV 0899235001
5. Area: ~80 AC
6. Existing Zoning: IPS Institutional and Public Service District
7. Proposed Zoning: N/A
8. Future Land Use: Institutional
9. Proposed Future Land Use: N/A

**OVERVIEW:**

The Petitioner is requesting to make modifications to the buildings and site at the Pewaukee High School. Specifically, the modifications are as follows:

- Demolish ~16,690 SF of the existing building on the west side of the high school
- Construct ~34,950 SF in its place resulting in a total SF gain of 18,260 SF
- Internal building modifications will be for the high school STEAM education programs
- Site changes will include new parking lot configurations and stormwater management needs
- Private storm sewer and public water main re configurations are required

The project is noted to be completed in two (2) phases as follows:


1. Phase 1: Site preparation/grading activities and relocation of underground utilities
2. Phase 2: Architectural/Building/Lighting Elements

Plan Commission will note that the plans submitted herein are only for what the petitioner has outlined as Phase 1 of their project above. The intention is to bring in the architectural drawings and other site element drawings (lighting plans) later this year. Staff has noted the condition for a future submittal and approval in the recommendations below.

**SUBMITTAL:**

The enclosed submittal includes the Building Site Plan application, a “Phased Construction Document”, a site demolition plan, site layout plan, site signage & traffic control plan, grading plan, utility plans, erosion control plan, and a landscape plan.

**PLANNER COMMENTS:**

1. **Comprehensive Plan.** The Future Land Use of Institutional is consistent with the zoning of IPS Institutional and Public Service District.
2. **Zoning District Requirements.** The proposed continued use of a public school facility is permitted by right in the IPS Institutional and Public Service District. The IPS district has the following locational requirements (*notes on meeting each requirement are included*):
  - Building Floor Area Ratio: 30% (*new proposal meets requirement*)
  - Building Height: 42' (*Unknown if proposal meets requirement; subject to future architectural plan review/approval*)
  - Setback: 50' (*new proposal meets requirement*)
  - Offset: 20' or 30' next to residentially zoned lot (*new proposal meets requirement*)
  - Open Space Ratio: 30% (*new proposal meets requirement*)
3. **Site & Operation Improvements:**
  - a. **Uses and activities:** The improvements will have continued use for public school and recreational activities.
  - b. **Number of Employees:** No employment details are mentioned.
  - c. **Hours of operation:** No hours of operation are mentioned but all future activities are intended to operate within normal school-related business and recreational hours.
  - d. **Site.** The proposed building addition and parking lot configuration is essentially in a dead end portion of the Pewaukee High School site on the southwest corner of the main building just east of the main Athletic football field. As shown in the drawings the new building addition will extend further south than what currently exists. All parking lot needs will also be required to extend further south than what's there today stemming into what are general athletic fields today. The plans show where a future indoor athletic practice field is intended in the future.
  - e. **Traffic, Circulation and Access.** Traffic to this area will continue down what is known as Lake Street along the west side of the main high school building. Traffic can continue around the new parking lot and exit back to the north along Lake Street. The proposed improvements reconnect to the existing frontage road that wraps around the south half of the current structure. The proposal is subject to fire department approval for access requirements.
  - f. **Parking:** A parking lot exists today with seventy-eight (78) stalls (including four (4) handicap stalls). The proposed improvements will shift a new parking lot further south on the lot and would now consist of ninety-three (93) stalls (including four (4) handicap stalls). The school was originally approved under the Village of Pewaukee code requiring: "One space per teacher and staff member, one-half space, per classroom, plus one space per six students 16 years of age and older." Historically it has been deferred to the District that their parking meets their needs. Plan Commission is allowed to approve parking waivers as part of a Building Site Plan process. Stall depths, widths, and drive aisles proposed all meet code.
 
  - g. **Outdoor Storage:** No outdoor storage proposed.
  - h. **Landscaping:** A new landscape plan and landscape detail sheet is part of the proposal. The plan shows new foundation plantings around the building plantings on the endcaps of the new parking lot, and some new tree plantings on the south end of the parking lot. The main zoning code applying to landscaping for this proposed development is as follows:

- a. *40.445(b) Parking lot landscaping. Off-street parking lots with more than ten stalls shall have at least ten percent of the interior parking area landscaped. The species of landscape plantings are subject to plan commission approval.*

The proposed new parking lot does not have 10% landscaped per the code. However, the proposed landscaping on the end islands is similar to how the existing lot is landscaped today. Plan Commission may wish to discuss the need for additional landscaping should they desire.

- i. **Exterior Lighting:** No lighting plan is part of the proposal at this time. It is indicated that this is forthcoming for future Plan Commission approvals.
- j. **Signage:** No signage is part of the proposal at this time. Signage details will be subject to standards in the Chapter 70 Sign Code of the Village of Pewaukee General Code of Ordinances.
- k. **Engineering Plans:** Plans have been submitted to the Village Engineer and are under review. The staff recommendation is subject to the review/approval of the Village Engineer.
  - i. **Stormwater/Grading/Erosion Control:** A grading and erosion control plan are part of the planset as well as a stormwater management plan. The plans indicate the grading limits required along with showing a bioretention basin in the southwest corner of the construction limits. Underground storm sewer structures are required.
  - ii. **Utilities:** A public watermain is required to be re-routed as part of the project.

**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:

**Business Site Plan**

The Village of Pewaukee Plan Commission **Approves** the Business Site Plan Request for Pewaukee School District for the property located at 510 Lake Street, subject to the following conditions:

1. That a future Business Site Plan approval is required for the architecture and any other structural element within the project area (lighting, etc.).
2. That the petitioner operates at their own risk for any construction activities for this approval without having architectural approvals by the Plan Commission.
3. That all conditions made by the Plan Commission at their meeting of July 2024 pertaining to architecture, site design, landscaping, lighting, grading, parking, or other, are met.
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

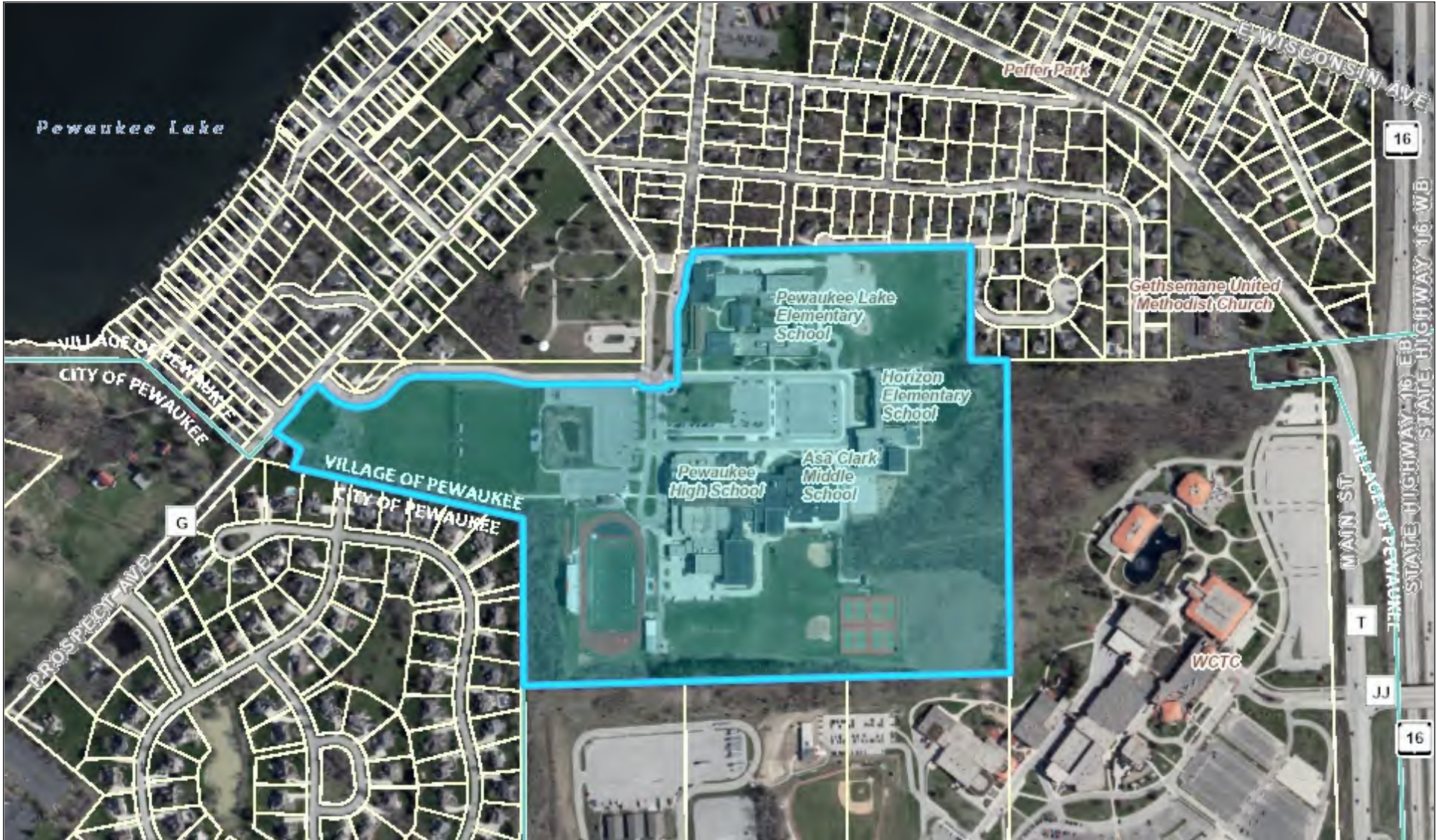


upon by the petitioner or others as proof of fire safety of any structure on the property, or as proof of compliance with any particular fire safety standard that would apply to new construction. The petitioner shall independently determine the fire safety and suitability of all structures on the property 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.

**EXHIBIT:**

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



**Village of Pewaukee GIS**  
 Pewaukee High School Petition



**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 = 588'

Print Date: 6/28/2024





## Business Site Plan Application Form

Address/Parcel No. of Property Involved: 510 Lake Street, Pewaukee, WI 53072

Zoning of Property: IPS - Institutional and Public Service

Current Owner of Property: Pewaukee School District - John Gahan

Applicant – Name: Michael J. Froehlich

Address: 788 North Jefferson Street, Suite 900, Milwaukee, WI 53202

Phone: 414-751-7245

Fax: 414-716-0233

Email: mfroehlich@kapurinc.com

Name of Business that Corresponds to Site Plan: Pewaukee High School

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

The proposed project at Pewaukee High School consists of demolishing 16,690 SF of the existing building on the west side of the high school and constructing a 34,950 SF building addition, for a total net gain of 18,260 SF. In conjunction with the building addition, internal building renovations will occur as well, and both the addition and renovations will support the High School's STEAM education programs. A new parking lot will be constructed to the south of the building addition to replace parking that will be lost, and the existing parking lot east of the addition will remain but be reconfigured. A new bio-retention basin will be constructed west of the new parking lot to meet the Village's Storm Water Management requirements. In addition, both an existing private storm sewer and a public water main will be re-routed around both a future indoor practice facility and the new building addition. Lastly, the building pad for the future indoor practice facility will be brought to within 1 foot of the proposed floor elevation, and the discuss field event will be relocated. This project will be completed in two phases. Please see the attached Phased Construction Document for additional information about phasing, architectural design and construction timeline.

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**

**Pewaukee School District - John Gahan**

Name of Company and/or Individual

**404 Lake Street**

**Pewaukee, WI 53072**

Street

City

State

Zip

Phone: 262-695-5038 Fax: 262-691-1052 E-Mail: gahajoh@pewaukeeschools.org

*Michael J. Proch...*

Signature of Applicant & Date

*John Gahan*

Signature of Property Owner & Date

Village Official Accepting Form

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

Property Owner

Applicant

## Phased Construction Document

### **Project Background:**

Following the successful passage of a public referendum in April, the Pewaukee School District is moving forward with the construction of a high school addition.

### **Phased Construction Approach:**

To minimize disruption to daily operations, students, families, and staff, the project will be completed in phases. The initial phase will focus on:

- Site preparation and grading activities as outlined in the approved plans.
- Relocation of underground utilities as outlined in the attached plans.

### **Timeline:**

- **Critical Completion Date:** December 2024. Completing this phase by year-end is essential to ensure the overall project adheres to the established timeline and allows for the addition to be operational for the 2026 school year.

### **Architectural Design:**

The final architectural design is currently under development. However, the team has identified all necessary programmatic elements for the addition. We are committed to maintaining the square footage and footprint as presented in the submitted project drawings.

### **Upcoming Documents:**

A complete architectural submission, including detailed site lighting plans (as some lighting will be mounted on the building itself), will be provided this fall for your review and approval.

#### **CORPORATE**

11777 West Lake Park Dr.  
Milwaukee, WI 53224  
(414) 577-1177

#### **MADISON**

433 West Washington Ave.  
Madison, WI 53703  
(608) 255-1177

#### **ARIZONA**

999 East Playa Del Norte Dr.  
Tempe, AZ 85288  
(480) 863-1177

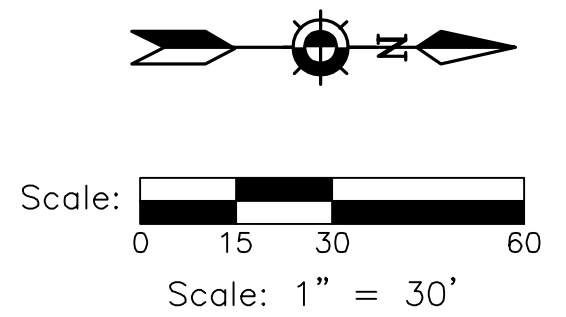
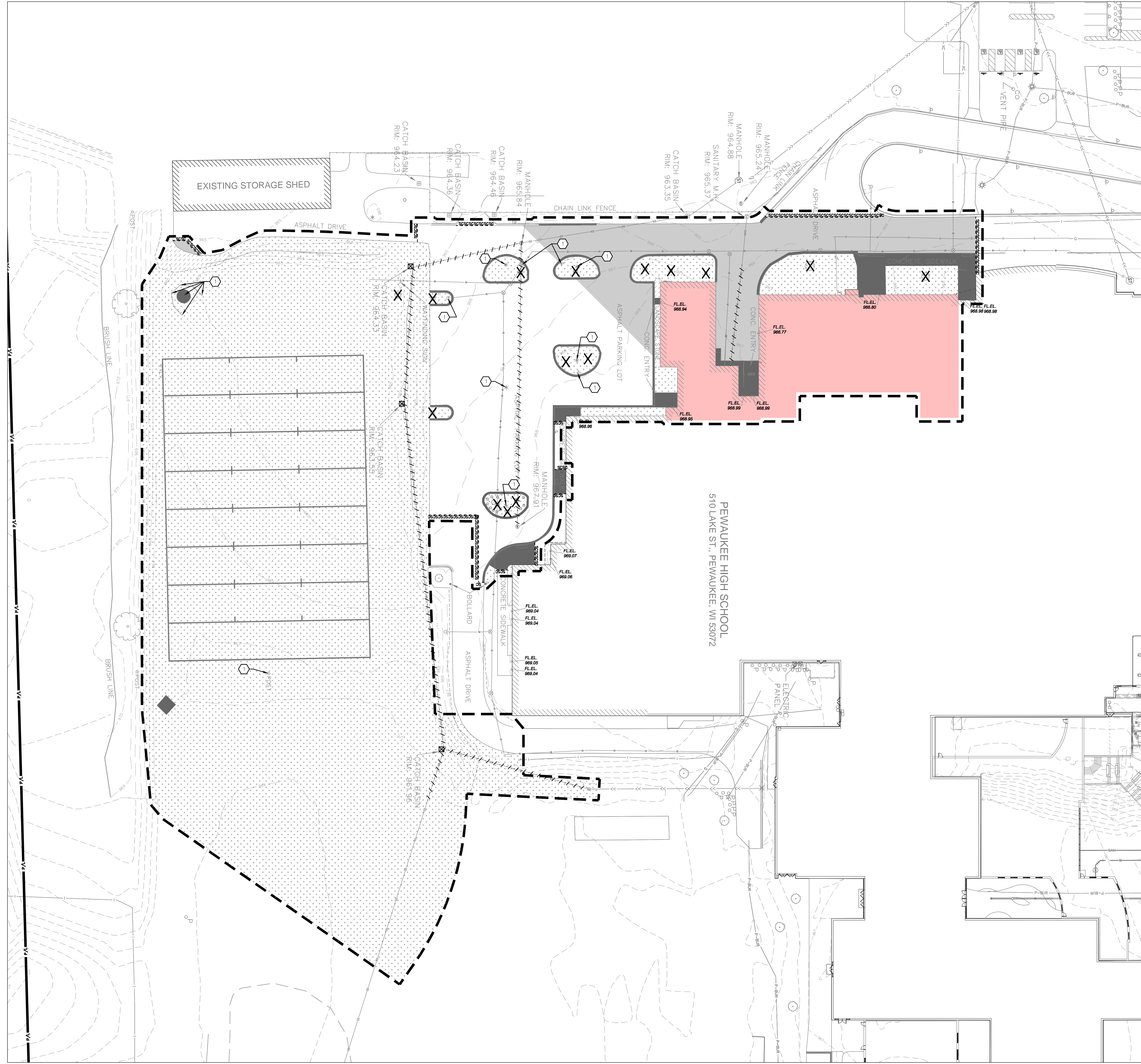


PROJECT INFORMATION  
**PEWAUKEE HIGH SCHOOL - STEAM ADDITION & RENOVATION**

510 Lake Street  
Pewaukee, WI 53072

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
06/20/2024	PLAN COMMISSION SUBMITTAL



**DIGGERS HOTLINE**  
Dial 811 or (800)242-8511  
www.DiggersHotline.com

**DEMOLITION NOTES**

- CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
- THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEERS COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WORK, STATE OR LOCAL PLUMBING, MDT, COUNTY, AND STORM WATER MANAGEMENT.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGERS HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
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- FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

**KEY INDEX**

- PROJECT LIMITS
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- GRAVEL MATERIAL TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, GRAVEL TO BE STOCKPILED. UNUSED GRAVEL MATERIAL TO BE REMOVED OFFSITE. GRAVEL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- EXISTING BUILDING & FOUNDATION TO BE RAZED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- SAWCUT FULL DEPTH
- TREES & STUMPS TO BE REMOVED
- DENOTES UTILITIES TO BE ABANDONED & REMOVED.
- DENOTES UTILITIES TO BE ABANDONED IN PLACE.
- KNOWN UTILITY AND POTENTIAL CONFLICT EXIST
- UTILITY STRUCTURE REMOVAL/ABANDONMENT

KEY PLAN

SHEET INFORMATION

**PROGRESS DOCUMENTS NOT FOR CONSTRUCTION**  
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PROJECT MANAGER MS  
PROJECT NUMBER 323342-01

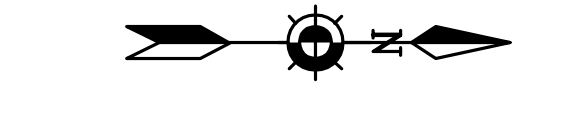
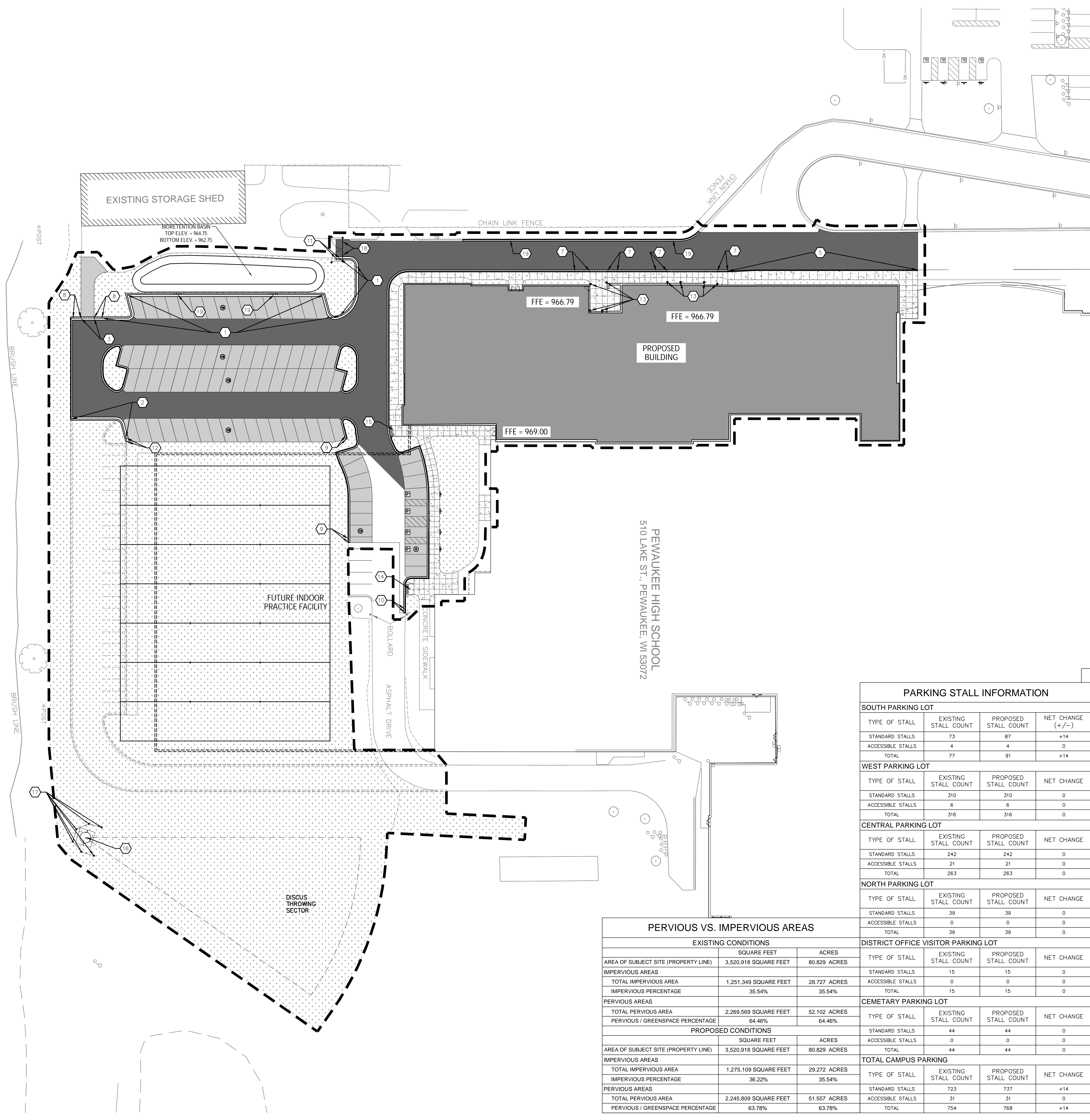
**SITE DEMOLITION PLAN**

**C101**



DATE	DESCRIPTION
06/20/2024	PLAN COMMISSION SUBMITTAL

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Scale: 0 15 30 60  
Scale: 1" = 30'

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www.DiggersHotline.com

**KEY INDEX**

- PROJECT LIMITS
- AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TOP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- NEW ASPHALTIC CONCRETE (LIGHT DUTY) (1) (C202)
- NEW ASPHALTIC CONCRETE (HEAVY DUTY) (1) (C202)
- NEW CONCRETE SLAB (2) (3) (C202) (C202)
- NEW HEAVY DUTY CONCRETE SLAB (2) (3) (C202) (C202)
- NEW 18" LOW-SIDE BARRIER CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED (4) (C202)
- NEW 18" HIGH-SIDE BARRIER CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED (4) (C202)
- NEW 18" LOW-SIDE DEPRESSED CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED (5) (C202)
- NEW 18" HIGH-SIDE DEPRESSED CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED (5) (C202)
- NEW 31" LOW-SIDE MOUNTABLE CONCRETE CURB & GUTTER (6) (C202)
- NEW 31" HIGH-SIDE MOUNTABLE CONCRETE CURB & GUTTER (6) (C202)
- NEW 31" LOW-SIDE DEPRESSED MOUNTABLE CONCRETE CURB & GUTTER (7) (C202)
- NEW 31" HIGH-SIDE DEPRESSED MOUNTABLE CONCRETE CURB & GUTTER (7) (C202)
- NEW CONCRETE SIDEWALK WITH 6" BARRIER INTEGRAL CURB (8) (C202)
- NEW CONCRETE SIDEWALK WITH DEPRESSED INTEGRAL CURB (8) (C202)
- 8" TRANSITION FROM 18" HIGH-SIDE BARRIER CURB & GUTTER TO 18" HIGH-SIDE DEPRESSED CURB & GUTTER (4) (5) (C202) (C202)
- 6" TRANSITION FROM 31" LOW-SIDE MOUNTABLE CURB & GUTTER TO 31" LOW-SIDE DEPRESSED MOUNTABLE CURB & GUTTER (6) (7) (C202) (C202)
- 3" TRANSITION FROM 18" LOW-SIDE BARRIER CURB & GUTTER TO 18" LOW-SIDE DEPRESSED CURB & GUTTER (4) (5) (C202) (C202)
- 3" TRANSITION FROM 18" HIGH-SIDE BARRIER CURB & GUTTER TO 18" HIGH-SIDE DEPRESSED CURB & GUTTER (4) (5) (C202) (C202)
- 3" TRANSITION FROM 31" LOW-SIDE MOUNTABLE CURB & GUTTER TO 31" LOW-SIDE DEPRESSED MOUNTABLE CURB & GUTTER (6) (7) (C202) (C202)
- 3" TRANSITION FROM 31" HIGH-SIDE MOUNTABLE CURB & GUTTER TO 31" HIGH-SIDE DEPRESSED MOUNTABLE CURB & GUTTER (6) (7) (C202) (C202)
- NEW 6" DIAMETER STEEL BOLLARDS (8) (C203)
- NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS (7) (C203)
- NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS (8) (C203)
- NEW CONCRETE DISCUS THROWING PAD (9) (C203)
- RELOCATED EXISTING DISCUS THROWING CAGE (17)
- NEW 18" WIDE SECURITY GATE (10) (C203)
- NEW CURB CUT INLET (10) (C202)

**PARKING STALL INFORMATION**

**SOUTH PARKING LOT**

TYPE OF STALL	EXISTING STALL COUNT	PROPOSED STALL COUNT	NET CHANGE (+/-)
STANDARD STALLS	73	87	+14
ACCESSIBLE STALLS	4	4	0
TOTAL	77	91	+14

**WEST PARKING LOT**

TYPE OF STALL	EXISTING STALL COUNT	PROPOSED STALL COUNT	NET CHANGE
STANDARD STALLS	310	310	0
ACCESSIBLE STALLS	6	6	0
TOTAL	316	316	0

**CENTRAL PARKING LOT**

TYPE OF STALL	EXISTING STALL COUNT	PROPOSED STALL COUNT	NET CHANGE
STANDARD STALLS	242	242	0
ACCESSIBLE STALLS	21	21	0
TOTAL	263	263	0

**NORTH PARKING LOT**

TYPE OF STALL	EXISTING STALL COUNT	PROPOSED STALL COUNT	NET CHANGE
STANDARD STALLS	39	39	0
ACCESSIBLE STALLS	0	0	0
TOTAL	39	39	0

**DISTRICT OFFICE VISITOR PARKING LOT**

TYPE OF STALL	EXISTING STALL COUNT	PROPOSED STALL COUNT	NET CHANGE
STANDARD STALLS	15	15	0
ACCESSIBLE STALLS	0	0	0
TOTAL	15	15	0

**CEMETARY PARKING LOT**

TYPE OF STALL	EXISTING STALL COUNT	PROPOSED STALL COUNT	NET CHANGE
STANDARD STALLS	44	44	0
ACCESSIBLE STALLS	0	0	0
TOTAL	44	44	0

**TOTAL CAMPUS PARKING**

TYPE OF STALL	EXISTING STALL COUNT	PROPOSED STALL COUNT	NET CHANGE
STANDARD STALLS	723	737	+14
ACCESSIBLE STALLS	31	31	0
TOTAL	754	768	+14

**PERVIOUS VS. IMPERVIOUS AREAS**

EXISTING CONDITIONS		
AREA OF SUBJECT SITE (PROPERTY LINE)	SQUARE FEET	ACRES
TOTAL IMPERVIOUS AREA	3,520,918 SQUARE FEET	80.829 ACRES
TOTAL PERVIOUS AREA	1,251,349 SQUARE FEET	28.727 ACRES
IMPERVIOUS PERCENTAGE	35.54%	35.54%
PROPOSED CONDITIONS		
AREA OF SUBJECT SITE (PROPERTY LINE)	3,520,918 SQUARE FEET	80.829 ACRES
TOTAL IMPERVIOUS AREA	1,275,109 SQUARE FEET	29.272 ACRES
TOTAL PERVIOUS AREA	2,245,809 SQUARE FEET	51.557 ACRES
IMPERVIOUS PERCENTAGE	36.22%	35.54%
PERVIOUS / GREENSPACE PERCENTAGE	63.78%	63.78%



PROJECT INFORMATION

**PEWAUKEE HIGH SCHOOL - STEAM ADDITION & RENOVATION**

510 Lake Street  
Pewaukee, WI 53072

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
06/20/2024	PLAN COMMISSION SUBMITTAL

KEY PLAN

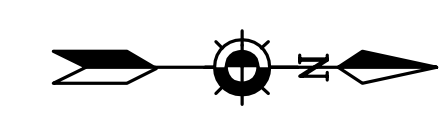
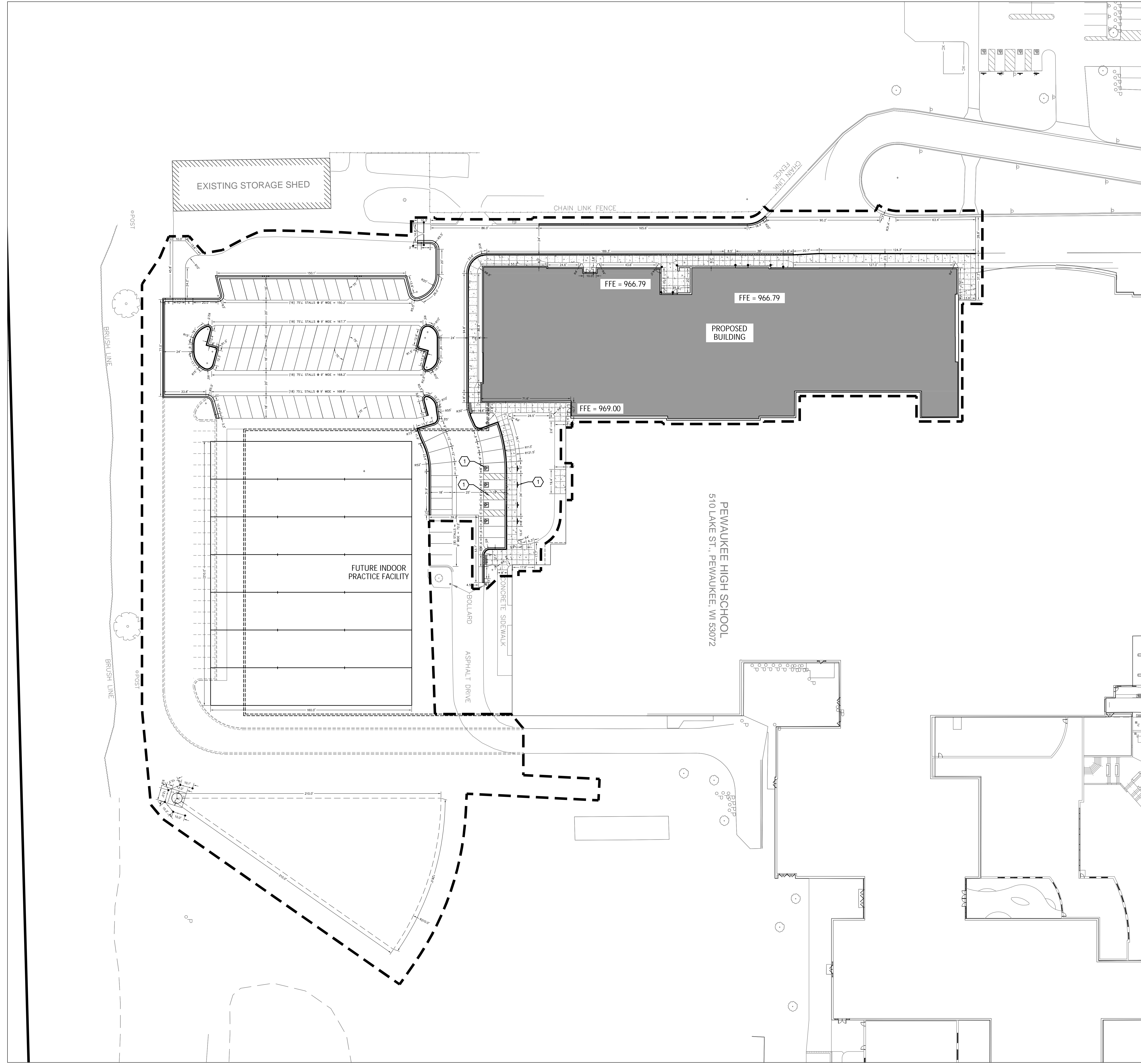
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PROJECT MANAGER MS  
PROJECT NUMBER 323342-01

**SITE SIGNAGE & TRAFFIC CONTROL PLAN**

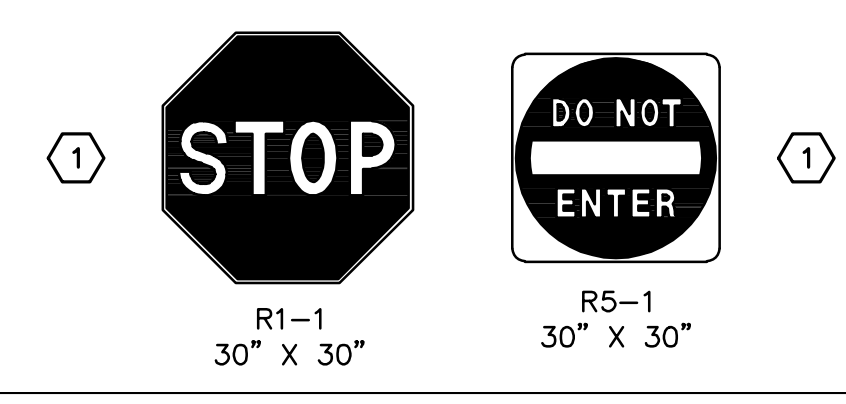
**C103**



Scale: 0 15 30 60  
Scale: 1" = 30'

**DIGGERS HOTLINE**  
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**SIGN INDEX**



**KEY INDEX**

- 1 PROJECT LIMITS
- 2 PAVEMENT MARKING ARROWS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 3 PAVEMENT MARKING WORDS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 4 PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 5 PAVEMENT MARKING MANLINE, LATEX PAVEMENT MARKING PAINT, 4" YELLOW (DOUBLE) (SEE WDOT PAVEMENT MARKING S.D.D.)
- 6 PAVEMENT MARKING INTERSECTION, LATEX PAVEMENT MARKING PAINT, 4" WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 7 PAVEMENT MARKING CROSSWALK, LATEX PAVEMENT MARKING PAINT, WHITE, 4-INCH WIDE DIAGONAL STRIPING, 3" O.C. SPACING
- 8 NEW 4" WHITE PAINT 36" O.C. FOR DIAGONALS
- 9 NEW 4" WHITE PAINT 36" O.C. FOR DIAGONALS
- 6 NEW ACCESSIBLE PARKING SYMBOL



PROJECT INFORMATION  
**PEWAUKEE HIGH SCHOOL - STEAM ADDITION & RENOVATION**

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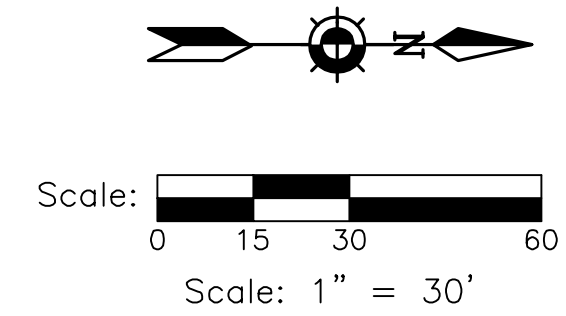
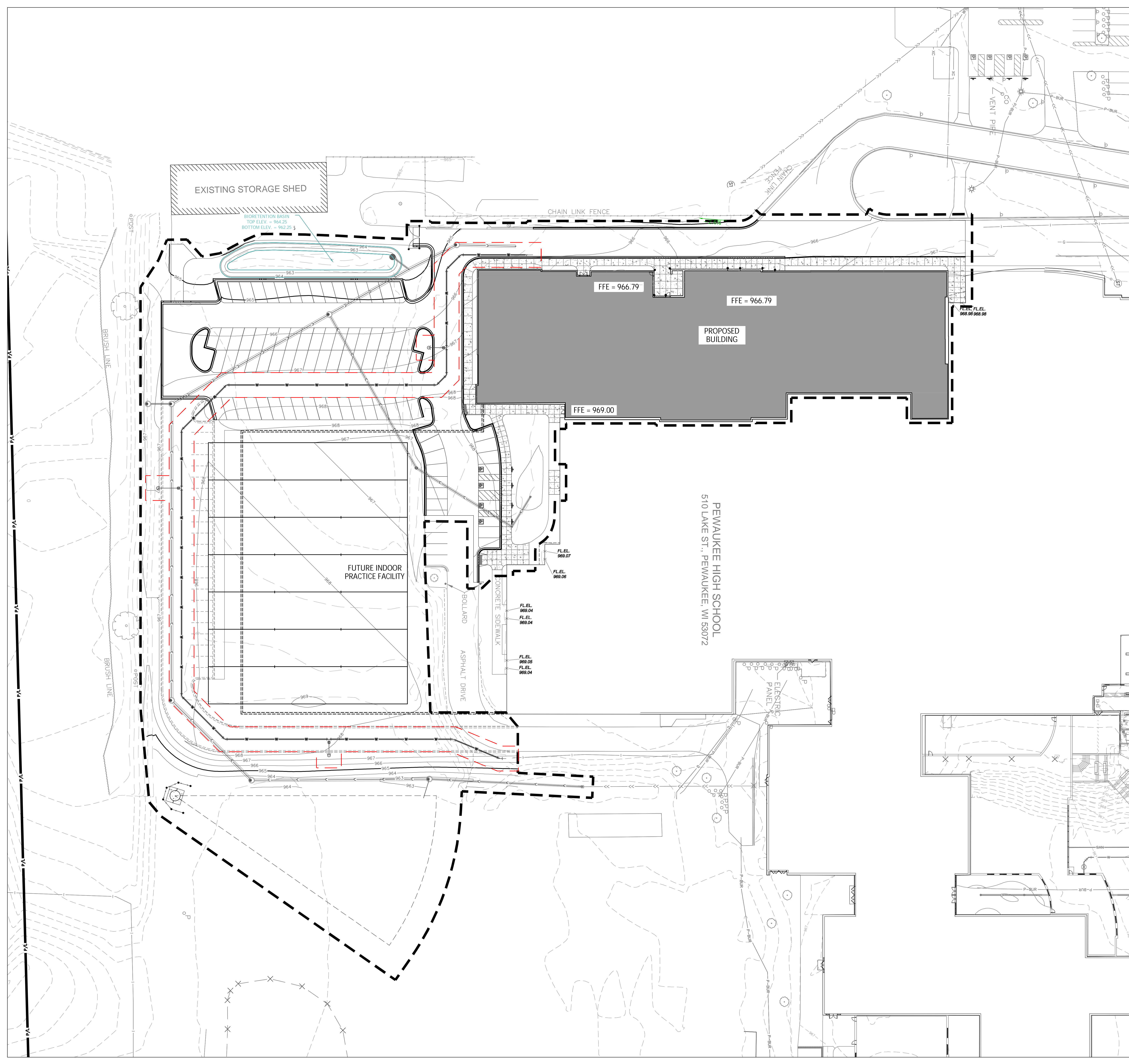
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PROJECT MANAGER MS  
PROJECT NUMBER 323342-01

SITE GRADING PLAN

**C104**



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**GRADING NOTES**

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**KEY INDEX**

- PROJECT LIMITS
- - - EXISTING CONTOUR MINOR
- - - EXISTING CONTOUR MAJOR
- - - PROPOSED CONTOUR MINOR
- - - PROPOSED CONTOUR MAJOR
- PROPOSED SPOT GRADE
- MATCH EXISTING GRADE
- PROPOSED TOP OF CURB GRADE. REFER TO SITE LAYOUT PLANS FOR MORE INFORMATION. GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
- MATCH EXISTING TOP OF CURB GRADE
- PROPOSED TOP OF WALL
- PROPOSED BOTTOM OF WALL
- MATCH EXISTING TOP OF WALL
- MATCH EXISTING BOTTOM OF WALL
- DRAINAGE SWALE



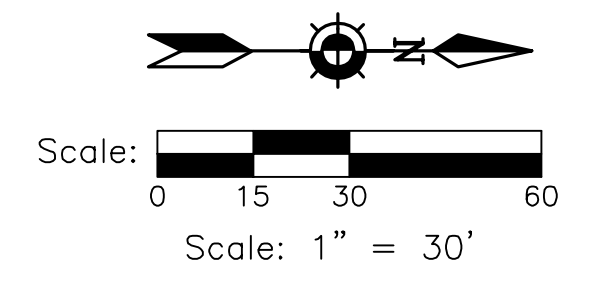
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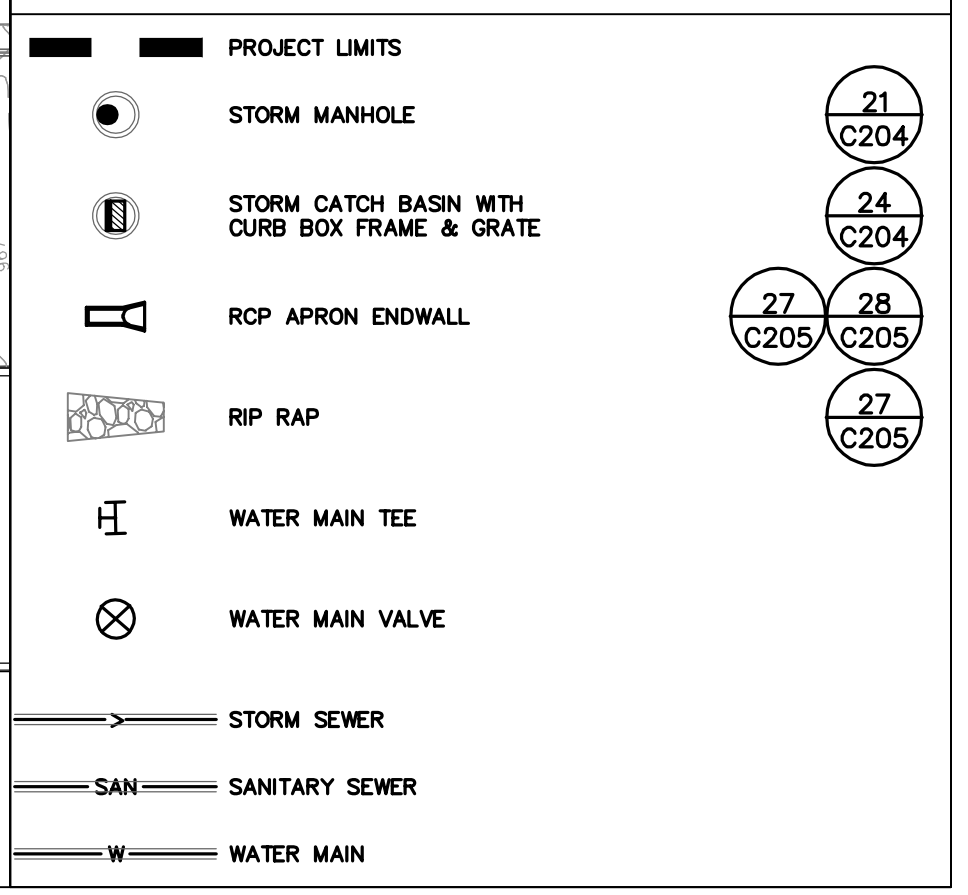


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UTILITY NOTES

- KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.
- PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAD WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
  - THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
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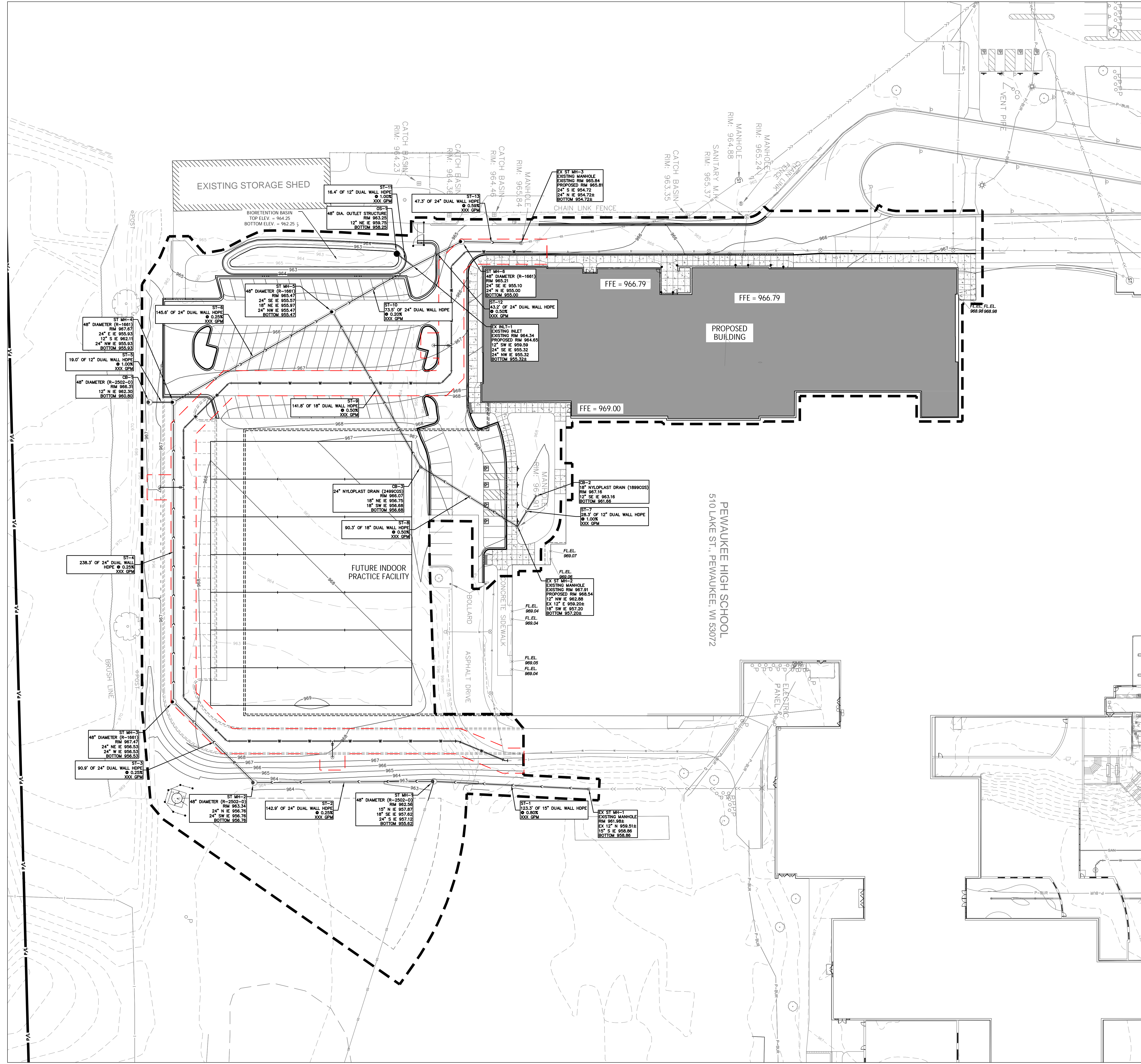
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PROJECT MANAGER MS  
PROJECT NUMBER 323342-01

SITE UTILITY PLAN

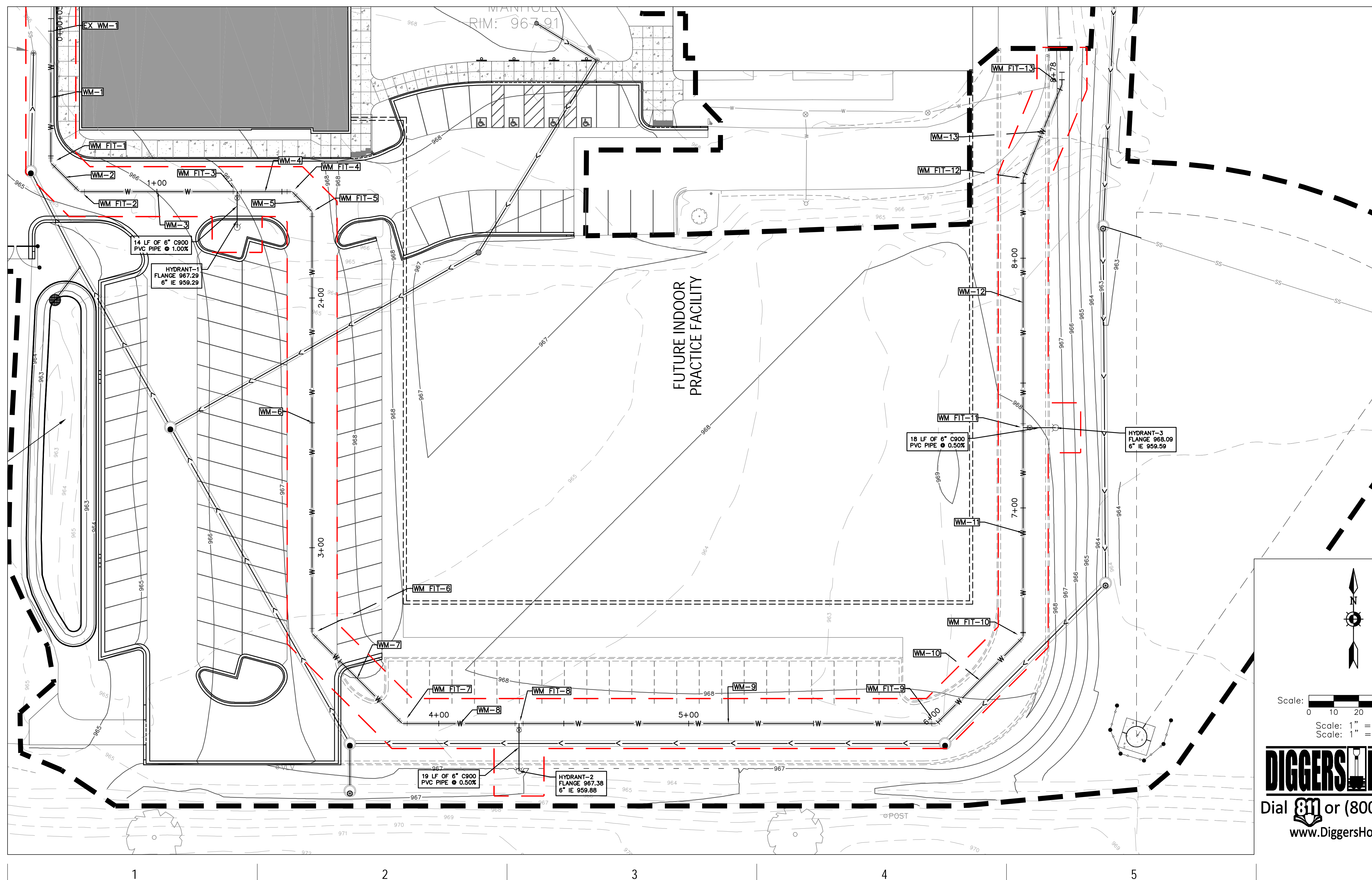
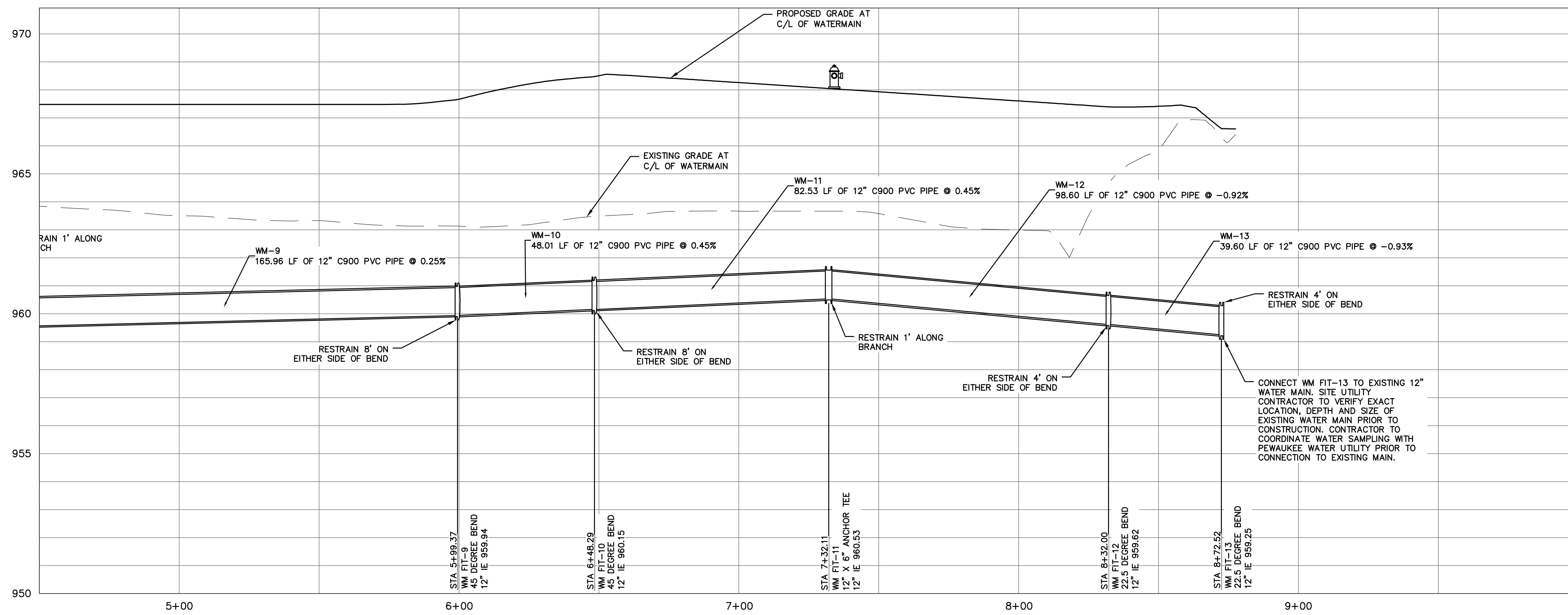
**C105A**











Scale: 1" = 20' HOR.  
Scale: 1" = 2' VERT.

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**GENERAL NOTES**

- ALL WATER MAIN MATERIALS, INSTALLATION, CONSTRUCTION, AND TESTING SHALL BE DONE PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATION PLUMBING CODE, AND THE PEWAUKEE WATER UTILITY STANDARDS.
- CONTRACTOR SHALL COORDINATE WITH PEWAUKEE WATER UTILITY FOR ALL CONSTRUCTION INSPECTION 72 HOURS PRIOR TO COMMENCING WORK.
- PROPOSED WATER MAIN SHALL REMAIN ISOLATED FROM EXISTING WATER MAIN UNTIL PROPOSED WATER MAIN HAS PASSED ALL REQUIRED TESTS.
- ALL WATER MAIN AND SERVICES ARE TO BE BEDDED AND COVERED WITH STONE CHIPS PER SWS 8.43.2(A), AND BACKFILLED WITH MECHANICALLY COMPACTED GRANULAR BACKFILL PER SWS 8.43.4 IN PAVED AREAS/SHOULDERS AND WITHIN 5 FEET OF THE PAVED/SHOULDER AREAS. SPOIL BACKFILL WILL BE ALLOWED IN NON-PAVEMENT AND NON-SHOULDERED AREAS. SLURRY BACKFILL REQUIRED IN EXISTING PAVED AREAS.
- PIPE MATERIAL SHALL BE PVC MEETING THE FOLLOWING: FOR 4"-12" DIAMETER MAIN, AWWA C900, CLASS 150 WITH DR 18 OR LESS. FOR 6" DIAMETER HYDRANT LATERALS, AWWA C900, CLASS 200 WITH DR 18 OR LESS.
- CONTRACTOR SHALL PROVIDE DOUBLE POLYWRAPPING AROUND ALL VALVE, TEES, AND FITTINGS.
- RESTRAIN ALL VALVES, FITTINGS, BENDS, REDUCERS, AND DEAD ENDS AT THE PIPE CONNECTION.
- HYDRANTS SHALL BE FULLY RESTRAINED. ALL HYDRANT LEADS SHALL BE RESTRAINED WITH CONCRETE BUTTRESS AT TEE AND HYDRANT SHOE.
- ALL STATIONING ALONG CENTERLINE OF WATER MAIN.
- CONTRACTOR SHALL TEST WATER MAIN MAINLINE AND LATERAL TRACER WIRE TRACEABILITY OF THE ENTIRE WATER MAIN SYSTEM INSTALLED DURING THE PROJECT.

**UTILITY NOTES**

PROJECT LIMITS

20' PROPOSED UTILITY EASEMENT

KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.

CAUTION

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**KEY INDEX**

STORM SEWER REFER TO STORM SEWER PLANS FOR MORE INFORMATION

SANITARY SEWER REFER TO SANITARY SEWER PLANS FOR MORE INFORMATION

W WATER MAIN

SM STORM MANHOLE

SM SANITARY MANHOLE

RCB RECTANGULAR STORM CATCH BASIN WITH CURB BOX FRAME & GRATE

RCSB ROUND STORM CATCH BASIN WITH ROUND FRAME & GRATE

AE APRON ENDWALL

RR RIP RAP

WT WATER MAIN TEE

WB WATER MAIN BEND

WV WATER MAIN VALVE

H HYDRANT

U UTILITY PLUG



PROJECT INFORMATION

**PEWAUKEE HIGH SCHOOL - STEAM ADDITION & RENOVATION**

510 Lake Street  
Pewaukee, WI 53072

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PROJECT MANAGER MS

PROJECT NUMBER 323342-01

**PUBLIC WATERMAIN PLAN & PROFILE**

STA. 4+50 TO STA. 8+72.52

**C105C**



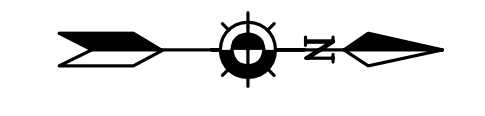
PROJECT INFORMATION

**PEWAUKEE HIGH SCHOOL - STEAM ADDITION & RENOVATION**

510 Lake Street  
Pewaukee, WI 53072

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
06/20/2024	PLAN COMMISSION SUBMITTAL



Scale: 0 15 30 60  
Scale: 1" = 30'

**DIGGERS HOTLINE**  
Dial 811 or (800)242-8511  
www.DiggersHotline.com

**EROSION NOTES**

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDOS PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.  
AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLANS UNLESS IDENTIFIED IN THE PLANS.

**POINTS OF CONTACT**

**LAND OWNER:**  
JOHN GAHANI - ASSISTANT SUPERINTENDENT/CFO  
PEWAUKEE SCHOOL DISTRICT  
404 LAKE STREET  
PEWAUKEE, WI 53072  
PHONE: (262) 695-5038  
EMAIL: johngahani@pewaukeeschools.org

**PROJECT ENGINEER:**  
MICHAEL J. FROELICH, P.E.  
KAPUR & ASSOCIATES, INC.  
788 NORTH JEFFERSON STREET, SUITE 900  
MILWAUKEE, WI 53202  
PHONE: (414) 751-7245  
EMAIL: mtfroelich@kapurinc.com

**CONSTRUCTION MANAGER:**  
MICHAEL DIETRICH - SENIOR PROJECT MANAGER  
CS SCHMIDT CONSTRUCTION  
11777 WEST LAKE PARK DRIVE  
MILWAUKEE, WI 53224  
PHONE: (414) 758-8861  
EMAIL: mike.dietrich@csschmidt.com

**KEY INDEX**

- PROJECT LIMITS
- INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
- USE CLASS I TYPE A FROM WSDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES
- USE CLASS II TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE REMAINDER OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.
- INSTALL CLASS III TRM, TYPE B FROM WSDOT PRODUCT APPROVED LIST. CLASS I, TYPE A MUST ALSO BE INSTALLED IN THIS AREA PER WDNR TECHNICAL BULLETIN 1053
- FILTER FABRIC FENCE
- SILT SOCK
- TRIANGULAR SILT DIKES
- STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN.
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED

- 1 C202
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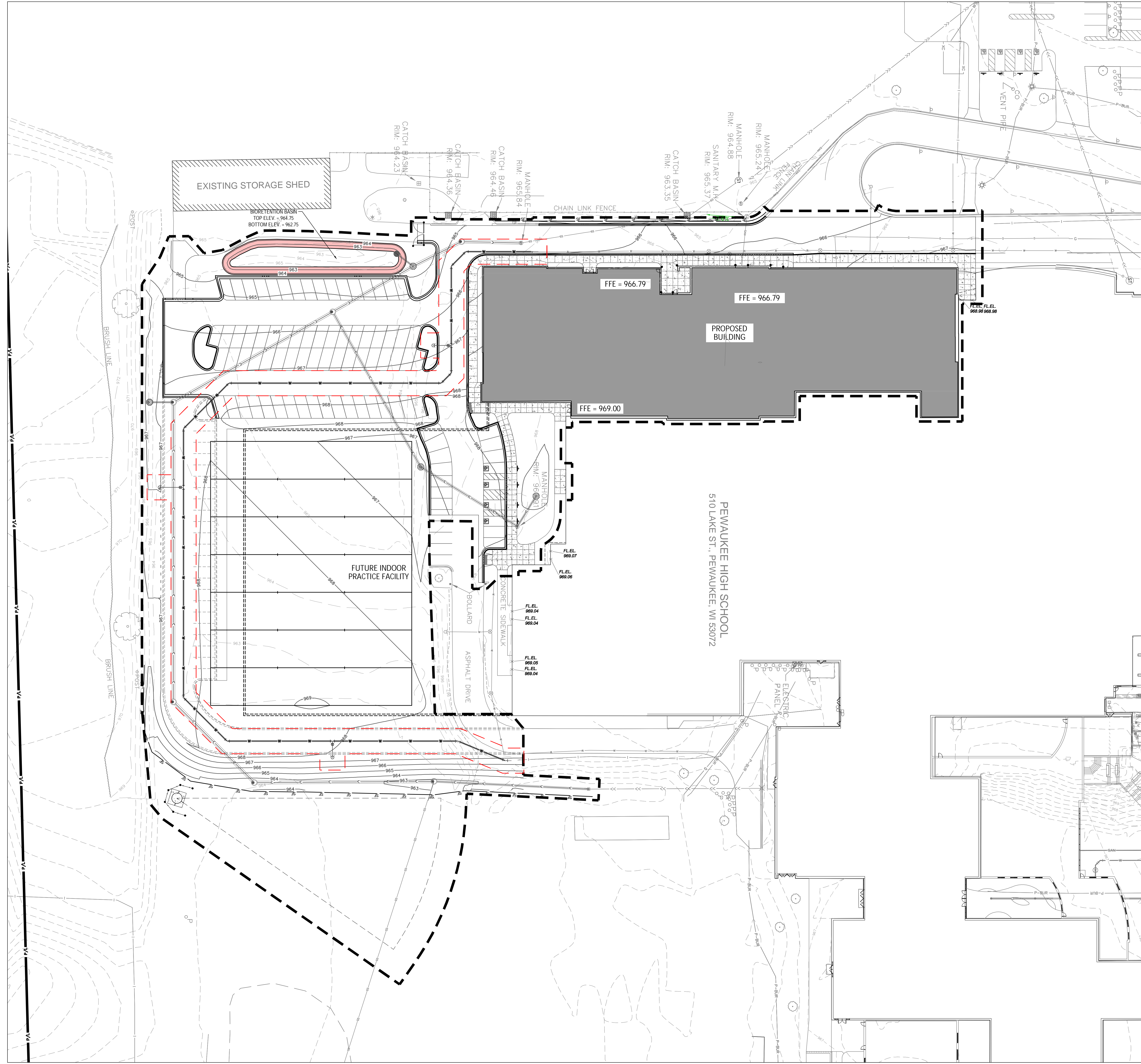
SHEET INFORMATION

**PROGRESS DOCUMENTS NOT FOR CONSTRUCTION**  
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER MS  
PROJECT NUMBER 323342-01

**SITE EROSION CONTROL PLAN**

**C106**









# Plant Schedule

Code	Scientific Name	Common Name	Quantity	Spacing	Install Size	Mature Size (Height/Spread)
<b>Canopy Trees: (Install in accordance with detail 7/L201)</b>						
ACFAF	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	2	Per Plan	2.5" caliper B&B	50'/40'
GLTIS	Gleditsia tricanthos 'Shademaster'	Shademaster Honeylocust	2	Per Plan	2.5" caliper B&B	60'/35'
GYDIE	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffee Tree	1	Per Plan	2.5" caliper B&B	50'/35'
<b>Ornamental Trees: (Install in accordance with detail 7/L201)</b>						
CECA	Cercis canadensis	Eastern Redbud	1	Per Plan	8' multi-stem B&B	20'-30'/25'-35'
MALM	Magnolia x loebneri 'Leonard Messel'	Leonard Messel Magnolia	1	Per Plan	2.5" caliper B&B	15'-20'/20'-25'
SYRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2	Per Plan	2.5" caliper B&B	25'/15'
<b>Evergreen Trees: (Install in accordance with detail 8/L201)</b>						
PIAB	Picea abies	Norway Spruce	2	Per Plan	6' tall B&B	50'-70'/25'-30'
<b>Deciduous Shrubs: (Install in accordance with detail 9/L201)</b>						
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	17	Per Plan	18" spread pot	2'-3'/6'-8'
SPBET	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	28	Per Plan	18" tall pot	2'-3'/3'
SPFRA	Spiraea x fritschiana 'UN Select A'	Pink-a-licious Fritsch Spirea	6	Per Plan	18" tall pot	2'-3'/2'-3'
<b>Perennials: (Install in accordance with detail 5/L201)</b>						
ALSPB	Allium x 'Summer Peek-a-Boo'	Summer Peek-a-Boo Globe Lily	19	Per Plan	#1 cont.	8"-12"/18"-24"
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	30	Per Plan	#1 cont.	5'-6'/18"-24"
HEBTH	Hemerocallis 'Big Time Happy'	Big Time Happy Daylily	35	Per Plan	#1 cont.	18"-24"/18"-24"
NEJW	Nepeta x 'Junior Walker'	Junior Walker Catmint	7	Per Plan	#1 cont.	15"-18"/30"-36"
PEALS	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	7	Per Plan	#1 cont.	24"-30"/18"-24"
SPHET	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	22	Per Plan	#1 cont.	18"-24"/18"-24"
<b>Bio-mix 1: (Space according to detail 6/L201) (Each plant species shall be installed in organic shaped groupings of no less than 20 plants for ease of identification when weeding. Larger groupings are preferred in larger bio-retention basins.)</b>						
BIOMIX 1	Aster ericoides	Heath Aster	110	12" o.c.	3" plug	18"-24"/12"-18"
BIOMIX 1	Aster novae-angliae	New England Aster	110	12" o.c.	3" plug	48"-60"/18"-24"
BIOMIX 1	Physostegia virginiana	Obedient Plant	110	12" o.c.	3" plug	24"-48"/18"-24"
BIOMIX 1	Verbenia hastata	Blue Vervain	110	12" o.c.	3" plug	36"-48"/18"-24"
BIOMIX 1	Liatis spicata	Marsh Blazing Star	110	12" o.c.	3" plug	36"-48"/12"-24"
BIOMIX 1	Monarda fistulosa	Wild Bergamot	110	12" o.c.	3" plug	36"-48"/18"-24"
BIOMIX 1	Rudbeckia hirta	Black-eyed Susan	110	12" o.c.	3" plug	36"-48"/12"-18"
BIOMIX 1	Solidago rugosa 'Fireworks'	Fireworks Goldenrod	110	12" o.c.	3" plug	42"-48"/18"-24"
BIOMIX 1	Tradescantia ohniensis	Spiderwort	110	12" o.c.	3" plug	24"-36"/12"-18"
BIOMIX 1	Ratibida pinnata	Yellow Coneflower	110	12" o.c.	3" plug	36"-48"/12"-18"
BIOMIX 1	Carex bebbii	Bebb's Sedge	156	12" o.c.	3" plug	12"-24"/8"-12"
BIOMIX 1	Bromus ciliatus	Fringed Brome Grass	110	12" o.c.	3" plug	20"-40"/12"-18"
BIOMIX 1	Panicum virgatum	Switch Grass	110	12" o.c.	3" plug	60"-108"/24"-36"
BIOMIX 1	Elymus canadensis	Canada Wild Rye	110	12" o.c.	3" plug	24"-48"/10"-12"
BIOMIX 1	Elymus virginicus	Virginia Wild Rye	110	12" o.c.	3" plug	24"-48"/18"-24"
BIOMIX 1	Carex vulpinoidea	Fox Sedge	156	12" o.c.	3" plug	12"-36"/12"-36"

NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.

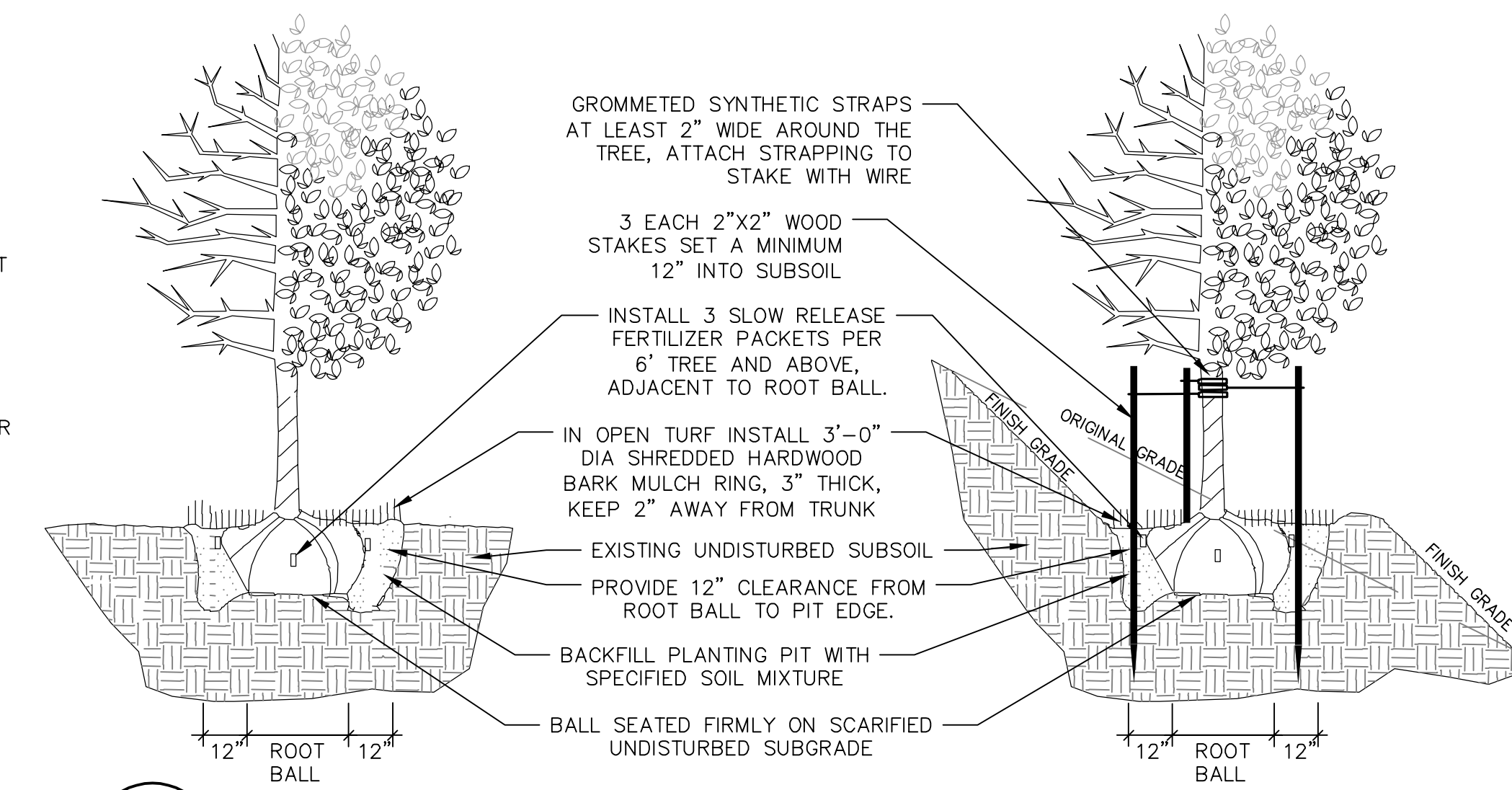
## 1 PLANT SCHEDULE

L201 REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR PROFESSIONAL WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ADJUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "Y" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
- INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
- STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES - UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- NO MOW TO BE NO MOW FESCUE SEED MIX WITH ANNUAL RYE NURSE CROP FROM PRAIRIE NURSERY, INC. OR REINDERS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. PRAIRIE NURSERY ADDRESS: PO BOX 306 WESTFIELD, WI 53964. TELEPHONE: 1-800-476-9453 FAX: 608-296-2741. REINDERS TELEPHONE: 1-800-782-3300 WEBSITE: WWW.REINDERS.COM.
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

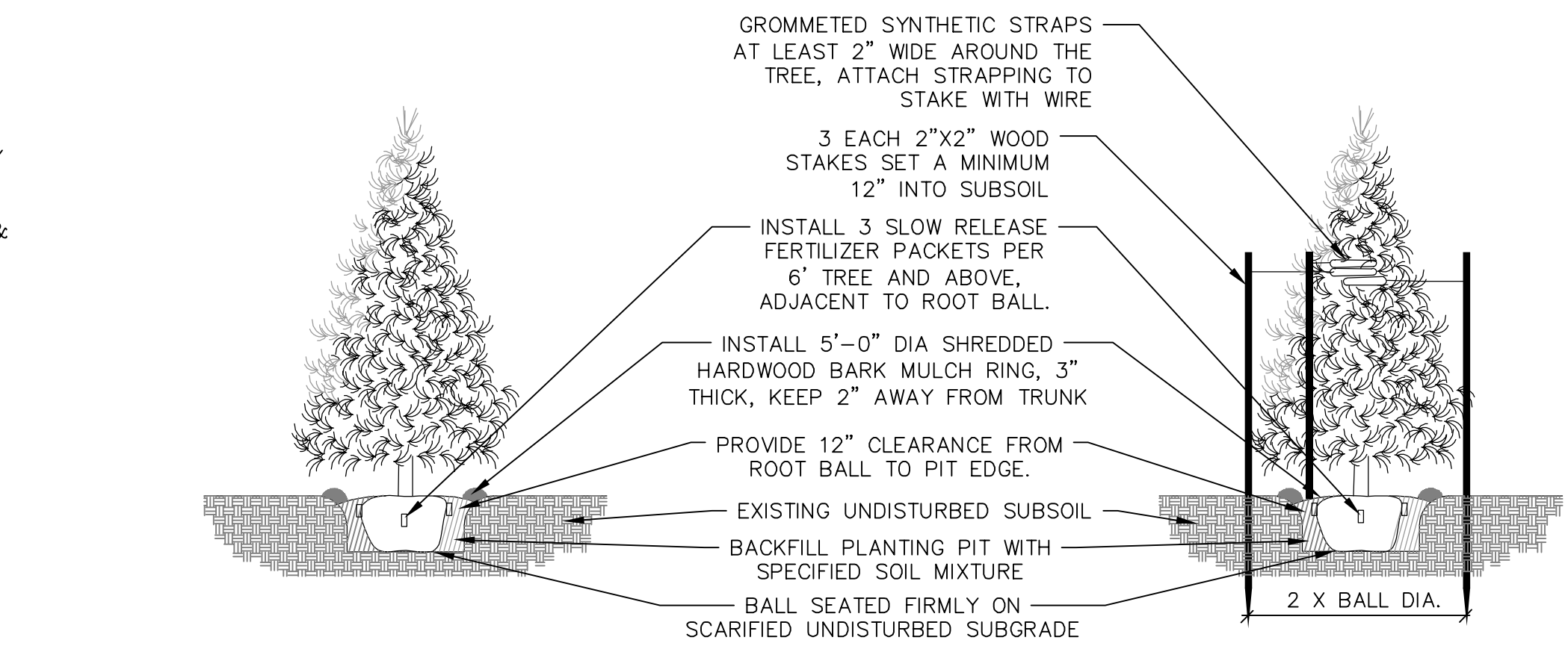
## 3 LANDSCAPE NOTES

L201 REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



## 7 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE

N.T.S.



## 8 EVERGREEN TREE PLANTING & STAKING

N.T.S.

### LANDSCAPE CALCULATIONS

#### Village of Pewaukee Landscaping Requirements

	Required	Provided
<b>Street Trees</b>		
Street trees shall be provided at a rate of not less than one tree every 40 feet of new roadway frontage and located within the road right-of-way.	Not applicable (no new roadways)	Not applicable (no new roadways)
Street trees shall have an average trunk dimension of 2.5" at a point one foot above the grade.	Not applicable (no new roadways)	Not applicable (no new roadways)
Street trees shall be balled and burlapped and staked.	Not applicable (no new roadways)	Not applicable (no new roadways)

**Parking Lot spaces provided = 91 parking spaces**  
**Parking Lot area = 33,279 square feet**

	Required	Provided
<b>Parking Lot Landscaping</b>		
Amount required		
Off-street parking lots with more than ten stalls shall have at least ten percent of the interior parking area landscaped. The species of landscape plantings are subject to plan commission approval.	33,279 sf parking lot x 0.10 = 3328 sf of landscape island required	3446 sf of parking lot landscape islands provided

### Screening

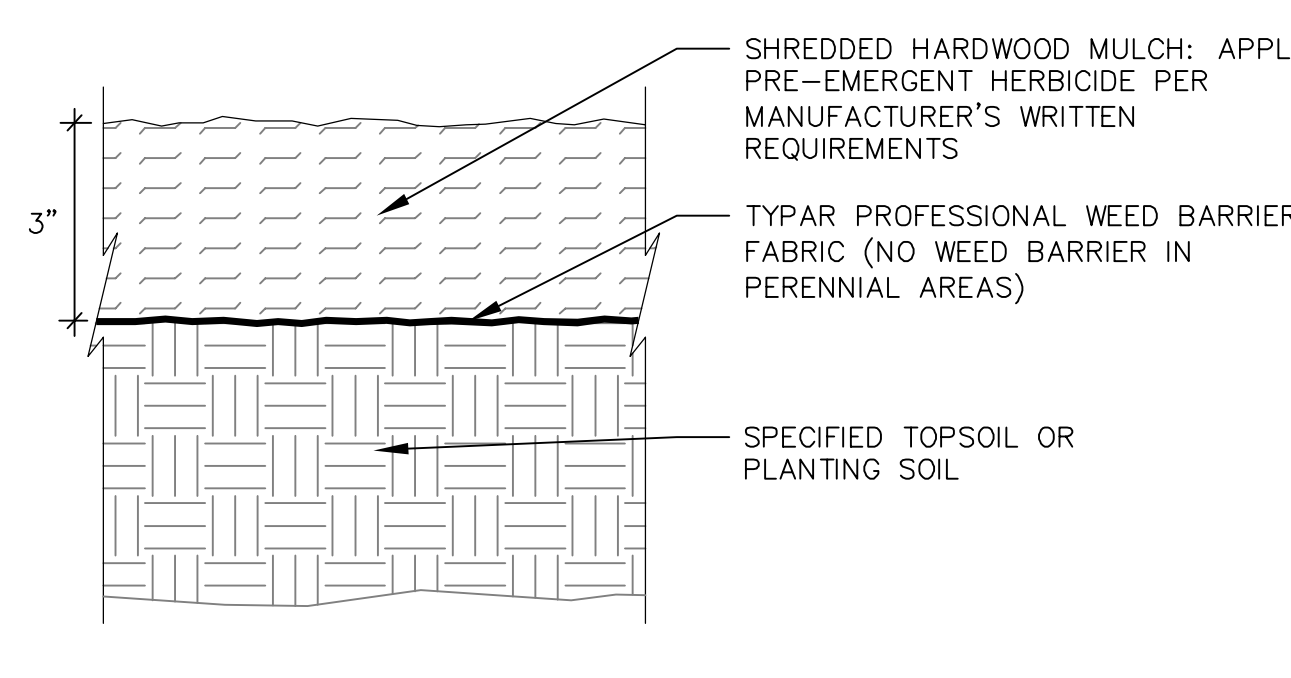
	Required	Provided
Every development shall provide sufficient screening to shield adjacent properties from any adverse external effects of that development and/or to shield the development from the negative impacts of adjacent uses, streets or railroads.	Required	Project area only abuts south property line. Existing vegetated buffer provided along the south property line to remain.
A compact landscaping hedgerow or landscaped undulating berm shall be located between parking areas and public roads. Hedges shall be planted at an initial height of two feet and shall be maintained so as to form a continuous, unbroken, solid, visual screen within a maximum of one year after time of planting.	Not applicable, project area does not abut a public road.	Not applicable, project area does not abut a public road.
Dumpsters shall be located and screened in accordance with plan commission approval.	Not applicable, dumpster area is not proposed in this project.	Not applicable, dumpster area is not proposed in this project.

**Landscape area provided = 13,780 square feet (Does not include proposed athletic fields, future buildings, future drives or future parking areas.)**

	Required	Provided
<b>Landscape Standards</b>		
Amount required		
The undeveloped area of any commercial or multifamily residential site (exclusive of areas under roof and pavement) shall be landscaped with approved living trees, shrubs, vines, flowers, grass and groundcovers and may include water bodies, crushed rock, sand, wood chips, landscape furniture and ornamental pieces.	Required	Provided
At least one tree and two shrubs shall be planted for each 1,000 square feet or portion thereof of the area to be landscaped. Planting size and type shall be subject to plan commission approval.	(13,780 sf / 1,000 sf) x 1 tree = 13.8 trees required	3 Existing Trees + 11 Proposed Trees = 14 Trees provided
	(13,780 sf / 1,000 sf) x 2 shrubs = 27.6 shrubs required	51 Shrubs provided
No tree, as measured from its center, shall be located within five feet of a vehicular accessway, bike trail or public sidewalk or within ten feet of a street light, stop sign, fire hydrant, street sign or directional sign.	Required	Provided
All landscaping material located within a sight distance triangle shall be two feet or less in height or have a clearance of eight feet beneath the lowest branch or projection.	Required	Provided

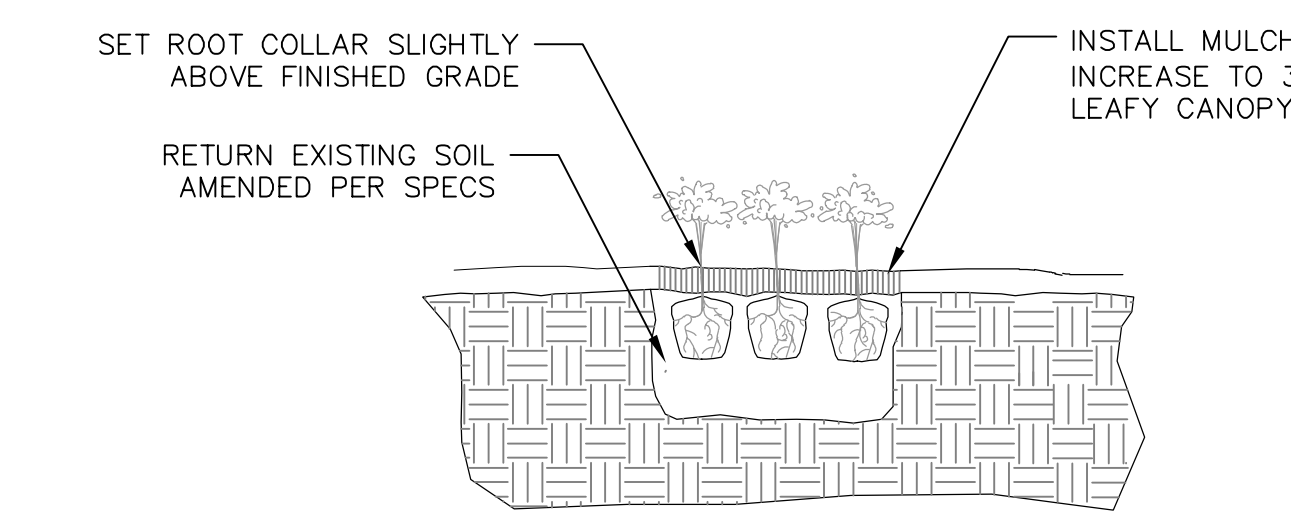
## 2 LANDSCAPE CALCULATIONS

L201



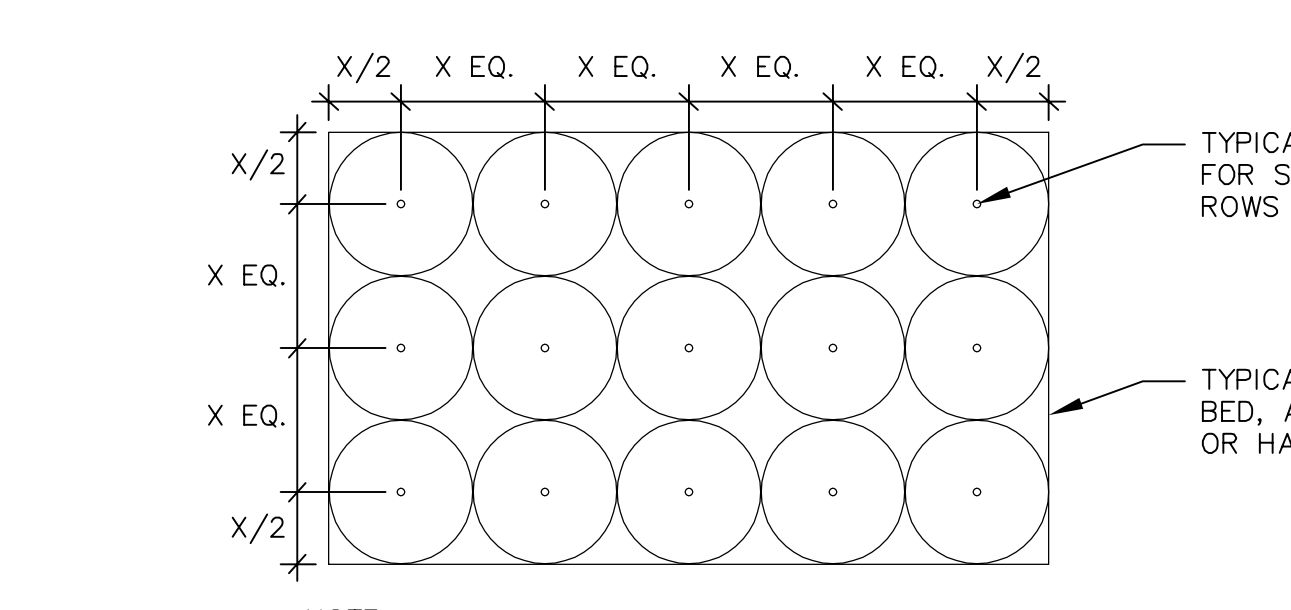
## 4 SHREDDED HARDWOOD MULCH SECTION

N.T.S.



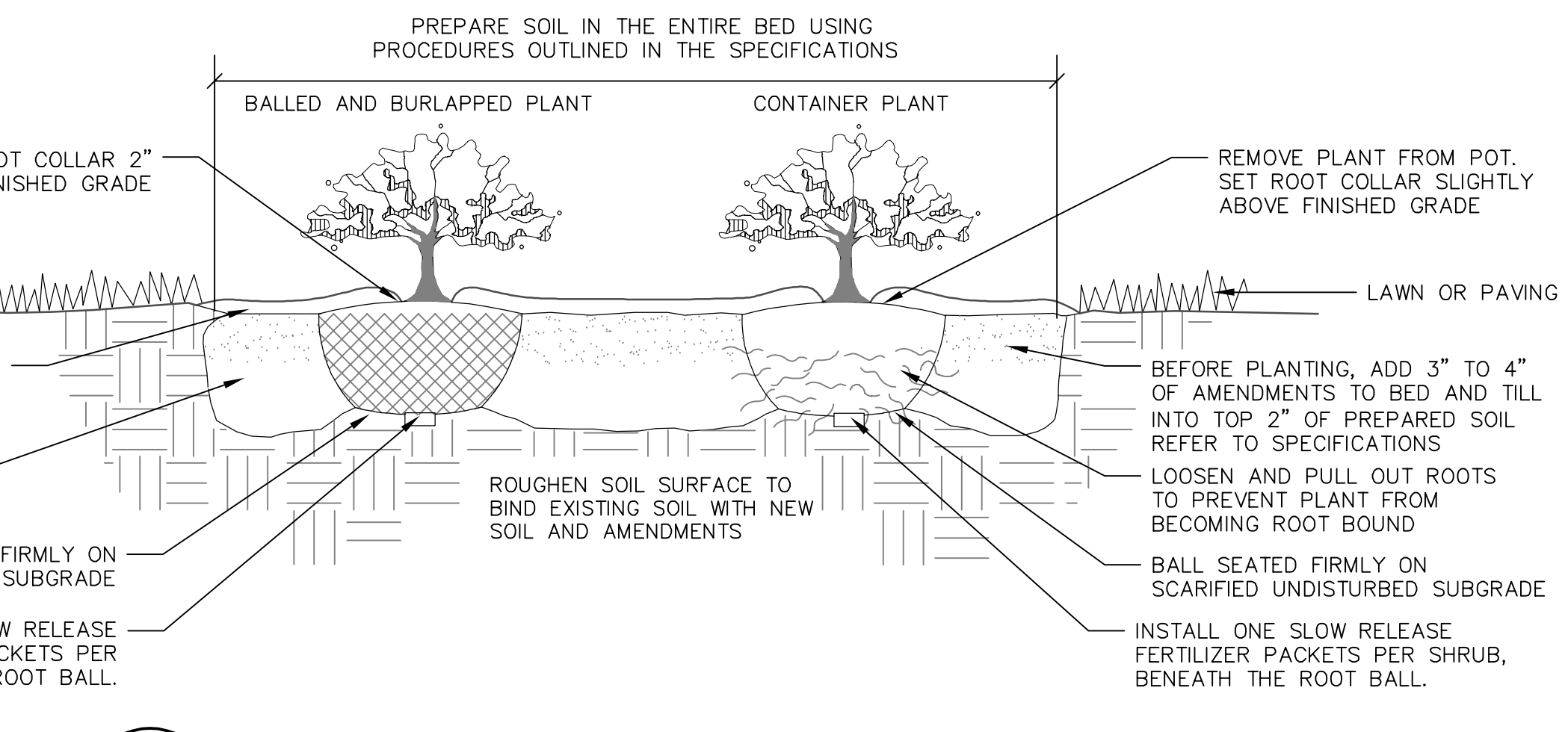
## 5 PERENNIAL PLANTING

N.T.S.



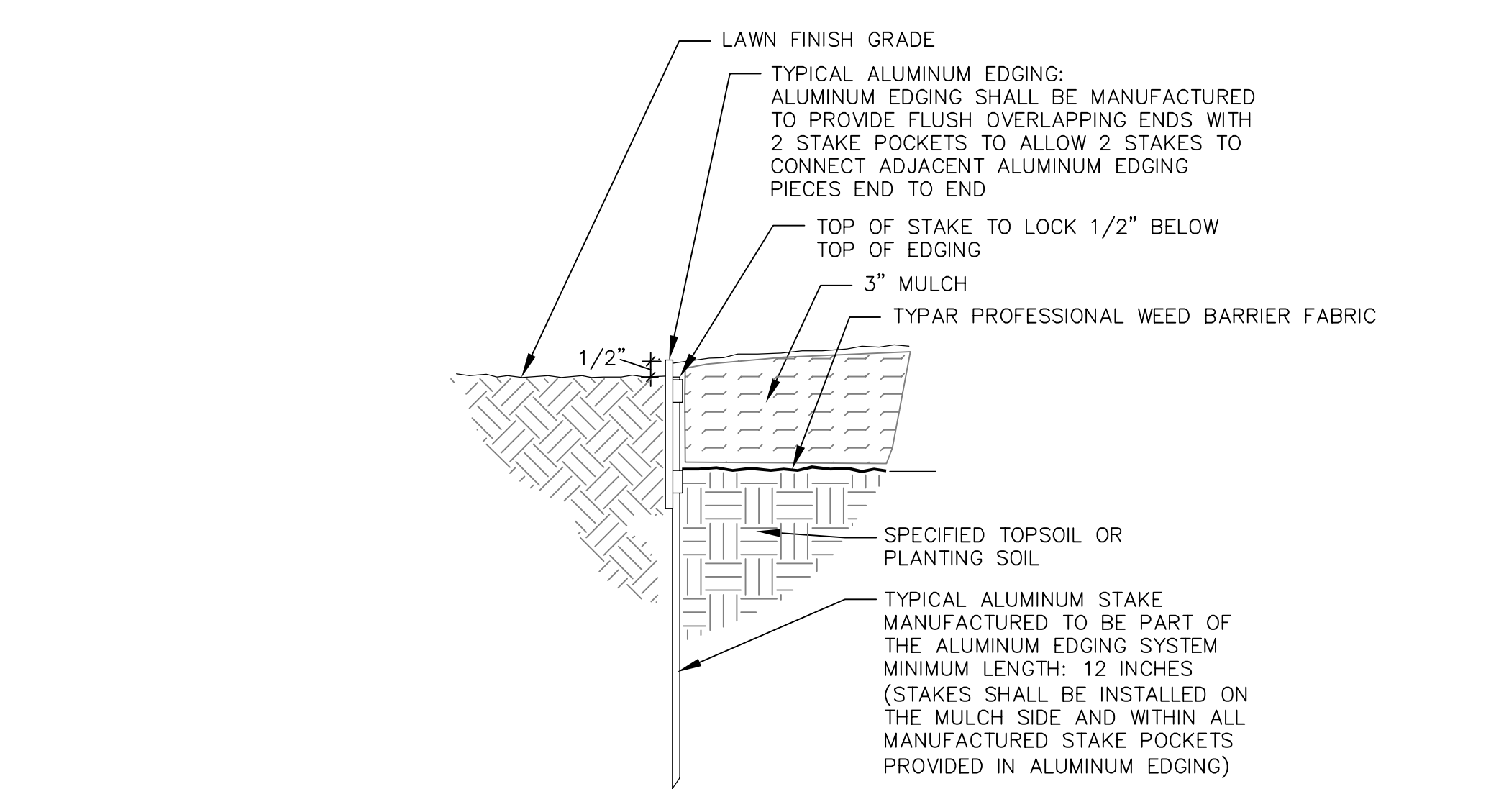
## 6 PERENNIALS AND GROUNDCOVERS SPACING: SOLDIER

N.T.S.



## 9 DECIDUOUS & EVERGREEN SHRUB PLANTING

N.T.S.



## 10 ALUMINUM EDGING AT PLANTING BED SECTION

N.T.S.



## PROJECT INFORMATION

### PEWAUKEE HIGH SCHOOL - STEAM ADDITION & RENOVATION

510 Lake Street  
Pewaukee, WI 53072

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## KEY PLAN

B

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PROJECT MANAGER MS  
PROJECT NUMBER 323342-01

## SITE LANDSCAPE DETAILS

# L201