



**AMENDED
PLAN COMMISSION
AGENDA**

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

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

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
2. Public Hearings.
 - a. Conditional Use Grant request to construct a 96 sq. ft. accessory structure. The accessory structure is proposed at 5 feet from the side offset which is permissible only through the issuance of a Conditional Use Grant on a legal non-conforming lot (Section 40.210(4)a). This 0.44-acre parcel, located at 435 High Street / PWV 0893128001, is zoned R-5 Residential Detached District. Property Owner/Applicant is Samuel Liebert and Elizabeth Liebert.
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, with time being indicated by an audible alarm. When the alarm sounds, speakers are asked to conclude their comments. Speakers are asked to use the podium and state their name and address.*
4. Approval of the Minutes:
 - a. Regular Plan Commission Meeting – October 10, 2024
5. Old Business.
 - a. None
6. New Business.
 - a. Review, discussion and possible action on a Conditional Use Grant request to construct a 96 sq. ft. accessory structure. The accessory structure is proposed at 5 feet from the side offset which is permissible only through the issuance of a Conditional Use Grant on a legal non-conforming lot (Section 40.210(4)a). This 0.44-acre parcel, located at 435 High Street / PWV 0893128001, is zoned R-5 Residential Detached District. Property Owner/Applicant is Samuel Liebert and Elizabeth Liebert.
 - b. Review, discussion and possible action on a Sign Code Waiver to permit for a 75 s.f. wall sign for a multiple tenant building. The wall sign exceeds the maximum of one wall sign per tenant not exceeding 30 square feet in area or 75 percent of the tenant's lineal facade frontage, whichever is less and is permitted to request planning commission approval to exceed the size through section 70.115. This 2.51-acre parcel, located at 395 Forest Grove Drive / PWV

0903101001, is zoned as B-5 Light Industrial District. Property Owner is 1505 LLC and Applicant is Redline Powersports (Russell Kramer, agent/owner).

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

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. with time being indicated by an audible alarm. When the alarm sounds, speakers are asked to conclude their comments. Speakers are asked to use the podium and state their name*

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: November 12, 2024

**Plan Commission Meeting
October 10, 2024 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072**

<https://www.youtube.com/live/Zt7HqWdUpl8?si=U3XkRD8TElabGuTs>

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

Trustee Rohde called the meeting to order at approximately 6:01 p.m.

Plan Commission members present: Comm. Mark Grabowski; Comm. Sam Liebert; Comm. Brian Belt; Comm. Katie Jelacic; Comm. Theresa Hoff; and Trustee Bob Rohde.

Excused: President Jeff Knutson.

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

2. Public Hearings –

- a. None

3. Citizen Comments – No comments.

4. Approval of the Minutes

- a. **Regular Plan Commission Meeting – September 12, 2024.**

Comm. Grabowski motioned/seconded by Comm. Hoff to approve the September 12, 2024; Regular Plan Commission Meeting minutes as presented.

Motion carried 5-0

5. Old Business

- a. None

6. New Business

- a. **Review, discussion, and possible action on the proposed business plan and architectural site plan review 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.**

John Gahan, Assistant Superintendent/Chief Financial Officer @ Pewaukee School District – Gave a brief overview of the project, and offered to answer any questions that the plan commission may have.

Village Planner, Ben Kohout, gave a brief overview of requirements for both the new revisions and those discussed at the July 11, 2024, Plan Commission meeting and raised the following question:

Is the commission okay with the lights being on past 11:00 PM as the ordinance requires lights one half hour after closing time?

Comm. Jelacic raised the following question regarding the lighting:

Is the lighting on the outside of the building the same color temperature as the lighting in the parking lot (5,000).

Pewaukee School District staff commented that they are unaware but will reach out to their engineers to find out.

Village Planner Recommendations:

The Village of Pewaukee Plan Commission Approves the Business Site Plan Request and Associated Architecture, Lighting and Landscaping Plans for Pewaukee School District for the property located at 510 Lake Street, subject to the following conditions:

1. That all conditions made by the Plan Commission at their meeting of October 2024 pertaining to architecture, site design, landscaping, lighting, grading, parking, or other, are met.
2. 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.
3. Any roof-mounted equipment shall be located, screened or painted to minimize visibility from streets and adjacent sites.
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 purpose 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.

Department of Public Works Recommendations:

1. Provide water main easement for review, approval, and recording at Waukesha County Register of Deeds prior to issuance of building permit. Provide PDF copy of easement to Village for filing.
2. Provide record drawings for utilities. Provide televising video of sanitary sewer lateral.
3. Provide financial guarantee for public water main, record drawings, and landscaping prior issuance of building permit.

Comm. Grabowski motioned/seconded by Comm. Belt to approve the plans presented with the planner recommendations as well as DPW recommendations – additionally the commission will allow all issues (if any), to be handled at a staff level and if staff is uncomfortable handling that issue to bring it back to the commission. Grabowski amended his motion to include the approval of the parking lot lights staying on past 11:00 PM.

Motion carried 5-0.

7. Citizen Comments – No comments.

8. Adjournment

Comm. Liebert motioned/seconded by Comm. Hoff to adjourn the October 10, 2024, Regular Plan Commission meeting at approximately 6:16 p.m.

Motion carried 5-0.

Respectfully submitted,

Mackenzie Quigley
Deputy Clerk

TO: Village of Pewaukee Plan Commission
CC: Matt Heiser – Village Administrator & Jenna Peter - Clerk
FROM: Ben Kohout AICP, Planning Consultant
RPT DATE: November 4, 2024
MTG DATE: November 14, 2024
RE: Liebert Shed – Conditional Use Request

BACKGROUND:

1. Petitioner: Samuel Liebert and Elizabeth Liebert
2. Property Owner: Samuel Liebert and Elizabeth Liebert
3. Location/Address: 435 High Street
4. Tax Key Number: PWV 0893128001
5. Area: ~.44 AC
6. Existing Zoning: R-5 Single-Family Residential
7. Proposed Zoning: N/A
8. Future Land Use: Residential
9. Proposed Future Land Use: N/A

OVERVIEW:

The Petitioners are requesting approval of a Conditional Use to allow a new 8 ft. by 12 ft. one story storage shed to be built 5 feet from their side (north) property line. The property is in the R-5 Single-Family Residential zoning district which allows accessory structures to be less than 10 feet from the property lines if a conditional use is approved by the Planning Commission.

SUBMITTAL:

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

PLANNER COMMENTS:

As noted the R-5 Single-Family Residential zoning district, Section 40.210(4)a, allows accessory structures to be less than 10 feet from the property lines on a legal non-conforming property if a conditional use is approved by the Planning Commission. Technically this parcel is conforming to width and size. However the open space requirement of 30% is close with adding the additional new shed square footage and without having an actual survey of the property showing existing impervious surfaces. Thus, having the conditional use approval for the reduction in the 10-foot side offset is warranted.

Per the submitted aerial map and petitioner narrative an existing ~64sf (8x8) accessory gazebo exists on the property today. The petitioners would like to place the new storage shed in the northwest corner of the property, far away from this gazebo.

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

Lot Size/Width: Lot is conforming

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

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

Accessory structure height: 15 feet or less (note: petitioners show a one story shed structure under this height; this CUG is subject to a future accessory structure permit meeting the code requirements).

Applicant has supplied pamphlet material of what the "gorilla shed" prefabricated construction includes for detailed materials information. Building elevations of what the future shed would look like are included. The CUG is subject to a future shed meeting all necessary building/zoning codes.

The requested placement of the shed doesn't seem to affect any surrounding properties. Having a 5-foot offset is allowed by right for an accessory garage for the properties immediately west of the the subject property as well.

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

PLAN COMMISSION MOTION:

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

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



















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

EXHIBIT:

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



Legend

-  Municipal Boundary_2K
-  Parcel_Dimension_2K
-  Note_Text_2K
- Lots_2K**
 -  Lot
 -  Unit
 -  General Common Element
 -  Outlot
- SimultaneousConveyance**
 -  Assessor Plat
 -  CSM
 -  Condominium
 -  Subdivision
- Cartoline_2K**
 -  EA-Easement_Line
 -  PL-DA
 -  PL-Extended_Tie_line
 -  PL-Meander_Line
 -  PL-Note
 -  PL-Tie
 -  PL-Tie_Line
 - <all other values>
- Railroad_2K**



The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes: Liebert

Printed: 10/14/2024



Village of Pewaukee Plan Commission
Engineer's Report for November 14, 2024

Sanuel and Elizabeth Liebert
Conditional Use Grant Request for Shed
435 High Street

Report

The applicants have applied for a conditional use grant to construct a small storage shed near the northwest corner of their property. A grading plan was not included in the application materials, but I had a chance to view the site location (the shed location was staked out by the owner). The land on which the shed will be placed (as well as most of the Liebert rear yard) is quite flat. Since the shed is only 96 square feet, there is not going to be a significant increase in the runoff from the shed. The gable roof will direct water to the north and south of the shed onto the Liebert property.

Recommendation

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

Tim Barbeau, P.E., P.L.S.
Village Consulting Engineer
November 6, 2024



CONDITIONAL USE GRANT APPLICATION FORM

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

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: 435 HIGH ST. Tax Key: PWV 0893985
Property Owner Name: SAMUEL LIEBERT Zoning of Property: R5

APPLICANT INFORMATION

Applicant Name: SAMUEL LIEBERT Applicant Phone #: 608-359-1956
Applicant Address: 435 HIGH ST. Applicant Email: SLIEBERT@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) BUILDING A 12' X 8' SHED
IN THE BACK RIGHT CORNER OF PROPERTY. LOOKING
TO HAVE IT 15' FROM BACK LOT LINE AND 5' FROM
SIDE LOT LINE.

DIRECTIONS / NOTES—See page 4 for specific items required

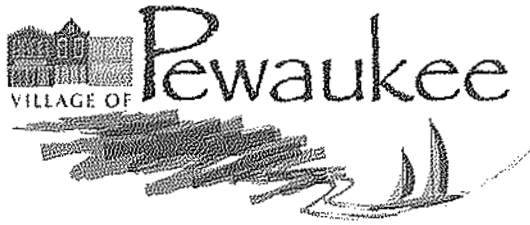
NOTE: As this is for consultative purposes only, an engineering review will not take place at this time. An engineering review will take place if/when a formal application for approval is submitted.

Please include the following required items with this application:

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

For Office Use Only Staff Initials: SL Date/Time Received: 9/30/24 pd 1:00

LIL



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

APPLICATION PROCESS FOR CONDITIONAL USE GRANT REQUESTS

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

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

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

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

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

Step 4: Complete and return the Reimbursement Agreement.

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

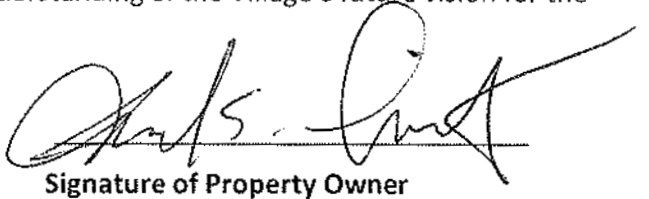
Step 5: If your conditional use request is approved, a document will be prepared that contains the approval conditions. That document is required to be signed by the applicant, the property owner, and the Village. It will then be recorded in the Waukesha County Register of Deeds office. The cost for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

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

Provide detailed information with your application that addresses the following:

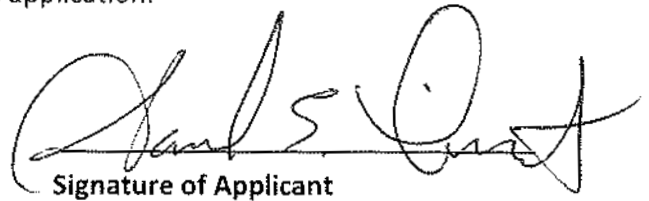
1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate your application such as architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, site grading and drainage, exterior 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.

SAMUEL LIEBERT
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.

SAMUEL LIEBERT
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@villageofpewaukeewi.gov---262-691-5660

PROPERTY INFORMATION

Property Address: 435 HIGH ST. Tax Key: PWV 0893985
Property Owner's Name: SAMUEL LIEBERT Phone Number: 608-359-1956

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

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

AGREEMENT / SIGNATURES - Property Owner signature is required.

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

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

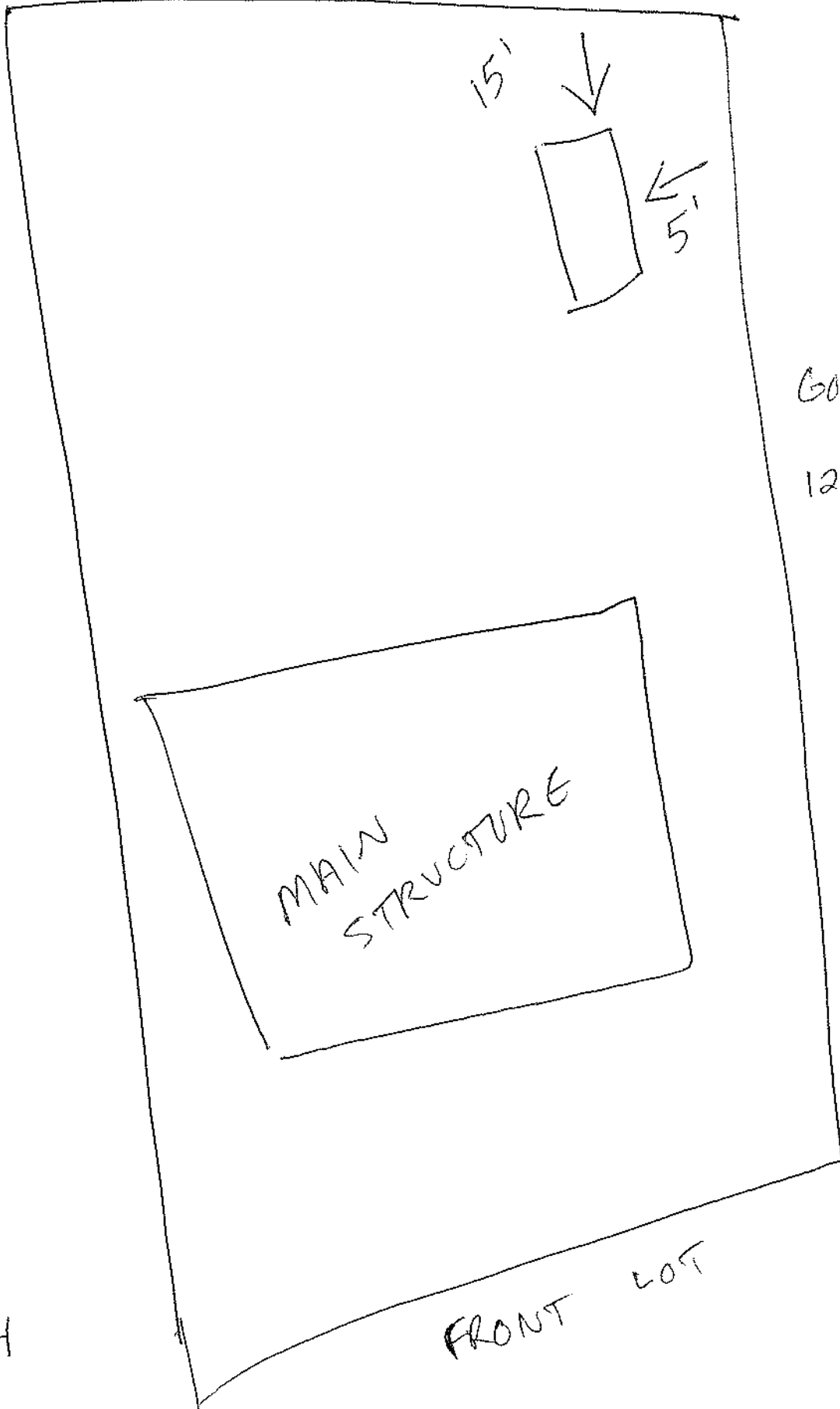
The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

Property Owner Signature: [Signature] Printed Name: SAMUEL LIEBERT Date: 9/30/24

Applicant Signature: [Signature] Printed Name: SAMUEL LIEBERT Date: 9/30/24

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

435 HIGH ST.
TAX KEY - 0893985
LIEBERT



GORILLA
SHED
12' x 8'

9/30/24



Wholesale Corporation/999 Lake Drive, Issaquan, WA 98027/Phone: 1-877-483-6226

HOME IMPROVEMENT SALES CONTRACT
(Wisconsin—Special Event Sheds)

Print Customer(s) Name: SAM LIEBERT
Address of Property: 435 HIGH ST. WWAUKEE 53092
Phone: Home WIS 359-1950 Work or Cell _____

Date: 9-29-24
Date Home Built: 1966
Email: SLIEBERT@GMAIL.COM

1. Description of the Project, Materials and Equipment: Costco proposes to furnish you, the Customer, with the materials, labor, equipment and supplies as detailed in the plans and specifications for your project (referred to herein as "Work Order").

2. Installation: Under this Contract, Costco does not perform the installation work. Costco will subcontract the work to an authorized independent third party subcontractor ("Dealer").

3. Contract Price: \$ _____ This Contract will be completed for the Contract Price listed above.

4. Approximate Start Date: 4-6 WEEKS FROM SOLD DATE
Work is considered to have begun when materials for your Contract have been ordered.

5. Approximate Completion Date: 90 DAYS FROM SOLD DATE
Work should be substantially completed by the approximate date above unless the work has been delayed due to unforeseen circumstances. You agree not to interfere with or permit others to interfere with, hinder or delay the start or completion of the work.

6. Note about Extra Work and Change Orders: Extra work and change orders become part of this Contract once the order is prepared in writing and signed by you and Costco or Dealer on Costco's behalf. If the parties fail to execute the extra work or change order in writing, you will still be responsible for the cost of the work performed based upon legal and equitable remedies designed to prevent unjust enrichment.

7. Limitation of Liability: TO THE FULLEST EXTENT PERMITTED BY LAW, NEITHER COSTCO NOR DEALER WILL BE LIABLE TO YOU FOR ANY INCIDENTAL, INDIRECT, CONSEQUENTIAL OR SPECIAL DAMAGES AND UNDER NO CIRCUMSTANCE WILL COSTCO'S OR DEALER'S LIABILITY TO YOU EXCEED THE AMOUNT YOU HAVE PAID UNDER THIS CONTRACT.

8. Building Permits: Unless required otherwise by law, the Customer is responsible for obtaining all homeowner association approvals and/or permits required by state or local codes and ordinances, at Customer's sole expense. Dealer can provide assistance with regards to plans, drawings, specifications or other information required to obtain permits.

9. List of Documents to be Incorporated into the Contract: This Contract consists of the terms herein, any change orders, and the following documents: (1) Special Order Purchase Order and (2) additional Costco terms and conditions if any provided to Customer. In the case of inconsistency among any of the documents listed above and the terms of this Contract, the terms of this Contract will control. These documents constitute the entire understanding between the parties, and there are no verbal or written understandings changing or modifying any of the terms of these documents.

10. Costco Return Policy Exception: Special order merchandise, custom merchandise and installed merchandise cannot be returned for credit or refund after the expiration of your right to cancel period below. This is an exception to Costco's standard return policy.

By signing below, you hereby acknowledge that you have read and understand this Contract, and have received a completed, signed and dated copy of this Contract.

Signature of Customer: [Signature]

Date: 9-29-24

Signature of Dealer's Representative on Costco's Behalf: [Signature]

Date: 9/29/24

Print Name of Dealer's Representative: Costco Business

Dealer Company Name: BACKYARD STORAGE SOLUTIONS

Dealer Company Address and Phone Number: 418 AIRPORT RD #A, ELGIN, IL 60123 630.892.3030

Special Order Purchase Order

WAREHOUSE # 1101
 Cashier: 827
 Date: 7/29

PURCHASE DETAILS - To be completed by member. Please print carefully.

Member # (required) 1187233292 Member Name: AMBER LIEBERT
 Email (required) LIEBERT@MICHIGAN.COM
 Cell Phone (required) 248-292-1916 Secondary: 248-292-2116
 Preferred communication (required) Text Email Phone
 Ship to First Name: AMBER Ship to Last Name: LIEBERT
 Delivery Address: 135 HUNN ST Suite/Apt. _____
 City: SPRINGHOUSE State: MI ZIP: 49079

VALIDATE BELOW LINE

Warehouse Personnel: Verify quantities for each item.

How to purchase:

- Fill out entire Purchase Order for the item(s) you wish to purchase.
- Take completed form to cashier for payment.
- After validation, keep the pink copy for your records.

*SHINGLE CODES:

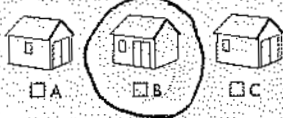
- BLCK = Black
- DBRN = Dark Brown
- DRDW = Brown & Gray Mix
- GRAY = Gray

COSTCO ITEM #	MODEL # AND DESCRIPTION	SHINGLE COLOR*	QTY	PRICE
1805200	16-ft x 12-ft	DBRN	1	3499.00
TOTAL NUMBER OF ITEMS ORDERED				1

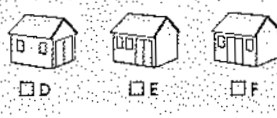
SLIP PRINT RECEIPT
 ORDER # 1187233292
 TOTAL 3,599.00
 TAX 180.00
 TR 3,779.00
 SALES TAX 3,779.00
 SALES 0.00
 TOTAL 180.00
 TOTAL 100.00
 TOTAL NUMBER OF ITEMS SOLD 1
 ORDER # 1187233292
 ORDER DATE 07/29/24 11:53 1101-230-43-027

DOOR/WINDOW PLACEMENT: Elite

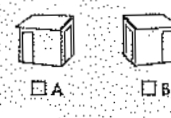
12-ft x 8-ft and 12-ft x 10-ft models



16-ft x 12-ft models



DOOR PLACEMENT: Eclipse



If you have any questions regarding your order, please call

Gorilla Shed 1-888-827-9056

Hours of Operation: 8:00 a.m. to 9:00 p.m. EST, Monday through Friday,
 8:30 a.m. to 5:00 p.m. EST, Saturday. Please leave a message after hours.

HOMEOWNER RESPONSIBILITIES/DELIVERY EXPECTATIONS:

Homeowner is responsible for all permits and/or Homeowners Association approvals that may be required. Any modifications made due to local code requirements, may require additional charges. If vendor is required to pull permit, an additional fee will apply. Each shed is assembled on treated 4x4 runners to increase floor strength and stability. Assembly site should be level within 6-in. We require 3-ft of level clearance around structure. Delivery is also subject to suitable access. The delivery agent reserves the right to refuse delivery/installation and Costco will refund the purchaser's money in full if the site does not provide a safe work environment. Access to electricity is required within 150 feet of assembly site. Allow 3 to 6 weeks for delivery and up to 2 days for installation. Manufacturer warranty requires all exposed surfaces to be painted within 30 days of installation. Base shed prices do not include: painting, caulking, optional accessories, permits, zoning or excavating.

Installation date must be scheduled within 90 days or the order will be subject to cancel and refund issued.

Members initials: AL

CUSTOM OR MODIFIED PRODUCT RETURNS AND REFUNDS:

I understand that I am ordering services and/or custom product(s) manufactured to my personal and unique specifications, which cannot be cancelled after the expiration of the 72-hour cancellation period. Custom orders cannot be returned or refunded except for warranty repair/replacement due to failure to meet the specifications. I understand that this is an exception to Costco's return policy. Visit gorillaspecialevents.com for additional details. Please note: If you wish to cancel your order, please notify the manufacturer within 72 hours of placing your order.

Signature: Amber Liebert

Date: 7-29-24

PURCHASE ORDER #
5987186

I HEREBY CONFIRM THE ORDER ABOVE AND UNDERSTAND THAT I WILL BE CONTACTED BY A MANUFACTURER REPRESENTATIVE FOR DELIVERY AND ASSEMBLY.

Date: _____ Signature: _____

GORILLA SHED

PRIME



LIGHT AND VENTILATION



SUPERIOR ROOF SYSTEM



TOUGHER
FLOOR SYSTEM



STRONGER DOOR
HARDWARE



DIAMOND PLATED
THRESHOLD



HEAVY-DUTY DOORS



A FUNCTION-LOADED INTERIOR



STRENGTH LIKE NO OTHER

PRIME SPECS

10' X 8'

12' X 8'

12' X 10'

16' X 10'

	10' x 8'	12' x 8'	12' x 10'	16' x 10'
FLOOR SIZE	10' x 8'	12' x 8'	12' x 10'	16' x 10'
PEAK HEIGHT	8' 11"	8' 11"	9' 6"	9' 6"
SIDEWALL HEIGHT	6' 4"	6' 4"	6' 4"	6' 4"
SQUARE FOOTAGE	80 ft ²	96 ft ²	120 ft ²	160 ft ²
STORAGE SPACE (cu ft)	597	716	927	981
DOOR OPENING WIDTH	64"	64"	64"	64"
DOOR OPENING HEIGHT	72"	72"	72"	72"
WALL FRAMING	2 x 4	2 x 4	2 x 4	2 x 4
STUD SPACING	24" o.c.	24" o.c.	24" o.c.	24" o.c.
RAFTER SPACING	24" o.c.	24" o.c.	24" o.c.	24" o.c.
FLOOR JOIST SPACING	12" o.c.	12" o.c.	12" o.c.	12" o.c.
ROOF PITCH	6.5/12	6.5/12	6.5/12	6.5/12
MAX ROOF LOAD (lbs per sq ft)	20	20	20	20
MAX WIND RESISTANCE	115 mph	115 mph	115 mph	115 mph
FLOOR WEIGHT CAPACITY	4,160 lbs	4,992 lbs	6,240 lbs	6,656 lbs
PAINT REQUIRED – Siding	2 gal	2 gal	2 gal	2 gal
PAINT REQUIRED – Trim	1 qt	1 qt	2 qt	2 qt
PAINT REQUIRED – Doors	1 qt	1 qt	1 qt	1 qt
PAINT REQUIRED – Soffit	1 qt	1 qt	1 qt	2 qt
CAULK REQUIRED	2 tubes	2 tubes	3 tubes	3 tubes

PAINT COLORS SHOWN

Paint and stain sold separately.

Body: SW6208 PEWTER GREEN
Trim: SW7571 CASA BLANCA

Doors: SW6258 TRCORN BLACK
Soffit: SW7571 CASA BLANCA

All buildings are pre-primed and ready to paint. Paint not included. Paint not included. All dimensions are approximate. Interiors are unfinished. Specifications and materials are subject to change without notice.



Prime

- 6'4" Sidewall height
- 64-in Wide double doors
- Full-length premium hinges; 200lb load per door
- Side overhang: 4.63"
- Storage shelf & loft
- 22" x 30" Operable window
- **NO - FLEXIBLE DOOR & WINDOW PLACEMENT**



DELIVERY & INSTALLATION INCLUDED

GORILLA
THERO
PRIME



LIGHT & VENTILATION
Operable window with insect screen



REINFORCED DOOR
Full-length premium hinges; 200lb load per door





REINFORCED FLOOR SYSTEM
Built-in reinforced floor system with 2x6 joists



REINFORCED THRESHOLD
Reinforced threshold for extra strength



REINFORCED DOOR
Full-length premium hinges; 200lb load per door

STARTS AT

\$2999.99

STARTS AT

\$3599.99

STARTS AT

\$4299.99

STARTS AT

\$5499.99



FUNCTION-LOADED INTERIOR
Includes 2x4 shelving system, storage shelf, and 10 tie-downs for extra strength

DEAR CODE
Use your phone's camera to scan the QR code to get the product manual



STRENGTH LIKE NO OTHER

TO: Village of Pewaukee Plan Commission
CC: Matt Heiser – Village Administrator & Jenna Peter - Clerk
FROM: Ben Kohout AICP, Planning Consultant
RPT DATE: November 4, 2024
MTG DATE: November 14, 2024
RE: Redline Powersports – Sign Code Waiver

BACKGROUND:

1. Petitioner: Russell Kramer, agent for Redline Powersports
2. Property Owner: 1505 LLC
3. Location/Address: 395 Forest Grove Drive
4. Tax Key Numbers: PWV 0903101001
5. Area: ~2.51 AC total
6. Existing Zoning: B-5 Light Industrial District
7. Proposed Zoning: N/A
8. Future Land Use: N/A
9. Proposed Future Land Use: N/A

OVERVIEW:

The Petitioners are requesting approval of a Sign Code Waiver to permit for a single 75 s.f. wall sign for a multiple tenant building. The proposed sign is dimensioned as 5 foot tall by 15 feet wide and will be located to the furthest north end of the building, facing to the east, the street side.

The wall sign exceeds the maximum of one wall sign per tenant not exceeding 30 square feet in area or 75 percent of the tenant's lineal facade frontage, whichever is less and the applicant is requesting planning commission approval to exceed the size through provisions specified in the Village of Pewaukee zoning code section 70.115.

SUBMITTAL:

The enclosed submittal includes the application and sign location image.

PLANNER COMMENTS:

Staff finds the requested sign does in fact exceed the code allowances maximum of 30 s.f. for the wall sign.

Sub-section (9) of Section 70.115 of the Village Code states that:

Multiple-tenant signs. Nonresidential multiple-tenant buildings shall be permitted one wall sign per tenant not exceeding 30 square feet in area or 75 percent of the tenant's lineal facade frontage, whichever is less. The multiple tenants may also share the sign space on the permitted freestanding sign(s). Major tenants may be allowed a larger wall sign subject to planning commission approval.

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.

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

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

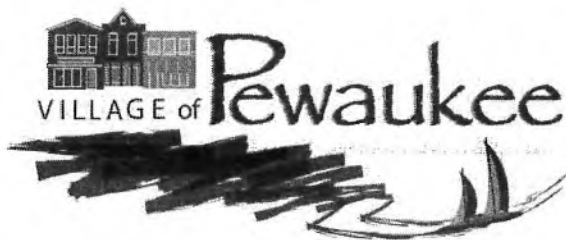
1. That a 75 square foot wall sign be permitted for Redline Motorsports for the multiple tenant building located at 395 Forest Grove Drive, facing to the east street only.
2. Any conditions made by the Plan Commission at their meeting of November 2024, as noted in the minutes.
3. That any additional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

EXHIBIT:

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



July 2023 Google Map photos



PLAN COMMISSION MISCELLANEOUS APPLICATION

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

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

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: 395 FOREST GROVE DR Tax Key: PWV 0903101001
Zoning of Property: B-5 Property Owner Name: DENNIS BOCHI
Property Owner Email: DBOSCHI14@GMAIL.COM Property Owner Phone #: 414-333-2853

APPLICANT INFORMATION (IF DIFFERENT THAN OWNER)

Applicant Name: RUSSELL KRAMER - REDLINE REWARDS SPORTS Applicant Phone #: 262-544-9977
Cell # 414-651-7019
Applicant Address: 395 FOREST GROVE DR SUITE C
Applicant Email: REDLINE.REWARDSSPORTS.LLC@GMAIL.COM

TYPE OF REQUEST: CHECK ALL THAT APPLY

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

SIGNATURES

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

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

Signature of Current Property Owner: Dennis Bochi Date: 10/14/24

Signature of Applicant: [Signature] Date: 10/14/24

DIRECTIONS

Please include the following required items with this application:

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

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



PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT

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

PROPERTY INFORMATION

Property Address: 395 FOREST GROVE DRIVE Tax Key: PWV 090.3 10/001
 Property Owner's Name: DENNIS BOSCHI Phone Number: 414-333-2853

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

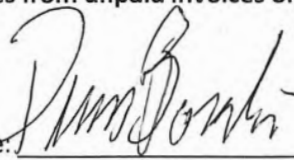
Business Name: REDLINE POWERSPORTS FEIN: 410-2717217
 Person Responsible for Payment / Business Contact Name: RUSSELL KRAMON
 Mailing Address: 395 FOREST GROVE DR SUITE C PEWAUKEE WI 53072
 Responsible Party / Contact Phone Number: 414-4051-7017
 Responsible Party / Contact Email Address: REDLINE POWERSPORTS LLC @ GMAIL.COM

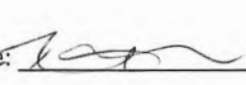
AGREEMENT / SIGNATURES - Property Owner signature is required.

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.

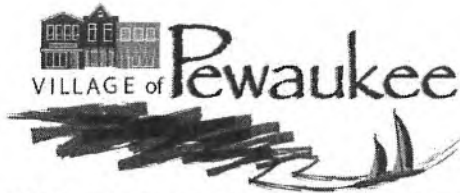
By signing this form, I, the undersigned, have been advised that pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner, or any other Village professional staff or other expert consultants retained by the Village in order to complete a proper 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: DENNIS BOSCHI Date: 10/14/24

Applicant Signature:  Printed Name: RUSSELL KRAMON Date: 10/14/24

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



Sign Permit Application

Rev. 3/26/24

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

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

Permit # _____

BUSINESS / APPLICANT INFORMATION

Property Owner Name: DENNIS BOSCHI Zoning District: B-5
 Property Address: 395 FOREST GROVE DR Unit # C Phone #: 414-333-7853
 Property owner email: DBOSCHI14@GMAIL.COM Property tax #: PWV 0903 101001
 Tenant Name: RUSSELL KRUMER - REDLINE POWERSPORTS Phone #: 262-544-9977
 Tenant Address: 395 FOREST GROVE DR. Tenant Email: REDLINE POWERSPORTS.LLC@GMAIL.COM
 Sign Company Name: UNKNOWN AT THIS TIME Sign Company Email: -
 Sign Company Mailing Address: - Phone #: -

SIGN INFORMATION—Chapter 70 (clickable link)

Freestanding Ground Projecting Wall Awning or Canopy Marquee Temporary Other _____

Brief description of sign: METAL - ILLUMINATED FROM BACK. Illuminated Non-Illuminated

Distance from sign to lot lines: 135 ^(EAST) Front 20 ^(WEST) Rear 25 ^(NORTH) Right 200 ^(SOUTH) Left

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

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

Date to be Erected: UNKNOWN / ASAP Square Footage 75 Sign Height 5' x 15' Estimated Cost: \$ UNKNOWN

SURETY BOND OR INSURANCE COMPANY ON CERTIFICATE OF ISSUANCE

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

SIGNATURE OF APPLICANT (Business Owner)

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

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

[Signature]
Signature of Applicant

RUSSELL KRUMER
Printed Name of Applicant

10/15/24
Date

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

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

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





Legend

- DNR Wetlands < .25 Acre
- DNR Wetlands > .25 Acre
- FEMA Floodplain
 - 0.2% Chance Flood
 - 1% Chance Flood (Zone A)
 - 1% Chance Flood Area (Zone AE, Floodway)
- Letters of Map Amendment
 - Invalid-Insufficient Information
 - Grade/Lowest Finished Floor Ground Elevation Below BFE
 - Invalid-Revised Topography
 - Still in Effect
 - Unknown
 - Pending
 - <all other values>
- Other Regulatory Floodplains
 - Flood Study from SEWRPC
 - Flood Study from Dam Failure
 - Flood Study from Approximate
- Municipal Boundary_2K
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K
 - Lot
 - Unit
 - General Common Element
 - Outlot
- SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- Cartoline_2K
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - <all other values>

0 102.63 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes:

Printed: 12/7/2023



1505 LLC
W232 S6820 Millbrook Circle
Big Bend, WI 53103

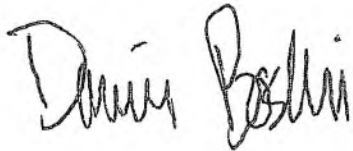
10/16/2024

Redline Power Sports
395 Forest Grove Drive
Pewaukee, WI

To Whom it may concern:

Landlord gives Redline Auto Sports has full approval to place signage on the building that is approved by the village of Pewaukee.

1505 LLC
By: Dennis Boschi
Owner

A handwritten signature in black ink that reads "Dennis Boschi". The signature is written in a cursive, slightly slanted style.

10-16-2024

TO: Village of Pewaukee Plan Commission
CC: Jenna Peter - Clerk
FROM: Ben Kohout AICP, Planning Consultant
RPT DATE: November 11, 2024
MTG DATE: November 14, 2024
RE: Ark Property 214 1st St –Certified Survey Map

BACKGROUND:

1. Petitioner: Erin and Kevin Ark
2. Property Owner: Erin and Kevin Ark
3. Location/Address: 214 1st Street
4. Tax Key Number: PWV 0899252
5. Area: ~.5 AC
6. Existing Zoning: R-5 Single-Family Residential
7. Proposed Zoning: N/A
8. Future Land Use: Residential
9. Proposed Future Land Use: N/A

OVERVIEW:

The Petitioners are requesting approval of a Certified Survey Map (CSM) as a condition of a new accessory garage to be built 3 feet from their northern property line. The property is in the R-5 Single-Family Residential zoning district which allows accessory structures to be less than 10 feet from the side property lines if a conditional use is approved by the Planning Commission. During the August 8, 2024 Planning Commission meeting, a condition of approval of the garage placement was that a CSM be completed prior to building permit issuance to clean up the lot lines.

SUBMITTAL:

The enclosed submittal includes the Certified Survey Map application, CSM document.

PLANNER COMMENTS:

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

Per the submitted CSM, the R-5 zoning district standards for lot size and setbacks of resulting lot lines from buildings appear to be meeting the minimum standards.

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

Lot Size/Width: Lot is conforming

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

Accessory building side/rear offset requirement: less than 10 feet as approved by CUG in August 2024.

STAFF RECOMMENDATION:

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

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

1. Any conditions made by the Plan Commission at their meeting of November 2024.
2. That all engineering comments are satisfied for the Certified Survey Map prior to Village signature and recording.
3. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

EXHIBIT:

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



Village of Pewaukee GIS



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

DISCLAIMER:

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

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



SCALE: 1 = 50'

Print Date: 11/11/2024

Certified Survey Map

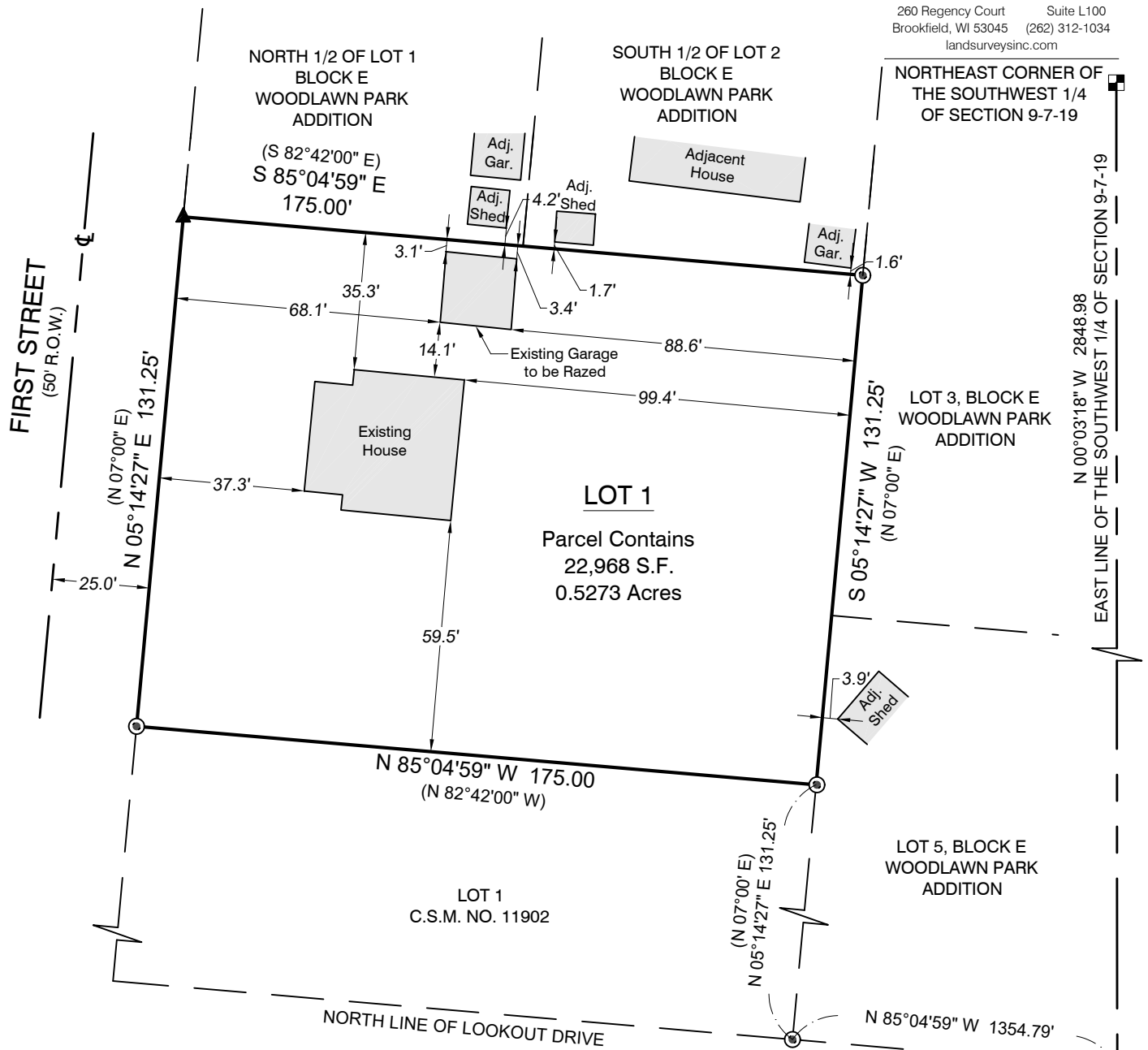
A part of Lots 1, 2, and 8 in Block E in Woodlawn Park Addition in the Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 7 North, Range 19 East, in the Village of Pewaukee, Waukesha County, Wisconsin

SURVEYOR:
 DANIEL E. BEDNAR, PLS S-2812
 LAND SURVEYS INC.
 260 REGENCY COURT
 SUITE L100
 BROOKFIELD, WISCONSIN 53045

SURVEYED FOR:
 KEVIN R. ARK
 214 FIRST STREET
 PEWAUKEE, WISCONSIN 53027

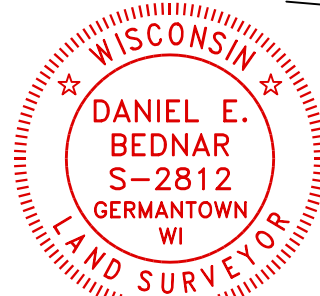
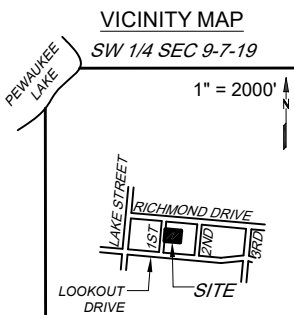
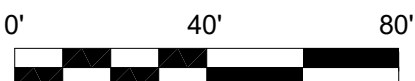
LAND SURVEYS INC.

260 Regency Court Suite L100
 Brookfield, WI 53045 (262) 312-1034
 landsurveysinc.com



LEGEND

- BRASS DISC IN CONC.
- 3/4"X18" IRON ROD SET
1.50Lbs./LINEAL FOOT
- ⊙ 1" IRON PIPE FOUND
(Measured Outside Diam.)
- ▲ MAG / PK NAIL FOUND
- () INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT



Daniel E. Bednar

BEARINGS ARE REFERENCED TO NAD 83/2011 IN WHICH THE EAST LINE OF THE SW 1/4 OF SECTION 9, T 7 N, R 19 E, BEARS N 00°03'18" W.

SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 9-7-19

October 10, 2024
 November 13, 2024

Certified Survey Map_____

A part of Lots 1, 2, and 8 in Block E in Woodlawn Park Addition in the Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 7 North, Range 19 East, in the Village of Pewaukee, Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE:

I Daniel E. Bednar, Professional Land Surveyor, do hereby certify:

That I have surveyed, Divided and mapped a parcel of land located in a part of Lots 1, 2, and 8 in Block E in Woodlawn Park Addition in the Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 7 North, Range 19 East, in the Village of Pewaukee, Waukesha County, Wisconsin, now being more particularly bounded and described and follows:

Commencing at the Southeast corner of the Southwest 1/4 Section, thence North 00°03'18" West along the East line of said Quarter Section, 642.72 feet; thence North 85°04'59" West, 1354.79 feet to a point on the North line of Lookout Drive, said point also being the Southeast corner of Certified Survey Map Number 11902; thence North 05°14'27" East along the East line of Certified Survey Map Number 11902, 131.25 feet to a point on the South line of the North 1/2 of said Lot 8 and the North line of Certified Survey Map Number 11902 and the Point of Beginning of the lands described hereinafter; thence North 85°04'59" West along said South line, 175.00 feet to a point on the West line of said Lots 8 and 1 and the East line of First Street; thence North 05°14'27" East along said West line, 131.25 feet to a point on the North line of the South 1/2 of said Lots 1 and 2; thence South 85°04'59" East along said North Line, 175.00 feet to a point on the East line of said Lots 2 and 8; thence South 05°14'27" West along said East line, 131.25 feet to the Point of Beginning of this description.

The gross area of said parcel contains 22,968 Square feet or 0.5273 Acres of land more or less.

That I have made such survey, land division and map by the direction of Kevin R. Ark, owner of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236 of the Wisconsin Statutes and the Platting ordinance of the Village of Pewaukee in surveying, dividing and mapping same.

Dated this 10th day of October, 2024.



Daniel E. Bednar PLS
Professional Land Surveyor S-2812



LAND SURVEYS INC.

260 Regency Court Suite L100
Brookfield, WI 53045 (262) 312-1034
landsurveysinc.com

October 10, 2024
November 13, 2024

Certified Survey Map _____

A part of Lots 1, 2, and 8 in Block E in Woodlawn Park Addition in the Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 7 North, Range 19 East, in the Village of Pewaukee, Waukesha County, Wisconsin

VILLAGE OF PEWAUKEE BOARD APPROVAL:

This Map, being a part of Lots 1, 2, and 8 in Block E in Woodlawn Park Addition in the Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 7 North, Range 19 East, in the Village of Pewaukee, Waukesha County, Wisconsin, is hereby approved and accepted by the Village Board of the Village of Pewaukee on this _____ day of _____, 20____.

Jeff Knutson, Village President

Jenna Peter, Village Clerk

VILLAGE OF PEWAUKEE PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the Village of Pewaukee on this _____ day of _____, 20____.

Jeff Knutson, Village President

Jenna Peter, Village Clerk



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October 10, 2024
November 13, 2024



PLAN COMMISSION MISCELLANEOUS APPLICATION

No Application Fee for Miscellaneous Services
Due approximately 4 weeks prior to meeting date

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

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: _____ Tax Key: PWV _____

Zoning of Property: _____ Property Owner Name: _____

Property Owner Email: _____ Property Owner Phone #: _____

APPLICANT INFORMATION (IF DIFFERENT THAN OWNER)

Applicant Name: _____ Applicant Phone #: _____

Applicant Address: _____

Applicant Email: _____

TYPE OF REQUEST: CHECK ALL THAT APPLY

Sign Plan Approval

Preliminary Plat Approval

Final Plat Approval

Developer's Agreement

Certified Survey Map

Other (Describe) _____

SIGNATURES

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

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

Signature of Current Property Owner: Kevin Ark Date: _____

Signature of Applicant: Erin Ark Date: _____

DIRECTIONS

Please include the following required items with this application:

1. One paper copy of the submittal, including plans/drawings/applicable attachments in a size 11x17 page size or less.
Also provide one full size scale copy if larger than 11x17.
2. One digital copy of the submittal, including plans/drawings/applicable attachments. (USB/Email)
3. Completed Professional Services Reimbursement Form.

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



PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT

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

PROPERTY INFORMATION

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

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

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

AGREEMENT / SIGNATURES - Property Owner signature is required.

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

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

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

Property Owner Signature: Kevin Ark Printed Name: _____ Date: _____

Applicant Signature: Erin Ark Printed Name: _____ Date: _____

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