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

2. Public Hearings
   a. On the Conditional Use Grant request to construct a replacement detached garage with offset to the side lot line less than that required by Code in the R-5 Single Family Residential Zoning District in which this property is located. The property address is 228 Orchard Avenue. The property owners/applicants are James and Kathryn Adam.
   b. On the Conditional Use Grant Amendment request to expand the outdoor storage portion of their existing, approved use of boat lift and pier sales, service, repair and storage and boat storage use on the north ½ of this property to now include the south ½ of the property, located at 230 Sussex Street, as well. Applicant is Rick Ruzga and Sam Ruzga d/b/a Lake Country Barge. The property owner is 230 Sussex Street LLC. The property is Zoned B-5 Light Industrial District
   c. On a Conditional Use Grant Amendment to construct building additions to the Pewaukee Lake Elementary School, the Pewaukee High School, the Asa Clark Middle School and the STEAM program building area that bridges between the Asa Clark Middle School and the Pewaukee High School at the main Pewaukee School District campus, 404 Lake Street. The property owner/applicant is Pewaukee School District. The property is Zoned IPS Institutional and Public Service District.
   d. Item withdrawn at applicant’s request. * On a Conditional Use Grant request to operate a contractors business office with accessory outdoor storage yard including construction of a 42’ x 60’ storage building and exterior modifications to existing building, located at 462 Hickory Street. Applicant is Thunder Road, LLC and the property owner is First Student, Inc. The property is Zoned B-5 Light Industrial District

3. Citizen Comments – This is an opportunity for citizens to share their opinions with Board Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Board is not able to answer questions or respond to your comments. All comments should be directed to the Board. 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:

5. Old Business
   a. Review, discussion and possible recommendation to the Village Board of proposed draft Ordinance changes related to Wireless Facilities in the Village – such proposed changes being precipitated by the recent FCC 2018 Small Cell Order.
b. Review, discussion and possible action on Site/building/operational plans approval for “Commercial Acute Care Medical Facility of less than 20,000 square feet…” for Lot 14 located at the northwest corner of Capitol Drive and Highway 164 (Pewaukee Road). The Applicant is Ryan Marks on behalf of Froedtert & the Medical College of Wisconsin with consent of the property owner Meadow Creek Limited Partnership. The property is zoned B-1 Community Business with PUD Planned Unit Development District Overlay.

6. **New Business**
   a. Review, discussion and possible approval on the application of WCTC (in c/o Jeff Leverenz, Director of Facilities-Services) for a sign code waiver to install a changeable letter electronic message (reader type) sign at the “S” Building. The property is located at 800 Main St. Property is zoned IPS Institutional and Public Service District.
   b. Review and Possible Action on the Conditional Use Grant request to construct a replacement detached garage with offset to the side lot line less than that required by Code in the R-5 Single Family Residential Zoning District in which this property is located. The property address is 228 Orchard Avenue. The property owners/applicants are James and Kathryn Adam.
   c. Review and Possible Action on the Conditional Use Grant Amendment request to expand the outdoor storage portion of their existing, approved use of boat lift and pier sales, service, repair and storage and boat storage use on the north 1/2 of this property to now include the south 1/2 of the property, located at 230 Sussex Street, as well. Applicant is Rick Ruzga and Sam Ruzga d/b/a Lake Country Barge. The property owner is 230 Sussex Street LLC. The property is zoned B-5 Light Industrial District.
   d. Review and Possible Action on the Conditional Use Grant Amendment to construct building additions to the Pewaukee Lake Elementary School, the Pewaukee High School, the Asa Clark Middle School and the STEAM program building area that bridges between the Asa Clark Middle School and the Pewaukee High School at the main Pewaukee School District campus, 404 Lake Street. The property owner/applicant is Pewaukee School District. The property is Zoned B-5 Light Industrial District.
   e. **Item withdrawn at applicant’s request.** * Review and Possible Action on the Conditional Use Grant Application to operate a contractor’s business office with accessory outdoor storage yard including construction of a 42’ x 60’ storage building and exterior modifications to existing building, located at 462 Hickory Street. Applicant is Thunder Road, LLC and the property owner is First Student, Inc. The property is Zoned B-5 Light Industrial District.
   f. Review and Possible Action regarding the temporary outdoor use request of Wisconsin Shirdi Sai (in c/o Satya Karri) proposed to be held October 7-10, 2019.

7. **Citizen Comments** – This is an opportunity for citizens to share their opinions with Board Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Board is not able to answer questions or respond to your comments. All comments should be directed to the Board. 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 5, 2019
VILLAGE OF PEWAUKEE
PLAN COMMISSION MINUTES
June 13, 2019

1. Call to Order, Pledge of Allegiance, Moment of Silence and Roll Call
President Knutson called the meeting to order at approximately 7:07 p.m. The Pledge of Allegiance was recited and a moment of silence followed.

Roll Call was taken with the following Plan Commission members present: Trustee Roberts, Comm. Mantz, Comm. Zompa, Comm. Grabowski, Comm. Rogers, and President Jeff Knutson. Comm. Lange was excused.

Also Present: Mary Censky, Village Planner; Tim Barbeau, Village Engineer; Mark Blum, Village Attorney; Scott Gosse, Village Administrator; Cassie Smith, Village Clerk; Jackie Schuh, Deputy Clerk-Treasurer.

2. PUBLIC HEARING –
   a. On the Conditional Use Grant request of property owner Steve Clementi to construct a detached residential garage with an offset less than that required by Code on their existing, legal nonconforming lot (as to width) located at 255 Main Street. Property is Zoned R-5 Single Family Residential District.
      Kathy Losniecki @ 227 Main St – Ms. Losniecki commented that the property is beautifully maintained and she would like the commission to grant the CUG.
   b. On the Conditional Use Grant Amendment request of Scott Hoggatt (d/b/a Velocity and the HandleBar) to develop an outdoor seating area accessory to their existing bar use, Velocity and the HandleBar, using two of the public parking stalls situated in the W. Wisconsin Avenue right-of-way directly in front of the business located at 203 W. Wisconsin Avenue. Property owner is Duncan’s, Inc. Property is Zoned B-2 Downtown Business District.
      Paul Evert @ 327 Lookout Dr – Mr. Evert was happy to see full committee but is against giving away public property. He does not think it will work and people will not know which two spaces in the back are for public parking.

      Amy Piontic @ Hwy 164 & Hwy 74 – Ms. Piontic expressed concerns for safety of people sitting on street.

      Kathy Matrise @ 1150 E. Wisconsin – Ms. Matrise does not think we can afford to give up parking spaces and thinks it is a safety issue.

3. Citizen Comments – Comments should be addressed directly to the Plan Commission and should be limited to a maximum of three minutes per speaker. President Knutson asked for only new business comments not related to the Capri development as those will be heard later in the meeting.

None.

4. Approval of the Minutes:
   a. Regular Plan Commission Meeting – May 9, 2019.

      Comm. Zompa moved, seconded by Trustee Roberts to approve the May 9, 2019 minutes of the Regular Plan Commission meeting with the following corrections:
      Item 6d - “21. Proper signage will indicate 2 additional public parking spots are available behind the building.”
      Item 6g - “Jim Forester stated they would not have outdoor music and that the anticipated construction start date is July 1, 2019.

      Motion carried 6-0.

5. Old Business
a. Review, discussion and possible recommendation to the Village Board of proposed draft Ordinance changes related to Wireless Facilities in the Village – such proposed changes being precipitated by the recent FCC 2018 Small Cell Order.

Item 5a. was moved to the bottom of the agenda.

6. New Business

a. Review, discussion and possible recommendation to the Village Board of a Certified Survey Map request to combine the two existing parcels, one located at 230 First Street and the other located immediately adjacent and north thereof, into a single larger lot. Applicant is property owner Brent Morrison. The property is zoned R-5 Single-Family Residential District.

Planner Censky stated that this was before the commission one year ago – the combination of two legal non-conforming lots. The maps need to get recorded within 30 days of approval and that did not happen after the last approval. The final combined lot is a legal conforming lot. She recommends favorable recommendation to the Village Board subject to the following:

i. Updating the Village Clerk name in all applicable places on the document.
ii. Modify the references to Planning Commission “approved” and “approval” to “recommended” and “recommendation”.
iii. Village Engineer review and approval of the CSM as to technical accuracy, adequacy and closure in the legal description(s) prior to signatures and document recording.

Comm. Grabowski moved, seconded by Comm. Zoopa to approve the Certified Survey Map with Planner Censky’s recommendations.

Motion carried 6-0.

b. Review, discussion and possible recommendation to the Village Board of a land division by Certified Survey Map of the existing/built, single-family residential lot located at 430 Prospect Avenue. The applicant/property owner is Kyle Kreuser. The property is zoned R-5 Single-Family Residential District.

Planner Censky stated that this item was up last month for consultation. The applicant would like to split off the back lot of his property. It would have driveway access from Pirates Pass and it would be vacant at this time. The proposed lot and the new lot lines as pertains to the existing house/buildings are code compliant. The front parcel will contain an existing single-family residence and detached garage. Sanitary sewer and water utility services would have to be brought to the existing property from Prospect Avenue through a private utility easement on the north side of the existing lot. Planner Censky does not object to the division of land but recommends the following conditions be attached:

i. The utility easement running along the north side of Lot 1 shall have a revised label to state this is a private utility easement for the benefit of Lot 2.
ii. Village Engineer or Director of Department of Public Works final review/approval of the plans for all/any public improvements determined to be required in support of this land division including, for instance, the storm sewer, sanitary sewer and water lateral extensions from the main to lot line;
iii. All required improvements shall be completed prior to or concurrent with issuance of a building permit for construction upon this new Lot 2;
iv. Village Engineer review and approval of the map as to its technical accuracy and closure in the legal description;

Comm. Mantz moved, seconded by Comm. Grabowski to approve the land division with Planner Censky’s recommended conditions and the Village Engineers recommended conditions from his report dated June 5, 2019.

Motion carried 6-0.

c. Review, discussion and possible action on the Sign Code Waiver request for a 140 sq. ft. Planet Fitness tenant wall sign (exceeding the 30 sq. ft. limit of the Sign Code) proposed to be placed at 1275-A Capitol
The property owner is Wausau One LLC. The applicant is Chris Fish of Stratford Sign Company on behalf of tenant occupant, Planet Fitness.

Planner Censky stated that the proposed 140 sq. ft. sign will replace the 120 sq. ft. sign of the previous tenant. The applicant’s intention is to be visible to Capitol Dr. Planner Censky has no particular objections as the request of waiver is reasonably consistent with other waivers granted, mitigates the setback and foreground building visibility disadvantages and appears to be appropriate in scale to the place it’s proposed to be located on the building wall. The only recommended condition of approval is that applicant secure all necessary sign, building and/or electrical permits prior to the start of construction. Comm. Zompa inquired as to the lighting of the sign to which Planner Censky indicated it is internally lit.

Comm. Mantz moved, seconded by Comm. Zompa to approve the sign waiver with recommended conditions of Planner Censky.

Motion carried 6-0.

d. Review, discussion and possible action on the Conditional Use Grant request of property owner Steve Clementi to construct a detached residential garage with an offset less than that required by Code on their existing, legal nonconforming lot (as to width) located at 255 Main Street. Property is Zoned R-5 Single Family Residential District.

Planner Censky indicated that the applicant wishes to construct a 2-stall, 896 sq. ft., pitched roof-type garage design with lofted interior storage space. The design is of a somewhat unique nature as the proposed roof pitch is very steep - consistent with that of the house. She states that the commission can grant a waiver through CUG as to the lot line offset per code, but that the Village Board of Appeals would have to grant a variance as to the height overage. Planner Censky recommends the following conditions be attached if a waiver as to side lot line offset is granted through CUG:

   i. Applicant to submit, for Village Engineer review and approval prior to issuance of a building permit, a plan confirming that stormwater runoff changes, if any, that would arise out of construction of this garage will not adversely impact drainage conditions on neighboring properties as a result of the garage construction;

   ii. Any driveway extension installed to serve this new garage shall comply with side-yard offset requirement as set forth in the Section 40.419(f) of the Code;

   iii. Board of Appeals approval of the proposed garage building plan as to the height overage, prior to issuance of any permits to begin work on the proposed new garage and/or driveway extension;

   iv. Issuance of all required building, electrical and any other such/similar permits prior to the start of any work

Discussion followed regarding electricity, water, sewer, living space and placement of the building.

Comm. Zompa moved, seconded by Comm. Grabowski to approve the CUG with conditions as recommended by the Planner and the requirement that there shall not be a living space permitted in the garage.

Motion carried 6-0.

e. Review, discussion and possible action on the Conditional Use Grant Amendment request of Scott Hoggatt (d/b/a Velocity and the HandleBar) to develop an outdoor seating area accessory to their existing bar use, Velocity and the HandleBar, using two of the public parking stalls situated in the W. Wisconsin Avenue right-of-way directly in front of the business located at 203 W. Wisconsin Avenue. Property owner is Duncan’s, Inc. Property is Zoned B-2 Downtown Business District.

Planner Censky described applicant’s proposal to use the 2 southernmost parking stalls immediately in front of their business to accommodate outdoor seating for 16. The requested use is similar to other businesses near them. The commission approved 3 stalls at the May meeting, but Village Board of Appeals denied them and suggested they return to the Planning Commission with a request for just 2 stalls. Planner Censky reviewed the conditions she would recommend be attached to any approval as the Commission may wish to grant:

1) This use approval shall expire on October 1, 2019 by which date the right-of-way shall have been fully restored to its original condition before the street dining use was approved and implemented;

2) Applicant shall secure the necessary licensure for alcohol sales, service and consumption on the right-of-way premises understanding that the only physical areas considered/approved for this use are the 2 southernmost stalls as shown on the attached site plan;
3) The outer (street facing side) of the required enclosure/barrier separating the dining area from the vehicle accessible part of the right-of-way shall be setback no less than 2 feet from the vehicle accessible part of the right-of-way (1 foot separation from adjacent parking stalls and/or curbed islands);
4) All parts of the proposed right-of-way dining appurtenances shall be bound within the street facing side of the existing curb face;
5) The enclosure/barrier separating the dining area from the vehicle accessible part of the right-of-way shall be subject to review and approval of Village Staff including not only as to consistency with the materials, colors, character, of the adjoining building but also as to adequacy of protection from harm given the close proximity of moving vehicles. At the applicant’s expense, the Village staff may engage qualified outside consultants for assistance in establishing this standard of protection;
6) Public safety consent as to the plan in light of any effects it may have on their ability to maintain proper protection of all persons and property in the surrounding environment;
7) Director of Public Works approval as to the manner of attachment of anything that is proposed to be affixed to any public object and/or the public way;
8) Electric service to the outdoor dining area may not be run on grade across the sidewalk;
9) Any substantiated material adverse impacts upon surrounding properties or the Village generally resulting from this use (including, though not necessarily limited, to noise, odor, litter, animal infestation, loitering, glare, public safety, illegal activity,...) shall be the responsibility of the owner/applicant to correct timely upon notice from the Village and failure to do so may result in revocation of this conditional use grant amendment or portions thereof.
10) Village Staff final review and approval of all appurtenances proposed to be placed in the parking stall areas;
11) The only food and/or beverage that may be consumed within this specific street dining space shall be limited to that emanating from the adjacent, approved use, the Handlebar;
12) Days and daily hours of operation shall be limited to 12pm-9pm weekdays and 12pm-10pm on the weekends.
13) The street dining area shall comply fully with any/all applicable requirements attendant to the ADA;
14) Recording of the Conditional Use Grant Amendment prior to the start of any right-of-way occupancy;
15) Village Board approval of a right-of-way access/occupancy/use permit and agreement prior to recording of the Conditional Use Grant Amendment;
16) Execution of a hold harmless and indemnity agreement satisfactory to the Village Attorney and approved by the Village Board for the seating area/railing improvements that will remain in the right of way for inclusion as an exhibit to the Conditional Use Grant Amendment;
17) Provision of general liability and property damage insurance naming the Village of Pewaukee as an additional insured shall be provided to the Village Attorney for review and approval as to adequacy;
18) Two private parking stalls in the private lot serving this building need to be re-designated from private parking to public parking with signage indicating this to be installed by the applicant or property owners;
19) No painting the right-of-way pavement;
20) Village Board shall make the final determination as to who has precedence in terms of the right-of-way use on any dates/times where use of this specific right-of-way space may have been requested by multiple parties/special events.

Trustee Roberts indicated that in item 1, the date should read October 1 instead of November 1, with the right of way parking stalls being re-established at that point. Discussion followed regarding the safety of the proposed seating, the amount of traffic in that area and whether public land should be used for private use. Comm. Grabowski stated that businesses in that area pay a premium to be on the lake so he thinks a trial of this is warranted. Comm. Rogers agreed. Discussion continued regarding safety, other businesses in the area and how a reduction in stalls will affect parking downtown.
Comm. Grabowski moved, seconded by Comm. Rogers to approve, as presented, the use of 2 stalls for business seating with the recommendations of Planner Censky, as well as changing the end date for this approval to October 1, 2019. (Amended in above list.)
Motion carried 4-2 with Comm. Zompa and Comm. Mantz voting nay.

f. Review, discussion and consultative feedback on the preliminary plans of Pewaukee School District as to the overall concept of building and site changes proposed as the 2nd/final phase of improvements under the recently approved referendum. The applicant is Pewaukee School District in c/o Architect Nathan Scheive of Bray Architects. The property, located at 404 Lake Street, is zoned IPS (Institutional and Public Service District).

Planner Censky described this project as similar to Phase 1 of the School District. Phase 2 is building additions at the elementary, middle and high schools and the STEAM building. Nathan Scheive, a representative of Bray Architects, presented information on Phase 2 of the Pewaukee School District project. The presentation included how the buildings would be connected, where the additions will occur, what materials are being proposed and why those materials were chosen. Discussion followed regarding the types of windows, the colors and materials chosen. Feedback was given as to some possible changes to the window fenestration to better match the pattern of the existing building and also with respect to the proposed building materials. No action was required for this item as it was discussion, consultation/feedback only.

g. Item 6g was moved down the agenda to follow Item 6h.

h. Review, discussion and possible action on the Business Site Plan/Plan of Operations amendment request to construct an additional detached accessory storage structure in the yard area of the Century Fence business property located at 1300 Hickory Street. The applicant is A W Bryant, d/b/a Century Fence, in c/o John Connell. The property is zoned B-5 Light Industrial District.

Planner Censky stated that the applicant would like to build a 26 ft tall, post-type building with a 170x60 ft slab and a 170x45 ft metal canopy. The height is code compliant and it complies with offsets. She requested building materials samples but did not get any response back from the applicant after leaving a couple of messages. Planner Censky recommends the following to the Commission:

i. Village Engineer review and approval of all utility, grading, drainage, stormwater management and erosion control plans attendant to this project prior to issuance of any construction, building, electrical, ...permits being issued in support of the project;

ii. Planning Commission review and approval of the specific building materials and color specifications proposed;

Village Engineer Barbeau stated that the grading should be fine as they have sufficient capacity within their own stormwater management area on-site to handle this.

Comm. Grabowski moved, seconded by Comm. Zompa to approve with Planner Censky’s recommendations and approval of all materials by Plan Commission.
Motion carried, 6-0.

g. Review, discussion and possible recommendation to the Village Board to amend the existing PUD controlling the Meadow Creek Market development in order to add the permitted use “Commercial Acute Care Medical Facility of less than 20,000 square feet...” and to approve the specific site/building/operational plans submitted in support thereof, such changes proposed to be applicable only to Lot 14 located at the northwest corner of Capitol Drive and Highway 164 (Pewaukee Road). The Applicant is Ryan Marks on behalf of Froedtert & the Medical College of Wisconsin with consent of the property owner Meadow Creek Limited Partnership. The property is zoned B-1 Community Business with PUD Planned Unit Development District Overlay.

Planner Censky stated that the Village had recently removed the use “hospital” from any district but “hospital” remains in the Code under definitions. The applicant describes the project as a more unique, contemporary, locally orientated version of acute medical care than the traditional “hospital” version as embodied in the Village’s definition. They request recommendation to the Village Board to amend the existing PUD by adding the use “Commercial Acute Care Medical Facility of less than 20,000 square feet (never to be exempt from real estate taxation by any taxing authority in the State of Wisconsin, including the Village of Pewaukee) providing episodic acute care medical services including 24 hours a day, 365 days a year emergency services and short-term inpatient care with 12 or less beds with lab, radiology, and in-house pharmacy services for patients only. The facility would not provide outpatient care, scheduled surgical procedures, intensive care unit, or long-term care”. Planner Censky noted that this use is requested to be added to the PUD for only Lot 14 of the
development. She reviewed the site development plan details noting the minimal exceptions to full compliance with the Code requirements in bulk and spatially. She spoke of the number of beds, the size of the building, the nature of care offered as well as ambulance access. Since she had reviewed the original plans, she stated that revised plans were submitted by the applicant and reflected some of the changes recommended by staff already. She has not had a chance to review those in detail as of yet. Materials are all code compliant, but the flat roof is inconsistent with not only the Code guidance but also with the rest of the surrounding development. One significant concern is the elevation of the street and the downward view onto the flat roof. Planner Censky recommends the following conditions be attached to any site/building plan approval as may be granted:

1) Applicant to return to the Planning Commission for review and possible approval of revised final architectural plans reflecting the following changes;
   a. All materials, colors, ... of all visible exterior facets of the building and screening devices to be accurately depicted and elevation orientations corrected if/as necessary;
   b. Detailed building light fixture cut sheets and updated related dispersion plan to be provided;
   c. Building wall height to be increased in order to minimize the potential for view of the roof deck from surrounding road(s) and to reduce the scale of rooftop screening devices where current height appears to overbear the wall height relatively (note: back of walls wherever visible shall be spec'd with materials/colors to match the foreground view) or building design be revised to reflect a gabled or similar roof design as will better reflect the character of the buildings in the surrounding area and may resolve any issues with respect to rooftop equipment screening;

2) Parking aisle width between 90 degree stalls to be increased to 25 ft.;
3) Four additional trees to be added to the landscape plan;
4) Sign plan review, approval and permit issuance (provided no waiver is required and based on the basic design information provided as to materials and colors) by Village Staff;
5) Revised landscaping plan review and approval by Staff which introduces plantings in the foreground of the retaining wall wherever the wall exceeds 4 feet in height;
6) Village Engineer review and approval of all utility, grading, drainage, stormwater management, and erosion control plans prior to issuance of any building or construction permit in support of this project;

Village Engineer Barbeau stated that all the drive aisles are curbed so all stormwater is directed to a storm sewer that leads to a regional retaining pond behind Menards. He noted there will be redundant water lines. As for traffic flow he stated the lane goes all the way around the building and is wide enough for an ambulance and a fire truck to make all the turns. Technically, the engineering plans are all in pretty good shape and he has no other recommendations at this time. Village Attorney Blum recounted that there are two actions here – the PUD amendment and the building/site plans. It is structured on the agenda as one to make the PUD inclusive – the site plan is part of the PUD. Discussion took place regarding dark store theory and retail businesses, the aesthetics of the flat roof, the desire for gabled roof, the tax status being recorded into PUD, infrastructure costs and the need for Fire Department approval. Ryan Marks, representing the plans on behalf of future occupant, Froedert & The Medical College of Wisconsin, stated that construction was to begin in the Fall. He said, contrary to the application submitted, they would like to provide outpatient care. Attorney Blum said that is not what’s in the request before the Commission tonight based on their own application narrative included with the submittal. He said he acknowledges that the building sits high but feels the aesthetics are similar to other businesses. He said that Froedert is stringent on how the building looks with the flat roof and that gables are not what they are after. Comm. Zompa was concerned that now they are talking about outpatient care, unlike the original proposal – which is it? Village Attorney Blum asked for Mr. Marks to clarify the outpatient care – if they are asking to do it, they must change the wording and a new review is required. Mr. Marks stated that he is okay with leaving the wording and the request, excluding outpatient care, as it is. Mr. Blum recommends the following be part of the motion to clarify the basis on which the Commission would recommend an amendment to include this use in the PUD for Lot 14: 1.) Changes in the economy have reduced the number/type of prospective users for this particular Lot 14, and 2.) That the space has been vacant since the original creation of this PUD many years ago.
Comm. Grabowski moved, seconded by Comm. Zompa to recommend approval of the PUD use change amendment request for Lot 14 only and as presented in their application and to return to the Plan Commission for approval of the building, site and operating plan based on the aforementioned comments.  

Motion Carried 6-0

3. Continued – Citizen Comments

Paul Evert – 327 Lookout Dr – Mr. Evert was upset that he was named out by a commissioner for earlier comments – does not think that is right. He brought up that when Costco came in everyone said that businesses would be lining up to get into these shopping center spaces and Meadow Creek Market outlots. That did not happen so why will it happen with Froedtert?

Kathleen King – 725 Glacier Rd. – Ms. King spoke against the Capri development.

Bob – of Delafield – Bob spoke against the Capri development.

Kathryn Sobottke – 329 Evergreen Ln. – Ms. Sobottke spoke against the Capri development.

Kathy Matrise – 1150 E. Wisconsin Ave. – Ms. Matrise spoke against the Capri development.

Kris Schroeder – N73W23417 Fontaine Cir, Sussex – Chris spoke in favor of the Capri development.

Amy Sandlass – 414 Cheshire Ln. – Ms. Sandlass spoke against the Capri development. Document submitted and on file at the Village Hall.

Karen Schroeder – N73W23417 Fontaine Cir, Sussex – Ms. Schroeder spoke in favor of the Capri development.


Robert Sladky – 336 Park Ave. – Mr. Sladky spoke against the Capri development.

Amy Kantic – Five Fields – Ms. Kantic spoke against the Capri development. She also described alternatives to the street seating downtown being evaluated – open garage door entrances to businesses, one-way street, close street. Concerned about the safety of seating in the parking spots.

Micheline Szocs – W322N3095 Oakmont Ct. – Ms. Szocs spoke in favor of the Capri development.

Jodi Olson – Peninsula Dr, Pewaukee – Ms. Olson spoke against the Capri development.

Sherry Weber – 463 W Wisconsin Ave. – Ms. Weber spoke against the Capri development.

William Kucharski – 324 High St. – Mr. Kucharski spoke against the Capri development. Document submitted and on file at the Village Hall.

Betsy Gomoll – 370 Evergreen Ln. – Ms. Gomoll spoke against the Capri development.

James Groat – 231 Park Ave. – Mr. Groat spoke against the Capri development.

A member of Queen of Apostles from Sussex spoke in favor of the Capri development.

Mary Ann Mohr – 307 W. Wisconsin Ave. – Ms. Mohr spoke in favor of the Capri development.

Jeff Beres – 554 Kopmeier Dr. – Mr. Beres spoke against the Capri development.

Bob Meyer – N26W26661 Prospect Ave, City of Pewaukee – Mr. Meyer spoke in favor of the Capri development.

Sharon Cook – 411 W. Wisconsin Ave. – Ms. Cook spoke against the Capri development.

Darlene Kelly – 128 Hill St., Hartland – Ms. Kelly spoke against the Capri development. Document submitted and on file at the Village Hall.

Frank Mallerdino – 994 Westfield Cir. – Mr. Mallerdino spoke against the Capri development.

Jerome Brandl – 586D Grandview Ct. – Mr. Brandl spoke in favor of the Capri development.

Tom Pipins – 1070 Creekside Dr #201, Oconomowoc – Mr. Pipins spoke in favor of the Capri development.

Trish Schmeling – 422 Cheshire Ln. – Ms. Schmeling spoke against the Capri development. Document submitted and on file at the Village Hall.

Ryan Cook – 411 W. Wisconsin Ave. – Mr. Cook spoke against the Capri development.

A resident of East Troy, Wisconsin, spoke against the Capri development.

Marita Pietykowski – 225 Meadowside Ct. – Ms. Pietykowski spoke in favor of the Capri development.

John Schueller – Brookfield – Mr. Schueller spoke in favor of the Capri development.

Nicholas Dominick – 504 W. Wisconsin Ave. – Mr. Dominick spoke against the Capri development.

Jerry Steffy – 468 W. Wisconsin Ave. – Mr. Steffy spoke against the Capri development.

Jeanette O’Toole – 402 W. Wisconsin Ave. – Ms. O’Toole spoke against the Capri development. Document submitted and on file at the Village Hall.

Sandra Moncada – W276N2177 Spring Creek Dr, Pewaukee – Ms. Moncada spoke against the Capri development.

Bill Ryan – W238N3240 Pine Hill Ct, Pewaukee – Mr. Ryan spoke in favor of the Capri development.

Bob Schaff – N32W22121 Hill n Dale Cir., Pewaukee – Mr. Schaff spoke in favor of the Capri development.

Bill Ahert – Sussex Resident – Mr. Ahert spoke in favor of the Capri development.

Patrick Johnson – 413 High St. – Mr. Johnson spoke against the Capri development.

Stacy Johnson – 413 High St. – Ms. Johnson spoke against the Capri development.

Robbyn Marcinkevic – 324 High St. – Ms. Marcinkevic spoke against the Capri development. Document submitted and on
file at the Village Hall.

Jeff Beres – 554 Kopmeier Dr. – Mr. Beres spoke against the Capri development.

Theresa Hoff – 1276 Timber Ridge – Ms. Hoff spoke against the Capri development.

Pat Lyddane – N34W22155 Capitol Dr, Pewaukee – Mr. Lyddane spoke in favor of the Capri development.

Brenden Newman – 330 Quinlan Dr. – Mr. Newman spoke against the Capri development.

Ron Oscars – 516 Kopmeier Dr. – Mr. Oscars spoke against the Capri development.

i. Review, discussion and possible recommendation to the Village Board on the request for Land Use Plan Amendment to change multiple land areas within the Queen of Apostles Congregation contiguous ownership at and adjacent to 449 W. Wisconsin Avenue (i.e. all or portions of Village of Pewaukee Tax parcel #’s 0893923, 0893989, 0893056, 0893057) from current “Single-Family Residential” designation to “institutional” designation. The applicant is Tarantino & Company in c/o Wayne Wiertzema. The property owner is Queen of Apostles Congregation. The properties are currently zoned IPS/Institutional and Public Service District as to the areas within Parcel #0893989, and R-5/Single Family Residential as to the areas within the other three parcels.

Planner Censky showed a map on the screen and states that 6 land areas in question are currently vacant space, some are simply land area within larger parcels. The two lots with frontage on Evergreen Dr. have one single-family type building that straddles across the common lot line of two parcels. Each of the land areas proposed to be added to the Institutional classification is bordered on 1 or 2 sides by existing single-family residential use, with the other 1 or 2 sides by Institutional. The approximate total land proposed for Land Use Plan Amendment is 1.88 acres. Planner Censky states that much is dependent on whether the commission would like to designate the 1.88 acres to IPS to match that of the larger parcel. Typically, a building project is not considered when it is a decision of land use. A project did come forward, publicly already so it’s very hard to keep that in the background for this decision. She asks them to separate the two. As of right now, in some of these cases, the Village’s zoning also does not match the land use. Village Engineer Barbeau identified 4 concerns:

1. Sanitary sewer system may be undersized depending on the size of an institutional development at this location
2. Water mains would likely need repair or replacement to assure reliable water depending on the size of an institutional development
3. Downstream properties and stormwater facilities may not be able to handle water from this site depending on the size of the development
4. Roads and pavement surrounding these parcels may not be adequate to handle increased traffic flow and movement depending on the size/intensity of an institutional development

Discussion followed regarding how to differentiate zoning and land use in this case. The commission is aware of a proposed development and they need to know more about potential issues that this could raise as far as services and infrastructure before a land use decision could be made – how can you change the land use of a property to a new category that might allow the types of uses that our infrastructure can’t presently support? There was further discussion regarding concerns of stormwater, water, sewer and roads, utilities and the costs to the Village, as well as what this property could possibly be used as. Thoughts were that costs would have to fall on the developer and they would have to decide if it is worth the cost to develop. President Knutson feels that the land use cannot be approved without more information, and if the land use is not approved, then items j and k cannot be addressed.

Trustee Roberts moved, seconded by Comm. Zompa to table item 6i until there is an opportunity to review the application in greater detail and obtain more information.

Motion carried 6-0.
j. Review, discussion and possible recommendation to the Village Board on the request for Rezoning to change multiple land areas within the Queen of Apostles Congregation contiguous ownership at and adjacent to 449 W. Wisconsin Avenue (i.e. all or portions of Village of Pewaukee Tax parcel #’s 0893989, 0893056, 0893057) from R-5/Single-Family Residential District to IPS/Institutional and Public Service District. The applicant is Tarantino & Company in c/o Wayne Wiertzema. The property owner is Queen of Apostles Congregation.

Trustee Roberts moved, seconded by Comm. Mantz to table item 6j until more information is available. Motion carried 6-0.

k. Review, discussion and possible recommendation to the Village Board of a Certified Survey Map request to consolidate the several parcels PWV # 0893990, 0893988, 0893987, 0893989, 0893055, 0893056, 0893057, 0893923 and 0893013 into a 16.48-acre lot and a 1.71-acre Outlot. The applicant is Tarantino & Company in c/o Wayne Wiertzema. The property owners are Queen of Apostles Congregation and G Robert and Gloria Numan. The properties are currently zoned IPS/ Institutional and Public Service District and/or R-5/Single Family Residential.

Comm. Grabowski moved, seconded by Trustee Roberts to table item k until more information is available. Motion carried 6-0.

7. Citizen Comments -
Theresa Hoff – 1276 Timber Ridge – Ms. Hoff continued her statement against the Capri development.

Jerry Steffy – 468 W. Wisconsin Ave. – Mr. Steffy spoke against the Capri development and of the increased traffic types that would result of this development.

Bruce Friesch – 320 Quinlan Dr. – Mr. Friesch spoke against the Capri development and about water drainage on properties on Quinlan Dr.

Nancy Oscars – 516 Kopmeier Dr. – Ms. Oscars spoke against the Capri development and asked for clarification on the ‘dots’ on the map from Planner Censky’s presentation.

Sharon Cook – 411 W. Wisconsin Ave. – Ms. Cook spoke regarding land use being designated as IPS or residential.
Jean Saggau – 332 Evergreen Ln. – Ms. Saggau spoke of how traffic already impacts her house shaking.

Patrick Johnson – 413 High St. – Mr. Johnson questioned what happens if it is determined that the Village needs more lanes for the development?

Robbyn Marcinkevic – 324 High St. – Ms. Marcinkevic would like to see all this information on the Village website and she explained the parcels are zoned residential in relation to the IPS being discussed because they were a nunnery for the church.

Item 5a, by the consensus of the board, was deferred to the next meeting.

8. Adjournment
Comm. Rogers moved, seconded by Comm. Mantz to adjourn.
Motion carried 6-0.

Meeting adjourned at approximately 11:24 p.m.

Respectfully Submitted,
To: Village of Pewaukee Plan Commission

General Information:
Agenda Item: 5.a.

Applicant: N/A
Status of Applicant: Village initiated item
Requested Action: Review, discussion and possible recommendation to the Village Board as to draft Ordinance changes proposed relating to Wireless Facilities in the Village – such proposed changes being precipitated by the recent FCC 2018 Small Cell Order.

Background/Discussion:
At the May, 2019 meeting, Planning Commissioners received a draft of the proposed language changes/additions to various sections of the Village Code pertaining to wireless facilities in the Village. The proposed changes were drafted bearing in mind the guidance offered by the League of Wisconsin Municipalities which solicited the drafting of a model ordinance by the law firm Boardman & Clark LLP (ref http://www.lwm-info.org/1538/Telecommunications-Including-Small-Cell for the Memorandum and Model Ordinance offered by Attorney Anita Gullucci in this regard).

The Planner will guide Commissioners through/explain the various changes proposed. Please bring the wireless ordinance draft materials, as distributed at the May meeting, along with you to the July 11, 2019 meeting.
STAFF REPORT

To: Village of Pewaukee Plan Commission
By: Mary Censky
Date Prepared: July 11, 2019

General Information:

Agenda Item: 5.b.

Applicant: Ryan Marks on behalf of Froedtert &
the Medical College of Wisconsin

Status of Applicant: Applicant with consent of underlying
Property Owner Meadow Creek
Limited Partnership

Requested Action: Site/building/operational plans approval
for “Commercial Acute Care Medical
Facility of less than 20,000 square
feet…”

Current Zoning: B-1 Community Business w/
PUD - Planned Unit Development
overlay.

Current Master Plan Classification: Community Commercial

Surrounding Zoning/Land Use:
North: B-1 Community Business w/
PUD overlay (tire store)
South: Capitol Dr./City of Pewaukee
East: Hwy 164/City Pewaukee
West: B-1 Community Business w/
PUD overlay

Lot Size/Project Area: Approximately 2.97 acres

Location: Lot 14 of Meadow Creek Market
situated directly at the northwest
corner of Capitol Dr. and Hwy 164
(Pewaukee Road)

Discussion:
The Planning Commission did, at the June, 2019 meeting, favorably recommend to the Village
Board for an amendment to the Meadow Creek Market PUD/Lot 14 to include the use
“Commercial Acute Care Medical Facility of less than 20,000 square feet (never to be exempt
from real estate taxation by any taxing authority in the State of Wisconsin, including the Village
of Pewaukee) providing episodic acute care medical services including 24 hours a day, 365 days
a year emergency services and short-term inpatient care with 12 or less beds with lab, radiology, and in-house pharmacy services for patients only. The facility would not provide outpatient care, scheduled surgical procedures, intensive care unit, or long term care” as a use that can be permitted in the PUD but only on Lot 14.

In their narrative submittal, the applicant notes that this facility might expect to see 1-2 inbound ambulance trips per week and 5 – 10 outbound per week which would be contracted separately from the Village’s arrangement in favor of a separate contract with private ambulance services or under separate contract with the Village if the Village so desired.

In support of this request, the applicant offers a site plan/plan of operations for consideration thereunder.

As proposed, the plan is compliant as to: lot size (1 ac min req/2.97 ac prop), lot width (min 100’ req/>100’ prop), building height (42’ max req/<42’ prop), building setback (50’ min req/>50’ prop), building offset (20’ min req/>20’ prop), parking setback (at 10’ min as proposed from interior road, this is consistent with the other approvals in MCM), parking offset (20’ min req*/>20’ prop), parking spaces (min 18 req/37 proposed), parking stall size (min 9’x18’ req/9’x18’ prop), drive aisle width (two-way traffic min 22’ req/24’ prop), parking area landscaping (10% min req/0% prop), planting between public road and parking (hedgerow req/hedgerow prop), dumpster, generator and transformer enclosures (screening req/screening prop). parking aisle width (min 25’ between 90 degree stalls req/25’ prop), street trees (1/40’ of street frontage req*[17]/17 proposed), landscape plantings (1 tree & 2 shrubs per 1000 sq.ft. of open space req[=40 trees & 80 shrubs]/46* trees & 128 shrubs prop).

A placeholder location for a monument sign at a 5 ft. setback from the interior road is show on the site plan. The required foundational landscaping around the base of the sign is included. While an image of the prospective sign is shown on the architectural drawings, the fine details as to height, area, ... are not provided at this time. The sign image does suggest use of the same/similar materials as for the building.

Exterior site lighting plan provides for 9 pole mounted fixtures. The mounting height proposed (i.e. 20 ft) is Code compliant, as is the fixture type, pole type and dispersion plan (i.e. 0 footcandles at the lot line proposed). No details with respect to the building lighting are provided at this time.

The proposed building is 18,223 sq.ft. in area with 10 inpatient beds. Architecturally, the building makes use of materials and colors consistent with the Code guidelines and the
surrounding buildings/development (i.e. limestone, brick, wood-look veneer, glass and metal [steel] accents). The roofline proposed is an update since last month’s meeting at which the plan was tabled to give the applicant an opportunity to work away from the flat-roofed design. This revised plan is much more similar in appearances to the existing building in the Meadow Creek Market. It makes use of a fully gabled main building section and mansard treatment/gable look around the east, north and west sides. Because this building sits low as compared to the surrounding street grades (i.e. approximate street elevation 920), the Planner was concerned about a view onto the roof deck and into the back of the opposing wall parapet. The applicant has provided a sightline detail that suggests the mansard as proposed will be sufficient to obscure any view down onto the roof deck. This design will also provide screening for all of the rooftop equipment.

At the southeast corner of the parking/drive area, there is a 6 foot tall section of retaining wall, the foreground landscaping of which is proposed to be treated with decorative gravel. The wall itself is proposed to be constructed using modular block. No further details as to face type, color,... are provided at this time.

**Recommendation:**
The Planner does not object to the applicants request as submitted but recommends the following conditions be considered for attachment to any recommendation/approval as the Commission might be inclined to grant:

1) The north side/end of the main gabled building section shall be finished in the same materials as the south side;
2) The backside of the mansard raised elements shall be finished with a color matched material to the outward facing elevation that they can be viewed from;
3) Revised landscaping plan review and approval by Staff which introduces plantings in the foreground of the retaining wall wherever the wall exceeds 4 feet in height;
4) The plan details as to the top finish of the 2 flat-roofed building sections along the south end of the building shall be subject to review and approval by the Planning Commission;
5) The plan shall confirm that no rooftop appurtenance of any sort shall be permitted that will be visible from the surrounding view;
6) Sign plan review, approval and permit issuance (provided no waiver is required and based on the basic design information provided as to materials and colors) by Village Staff;
7) Village Engineer review and approval of all utility, grading, drainage, stormwater management, and erosion control plans prior to issuance of any building or construction permit in support of this project.
STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky
Date Prepared: July 11, 2019

General Information:
Agenda Item: 6.a.

Applicant:

Requested Action:

Existing Zoning:

Surrounding Zoning/Land Use:

Master Plan Classification:

Location:

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Discussion:
The applicant requests approval to install a third monument type, changeable copy, freestanding sign near the entrance to the “S” building. This sign, like the two others approved back in 2018 near other main building entrances, is intended to assist in directing campus visitors to events and similar, internally oriented, directional and informational messaging.

Sign Code waiver approval by the Planning Commission is necessary given the following applicable Code sections:

- 70.115(d)(2). Freestanding ground signs. On properties zoned B-1 — B-5, IPS, P-1 and containing permitted and approved use(s) and building(s):
  a. Number. There shall not be more than one freestanding ground/monument sign for each principal building except where a building is situated on a lot that abuts two or more streets, then one freestanding sign may be allowed for each abutting street frontage.

All changeable letter electronic signs in the Village are subject to the following requirement:
- 70.115(d)(7) Changeable copy and electronic message signs. On properties zoned B-1—B-5, IPS, P-1 and containing permitted and approved use(s) and building(s): Changeable copy and electronic message signs shall only be allowed with prior planning commission approval. In reviewing the permit request the planning commission may approve or deny any application based upon, but not limited to, architectural design, size, interference with surrounding development, area, shape, height, manner or intensity of lighting, location, pedestrian and vehicular traffic safety.

While the proposed monument signs might be physically visible from the surrounding public roads, the content will not likely be discernible.

Recommendation:
If the Planning Commission is inclined toward granting approval of this sign, the Planner recommends the following conditions be considered for attachment thereto:

1) Applicant to secure all necessary building and electrical permits prior to the start of any work toward installing the ground monument signs;

2) In the event the monument changeable copy signs shall become a nuisance or hazard due to excessive glare, hotspot, or movement/flicker, the applicant agrees to timely modify/correct the sign displays upon written notice from the Village in order to mitigate.
Application is due 3 weeks prior to the Meeting Date.

Planning Commission
Miscellaneous Approval Application Form

Return Completed Form along with 13 copies of all materials to be reviewed as well as a digital copy of any attachments submitted.

Address/Parcel No. of Property Involved: 800 Main Street Pewaukee WI 53072

Zoning of Property: EDUCATION

Current Owner of Property: Waukesha County Technical College

Applicant – Name: JEFF LEVERENZ
Address: 800 Main St. Pewaukee, WI 53072
Phone: 414-305-9037
Fax: 
Email: JLEVERENZ@CJCTC.EDU

Type of Request: Check All That Apply

- Sign Plan Approval: □
- Final Plat Approval: □
- Certified Survey Map: □
- Other (Describe Below): □
- Prelim. Plat Approval: □
- Developer's Agreement: □

Ask a third digital sign by the S-Bldg

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 Application as it pertains to 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):
To: Scott Gosse and the Village of Pewaukee Plan Commission  
From: Jeff Leverenz, District Facilities Officer  
Date: June 13, 2019  
Re: Request for third digital sign at Waukesha County Technical College (WCTC)

WCTC has previously been approved to install two digital signs at the Pewaukee campus, one in front of the B-Building and the other in front of the RTA Education Center, and that work will be starting soon. WCTC is requesting to add a third digital sign in front of the S-Building at the same time. The S-Building is where WCTC holds many large community events such as; graduations, VIP celebrations (Martin Luther King, Cesar Chavez), public safety (Elizabeth Smart), job fairs, and high school robotic events. A digital sign near this building would assist our community guests in locating the correct building for these events if they are not familiar with the campus.

Adding a third sign at this time will also help maintain a consistent appearance by having the same brick, concrete, and landscaping work completed at all three locations within the same time frame. It will also ensure that the digital presentation sign and the controlling software are the same for all three signs, which may not be the case if the software or hardware technology would change in the next few years.

The new sign by the S-Building will be 726 feet from the nearest public road/intersection (College Avenue), and it will not be visible from that road because of grade/elevation changes.
To WCTC Pewaukee Campus

**Coming from the east on Hwy. 190 (Capitol Drive):**
- Travel west on Capitol Drive. Turn left onto Hwy. 16 East.
- Take first exit, Main Street (exit 166).
- Turn left off hwy. ramp and proceed to the WCTC main entrance on right.

**Coming from the east on I-94:**
- Travel west on I-94. Exit onto Hwy. 16 West (exit 293C).
- Continue to first exit, Main Street (exit 166).
- Turn left off hwy. ramp and proceed straight into the WCTC main entrance.

**Coming from the west on I-94:**
- Turn left onto Hwy. T.
- Follow Hwy. T North about 2 miles to the WCTC main entrance on left.

**Coming from the west on Hwy. 16:**
- Travel east on Hwy. 16 East.
- Exit Main Street (exit 166).
- Turn left off hwy. ramp and proceed to the WCTC main entrance on right.
STAFF REPORT

To: Village of Pewaukee Plan Commission
By: Mary Censky
Date Prepared: July 11, 2019

General Information:

Agenda Item: 6.b.

Applicant: James and Kathryn Adam

Status of Applicant: Property owners

Requested Action: Review, discussion and possible action on Conditional Use Grant request to construct a detached garage with a 9.10 and 8.62 foot offset from the west/southwest lot line (at the northwest and southwest building corners respectively) - less than 10 feet as is required by Code.

Lot Area: Approximately .22 acres/9,900 sq.ft.

Property Location: 228 Orchard Avenue

Discussion:
This lot is legal nonconforming as to width (i.e. 60 feet actual where 70 feet is required by Code) and area (i.e. 9,900 square feet where 10,500 square feet is required by Code). There is a small detached garage existing on the property which the applicant wishes to replace with this slightly larger detached garage (i.e. 612 square feet). Section 40.210 of the Code provides that the required offsets in the R-5 District can be reduced at the Planning Commissions discretion through Conditional Use on lots that are legal nonconforming as to minimum size and/or width. Section 40.203(1)a. of the Code provides that detached garages can be permitted on properties where there is presently no garage.

The applicant is maintaining a 10 foot building separation between the existing principle residence and the proposed new detached garage.

Recommendation:
The Planner recommends that if the Planning Commission is inclined toward an approval of this request, the following conditions be considered for attachment thereto:

1) Applicant to submit, for Village Engineer review and approval prior to issuance of a building permit, a plan confirming that stormwater runoff changes, if any, that would arise out of construction of this garage will not adversely impact drainage conditions on neighboring properties as a result of the garage construction;
2) The applicant acknowledges that this detached garage may not be used for any business and/or dwelling occupancy use without specific and prior approval being granted to that effect;
3) Removal of the existing detached garage prior to the start of any work in support of the new garage;
4) Issuance of all required raze, building, electrical, and any other such/similar permits prior to the start of any work on the proposed new garage.
Village of Pewaukee Plan Commission  
Engineer’s Report for July 11, 2019  

James and Kathryn Adams  
228 Orchard Avenue

Report

The request from the Adams’ is to remove their existing garage and replace it with a larger garage. My report will only focus on drainage associated with the proposed improvement.

The additional land disturbance and hard surfaces do not meet the threshold for extensive stormwater management on the site. Therefore, consideration is primarily related to any negative effects that the new garage has on adjacent neighbors. The existing drainage pattern on the property is in a south to north direction diagonally across the property. The location and concrete slab elevation of the new garage does not affect the current water flow pattern in the rear of the yard which appears to flow in a swaled stone driveway between the subject property and the property to the northeast. Drainage from the roof runoff and from the neighbor to the southwest will be captured in a proposed swale on the property and directed to the front of the house and appears to spread out before reaching Orchard Avenue.

Recommendation

Subject to comments and concerns from Planner Censky, I recommend approval of the proposed facility as it relates to drainage.

Tim Barbeau, Village Consulting Engineer  
July 1, 2019
Lot 3, Block "D", PLAN OF LAKEVIEW ADDITION TO THE VILLAGE OF PEWAUKEE, being a subdivision of a part of the Northeast 1/4 of Section 9 and the Southeast 1/4 of Section 8, Township 8 North, Range 17 East, in the Village of Peotone, Will County, Illinois.

Surveyed by
Michael R. Dierolf, Inc.
228 Orchard Ave.
PEWAUKEE, WISCONSIN 53081
366-65-000
(262) 374-7000

I have surveyed the above described property, and the above is true and correct to the best of my knowledge and belief.

David M. Brosel
Surveyor, State of WISCONSIN
STATE No. 6-2690
Address/Parcel No. of Property Involved: 228 Orchard Ave., Pewaukee, 53072
Lot 5 BLK D LAKEVIEW ADDITION PT SE 1/4 SEC 8 & PT SW 1/4 SEC 9 T7N R19E R65S/379
Zoning of Property: R-5

Current Owner of Property: James + Kathryn Adam

Applicant - Name: James + Kathryn Adam
Address: 228 Orchard Ave., Pewaukee, WI 53072
Phone: 612-670-3665
Fax:
Email: madamij@sbcglobal.net

Nature of Request (If Requesting Approval for a New Business, Please Attach a Business Summary):

# 1 - Sec. 40.210 - Minimum building offset: Accessory Structure (garage) offset will be 9.10' on West corner and 8.62' on the South corner.

# 2 - Sec. 40.207 - Building height: Accessory Structure (garage) height will be 17'.

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.
To: Village of Pewaukee Plan Commission

By: Mary Censky
Date Prepared: July 11, 2019

General Information:
Agenda Item: 6.c.

Applicant: Rick Ruzga and Sam Ruzga d/b/a Lake Country Barge

Status of Applicant: Prospective business operator/occupant with consent of the current underlying property owner 230 Sussex Street LLC.

Requested Action: Conditional Use Grant Amendment approval to expand the outdoor storage area attendant to their existing boat lift and pier sales, service, repair and storage, and boat storage use onto the southerly portion of the lot.

Existing Zoning: B-5 Light Industrial District

Surrounding Zoning/Land Use:
North: B-5 Light Industrial District
South: B-5 Light Industrial District
Zoning/Residential Use
East: B-5 Light Industrial District
West: B-5 Light Industrial District

Existing Master Plan Classification: Industrial – Business Park

Location: 230 Sussex Street

Discussion:
The applicant is currently operating under a CUG for the north portion of the lot and in the northerly building. They propose now to raze/remove the existing, dilapidated southerly building from the site and turn that area into expanded outdoor storage space attendant to the existing use.

The plan as submitted would call for 6 foot tall opaque fencing (chain link with privacy slats) to be installed along the Sussex Street frontage of the lot and including a 20 foot wide rolling gate at the drive lane off the south end of the building. The fence would extend south far enough to tie into an existing fence at the south lot line which runs east from Sussex Street some distance.

Recommendation:
If the Commission is inclined toward approval of this request as submitted and further described above, the Planner would recommend that the Commission consider the following conditions for attachment thereto:

1) All unenclosed storage of owned boats, docks, lifts, materials, equipment and supplies shall be located only behind opaque fencing and out of sight from the public and/or surrounding view;
2) No occupancy of this south portion of the site shall be permitted until the conditional use grant and related land covenant have been fully executed and recorded in the Register of Deeds office
and the fencing fully installed according to plan approval;

3) The 6 foot tall fence with gate, extending from the south side of the building to the south lot line and connecting into the existing fence which runs east along the south lot line shall be setback from the road right-of-way not less than 32.5 feet. A planting area shall be installed along the street-side of the proposed new fence and planted with no less than 1 tree and 1 shrub per 20 feet of fence, the location and type of such plantings being subject to the review and approval of the Village Staff in order to maximize the aesthetic and screening benefits of such plantings. Deciduous trees shall be at least 2" caliper at chest height at planting, evergreen trees not less than 6 feet tall at planting and shrubs in ball or container state with no less than 1 gallon of native soil surrounding the roots at planting;

4) This portion of the yard shall not be used for any other purpose than parking and storage unless outdoor business activity shall first and specifically be included under the Conditional Use Grant approval by the Planning Commission;

5) The rolling gate shall be in closed position during closed business hours;

6) The existing southerly building shall be razed/removed from the site in its entirety prior to the start of fencing installation;

7) Surfacing of the area within this south portion of the lot shall be asphalt, concrete or a thoroughly compacted and dust-free gravel base;

8) Any required stormwater management, grading, drainage, erosion control and/or utility plans shall be subject to the review and approval of the Village Engineer prior to recording of the CUG;

9) All perimeter vegetation along the south and east sides of the property shall remain intact to the maximum extent practicable. In the event the existing perimeter vegetation shall be so substantially reduced over time as to make the view into the storage area conspicuous from surrounding residential properties plantings and/or the public way, then the Planning Commission may require additional future plantings to mitigate such view;

10) The required fencing/gates shall be installed prior to use occupancy;

11) No new signage or exterior lighting is proposed or approved as a part of this CUG Amendment;

12) Provision in the Conditional Use Grant document that any substantiated adverse impacts upon the surrounding neighbors or the Village as a whole which arise as a result of this use shall be the responsibility of the owner to correct timely upon notice from the Village and the owner acknowledges that failure to do so may result in action toward modification and/or termination of the Conditional Use approval.
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.
Property Info

Land: 1.28 Acres

Main Building: 2,184 sf Office
4,880 sf Heated Shop
6,207 sf Cold Storage
13,271 sf Total

Storage Racks: 1,056 sf

Total Structures: 14,327 sf
6' high chain link fence, 9 gauge 2", galvanized. Chain link fabric shall be filled with PDS, bottom looking, privacy slats.

2 1/2" line posts spaced 8' on center, set in 9" x 48" concrete footings.

3" terminal posts, set in 9" x 48" concrete footings.
Bottom Locking Double Wall Slats

Bottom Locking Double Wall Slats are an economical and attractive way to enhance any chain link fence. The bottom locking design makes this one of the easiest slats to install and assures a clean level finish.

Design – Flat tubular shape with inside reinforced “legs” for extra durability. The locking channel creates a “snap-in” locking effect for security and deters vandalism.

Installation – Insert the locking channel horizontally through the bottom of the fence, then simply slide the slats vertically from the top towards the bottom channel and they will automatically lock into place.

Standard Heights – 4 ft., 5 ft., 6 ft., 7 ft., 8 ft., 10 ft., and 12 ft. Special heights available upon request

Slat Length – 3 1/2” shorter than the overall height of the fence

Wind Load and Privacy Factor – Approximately 75% (Based on wire/mesh used-stretch tension)

Colors – Beige, Redwood, Black, White, Royal Blue, Forest Green, Gray, Dark Brown, Sky Blue

Features and Benefits

Materials – SlatSource® slats are extruded from High Density Polyethylene (HDPE), color pigments and ultra violet (UV) inhibitors specifically formulated to retard the harmful effects of the sun and lengthen the life of the slat.

Durability – Our slats are also resistant to severe weather conditions, salt water, sand, road dirt, most acids, alcohol, alkaline, ammonia, petroleum distillates, and common environmental pollutants.

Maintenance – Our slats are nearly maintenance free. They may be pressure cleaned of surface contaminants with plain water.

Wind Load Disclaimer – We will not be held responsible for fence damage resulting from wind load conditions due to insufficient structural support.

Designations – Meets ASTM Designation: F3000/F3000M (except HedgeLink and Aluminum Slat)

HDPE Technical Properties

<table>
<thead>
<tr>
<th>Property</th>
<th>Values</th>
</tr>
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<tbody>
<tr>
<td>Melt Index</td>
<td>(.6) A low melt index indicates improved stress and crack resistance.</td>
</tr>
<tr>
<td>Density</td>
<td>(.957) Polyethylene ranges anywhere from .914 to .960 in density.</td>
</tr>
<tr>
<td>Minimum Temp.</td>
<td>(-76°F) Polyethylene stays flexible even at this temperature extreme.</td>
</tr>
<tr>
<td>Maximum Temp.</td>
<td>(250°F) Polyethylene does not distort until reaching this temperature.</td>
</tr>
<tr>
<td>Tensile Strength</td>
<td>(3,700 psi) Material will not suffer distortion at lesser loads or impacts.</td>
</tr>
</tbody>
</table>
STAFF REPORT

To: Village of Pewaukee Plan Commission  
By: Mary Censky  
Date Prepared: July 11, 2019

General Information:  
Agenda Item: 6.d. 

Applicant: Pewaukee School District in c/o Architect  
Nathan Schieve of Bray Architects

Requested Action: Conditional Use Grant Amendment approval  
for various school building additions.

Existing Zoning: IPS Institutional and Public Service

Surrounding Zoning/Land Use: 
North: IPS and R-5  
South: IPS  
East: IPS  
West: City of Pewaukee

Master Plan Classification: Institutional

Location: 404 Lake Street (Pewaukee School District Campus)

Discussion: 
The School District requests approval of their plans for various school building additions which were the subject of consultation and feedback at the June, 2019 Planning Commission meeting. The applicant did take into consideration the remarks received in consultation, particularly with respect to window treatments and building materials, in this revised set of drawings.

The applicant's architect will be available to guide Commissioners through a description of the detailed changes proposed to each individual building/section as depicted in the packet set of plans.

Recommendation: 
The Planner supports the Districts request as presented but recommends the following conditions be considered for attachment to any approval as may be granted:

1) Village Engineer review and approval of all grading, drainage, utility, stormwater management and erosion control plans attendant to this project and prior to issuance of a building/construction permit;
2) Village Staff approval of a Code compliant building lighting plan prior to issuance of a building/construction permit;
3) Applicant to secure all necessary building, electrical, plumbing, ... and any other required permits, prior to the start of construction at the site;
4) Recording of the Conditional Use Grant Amendment and related Land Covenant, prior to the issuance of a building permit for the project.
EXTERIOR RENDERINGS
To: Village of Pewaukee Plan Commission

General Information:

Agenda Item: 6.e.

Applicant: Michelle Growel d/b/a Thunder Road, LLC

Status of Applicant: Prospective business operator/occupant/property owner with consent of the current underlying property owner First Student, Inc.

Requested Action: Conditional Use Grant approval to locate a contractor’s business office use and with accessory, incidental outdoor contractors storage yard.

Existing Zoning: B-5 Light Industrial District

Surrounding Zoning/Land Use: North: B-5 Light Industrial District  
South: Pewaukee River  
East: B-5 Light Industrial District  
West: Residential

Existing Master Plan Classification: Industrial – Business Park

Location: 462 Hickory Street

Discussion:
The applicant proposes to locate her asphalt contracting business in the existing building on this site. She also proposes to add an additional building and to develop an accessory contractor’s storage yard use over the existing gravell base area of the site to the extent it is outside of the floodplain area.

The plans call for various recited improvements to the existing building, construction of a new metal building and fencing to establish a yard area.

This site is encumbered, to an extent, by floodplain. It does appear that the proposed improvements will be located outside of the floodway and so, with proper plans for review and approval by the Village Engineer, should be plausible.

Materials and color samples will be presented by the applicant at the Planning Commission meeting as to the new building. It is an all metal design as submitted. Section 40.447(3) which provides that “The Planning Commission may, however, allow the use of metal building components ... if incidental to the primary building architecture, screened from the public view or used to reflect existing building architecture.” The building is 2,520 square feet in area.

The proposed fencing is 6 foot tall chain link with privacy slats and includes a 20 foot wide sliding gate at the drive entry.
based on the information provided by the applicant, the end value of buildings on the property will well exceed 50% of the total assessed value of the property as required by the Code.

Recommendation:
If the Commission is inclined toward approval of this request as submitted and further described above, the Planner would recommend that the Commission consider the following conditions for attachment thereto:

1) The new building be revised to reflect an asphalt shingled roof;
2) The yard shall not be used for any other purpose than parking and storage unless outdoor business activity shall first and specifically be included under the Conditional Use Grant approval by the Planning Commission;
3) Materials, equipment and vehicles, in their parked/stored state, shall not emit any odor or noise discernible from surrounding properties zoned or legally used for residential purposes;
4) The outward facing side of the fence shall be landscaped, utilizing perennial trees and shrubs at a rate of no less than 1 tree and 1 shrub per 20 feet of fence, the location and type of such plantings being subject to the review and approval of by Village Staff in order to maximize the aesthetic and screening benefits of such plantings. Deciduous trees shall be at least 2” caliper at chest height at planting, evergreen trees not less than 6 feet tall at planting and shrubs in burl or container state with no less than 1 gallon of native soil surrounding the roots at planting;
5) The required fencing shall be offset not less than 10 feet from side and rear lot lines and not less than the average between 50 feet and the current setback of the existing building from the ultimate road right of way. Where the accessory outdoor storage yard is located adjacent to property that is zoned or legally used for residential purposes, the fencing offset from that side lot line(s) shall be increased to 20 feet;
6) The entire yard area must be surfaced using either asphalt, concrete, or a thoroughly compacted and dust free gravel base;
7) The materials, equipment, and supplies being stored outdoors may not have an inordinately high propensity toward flammability or combustibility and all areas of the storage yard shall be organized in such a manner as will allow sufficient access for fire protection/suppression as determined by the Village’s Fire Chief;
8) No materials, equipment or supplies may be stored in such a manner as would allow for animal infestation or in any other way adversely impact the public health or safety;
9) Approval of this Conditional Use Grant will immediately void any previously permitted or approved uses of the property, whether these previous uses may have been implemented on/at the site or not, it being understood that there is presently no approved/permitted use in operation on/at this site;
10) No occupancy of the building or site shall be permitted until the conditional use grant and related land covenant have been fully executed and recorded in the Register of Deeds office;
11) The dumpster storage location shall be within the fenced area and out of sight from the surrounding view;
12) All exterior finishes upon the existing building shall be repaired and repainted to the extent necessary as will ensure that there is no missing or peeling paint, missing roof materials, broken or cracked windows, exterior materials breakdown, ... prior to use occupancy;
13) The final, Staff approved landscape planting/screening plan shall be fully installed in a workmanlike manner not later than 3 months following the start of building occupancy at this site;
14) The required fencing/gates shall be installed prior to use occupancy;
15) Any proposed signage shall be subject to future review and approval in accordance with the
Village Sign Code;

16) Provision in the Conditional Use Grant document that any substantiated adverse impacts upon the surrounding neighbors or the Village as a whole which arise as a result of this use shall be the responsibility of the owner to correct timely upon notice from the Village and the owner acknowledges that failure to do so may result in action toward modification and/or termination of the Conditional Use approval.
Report

Plans submitted for the proposed use on the property appear to show that the site will be used as is, with the exception of additional fencing and the construction of a pole building. The pole building will be located in the floodfringe area of the mapped floodplain. The applicant must meet the following requirements when building a structure in the floodfringe district:

- The elevation of the lowest floor shall be at or above the flood protection elevation on fill. The flood protection elevation is defined as 2 feet above the regional flood elevation (848.8) for this location.
- The fill shall be one foot or more above the regional flood elevation and extend at least 15 feet beyond the limits of the structure.
- Continuous dryland access shall be provided from a structure to land outside of the floodplain (there is an exception in the code if compliance with this provision is impractical; however, for this site, I don't see how dryland access is not impractical since it is currently an open parking lot).
- Materials that are buoyant, flammable, explosive or injurious to property, water quality or human, animal, plant, fish or aquatic life shall be stored at or above the flood protection elevation or floodproofed in accordance with code section 40.391(5). Adequate measures shall be taken to ensure that such materials will not enter the water body during flooding.

Recommendation

In order to document that the requirements of the floodplain ordinance noted above will be met, the applicant must submit a detailed site plan and site grading plan prepared and stamped by a registered engineer or surveyor showing the site features, dimensions, location, elevations and grading limits for the proposed improvements. Based on my observation of the site, I anticipate that they will be able to show that they meet the requirements. Therefore along with any recommendation from Planner Censky, I recommend that the applicant provide an acceptable site/site grading plan showing that all floodplain requirements are met prior to any permits being issued for the site work.

Tim Barbeau, Village Consulting Engineer
July 1, 2019
Address/Parcel No. of Property Involved: 462 Hickory St., Pewaukee, WI 53072

Zoning of Property: B-5

Current Owner of Property: FIRST STUDENT, INC., CURRENT ENTITY OF UPLAND TRANSIT, INC.

Applicant – Name: Thunder Road LLC
Address: 6012 N. Sawyer Rd, Oconomowoc, WI 53066
Phone: 414-881-3223
Fax: 866-462-1293
Email: michelle.d@thunderroad.com

Nature of Request (If Requesting Approval for a New Business, Please Attach a Business Summary):

Use of Property as main office for Thunder Road, a pavement maintenance contractor. Business Summary Attached.

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.

Signature of Property Owner as listed on this Application:

[Signature]

DIRECTOR OF REAL ESTATE

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.

Signature of Applicant (if different than Owner):

[Signature]

Quinn District Thunder Road LLC

Please return Completed Application Forms along with required attachments and the $100 Application Fee to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072. If you have any questions, please call Village Hall at (262) 691-5660.

**Please submit eleven sets of any applicable attachments as well as a digital copy of any attachments submitted.

Revised – 8/2006; 1/2019
BUSINESS SUMMARY

Business Description: Thunder Road is a fully insured, bonded and experienced pavement maintenance contractor holding certifications as a Minority and Woman owned business with the Wisconsin DOT and providing services throughout the Midwest.

Company Background: Started in 2010 by Michelle Growel, Thunder Road employs approximately 20 full time seasonal laborers and three, year-round office employees.


Markets: Thunder Road provides services for commercial and industrial parking lots and municipal roadways and parking lots both as a prime contractor and as a subcontractor to multiple paving contractors.

Site Use Description: Thunder Road intends to use the site at 462 Hickory St as our main office and yard. Our employees meet daily, leave personal vehicles in the yard and use company trucks to take equipment to job sites and return back to the yard daily. Our yard would be used for equipment, materials and vehicle storage when not out in use at jobsites. Three office employees and one mechanic would be using the building during the day.

References: Thunder Road can provide both banking and bonding references as well as professional references regarding the quality and professionalism of our work and our workers. More information can also be found at www.gothunderroad.com
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.
The current (2019) assessed values of the property at 462 Hickory St, Pewaukee, WI are $376,500.00 for Land and $179,100.00 for Improvements, for a total value of $555,600.00. Per the B-5 Contractors Yard zoning ordinance, the Value of Improvements must be at least 50% of the total property value. To meet this requirement, Thunder Road plans to make the following improvements:

**Existing Building Improvements**
- Clean and Paint Building Interior and Exterior: $14,155.00
- Replace nine existing windows: $15,820.00
- Replace two existing overhead garage doors and remove one: $7,750.00
- Replace existing roof: $28,536.00

**New Construction**
- New 6’ high opaque chain link fence with automatic gate: $33,650.00
- Construct new 60’L x 40’w Morton cold storage building: $60,816.00

**Total Cost of Proposed Improvements:** $160,727

**Current Building Value:** $179,000

**Required Value of Buildings:** $277,800
Suburban Custom Finishes, Inc.
1312 Poplar Drive
Waukesha, WI 53188
www.SuburbanDrywall.com

Phone # 262-544-4622
Fax # 262-544-0448

Name / Address

NOBLE BUILDERS
612 N. SAWYER RD
OCONOMOWOC, WI 53066

Project: 462 Hickory St.
Waukesha, WI

Proposal

Date: 5/3/2019
Proposal #: 6763

Prepared By
LARRY

Project

THUNDER ROAD

<table>
<thead>
<tr>
<th>THUNDER ROAD</th>
<th>Initials</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>BASE PRICE INCLUDES: THE EXTERIOR WOULD BE POWER WASHED. TIME WOULD BE SPENT SCRAPING THE BLOCK WALLS, FACIA, AND GUTTERS. THE BLOCK WALLS, FACIA, AND GUTTERS WOULD BE SPRAYED ONE COAT OF PRIMER USING XIM PEEL BOND PRIMER. AFTER DRY, THE BLOCK WALLS WOULD BE SPRAYED TWO COATS USING SHERWIN WILLIAMS SUPER PAINT EXTERIOR SATIN. THE FACIA AND GUTTERS WOULD BE BRUSHED AND ROLLED TWO COATS USING SHERWIN WILLIAMS SUPER PAINT EXTERIOR SATIN. COLORS TO BE DETERMINED. EXCLUDES: ANY WORK ON INTERIOR SURFACES, DOORS, OVERHEAD DOORS, OR WINDOWS.</td>
<td>9,565.00</td>
<td></td>
</tr>
<tr>
<td>OPTION 1: THE LARGE OFFICE WALLS COULD BE BRUSHED AND ROLLED TWO COATS USING SHERWIN WILLIAMS PROMAR 200 EGGSHELL PAINT FOR $745.00</td>
<td>745.00</td>
<td></td>
</tr>
<tr>
<td>OPTION 2: THE BUMP OUT OFFICE COULD BE BRUSHED AND ROLLED TWO COATS USING SHERWIN WILLIAMS PROMAR 200 EGGSHELL PAINT FOR $345.00</td>
<td>345.00</td>
<td></td>
</tr>
<tr>
<td>OPTION 3: THE WAREHOUSE WALLS COULD BE BRUSHED AND ROLLED TWO COATS USING SHERWIN WILLIAMS PROMAR 200 EGGSHELL PAINT FOR $3,500.00</td>
<td>3,500.00</td>
<td></td>
</tr>
<tr>
<td>EXCLUDES: CLEANING WALLS, CEILINGS, WOOD PANEL AREAS, BATHROOMS, SMALL OFFICE, ENTRY, AND TOOL STORAGE.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Pricing may be adjusted after 30 days after proposal. The payments are to be made as follows: Due upon Completion. A 2% late fee per month will be assessed on amounts due over thirty (30) days. Any alteration or deviation from above specifications involving extra cost may be executed upon verbal order, and will become an extra charge over and above the original estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Unless specifically mentioned, this proposal excludes “Lead Safe” renovation practices as outlined by the EPA. Owner to carry fire, tornado, and other necessary insurance on above work. Workers Compensation and Public Liability Insurance on above work to be taken out by Suburban Custom Finishes, Inc. Repair/re-paint contracts may be subject to state taxes.

Suburban Custom Finishes, Inc. will not be held liable for any incidents that may result in back charges unless said incident is communicated immediately & Suburban Custom Finishes is given the opportunity to verify cause of damage & rectify if possible.

NOTICE OF LIEN RIGHTS: AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER’S LAND MAY HAVE LIEN RIGHTS ON OWNER’S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO COOPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE Duly PAID.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature __________________________ Date __________
Printed Name __________________________
TO:  Noble Builders  
262-804-0186 Dave

WE ARE PLEASED TO QUOTE YOU AS FOLLOWS:

We propose to furnish and install new alum. commercial frames glazed with 1" insulating units (9 openings approx. 80 x 84 and 3 openings approx. 67 x 36) on first floor for the "ballpark" sum of $15,820.

(price includes materials and labor)

"Could save money if openings are divided

Thank you for the opportunity of quoting. 30% deposit at ordering, balance due at completion.

ACCEPTED BY________________________________________

DATE_______________________________________________

QUOTATION VOID AFTER 60 DAYS.

Bob Lurie Glass Corp.

daves@noblebuilderswi.com

PER Debbie Legato
Hartland Overhead Door  
PO Box 152  
Hartland, WI 53029  
(262) 966-9811 / (262) 966-9885 fax 
Showroom: N76 W30630 Hwy V V  
Hours: M-Th 7:30-5; Fri 7:30-4 Sat 9-12  
International Door Association's Dealer of the Year

Name, Address, & Phone  
Noble Builders - EMAIL INVOICES!  
612 N. Sawyer Rd.  
Oconomowoc, WI 53066  
2-804-0186 Dave Smessaert

<table>
<thead>
<tr>
<th>Terms</th>
<th>Source</th>
<th>Check by / Date</th>
<th>Office Rep</th>
<th>Entry</th>
</tr>
</thead>
<tbody>
<tr>
<td>Due on Receipt</td>
<td>REP</td>
<td>Joe 4/18</td>
<td>Alyssa &amp; Kris</td>
<td>new const</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Qty</th>
<th>Description</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
</table>
| 1   | "Thunder Road" - Old Bus Depot  
462 Hickory St.  
Pewaukee, WI  
Currently 3 doors on the west side of the building. The 2 doors to the south will be replaced. The other door they are going to fill in with cinderblocks. High insulation, show windows as an option. Will also need openers.  
1 12' x 10'6" CHI #3216 (6 sections) WHITE stucco finish 2" thick, 2 sided steel door (26 & 27 gauge steel) with foamed in place urethane insulation (R 17.54). Sections are thermally broken. Micro grooved inside & outside, commercial grade hardware package - Heavy Duty (14 Gauge Hinges and 10 Ball Steel Rollers). Torsion springs,  
*** DOUBLE TRACK - LOW HEADROOM - CLIP ANGLE / WOOD JAMB **** installed including sales tax.  
2,605.00 | 2,605.00 |
| 3   | OPTIONAL WINDOWS: 24" X 12" X 5/8" Insulated Glass (view size 21 5/8" x 8 9/8") | 85.00  | 255.00 |
| 1   | Removal & Haul / existing oversized door                                       | 140.00 | 140.00 |
| 1   | 10'2" x 10'0" CHI #3216 (5 sections) WHITE stucco finish 2" thick, 2 sided steel door (26 & 27 gauge steel) with foamed in place urethane insulation (R 17.54). Sections are thermally broken. Micro grooved inside & outside, commercial grade hardware package - Heavy Duty (14 Gauge Hinges and 10 Ball Steel Rollers). Torsion springs,  
12" radius, standard lift tracks  
*** CLIP ANGLE / WOOD JAMBS, installed including sales tax.  
1,925.00 | 1,925.00 |
| 3   | OPTIONAL WINDOWS: 24" X 12" X 5/8" Insulated Glass (view size 21 5/8" x 8 9/8") | 85.00  | 255.00 |
| 1   | Removal & Haul / existing oversized door                                       | 120.00 | 120.00 |

OPENERS:

Total

Please sign and return. Call our showroom if you have any questions about this estimate.

**NOTE: Prior to install: Please have the garage door or opener area cleared out as much as possible.**  
Operator installations: If there is not an existing outlet, the wiring and outlet must be installed by others. Labor warranty is 1 year on installations of new doors & openers after job is PAID IN FULL.  
Estimate assumes standard installation and is valid for 30 days.  
By signing below, I hereby acknowledge that any labor and material not included in the estimate due to nonstandard conditions will be my financial responsibility. Proposal is subject to approval before acceptance as an order.
**NOTE:** Prior to install: Please have the garage door or opener area cleared out as much as possible. **Operator installations:** If there is not an existing outlet, the wiring and outlet must be installed by others. Labor warranty is 1 year on installations of new doors & openers after job is PAID IN FULL. Estimate assumes standard installation and is valid for 30 days.

By signing below, I hereby acknowledge that any labor and material not included in the estimate due to non-standard conditions will be my financial responsibility. Proposal is subject to approval before acceptance as an order.
TO: Nobel Builders

Attn: Dave

FROM: John Tomaszewski

RE: 462 Hickory St Pewaukee WI

DATE: April 24, 2019

We propose to furnish labor, material, and equipment to install the following scope of work:

Roofing
- The existing roofing and associated sheet metal to include gutters and downspouts would be torn off to the existing deck and properly disposed of. This includes lower roof east elevation.
- Any rotten decking, fascia, or wood soffit would be replaced on time and material.
- New 2” X 6” blocking would be installed at all perimeters to accommodate new insulation height.
- Two (2) layers of 1.75” isocyanurate insulation (20 psi R=20) would be mechanically fastened to the existing deck.
- A .060 adhered EPDM rubber roof system with a 10 year manufactures warranty would be installed over the insulation.
- All walls and existing roof penetrations would be flashed as required. Note, existing Modine heater stacks would have to be raised or replaced by owner as needed.

Sheet Metal
The following is figured in 24 gage standard color steel:
- 240 lf roof edge.
- 80 lf high back gutter.
- 2 each downspouts.

The cost for the above scope of work is $28,536

EXCLUSIONS: Unless as described in above scope of work: No thru wall flashings, no window / sill flashings, no wood blocking, no winter conditions no deck cutting, no demo, and no painting
Proposal To:
Thunder Road
Michelle Growel
612 N Sawyer Road
Oconomowoc, WI 53066

Ship To:
New Yard
462 Hickory Street
Pewaukee, WI 53072

☑ Installed ☐ Material Only ☐ Prepaid Freight ☐ Freight Collect ☑ F.O.B. Job Site Delivery Schedule:

<table>
<thead>
<tr>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>545' Chain link fence without barbed wire, 6' high overall. Fabric shall be galvanized Privacy Link, 9 gauge 3 1/2&quot; x 5&quot; mesh filled with a wide privacy slat. Line posts shall be 2 1/2&quot; O.D. SS40 and spaced a maximum of 8' on centers. The top rail shall be galvanized 1 5/8&quot; OD.</td>
</tr>
<tr>
<td>3 - 4&quot; SS40 steel pipe Gate posts, 6' high.</td>
</tr>
<tr>
<td>6 - 3&quot; SS40 steel pipe Corner posts, 6' high.</td>
</tr>
<tr>
<td>All posts shall be set in concrete foundations.</td>
</tr>
<tr>
<td>1 - Single slide gate 20' wide by 6' high. Frame shall be constructed of 2-1/2&quot; steel pipe welded at all corners to form a rigid panel.</td>
</tr>
<tr>
<td>- Nylon rollers, complete with covers and sealed bearings</td>
</tr>
<tr>
<td>- 3&quot; square top and bottom gate stiffeners</td>
</tr>
<tr>
<td>- Gate shall have Privacy Link chain link fabric matching fence.</td>
</tr>
<tr>
<td>1 - Linear HSLG, 1hp, slide gate operator</td>
</tr>
<tr>
<td>1 - Safety package</td>
</tr>
<tr>
<td>1 - Free exit loop</td>
</tr>
<tr>
<td>1 - Dual height gooseneck stand</td>
</tr>
<tr>
<td>2 - Digital keypads</td>
</tr>
<tr>
<td>Material and Labor: $39,650.00</td>
</tr>
</tbody>
</table>

excludes: private underground utility locate, permit, survey, rock excavation, underground obstructions, power to the operator

Acceptance: This proposal when accepted in writing by purchaser and by Century Fence Company’s Main Office becomes a contract between two parties. The conditions on the attached “Terms and Conditions” sheet are made a part of this contract.

Terms of Payment: Net Cash upon receipt of Invoice.

Submitted by: [Signature]

Buyer’s signature ___________________________ Date ____________
6/13/2019

Michelle Growel
612 N Sawyer Road
Oconomowoc, WI 53066
Home:
Cell: 414-881-3323
Work:
Other:

Dear Michelle:

Thank you for giving us the opportunity to present you with a proposal for your building project. I will follow up with you within the next few days to answer any questions or concerns you might have.

As your Sales Consultant, I will work closely with you throughout the entire building process to help with financing, site selection, site layout for optimum land usage, site preparation and many issues you may not have considered, such as permits and proper drainage.

Morton Buildings, Inc. is the only building company that is fully integrated from receiving raw materials all the way to handing the keys over to you at the end of construction. This allows us to maintain our high quality, erecting buildings that operate efficiently with minimum maintenance and low costs year after year.

From basic to bold, small to large, and plain to fancy, Morton's buildings are constructed to satisfy almost every customer's needs. We put only the best materials and workmanship into every building and that is why we can confidently back our product with a very strong warranty package. Additionally, we can help guide you to a variety of sources for financing your construction project.

Again, thank you for allowing us to present you with this building proposal. I look forward to helping you make your building dream a reality.

Sincerely,

Gregory Stadler
Sales Consultant
Greg.Stadler@mortonbuildings.com
Cell Phone: 414-491-9117

Office Phone: 920-261-9151
Office Fax: 920-261-9180
W1190 American St.
Ixonia, WI 53036-9704
Building Investment

Total Estimated Project Cost as described including Material, Tax, and Labor*: $60,816.00

$6,082.00 Down Payment
$12,163.00 Progress Payment Due Determine the shipping date.
$18,245.00 Due Upon Delivery of Materials
$18,245.00 Progress Payment Due ready for concrete floor
$6,081.00 Due When Morton Buildings’ Scope of Work is Complete

* Building Proposal Good for 14 Days from the date specified on cover letter.

If you accept this pricing proposal you must enter into a written building order which contains additional terms and conditions. This proposal is not intended to be a contract for construction.

This proposal contains information which is proprietary and/or are trade secrets and may not be disclosed to third-parties without the express written authorization of Morton Buildings, Inc.
Building #1 Specifications

<table>
<thead>
<tr>
<th>Style</th>
<th>Width</th>
<th>Height</th>
<th>Length</th>
<th>Truss Spacing</th>
<th>Roof Pitch</th>
<th>Lower Chord</th>
<th>Peak Height</th>
<th>Soffit Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>306</td>
<td>42'</td>
<td>11'4&quot;</td>
<td>60'</td>
<td>7.5'</td>
<td>4/12</td>
<td>1/12</td>
<td>19'10.5&quot;</td>
<td>12'1&quot;</td>
</tr>
</tbody>
</table>

306 42'x11' 4"x60' (#1) - Building Use: Commercial - Warehouse

Foundation
Morton Foundation System Morton Buildings, Inc. exclusive foundation system. Reinforced precast concrete column with an internal threaded adjustment bracket set in a ready-mix poured footing set below frost depth or a minimum of 4'-0" below building grade. Fastened to a laminated wood column with an internal column connector bracket. Treated Wood splashboard system, mounted at grade to column.

Siding
South, East, North, West wall(s) Fluoroflex™ 1000 Hi-Rib Steel Minimum .019 (Fastened with Stainless Steel Screws)

Wainscot
South, East, North, West with 36" tall Fluoroflex™ 1000 Hi-Rib Steel Minimum .019 wainscot (Fastened with Stainless Steel Screws)

Roof
Fluoroflex™ 1000 Hi-Rib Steel Minimum .019 (Fastened with Stainless Steel Screws) with Vent-A-Ridge, Customer's Snow Retainers

Overhangs
South, North wall(s) 1' Wide Vented Sidewall Overhang with Standard 6" fascia, Gutters, downsputs with elbows at base
East, West wall(s) 1' Wide Non Vented Endwall Overhang with Standard 6" fascia

Walk Doors
1  A  3' x 6'8" MB 910 Plain Flat Leaf Walk Door(s) out-swing left hinge with closer, lockset

Overhead Door Opening
1  B  12'0" x 10'0" Overhead Door Opening, 12' 2" X 10' 1" Panel, 1' 6" Headroom
See Subcontract Section for Detailed Door Information

Skylights
8  (Approx. 3' x 6'5") full skylight(s)

Subcontracts
Install (1) 12'2"W x 10'H trinar white raised panel Haas Model 600 series insulated OHD, 15" headroom requirement.

Install 42' x 60' x 4" thick 6 1/2 bag 3500 psi concrete floor reinforced with fibermesh, vapor retarder, power trowel finish, sealant, sawcut expansion joints.
Perspective From The Southwest
Building 306 42'x11' 4"x60' (#1) Perspective From The Northeast
306 42'x11' 4''x60' (#1) Column Plan
STAFF REPORT

To: Village of Pewaukee Plan Commission

General Information:
Agenda Item: 6.f.

Applicant:
Wisconsin Shirdi Sai (in c/o Satya Karri)

Property owner.

Requested Action:
Review, discussion and consultation/feedback regarding the temporary outdoor use request of Wisconsin Shirdi Sai (in c/o Satya Karri) proposed to be held October 7-10, 2019.

Current Zoning:
IPS Institutional and Public Service District

Current Master Plan Classification:
Institutional

Requested Master Plan Classification:
N/A

Surrounding Zoning/Land Use:
North: R-5 Single Family Residential
South: R-5 Single Family Residential
East: R-5 Single Family Residential
West: R-5 Single Family Residential

Location:
111 Prospect Avenue

Discussion:
The applicant will present conceptual details to inform the Planning Commission of their plans for a temporary use to run from October 7 through October 10, 2019. The site is located within an area that includes residential uses, the library, and downtown business type uses in close proximity. Some details are provided in the packet materials. More information, as may be requested by Commissioners, will be provided by the applicant.
To,
Village Of Pewaukee.
Planning Commission
Miscellaneous Approval Application Form

From,
Wisconsin Shirdi Sai
111 Prospect Ave
Pewaukee, WI 53072

Sub: Temporary use approval for placement of tents and event from Oct 7th to 11th

Dear Sir/Madam,

We are happy to inform you that Wisconsin Shirdi Sai (WISS) is planning to install 5’6” statue in our existing building. We have submitted plans for minor changes to enforce the load of the statue and same has been approved. As part of the statue install, we are planning for 5 days celebrations starting from Monday October 7th to Thursday October 10th. In order to accommodate the devotees and also complete required Rituals, we are planning to setup tents in our parking lot. We are also in the process of getting parking permissions from Pewaukee Public Library, PHS and WCTC to use their parking spaces during the event.

- As part of the celebrations, we need to perform some rituals by our priests and these rituals will be performed in the tent (40’x60’). Same size (40’x60’) tent has been pitched-in at the designated location showed in the drawing during our temple inauguration on June 3rd and 4th 2017 and this time also planning to use the same size at same location as last time

- And also planning to setup another tent (90x60) in the big parking lot to have some bhajans and other activities like cultural programs. This place is good enough to accommodate the tent after meeting setbacks from the property lines

- In both tents, we are planning to have some sound system to chant rituals as per schedule and we will make sure that it’s disturbing after 9pm

- Event Schedule:
  Monday October 7th to Thursday October 10th - 9am to 9pm - Activities in the tents

I would really appreciate if you could review and approve the request at the earliest possible.

Thanks,
Satya Karri
Board Of Directors
Wisconsin Shirdi Sai
Attachments:

- Planning Commission Miscellaneous Approval Application Form
- Event Flyer
- Draft Plan to setup tents
- Village of Pewaukee-Utilities
- Bldg Permit Application
- WISS 501C3 Approval Letter
- WISS EIN Letter
Application is due 3 weeks prior to the Meeting Date.

Planning Commission
Miscellaneous Approval Application Form

Return Completed Form along with 13 copies of all materials to be reviewed as well as a digital copy of any attachments submitted.

Address/Parcel No. of Property Involved: 311 PROSPECT AVENUE & VACANT LAKE STREET

Zoning of Property: INSTITUTIONAL (NON-PROFIT)

Current Owner of Property: WISCONSIN SHIRDI SAI / SATYA KARRI

Applicant – Name: SATYA KARRI
Address: 311 PROSPECT AVE, PEAUKEE, WI 53072
Phone: 608-628-0564
Fax: 
Email: SATYA-KARRI@HOTMAIL.COM

Type of Request: Check All That Apply

Sign Plan Approval: ☐ Prelim. Plat Approval: ☐
Final Plat Approval: ☐ Developer's Agreement: ☐
Certified Survey Map: ☐
Other (Describe Below): ☐

TEMPORARY USE APPROVAL FOR PLACEMENT OF TENTS AT EVENT

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 Application as it pertains to 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):
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

Wisconsin SHIRDI SATYA KARRI
Name of Company and/or Individual

111 Prospect Avenue Pewaukee WI 53072
Street City State Zip

Phone: 608-628-0564 Fax: ____________________________ E-Mail: SATYA-KARRI@HOTMAIL.COM

Signature of Applicant & Date 6/20/19

Signature of Property Owner & Date 6/20/19

Village Official Accepting Form & Date

SEND ALL PROFESSIONAL SERVICES INVOICES TO:
(Check One)

✓ Property Owner

_____ Applicant
**Sri Sachchidananda Sadguru Sainath Maharaj Ki Jai**

**Shirdi Saibaba Prana Pratishta**

**OCT 7TH – 10TH, 2019**

**WISCONSIN SHIRDI SAI**

FIRST DEDICATED SHIRDI SAI TEMPLE IN WISCONSIN

---

**SHRADDHA**

**Yantram Gemstones** (Navaratnas)  
**Shapana**  
**Wednesday October 9th, 2019**  
**5:30PM - 8:30PM**

**SABURI**

**Shubha Muhurtam**  
Pradhanam Murthy  
Kumbha Abhishekam  
**Thursday October 10th, 2019**  
**10:18AM**

---

**PROGRAM HIGHLIGHTS**

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<thead>
<tr>
<th>Day</th>
<th>Time</th>
<th>Activities</th>
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<tbody>
<tr>
<td>Monday, Oct 7</td>
<td>9:00am - 12:00pm</td>
<td>Vidmadevara Pooja, GaPooja (Cow Pooja), Ganapati/Nivasgaha Homam</td>
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<tr>
<td></td>
<td>12:00pm - 5:30pm</td>
<td>Vidmadevara Pooja, Mahra Sunita Pooja (all sponsors), Aarti, Homam, Yatra Shapana, Aarti Shapana</td>
</tr>
<tr>
<td>Tuesday, Oct 8</td>
<td>9:00am - 12:00pm</td>
<td>Panecha GaGya Pradhamsa, Sarvag Bhasha Yatra Pooja, Agni Shalabhan, Yatra Japaam</td>
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<tr>
<td></td>
<td>12:00pm - 5:30pm</td>
<td>Vishalakshmi Parvita Devta Pooja, Adhvaram/Adhvarama Homam</td>
</tr>
<tr>
<td>Wednesday, Oct 9</td>
<td>9:00am - 12:00pm</td>
<td>Pradhanam Kalasha Yatra Dhwaja Pooja, Sarva Devta Moola Mantra Homam, Devta Namaskaram</td>
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<tr>
<td></td>
<td>12:00pm - 5:30pm</td>
<td>Yatra, Gatra, Host, Dhaat, Jeeya, Thvyanusm, Nyasam/Nyasangi Homam, Yatra Shapana, Gemstones (navaratnas) Shapana by Devotees</td>
</tr>
<tr>
<td>Thursday, Oct 10</td>
<td>9:00am - 12:00pm</td>
<td>Murtby Prana Pratishta, Prana Pratishta homam, Murtby Poomabhu, Pradhanam Murthy Kumbha Abhishekam</td>
</tr>
<tr>
<td></td>
<td>12:00pm - 5:30pm</td>
<td>Bhajans by various groups</td>
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<tr>
<td></td>
<td>5:30pm - 8:30pm</td>
<td>Dhooop Arthi, Bhajans, Shri Arthi</td>
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**SPONSORSHIPS**

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<td>Platinum Sponsor</td>
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<td>Silver Sponsor</td>
<td>$1,001</td>
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<tr>
<td>Double Diamond</td>
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<tr>
<td>Bronze Sponsor</td>
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<tr>
<td>Diamond Sponsor</td>
<td>$5,001</td>
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<tr>
<td>General Sponsor</td>
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The Religious ceremonies will be presided over by Sri Shivaruma Krishnan from HTW and Sri Swapnil Joshi from Shirdi. Our learned WISS & HTW temple priests accompanied by visiting priests from around the country will conduct the ceremonies in accordance with the Agama Sastras.

For Sponsorship and more information, contact:

- Saty Karri  608-628-0561  Chitra Murthy  650-224-8223
- Abirami Subbu  262-212-2214  Madhuri Dash  347-419-2212
- Artshi Ramesh  262-744-2423  Balaji Yogesh  612-810-5092
- Chandraji Potti  678-327-1327  Prasad Dash  252-717-5731
- Gupta Chituri  678-526-6448  Kalyan Nalla  262-822-4576
- Murthi Nachinarkiniyan  304-568-5179  Nandhagopal C  414-550-1039
- Nidhi Oberoi  262-322-0289  Radhika Nalla  262-822-4594
- Shobhana Mathukumar  804-549-9043  Srilakshmi Balaji  612-962-2349
- Supriya Nandhagopalan  414-639-4180  Vinayakumar Thota  618-303-3881
- Chandra Inampudi  331-442-6769  Subhendi Modiak  414-243-3399

---

Facebook.com/wisconsinshirdi
Service Address: VACANT LAKE STREET

Pewaukee, WI 53072
235 Hickory Street

Village of Pewaukee-Utilities

(262) 691-5660

THIS PICK-UP IS "BRUSH ONLY" NO OTHER YARD WASTE.
BRUSH SHOULD BE CURBSIDE BEFORE APRIL 22, 2019.
WILL NOT BE RETRIEVING TO THAT AREA A SECOND TIME.
VILLAGE THAT WEEK. ONCE CREWS PASS AN AREA THEY
WILL BE MAKING A SINGLE PASS THROUGH THE
SPRING BRUSH PICK-UP BEGINS MONDAY APRIL 22, 2019.

Last Payment: 1/28/2019 Amount: $13.00
Security Code: 8493

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STORMWATER

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<tr>
<td>002-149-00</td>
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</table>
## Village of Pewaukee Utilities

This pick-up is "brush only" no other yard waste. Brush should be curbside before April 22, 2019.

Village crews will be making a single pass through the Village that week. Once crews pass an area they will not be returning to that area a second time.

Spring brush pick-up begins Monday April 22, 2019.

### Service Address:
111 Prospect Avenue

### Security Code:
7830

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### Previous Present

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<tbody>
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</table>

### Due Dates

- 4/01/2019
- 5/01/2019

### Billing Dates

- 3/04/2019
- 12/03/2018

### Account Number

- 002-1073-00
Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

[Signature]
Director, Exempt Organizations
Date of this notice: 07-19-2013
Employer Identification Number: 46-3226030
Form: SS-4
Number of this notice: CP 575 E
For assistance you may call us at: 1-800-829-4933
IF YOU WRITE, ATTACH THE STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 46-3226030. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it’s very important that you use your EIN along with your complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information shown above isn’t correct, please send us the correction using the attached tear-off stub.

Annual filing requirements

Most organizations with an EIN have an annual filing requirement, even if they engage in minimal or no activity.

A. If you are tax exempt, you may be required to file one of the following returns or notices:

- Form 990, Return of Organization Exempt From Income Tax
- Form 990-EZ, Short Form Return of Organization Exempt From Income Tax
- Form 990-PP, Return of Private Foundation
- Form 990-N, e-Postcard (available online only)

Additionally, you may be required to file your annual return electronically.

If an organization required to file a Form 990, Form 990-PP, Form 990-EZ, or Form 990-N does not do so for three consecutive years, its tax-exempt status is automatically revoked as of the due date of the third return or notice.

Please refer to www.irs.gov/990filing for the most current information on your filing requirements.

B. If you are not tax-exempt, you may be required to file one of the following returns:

- Form 1120, U.S. Corporation Income Tax Return
- Form 1041, U.S. Income Tax Return for Estates and Trusts
- Form 1065, U.S. Return of Partnership Income

Please refer to Publication 1635, Understanding Your EIN, for more information about which forms you may be required to file.
Applying for Tax-Exempt Status

Receiving an EIN from the IRS is not the same thing as receiving IRS recognition of tax-exempt status. To apply for formal recognition of tax-exempt status, most organizations will need to complete either Form 1023, Application for Recognition Under Section 501(c)(3) of the Internal Revenue Code, or Form 1024, Application for Recognition of Exemption Under Section 501(a). Submit the completed form, all applicable attachments, and the required user fee to:

Internal Revenue Service
PO Box 12192
Covington, KY 41012-0192

Publication 557, Tax Exempt Status for Your Organization, has details on the application, process as well as information on returns you may need to file.

Additional information

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you don’t have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

* Keep a copy of this notice in your permanent records. This notice is issued only once and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.

* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.

* Refer to this EIN on your tax-related correspondence and documents.

* Provide future officers of your organization with a copy of this notice.

If you have questions about your EIN, you can contact us using the phone number or address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you don’t need to write us, please don’t complete and return this stub.

Your name control associated with this EIN is WISC. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.
Keep this part for your records.

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

DATE OF THIS NOTICE: 07-19-2013

EMPLOYER IDENTIFICATION NUMBER: 45-3226030

INTERNAL REVENUE SERVICE
CINCINNATI, OH 45999-0023

WISCONSIN SHIRDI SAI
% SATYANARAYANA KARRI
775 HOLLY PATCH CT
PEWAUKEE, WI 53072
COMERCIAL BUILDING PERMIT APPLICATION
CITY or VILLAGE OF PEWAUKEE

Building Type: Use: Erosion Control Permit No.

Building Site Address:

Owner's Name: Wisconsin Shirdi Sai
Tenant's Name: Satya Karri
Contractor's Name: Not selected yet.

PROJECT DESCRIPTION
Is this property within 1800 feet of a lake or 300 feet of a stream/river? Yes No

SITE INFORMATION
Total Lot Area: 4,263 sq. ft.
Bldg. Footprint Area: 7840 sq. ft.
All Hard Surfaces: 3,135 sq. ft.
Green Space Area: sq. ft.

Zoning District(s): Subdivision Name:
Sanitary Permit No.: Zoning Permit No.

1. PROJECT
☐ New. ☐ Repair ☐ Alteration ☐ Raze
☐ Addition ☐ Move ☐ Other ☐ Plus Basement
☐ Other:

2. STORIES
☐ 1-Story ☐ 2-Story ☐ Other
☐ Masonry ☐ Treated Wood
☐ Other:

3. FOUNDATION
☐ Concrete ☐ Other

4. SEWER
☐ Municipal ☐ Private System
☐ Private On-Site Well

5. WATER
☐ Municipal Utility

6. AREA INVOLVED
UNFINISHED AREA: 2,080 sq. ft.
FINISHED AREA: 680 sq. ft.

CANOPY AREA:
PORCH/Foyer AREA:
TOTAL Square Feet: 2,580 sq. ft.

I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done. No refunds issued after work has begun. By applying for this permit, you are authorizing the City personnel to inspect this property within the scope of their duties.

APPLICANT'S SIGNATURE: DATE SIGNED: 3/28/19

APPROVAL CONDITIONS
This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. ☐ See below for conditions of approval.

Land Disturbance over one (1) acre will require a DNR "Notice of Intent" to be completed.

Municipality Number of Dwelling Location:

PERMIT FEES:

Permit: $ Permit Seal: $ Other: $

Occupancy Bond: $ Erosion Bond: $ Impact Fee: $
Tax key number: PWV-0896-001

Property address: 111 Prospect Ave

Legal description: PT LOT 1 BLK A LAKEVIEW ADDITION TO THE VILLAGE OF PEWAUKEE PT SE1/4 SEC 8 & SW1/4 SEC 9 T7N R19E; COM SW COR SEC 9 N 673.50 FT TO NWLY LI PROSPECT AVE; N43°18'E 138.01 FT; N45°13'E 297.07 FT; N48°28'E 697.00 FT THE BGN BEING MOST SLY COR LOT BLK A LAK...

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<td>Improvements</td>
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<td>Total value</td>
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<th>Summary of Last Valid Sale</th>
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<td>Description</td>
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**Commercial Building (Church/Temple)**

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<td>Occupancies:</td>
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<td>Unfinished:</td>
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<td>Stories:</td>
<td>1.00</td>
</tr>
<tr>
<td>Perimeter:</td>
<td>465 feet</td>
</tr>
<tr>
<td>Total area:</td>
<td>7,840 SF</td>
</tr>
<tr>
<td>Year built:</td>
<td>1960</td>
</tr>
<tr>
<td>Occupancies:</td>
<td></td>
</tr>
<tr>
<td>Exterior walls:</td>
<td>Cavity Brick w/Block Back-up: 100.0%</td>
</tr>
<tr>
<td>HVAC Package unit:</td>
<td>7,840 SF</td>
</tr>
</tbody>
</table>

**Other Building Improvements**

<table>
<thead>
<tr>
<th>Description</th>
<th>Width</th>
<th>Depth</th>
<th>Height</th>
<th>Assess Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial paving, asphalt paving</td>
<td>1</td>
<td>20,000</td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

Total OBIs: $0

**Other Improvements**

<table>
<thead>
<tr>
<th>Tax Class</th>
<th>Description</th>
<th>Assess Value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total other improvements:
### NON RESIDENTIAL/COMMERCIAL BUILDING PERMIT FEE WORKSHEET

**OWNER:** ___________________________  **PHONE:** ___________________________

**SITE ADDRESS:** _______________________

### DESCRIPTION

**NON RESIDENTIAL BUILDINGS**

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Minimum Permit Fee All Permits/Per Inspection</td>
<td>$100.00/inspection</td>
</tr>
<tr>
<td>2. New Non - Residential Buildings/Additions</td>
<td></td>
</tr>
<tr>
<td>Unfinished Areas/Warehouse Areas, Shells</td>
<td>Base/Plan Review fee</td>
</tr>
<tr>
<td></td>
<td>$400.00 base fee <strong>plus</strong> $0.25/sq ft/ft</td>
</tr>
<tr>
<td></td>
<td>Base/Plan Review fee</td>
</tr>
<tr>
<td></td>
<td>$400.00 base fee <strong>plus</strong> $0.35/sq ft/ft</td>
</tr>
<tr>
<td>Finished Areas, Office, Retail, etc.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Base/Plan Review fee</td>
</tr>
<tr>
<td></td>
<td>$250.00/base fee <strong>plus</strong> $0.30/sq ft/ft</td>
</tr>
<tr>
<td>3. Remodel/Alterations/Build-outs</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$250.00</td>
</tr>
<tr>
<td></td>
<td>$255.00</td>
</tr>
<tr>
<td>4. Detached Accessory Building and/or Structures</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Base/Plan Review Fee</td>
</tr>
<tr>
<td></td>
<td>$200.00 base fee <strong>plus</strong> x$0.25/sq ft/ft</td>
</tr>
<tr>
<td>5. Agricultural Buildings and Additions</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$0.25/sq ft/ft</td>
</tr>
<tr>
<td>6. Early Start</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$300.00</td>
</tr>
<tr>
<td>7. Occupancy Certification</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$100.00</td>
</tr>
<tr>
<td>8. Erosion Control - See Erosion Control Permit</td>
<td></td>
</tr>
<tr>
<td>Sites of &lt; 1.0 acres and a storm water mgt plan is not required</td>
<td>$0.05/sq ft/all disturbed surfaces</td>
</tr>
<tr>
<td>Sites of &gt;1.0 acres Engineering Review is required</td>
<td>$75.00 Minimum</td>
</tr>
<tr>
<td></td>
<td>$2,000.00 Maximum</td>
</tr>
</tbody>
</table>

**SUBTOTAL**

* Fees doubled if work started without permit

**TOTAL AMOUNT DUE**

**BONDS AND IMPACT FEES MAY APPLY TO YOUR PROJECT - CALL BUILDING SERVICES FOR ASSISTANCE**