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

2. Public Hearings – None.

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 Village Board regarding Zoning Code language changes to Chapter 40, Article VI, Divisions 3 – 7 pertaining to construction of garages, accessory storage structures and open space in the single-family residential zoning districts.
   b. Remove from Table - Review, discussion and possible recommendation to the Village Board on the request for Land Use Plan Amendment to change six unique 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) and a portion of the Nunan property located at 463 High Street (i.e. Village of Pewaukee Tax parcel #’s 0893990) from current “Single-Family Residential” designation to “Institutional” designation. The applicant is Tarantino & Company in c/o Wayne Wiertzema. The property owners are Queen of Apostles Congregation and Robert and Gloria Nunan. The properties are currently zoned IPS/ Institutional and Public Service District as to the areas within Parcel #PWV0893923, and R-5/Single Family Residential as to all the other areas.
   c. Remove from Table - 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) and a portion of the Nunan property located at 463 High Street (i.e. Village of Pewaukee Tax parcel #’s 0893990) 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 owners are Queen of Apostles Congregation and Robert and Gloria Nunan.
   d. Remove from Table - 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 Robert and Gloria Numan. The properties are currently zoned IPS/Institutional and Public Service District and/or R-5/Single Family Residential.

6. New Business
   a. Review, discussion and consultative feedback on prospective rezoning to R-6 Plex Residential with PUD Overlay for a 27-lot, multi-family residential redevelopment at 321 Riverside Drive. The applicant is Anderson Ashton, Inc. in c/o Matthew Mehring. The property owner is Riverside 321 Partners, LLC. The current zoning of the property is IPS – Institutional and Public Service.

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: October 4, 2019
1. **Call to Order, Pledge of Allegiance, Moment of Silence and Roll Call**
   President Knutson called the meeting to order at approximately 7:01 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 Craig Roberts, Comm. Cheryl Mantz, Comm. Joe Zompa, Comm. Eric Rogers, Comm. Ryan Lange and President Jeff Knutson.

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

2. **Public Hearings**
   None.

3. **Citizen Comments**
   Chuck Beyer @ 494 Park Ave – Mr. Beyer informed the Commission that he and his wife are present and ready to answer any questions they may have regarding his property.
   Al Tefft @ 438 Cheshire Ln – Mr. Tefft spoke against the Capri development and gave reasons why he believes it is not good for the village.
   John Fay @ 126 Highland Ave – Mr. Fay spoke in favor of allowing the owners at 494 Park Ave to raze and rebuild their home.

4. **Approval of the Minutes:**
   a. Regular Plan Commission Meeting – August 8, 2019.
   Comm. Rogers moved, seconded by Comm. Zompa to approve the August 8, 2019 minutes of the regular Plan Commission meeting as written.

   Motion carried 6-0.

5. **Old Business**
   a. Remove from Table, Review, Discussion and Possible Action on the Conditional Use Grant request to raze/replace an existing, legal nonconforming, single-family dwelling with a new single-family dwelling that will have a setback from the Park Avenue right-of-way that is equal to the existing dwelling setback but not compliant with the Code requirement (ref Section 40.209(a)) of 35 feet. The property address is 494 Park Avenue. The property owner/applicant is Chuck Beyer. The property is Zoned R-5 Single-Family Residential District.

   Comm. Mantz moved, seconded by Comm. Zompa to remove item from the table.
   Motion carried 6-0.

   Planner Censky presented the details of this property in regards to setbacks and new home code requirements of an attached garage. President Knutson explained that current code states that only a 2.5+ acre yard may have both an attached and a detached garage. The property being discussed does not meet the acreage requirement yet the new home must have an attached garage, also per code. Discussion
followed regarding ramifications of granting the CUG, whether there are issues with homes having more than one garage and questions as to when information was obtained for this project.

Comm. Lange moved, seconded by Comm. Zompa to approve the Conditional Use Grant with the following recommendations of Planner Censky:

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 home will not adversely impact drainage conditions on neighboring properties as a result of the new construction;
2) Issuance of all required raze, building, electrical, and any other such/similar permits prior to the start of any work on the proposed new home;
3) Recording of the Conditional Use Grant and related Land Covenant prior to issuance of any permits in support of this project.

Motion carried 6-0.

b. Request for Reconsideration of Prior Vote on recommendation to the Village Board regarding adoption of a new and complete Historic Preservation Ordinance as Article XIV of the Village’s Land Development (i.e. zoning) Code in place of the existing, and rather limited, Section 40.436(d) pertaining to “Properties of historical significance”.

Comm. Mantz moved, seconded by Eric Rogers to open this item for reconsideration of the prior vote.

Motion carried 6-0.

The Commission discussed the meaning of current wording in the ordinance, who will have decision-making powers regarding properties and appeals, etc., what criteria will be used to determine an historic property and what role the Plan Commission and/or Village Board should play in the process.

Comm. Mantz moved, seconded by Comm. Zompa to withdraw the statement in the draft ordinance that recommends that the Village Board be the decision-making body and replace it with the Historic Preservation Commission being the decision-making body instead.

Motion carried 5-1 with Trustee Roberts voting nay.

Discussion continued regarding Sec. 40.482(b) Historic Preservation Commission and criteria to be used to determine the designation of an historic building/property.

Trustee Roberts moved, seconded by Comm. Lange to amend Sec. 40.482(b) as follows:

(6) Are consistent with the US Department of the Interior, National Park Service National Historic Landmark Criteria as set forth in 36 CFR Vol 1 (7-11 edition) Sec. 65.4

Motion carried 6-0.

Further discussion occurred regarding the composition of the Historic Preservation Commission.

Comm. Zompa moved, seconded by Comm. Mantz to amend Sec. 40.482(a) to include the appointment of at least one non-elected member of the Plan Commission to the Historic Preservation Commission.

Motion carried 6-0.

Additional discussion occurred regarding the benefits to the property owner to receive an historical designation and whether it is added to the deed.

Comm. Zompa moved, seconded by Comm. Rogers to amend Sec. 40.483 Designation Procedures to include a section that stipulates that Village staff will be required to record a document with the Waukesha County Register of Deeds reflecting the landmark status of the property as determined by the Historic Preservation Commission including the date of the determination.

Motion carried 6-0.
Comm. Lange moved, seconded by Comm. Zompa to approve recommendation of Ordinance No. 2019-13 to the Village Board with the above items as amended. Motion carried 6-0.

6. New Business
   a. 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 the applicant has updated their original plans for an open-air accessory storage structure since they first presented to the Commission in June, 2019. Censky states the new structure is in line with other buildings in the area color-wise, is of metal components and will have a concrete foundation. The height of the building is within code as are the 10-ft offsets from the east and south lot lines.
   Comm. Mantz moved, seconded by Trustee Roberts to approve the structure with Planner Censky’s recommendations:

   1) 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;
   2) Specific building materials and color specifications as proposed/presented by the applicant at tonight’s meeting;
   3) This approval, if granted, will void the previous (i.e. June 13, 2019) conditional approval for a similar accessory structure proposed to have been constructed in the very same location.
   Motion carried 6-0.

   b. Review, discussion and possible recommendation to Village Board regarding Zoning Code language changes to Sections Sec. 40.210.3., 40.163., 40.173., 40.183., 40.193., and 40.203., regarding the construction of a new home with an attached garage or alteration of an existing home to add an attached garage when there is an existing, detached garage structure already located on the same lot.
   Planner Censky spoke regarding some inconsistencies within our ordinances as to intent when it comes to attached and detached garages as they pertain to existing homes, new homes, garage sizes and lot sizes. Discussion followed regarding different garage scenarios within the Village as they pertain to different properties/circumstances, greenspace issues, when a shed becomes a garage, fire safety, challenges for small properties with lack of storage and whether the code, as written, contains loopholes.
   Comm. Lange moved, seconded by Comm. Rogers to amend the code as it pertains to Sec. 40.210.3 through 40.203 with the following:

   1) Removal of all references of 2.5-acre requirements throughout 40.123.3 to 40.203, with the exception as noted in number 3 below. This would mean detached garage would be permitted on all properties, even those with an existing attached garage, as long as the building of the detached garage meets the height, size, setback, ... requirements;
   2) Removal of the sentences throughout 40.123.3 to 40.203 that states, “All new residential home construction shall include at least one, but not more than one, attached garage structure.”
   3) Retain the 2.5-acre requirement in sentences throughout 40.123.3 to 40.203 that reads “If a garage greater than 900 square feet shall be sought for a property with an existing residence
and a lot area greater than 2.5 acres, approval by the planning commission as conditional use shall be required."

Motion carried 6-0.

7. Citizen Comments
Tom Calder @ 504 High St – Mr. Calder has grave concerns regarding the possible razing of St. Mary’s Church when the community is against it, wants to see single-family homes built there and asks for a roll-call vote of a full Plan Commission and Village Board when it comes to voting on the possible rezoning of the St. Mary Church.
Jim Fischer @ 130 W. Wisconsin Ave – Mr. Fischer is representing Queen of Apostles Church and stated the raze permit has been approved for the Church only and that their church hopes to continue to work with Capri on this development.
Kathleen Matrise @ 1150 E. Wisconsin Ave – Ms. Matrise re-iterated that the Historical Society presenter Joe stated there are strict criteria used in determining whether a property should be historically preserved. She does not believe that more senior housing is needed and is against Capri.
Sandy Moncada @ W275 N2177 Spring Creek Dr – Ms. Moncada spoke against the Capri development and believes that in 3-4 years Capri would be turned to non-profit, just like 14 other properties.
Theresa Hoff @ 1276 Timber Ridge – Ms. Hoff stated that the raze permit is for St. Mary’s Church only and not the other buildings, signs are being stolen and believes that the Capri development will create sewage problems in our community.

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

Meeting adjourned at approximately 8:45 p.m.

Respectfully Submitted,

Jackie Schuh
Deputy Clerk-Treasurer
STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky
Date Prepared: October 10, 2019

General Information:

Agenda Item: 5.a.

 Applicant: N/A

Status of Applicant: Village initiated item

Requested Action: Review, discussion and possible recommendation to Village Board regarding Zoning Code language changes to Chapter 40, Article VI, Divisions 3 - 7 pertaining to construction of garages, accessory storage structures and open space in the single-family residential zoning districts.

Background/Discussion:
At the meeting of September 12, 2019, the Planning Commission did discuss an array of possible changes to the Zoning Code related to garages and accessory structures on single-family residential properties. Specifically, the Commission appeared to favor an approach that would not prohibit a detached garage on any residential lot, provided only that there first be a principal residential structure in place.

Staff will guide a discussion of the prospective language changes (ref above and see attachment).
Sec. 40.201. - Purpose.

The R-5 residential detached district (10,500 square foot minimum) is intended to provide for small lot single-family detached residential development.

Sec. 40.202. - Permitted uses.

Single-family detached dwellings are permitted in the R-5 district.

Sec. 40.203. - Permitted accessory uses.

Permitted accessory uses in the R-5 district shall be:

1. Private garages, carports and paved parking areas shall be allowed provided that no such garage or carport shall be erected prior to the erection of the principal building to which it is accessory. Garages and/or storage structures shall conform to the following:
   a. All new residential home construction shall include at least one, but not more than one, attached enclosed garage structure not less than 570 square feet in area. Detached garages shall be allowed for replacements of legal existing detached garages or to serve homes constructed prior to the effective date of the ordinance from which this chapter is derived (i.e., May 4, 1969), which homes do not presently have a garage. In either case, the No detached garage structure shall not exceed 900 square feet, or size in area. There shall be no more than one detached garage structure on any property.

   All detached garages shall have direct and paved driveway access from a designated adjacent public or private road or alleyway.

   Properties with an existing residence and existing attached garage and a lot area greater than 2.5 acres, are permitted a detached garage structure not to exceed 900 square feet in area. If a detached garage structure or an accessory storage structure greater than 900 square feet is required for a property with an existing residence and existing garage and a lot area greater than 2.5 acres, if granted an approval by the planning commission as a conditional use, shall be required.

   b. An accessory storage structure shall be permitted in addition to any permitted garage structure(s). The accessory storage structure shall not exceed 192 square feet in size and shall be offset a minimum of ten feet from a side or rear lot line. Non-storage related accessory structures may be permitted provided they are offset no less than five feet from a side or rear lot line.

2. Home occupations and professional offices that are clearly incidental to the principal residential use subject to the following:
   a. The home occupation shall be carried on wholly within the principal residential building or within a building accessory thereto, and only by residents occupying the premises and one additional person not a resident on the premises.
   b. No article or service shall be sold or offered for sale on the premises.
   c. The home occupation shall not normally generate customer or client traffic to the residential premises.
   d. Any off-street parking area shall be maintained reasonably dustless, and adequately screened from adjoining residential properties.
e. The home occupation shall not include the conducting of any retail or wholesale business on the premises, nor the removal of sand, gravel, stone, topsoil or peat moss for commercial purposes.
f. The home occupation shall not include outside storage of materials or other operational activity resulting in offensive noise, vibration, smoke, dust, odors, heat or glare which may create a nuisance or be otherwise incompatible with the surrounding residential area.

(3) Private outdoor recreational facilities normally accessory to a residential use (i.e., basketball, swingset, jungle gym, swimming pool and tennis court).

Sec. 40.204. - Conditional uses.

Conditional uses in the R-5 district shall be:

(1) Private outdoor recreational facilities not normally accessory to a residential use.
(2) Public and/or private utility, transmission and distribution lines, poles and other accessories provided that when the utility proposes a main inter-village transmission facility, the utilities shall give notice to the planning commission of such intention and of date of hearing before the public service commission, and before actual construction shall file with the planning commission a map description of the route of transmission line. Public and/or private utility installations less than three feet in height shall be subject only to Village of Pewaukee staff approval and may be allowed subject to staff imposed conditions regarding, among other things, effective screening from public view with all season vegetation.

(3) Additional non-income producing living accommodation with separate bath and kitchen facilities for relatives of the individuals residing in the primary dwelling.

Sec. 40.205. - Lot size.

The minimum lot size in the R-5 district shall have a net area of not less than 10,500 square feet (0.24 acres).

Sec. 40.205.5 - Minimum Open Space Ratio.

The minimum required open space ratio shall be

Sec. 40.206. - Dwelling standards.

Single-family dwellings within the R-5 district shall have a 1,200 square foot minimum living area measured from the outside of exterior walls (excluding cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes). Minimum area on the first floor is 1,000 square feet.

Sec. 40.207. - Building height.

(a) The height of any dwelling unit in the R-5 district shall not exceed 42 feet.
(b) The height of accessory structures shall not exceed 15 feet or the width of the structure, whichever is less.

Sec. 40.208. - Minimum average lot width.

The minimum average lot width in the R-5 district shall be no less than 70 feet.

Sec. 40.209. - Minimum building setback.
(a) No building or structure in the R-5 district, hereafter erected, shall be placed closer than 35 feet to the ultimate right-of-way line of any public street, road or highway upon which the subject property abuts.

(b) Notwithstanding the setback requirements of any other governmental entity with jurisdiction, the building setback on a legal nonconforming lot may be reduced below the minimum required above if a conditional use grant is approved in accordance with article V, Conditional uses.


Minimum building offset in the R-5 district shall be:

1. Side lot line: Minimum ten feet. The minimum side lot line offset on a legal nonconforming lot may be reduced below ten feet if a conditional use grant is approved in accordance with article V, Conditional uses.

2. Rear lot line: Minimum 25 feet. The minimum rear lot line offset on a legal nonconforming lot may be reduced below 25 feet if a conditional use grant is approved in accordance with article V, Conditional uses.

3. Lake frontage: Minimum 75 feet.

4. Accessory structures:
   a. Accessory storage structures and detached garages: Minimum ten feet. The minimum offset for an accessory storage structure or detached garage on a legal nonconforming lot may be reduced below ten feet if a conditional use grant is approved in accordance with article V, Conditional uses.
   b. Non-storage related accessory structures: Minimum five feet. The minimum offset for a non-storage related accessory structure on a legal nonconforming lot may be reduced below five feet if a conditional use grant is approved in accordance with article V, Conditional uses.
To: Village of Pewaukee Plan Commission

By: Mary Censky
Date Prepared: October 10, 2019

General Information:

Agenda Item: 5.b.

Applicant: Tarantino & Company in c/o Wayne Wiertzema, Senior Vice President of Development.

Status of Applicant: Prospective site developer with permission of underlying property owners Queen of Apostles Congregation and Robert and Gloria Numan.

Requested Action: Review, discussion and possible recommendation to the Village Board to amend the Land Use Plan

Current Zoning: IPS Institutional and Public Service District and R-5 Single-Family Residential District

Current Master Plan Classification: Single-Family Residential

Requested Master Plan Classification: Institutional

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

Lot Size: N/A

Location: Multiple land areas within the Queen of Apostles Congregation contiguous ownership at and adjacent to 449 W. Wisconsin Avenue

Discussion:
The applicant requests recommendation to the Village Board to amend the Land Use Plan as described above (and reference the attached map exhibit).

The land areas in question are currently vacant space within larger parcels except for the two lots with frontage on Evergreen Drive where one single-family type dwelling/building straddles across the common lot line of these two separate lots.
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 and the other 1 or 2 sides by Institutional land use.

The total area of land proposed to be re-designated from Residential to Institutional is approximately 1.88 acres.
To: Jeff Knutson, President  
Plan Commission

From: Scott A. Gosse  
Village Administrator

Date: October 4, 2019

Re: Agenda Item 5b

_________________________________________________________

BACKGROUND
At the June Plan Commission meeting, the Plan Commission requested a review of infrastructure related to the proposed development – specifically a review of the sanitary sewer system, water utility system, stormwater, and traffic impact. Attached for your review and information please find a copy of the studies related to the aforementioned items along with a response from engineer for the developer.

Village staff will review the attached reports for the Plan Commission at the meeting.

Attachments
MEMORANDUM

DATE: July 22, 2019

TO: Scott Gosse, Village of Pewaukee Administrator

FR: Pat Hawley, P.E., PTOE, RSP, raSmith

CC: Tim Barbeau, P.E. raSmith

RE: Capri Senior Community Development (Queen of Apostles Church site) TIA Peer Review

raSmith completed a peer review of the May 21, 2019 Capri Senior Community Development TIA completed by Traffic Analysis & Design, Inc. (TADI). raSmith's comments are summarized below:

1) The TADI study was conducted in accordance with national best practices.
2) The site plan (Exhibit 2) does not specify the types of senior housing units being proposed or the number of dwelling units, and the TIA does not clarify the source of this data. Senior housing developments are generally low traffic generators. If the specific type of senior housing unit were to be modified, the trip generation and traffic analysis would remain relatively similar to what was proposed. A significant increase in the number of dwelling units would increase the trip generation proportionately, but the trip generation would remain relatively low (unless the density were to increase dramatically) and no significant changes in the analysis results are expected. The trip generation provided in the TIA appears reasonable for a senior care residential facility.
3) The buildings and employee/visitor parking locations should be noted on the site plan.
4) The TIA did not provide a trip generation comparison of the former school site, which would help frame the order of magnitude of the proposed development.
5) The access discussed in the TIA is not consistent with the site plan provided. The site plan shows a total of five access points, while the TIA only notes three access points. The two access points not discussed in the TIA are an access to Evergreen Lane and a second access to Wisconsin Avenue.
6) The TIA did not assign traffic to/from the north on Quinlan Drive. Quinlan Drive to the north has a wider cross section and it provides the most direct route to the WIS 16 interchange with County KF/Ryan Street. Showing traffic along Quinlan is not expected to alter the operational findings, but it provides a realistic projection of development traffic on local streets.
7) The TIA applied seasonal factors to the traffic counts collected in February. The seasonal factor adjustment provides a reasonable representation of the vehicular traffic, but it does not account for bicycle traffic on this popular bike route. Consideration should be given to collecting supplemental counts along Wisconsin Avenue during the summer.
8) Were the AADT's shown on Exhibits 4A and 4B calculated from the raw traffic counts or the seasonally adjusted counts?
9) What is the purpose of the second paragraph under C5?
10) Identify the volume and type of truck traffic anticipated at the site. Which access points will be used for deliveries and truck activity?
11) The Quinlan Drive access should be aligned with Kettle Woods Court.
12) The traffic generated by the site will be very low and all driveways and public street intersections are expected to accommodate the traffic with minimal queues or delays. The Wisconsin Avenue driveway will have low volumes and minimal queuing, but consideration could be given to providing an eastbound left-turn lane so through vehicles will not use the heavily-travelled bike lane to bypass left-turning vehicles.
13) raSmith concurs with the recommendation to align the east driveway on High Street with Park Hill Drive.

Conclusions
The discrepancies between the site plan and the TIA make it difficult to fully assess the impacts of the proposed development. The traffic operations (queues and LOS) are not expected to change substantially with a site plan modification, but traffic routing on the adjacent local neighborhood streets would be different than shown in the TIA. Considering the proposed volumes are relatively low, it will be the presence of any traffic on these local neighborhood streets that could be perceived negatively by the adjacent residents.

The proposed traffic volumes are low enough that they could be accommodated via one driveway. A single access driveway located on Wisconsin Avenue would focus development traffic on the higher classified roadway, rather than the local streets of High Street or Quinlan Drive. The access would operate acceptably with minimal delays and queues. Supplemental emergency-access-only driveways could be provided via High Street and/or Quinlan Drive.
July 29, 2019

Mr. Scott Goss
Administrator
Village of Pewaukee
235 Hickory Street
Pewaukee, WI 53072

Re: Queen of Apostles/Capri

Dear Mr. Goss,

As directed by the Plan Commission, we have performed a peer review of the traffic, sanitary sewer and storm sewer systems for the proposed senior housing development proposed by Capri for the Queen of Apostles site. The traffic review has been prepared by Pat Hawley of our Traffic Division and is attached hereto. The sanitary and storm sewer reviews are below.

Sanitary Sewer

The following information is needed to confirm my assumptions in to generate a conclusion on the effect of the sanitary flows on the Village current system.
1. Confirmation as to where the laterals from the church, rectory and school are currently connected to the sewer mains.
2. Confirmation on the number of anticipated residents for each type of housing use. For sake of my analysis I assumed the following:
   - Cassetta's   2.0 persons per unit
   - Apartments   1.5 persons per unit
   - Senior Housing 1.5 persons per unit
   - Memory Care 1.0 persons per unit
3. Maximum number of employee's for any one shift
4. Source of the per capita flow generation amounts

Base flows used to generate flows for analysis purposes:
Residential 100 gpd/capita* at 2.5 capita per dwelling unit (non-senior housing)
Senior housing 100 gpd/capita* at either 2.0 or 1.0 depending on the type of facility within senior housing developments.
Commercial 1,500 gallons/acre**

The development plans indicate that the sanitary sewer system will be connected to an 8-inch sewer in Quinlan Drive south of Kettlewoods Court. Flow would be north to Cheshire Lane, to a 12-inch pipe that flows easterly to High Street. At High Street, the sewer continues easterly in an 8-inch pipe located in open lands north of Pewaukee Park Hills subdivision where it connects to a 12-inch relief sewer. Based on current peak flow, there is one section of the sewer system east of High Street that is undersized. The addition of the projected flows from the Capri development will worsen the undersized pipe and result in another section of pipe to be slightly undersized. Under full development conditions that are tributary to the 8-inch pipes east of High Street, three out of the four pipes are undersized.

* from NR 110.13 (1)(c) ** from MMSD 2020 Facilities report pg 3C-17
Conclusions:

- Existing flows form the church, rectory and school were not directed to the same sewer basin; therefore any flows from the proposed development will be new flows into the system being analyzed.
- Sanitary sewer pipes analyzed by the developer’s engineer that are located downstream of the proposed connection point on Quinlan Drive have adequate capacity to accommodate the projected sewer flows from the development.
- Current sewer flows cannot be accommodated in one section of the 8-inch pipe that extends east of High Street.
- Additional flows from the development will not be able to be accommodated in the one 8-inch pipe as well as one additional pipe section. Ultimate flows from the development and vacant lands will result in not being able to meet capacity in three 8-inch pipes downstream from the proposed development.
- The development of the capacity of the 8-inch pipes were based on invert elevations from the Village’s GIS system, which are assumed to be based off of as-built drawings. Confirmation of the inverts and slopes may be an appropriate option to determine if the recorded slopes match the actual slopes.
- Solution to address this issue is to increase the 8-inch pipe size to a 12-inch pipe size.

Storm Water Management

We performed a technical review of the storm water management information provided. Additional information needed to complete the review as indicated below.

1. Sheet flow lengths should be limited to 100 feet according to NRCS guidelines. Revise calculations.
2. Provide calculations to show how stage-discharge relationship was developed for roof drains.
3. Specify where blue roof detention will be on plans. Need more details.
4. Outfall of 24" storm sewer located near outlet structure of pond. This will cause short circuiting and will not provide the necessary water quality benefits. Design is unacceptable and requires revision.
5. Provide inverts and sizes for all storm sewer and water main on plan set.
6. Outlet structure has 5" from top of outlet pipe to top of 24"x24" grate.
7. Milwaukee Winter Season range in WinSLAMM is incorrect - please refer to NR151.12(1)(b) for correct range.
8. Outlet structure was not modeled in WinSLAMM. Please revise model to include the structure.
9. Provide WinSLAMM model input and output to show how minimum amount of TSS removal needed for project. An exhibit to accompany these calculations would be beneficial or provide markup that was sent to Pete Wood.

There are some general considerations that need to be addressed prior to consideration by the Plan Commission. The proposed storm water management design results in a drainage swale sized for the 100-year storm along the north side of the proposed project. The storm water pond outlet is a 42-inch diameter pipe. Current conditions on the site allow for sheet flow runoff. The drainage swale and pipe will result in concentrated flows. The flows will likely cut a channel through the wooded area and overflow to Quinlan Drive. The conveyance system along Quinlan Drive is a 21-inch storm sewer that comes out of Kettlewooods Court and flows northerly towards Cheshire Lane. A storm sewer analysis should be provide that considers flows from the surrounding development as well as from the concentrated flows from the Capri development.
The developer should explain and show that there are no adverse runoff impacts to existing properties. Consideration should be given to extending storm sewer onto the Queen of Apostles land to pick up the storm water in the concentrated flows and getting it into the storm sewer system, if it has been appropriately sized.

Minor items to address include extension of silt fence along West Wisconsin Avenue between driveways and that all references that the design complies with City and WDNR regulations should be changed to the Village and WDNR requirements.

Should you have any questions, please contact me.

[Signature]

Timothy G. Barbeau, P.E., P.L.S.
Village of Pewaukee Consulting Engineer

cc: Dan Naze, Director of Public Works/Village Engineer
CAPRI - PEWAUKEE
SENIOR LIVING COMMUNITY
WATER DEMAND ANALYSIS

VILLAGE OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN
SEPTEMBER 2019
Background

The Village of Pewaukee's water supply system includes five (5) groundwater wells, two (2) elevated tanks, two (2) ground storage reservoirs, one (1) standpipe, one (1) booster pump station, and approximately 253,400 feet of water main. Wells No. 2 and 3, have adjacent ground storage reservoirs with booster pumps that deliver water from the reservoir to the distribution system. These facilities pump an average day of approximately 870,000 gallons per day (gpd) to approximately 2,200 customers.

The water system consists of two (2) pressure zones. The Main Pressure Zone serves the entire water system with the exception of the Hawthorne Hill Boosted Pressure Zone service area. The Hawthorne Hill Boosted Pressure Zone consists of a small area located in the north-central portion of the water service area and is supplied by the Village's one (1) booster pump station.

The 200,000 gallon Quinlan Drive Elevated Tank is located adjacent to Quinlan Drive, just west of the Goodwill Donation Center in the Village of Pewaukee. The 250,000 gallon Lake Street Elevated Tank is located adjacent to Lake Street, west of Pewaukee Lake Elementary School. The one (1) million gallon standpipe is located west of State Trunk Highway (STH) '164' and south of Capitol Drive.

A development is being proposed in the Village of Pewaukee on the former St. Mary's Catholic Church property, in the northwest region of the Village. The proposed average day and maximum day demands for the development, are 32,400 gpd and 122,150 gpd respectively.

The proposed development includes plans to construct approximately 2,000 feet of 8-inch diameter water main north of W. Wisconsin Avenue between Quinlan Drive and High Street. The existing 8-inch diameter water main between Evergreen Lane and Quinlan Drive will be abandoned during this project because it has reached the end of its service life and is no longer reliable. The existing water system in the vicinity of the former St. Mary's Catholic Church property is shown in Figure 1. The proposed improvements are shown in Figure 2.

The Village has requested that Ruekert & Mielke, Inc. perform an analysis to determine if the existing water system, with the addition of the Capri – Pewaukee development proposed water main, will be sufficient to support the anticipated demand. This analysis included providing a comparison of existing available fire flows and residual pressures in the existing water system to anticipated available fire flows and residual pressures if the proposed Capri – Pewaukee development were to be constructed as shown in Figure 2.
Figure 1: Existing Water System

Figure 2: Proposed Capri - Pewaukee Water System Improvements
Water System Analysis

This water system analysis was completed using an existing hydraulic model of the Village’s water system, last updated in 2019. The hydraulic modeling software used in the analysis was WaterGEMs by Bentley Systems, Inc. Roughness coefficient (C-value) values from previous studies were used to the extent available. Where previously used C factors were not available, published book values were used based upon the pipe diameter, material, and age.

Two (2) scenarios were developed and modeled based on maximum day demands and steady state conditions as a part of this analysis. Scenario 1 was based on the existing water system with no improvements and Scenario 2 was based on the existing water system including the improvements and demands from the proposed Capri – Pewaukee development.

The maximum day demand was estimated based on current consumption information obtained from the Public Service Commission of Wisconsin (WPSC) 2018 Annual Report. For both scenarios, the elevated tanks were assumed to be operating 10 ft below the overflow elevation. It was assumed that the proposed Capri – Pewaukee development’s average day demand will be 32,400 gpd. An average day to maximum day peaking factor of 3.8 was determined from NR - 811 Pump Capacities for Domestic Water Service. This factor was used to calculate a maximum day demand for the proposed Capri – Pewaukee development of 122,150 gpd.

The static pressures in the water system, based on maximum day demands, are shown in Figure 3. Static pressures in the existing water system range from 25 psi to 99 psi.

For the purpose of comparing the two scenarios, residual pressures and available fire flows were determined for existing hydrants located in the vicinity of the proposed connections. The hydrants used in the comparison are labeled H081-008, H081-011, and H081-023 and are shown in Figure 1. Available fire flows and residual pressures at the two proposed hydrants for the Capri – Pewaukee development were determined based on the proposed improvements.

The available fire flow is considered the maximum flow that can be provided at individual hydrants while maintaining a minimum pressure of 20 PSI in the system. The residual pressure is the anticipated pressure at the hydrant when delivering the available fire flow.
Figure 3: Existing Water System Static Pressure
Water System Analysis Results

Scenarios 1 and 2 were modeled to evaluate if the Village of Pewaukee existing water system is able to adequately supply the proposed Capri – Pewaukee development. Existing and proposed available fire flows and residual pressures at the existing hydrants located in close proximity to the proposed connections, based on maximum day demands are shown in Table 1.

<table>
<thead>
<tr>
<th></th>
<th>Static Pressure (psi)</th>
<th>Scenario 1 (Existing)</th>
<th></th>
<th>Scenario 2 (Proposed)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Available Fire Flow (gpm)</td>
<td>Residual</td>
<td>Available Fire Flow (gpm)</td>
<td>Residual</td>
</tr>
<tr>
<td>H081-008</td>
<td>74</td>
<td>5,526</td>
<td>20</td>
<td>5,800</td>
<td>20</td>
</tr>
<tr>
<td>H081-011</td>
<td>60</td>
<td>2,434</td>
<td>20</td>
<td>3,006</td>
<td>20</td>
</tr>
<tr>
<td>H081-023</td>
<td>61</td>
<td>4,640</td>
<td>20</td>
<td>4,908</td>
<td>20</td>
</tr>
</tbody>
</table>

Available fire flow and residual pressure was also analyzed for hydrants in the proposed Capri – Pewaukee development:

- **Hydrant: Capri H-1**
  - Available fire flow: 4,800 GPM
  - Residual pressure: 20 PSI

- **Hydrant: Capri H-2**
  - Available fire flow: 4,800 GPM
  - Residual pressure: 20 PSI

Based on these results, the proposed improvements will increase available fire flow in the vicinity of the development. It should be noted that this analysis does not include a supply or storage analysis and so does not confirm if there is an adequate source of supply or storage volume available to serve the development.
On September 26th, 2019, TADI received a copy of the raSmith Memorandum/TIA Peer Review, dated July 22nd, 2019, of the Capri Senior Community Development TIA (prepared May 21, 2019). We appreciate the Village and raSmith peer review. The following is a response to raSmith comments. The **bold** text represents raSmith comments. The *italicized* text represents TADI responses.

1. **The TADI study was conducted in accordance with national best practices.**
   
   Agreed.

2. **The site plan (Exhibit 2) does not specify the types of senior housing units being proposed or the number of dwelling units, and the TIA does not clarify the source of this data. Senior housing developments are generally low traffic generators. If the specific type of senior housing unit were to be modified, the trip generation and traffic analysis would remain relatively similar to what was proposed. A significant increase in the number of dwelling units would increase the trip generation proportionally, but the trip generation would remain relatively low (unless the density were to increase dramatically) and no significant changes in the analysis results are expected. The trip generation provided in the TIA appears reasonable for a senior care residential facility.**

   The senior housing unit information contained in the TIA was obtained from Capri Senior Communities. TADI agrees with the characterizations above.

   Per the latest site plan provided by Capri Senior Communities, the site is proposed to have 147 independent living units and 52 assisted living/memory care units. An updated trip generation table is shown on the top of the following page.
Capri Senior Community On-Site Trip Generation Table - 10/2/2019

<table>
<thead>
<tr>
<th>Land Use</th>
<th>ITE Code</th>
<th>Proposed Size</th>
<th>Weekday Daily</th>
<th>AM Peak</th>
<th>PM Peak</th>
</tr>
</thead>
<tbody>
<tr>
<td>Senior Housing (Independent Living)</td>
<td>252</td>
<td>147 Units</td>
<td>540</td>
<td>10</td>
<td>20</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(3.70)</td>
<td>(35%)</td>
<td>(65%)</td>
</tr>
<tr>
<td>Assisted Living (Memory Care)</td>
<td>254</td>
<td>52 Units</td>
<td>140</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(2.60)</td>
<td>(63%)</td>
<td>(37%)</td>
</tr>
<tr>
<td>Total New Trips</td>
<td></td>
<td></td>
<td>680</td>
<td>15</td>
<td>25</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>40</td>
<td>25</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>30</td>
<td>30</td>
</tr>
</tbody>
</table>

The updated trip generation still shows a low trip generation with approximately 40 new trips (15 in/25 out) during the weekday morning peak hour, 55 new trips (25 in/30 out) during the weekday evening peak hour, and 680 new trips (340 in/340 out) during a typical weekday (24-hour period). When compared to the TIA, this trip generation represents 10 additional new trips (0 in/10 out) during the typical weekday morning peak hour, 10 additional new trips (5 in/5 out) during the typical weekday evening peak hour, and 140 additional new trips (70 in/70 out) during a typical weekday (24-hour period).

Note that this trip generation remains low. As a basis of comparison, WisDOT and most communities only require a TIA if the number of trip ends in an hour are 100 trips or more. The proposed development's trip generation is well under this figure.

3. The buildings and employee/visitor parking locations should be noted on the plan.

Per discussions with Capri Senior Communities, some employee parking is provided underground. Visitor parking is expected to park across the site based on where they are visiting.

4. The TIA did not provide a trip generation comparison of the former school site, which would help frame the order of magnitude of the proposed development.

TADI is unaware of the former school enrollment. To address this comment, TADI used the updated Capri Senior Community Development trip generation (shown above) and the ITE Trip Generation Manual to estimate an equivalent number of private school (K-8) students necessary to generate the same total new trips (ITE 534). The following are the results:

- 44 Students yield approximately 40 new trips in the weekday morning peak hour (school arrival, ITE rate 0.91 trips/student)
- 89 Students yield approximately 55 new trips in the weekday evening peak hour (school dismissal, ITE rate 0.62 trips/student)
- 165 Students yield approximately 680 new trips on a typical weekday (24-hour period, ITE rate 4.11 trips/student)
5. The access discussed in the TIA is not consistent with the site plan provided. The site plan shows a total of five access points, while the TIA only notes three access points. The two access points not discussed in the TIA are an access to Evergreen Lane and a second access to Wisconsin Avenue.

   The two access points not discussed are expected to be minor driveways and were, therefore, not included. TADI anticipates negligible impacts to operations with these driveways.

6. The TIA did not assign traffic along Quinlan Drive. Quinlan Drive to the north has a wider cross section and it provides the most direct route to the WIS 16 interchange with County KF/Ryan Street. Showing traffic along Quinlan is not expected to alter the operational findings, but it provides a realistic projection of development traffic on local streets.

   As documented in the TIA, TADI anticipates approximately 45% of the traffic will travel to/from the site from/to the West (including to/from WIS 16). Based on the trip generation provided on the previous page, this translates to 20 new trips (10 in/10 out) during the weekday morning peak hour, 25 new trips (10 in/15 out) during the weekday evening peak hour, and 310 new trips (155 in/155 out) during the a typical weekday (24-hour period). Assuming 75% of this traffic to/from the west travels to/from WIS 16, the volume of traffic to/from the north on Quinlan Drive would be approximately 15 new trips (10 in/5 out) during the weekday morning peak hour, 20 new trips (10 in/10 out) during the weekday evening peak hour, and 230 new trips (115 in/115 out) during the a typical weekday (24-hour period).

7. The TIA applied seasonal factors to the traffic counts collected in February. The seasonal factor adjustment provides a reasonable representation of the vehicular traffic, but it does not account for bicycle traffic on this popular bike route. Consideration should be given to collecting supplemental counts along Wisconsin Avenue during the summer.

   TADI performed a count at the Wisconsin Avenue intersection with High Street on Monday, September 30th, 2019, from 3:00pm to 6:00pm under favorable weather conditions for bicyclists (clear skies and 80 degrees). The traffic data from this count is not available at the time of this response. TADI will provide the turning movement count data to the Village within the coming week.

8. Were the AADTs shown on Exhibits 4A and 4B calculated from the raw traffic counts or the seasonally adjusted counts?

   The turning movement counts were processed through the WisDOT turning movement traffic count template, which adjusts the collected data by both day of the week and seasonal factor when estimating AADTs. That is, the AADTs shown in these exhibits were calculated from the raw traffic counts and automatically seasonally adjusted by WisDOT factors. This information is included on the first page of each of the raw traffic counts included in the TIA appendix.
9. What is the purpose of the second paragraph under C5?
   The purpose of this paragraph is to provide the reader an understanding that the nature/feel of High Street and the nature/feel of the High Street & Park Hill Drive/East Driveway intersection are not expected to change with the completion of the development.

10. Identify the volume and type of truck traffic anticipated at the site. Which access points will be used for deliveries and truck traffic.
    Per discussions with Capri Senior Communities, the development expects an average of one delivery box truck per day or approximately seven delivery box trucks per week.

11. The Quinlan Drive access should be aligned with Kettle Woods Court.
    Ideally, Quinlan Drive should be aligned with Kettle Woods Court. However, since the traffic volume on the street and to/from development are low and because there is not expected to be cross traffic, there is not a strong need to align with Kettle Woods Court.

12. The traffic generated by the site will be very low and all driveways and public intersections are expected to accommodate the traffic with minimal queues or delays. The Wisconsin Avenue driveway will have low volumes and minimal queueing, but consideration could be given to providing an eastbound left-turn lane so through vehicles will not use the heavily traveled bike lane to bypass left-turning vehicles.
    Based on the traffic volumes from the TIA report, a left-turn lane is not expected to be required. The need for a left-turn lane will be reevaluated based on the September 30th, 2019, traffic count previously mentioned.

13. raSmith concurs with the recommendation to align the east driveway on High Street with Park Hill Drive.
    Agreed.

The discrepancies between the site plan and the TIA make it difficult to fully assess the impacts of the proposed development. The traffic operations (queues and LOS) are not expected to change substantially with a site plan modification, but traffic routing on the adjacent local neighborhood streets would be different than shown in the TIA. Considering the proposed volumes are relatively low, it will be the presence of any traffic on these local neighborhood streets that could be perceived negatively by the adjacent residents.

TADI agrees that operations are not expected to change substantially with site plan modifications due to the low traffic generation of the proposed site.
The proposed traffic volumes are low enough that they could be accommodated via one driveway. A single access driveway located on Wisconsin Avenue would focus development traffic on the higher classified roadway, rather than the local streets of High Street or Quinlan Drive. The access would operate acceptably with minimal delays and queues. Supplemental emergency-access-only driveways could be provided via High Street or Quinlan Drive.

The traffic volumes to/from the development are sufficiently low that having one access point or having multiple access points is not expected to have a negative impact on the study area.

Thank you, Scott. Should there be any further questions or comments on the Capri Senior Community Development TIA as it relates to traffic operations, please feel free to contact me directly at 414-807-1912, mmay@tadi-us.com.

Sincerely,

Michael May, P.E. PTOE
Senior Traffic Engineer
To: RA Smith/ Village of Pewaukee Engineering
From: Shermak Bugno
Date: October 2, 2019
Subject: Review Comment Memo for Capri Senior Living - Pewaukee

The following is a short summary providing further detail or describing upcoming revisions to the Capri – Pewaukee Civil Plan set based on the comments generated during the review of the Village's public infrastructure by RA smith. The comments below originate from the Sanitary Sewer and Storm sewer Peer Review (dated July 29, 2019), Water Demand Analysis (dated Sept 2019) and TIA Peer Review (dated July 22, 2019). This memo is intended to verify that Pinnacle Engineering Group has received and reviewed the feedback provided by RA smith and Reukert-Mielke and will revise accordingly once an official and comprehensive site plan review has been conducted and distributed by RA smith.

As indicated above, attached are the infrastructure comments provided by RA Smith. Pinnacle has responded to these comments in red. Responses include comments, further details or suggestions. Pinnacle Engineering Group will provide revised drawings once an official and comprehensive site plan review has occurred.

If you should have any comments or questions, feel free to call us at 262-754-8888

Sincerely,

Pinnacle Engineering Group

Shermak Bugno
Project Engineer
Sanitary Sewer and Storm Sewer Review (dated July 29, 2019):

Sanitary Sewer

1. Confirmation as to where the laterals from the church, rectory and school are currently connected to the sewer mains.

Existing topographic survey provided by RA Smith dated Jan 14th, 2019 shows a sanitary structure located in the western parking lot of the existing school building with a lateral pointing towards the school. System maps provided by the village would indicate an existing sewer main within Wisconsin Ave serves the church. Said maps show a lateral located on the north side of the main in the general vicinity of the church.

2. Confirmation on the number of anticipated residents for each type of housing use. For sake of my analysis I assumed the following:
   - Cassette's  2.0 persons per unit 1.41
   - Apartments  1.5 persons per unit 1.12
   - Senior Housing  1.5 persons per unit 1.09
   - Memory Care  1.0 persons per unit 1.0

See attached documentation in appendix A from existing Capri Communities sites that back up the projected resident counts listed above.

3. Maximum number of employee's for any oneshift

Anticipated peak shift count will be during day shift which will employ 22-24 persons.

4. Source of the per capita flow generation amounts

Flow generation was based on NR 110.13 with consultation of NCAC 02T .0114

Conclusions:

- Existing flows form the church, rectory and school were not directed to the same sewer basin; therefore any flows from the proposed development will be new flows into the system being analyzed.

- Sanitary sewer pipes analyzed by the developer's engineer that are located downstream of the proposed connection point on Quinan Drive have adequate capacity to accommodate the projected sewer flows from the development.

- Current sewer flows cannot be accommodated in one section of the 8-inch pipe that extends east of High Street.
• Additional flows from the development will not be able to be accommodated in the one 8-inch pipe as well as one additional pipe section. Ultimate flows from the development and vacant lands will result in not being able to meet capacity in three 8-inch pipes downstream from the proposed development.

• The development of the capacity of the 8-inch pipes were based on invert elevations from the Village's GIS system, which are assumed to be based off of as-built drawings. Confirmation of the inverts and slopes may be an appropriate option to determine if the recorded slopes match the actual slopes.

• Solution to address this issue is to increase the 8-inch pipe size to a 12-inch pipe size.

Based on this analysis, existing flow calculations exceed pipe capacity prior to any development. While the Capri development would increase flow generation it would appear several section of public sewer needs to be resized regardless.

Stormwater Management

1. Sheet flow lengths should be limited to 100 feet according to NRCS guidelines. Revise calculations.
   
   a. For more information,
      
      see: https://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=27002.wba

      Will revise in conjunction with any changes requested as part of a formal site plan review.

2. Provide calculations to show how stage-discharge relationship was developed for roof drains.

   Will provide additional roof and roof drain documentation in conjunction with any changes resulting from a formal review of the submitted plans.

3. Specify where blue rooftop detention will be on plans. Need more details.

   Will provide.

4. Outfall of 24" storm sewer located near outlet structure of pond. This will cause short circuiting and will not provide the necessary water quality benefits. Design is unacceptable and requires revision.

   Will revise documentation in conjunction with any changes resulting from a formal review of the submitted plans.

5. Provide inverts and sizes for all storm sewer and water main on plan set.

   Will provided documentation in conjunction with any changes resulting from a formal review of the submitted plans.

6. Outlet structure has 5" from top of outlet pipe to top of 24"x24" grate.

   Understood. Changes to outlet structure may or may not occur as part of changes due to a formal review of
submitted plans.

7. Milwaukee Winter Season range in WinSLAMM is incorrect - please refer to NR151.12(1)(b) for correct range.

Will revise along with any modifications requested as part of a formal review of our submitted plans.

8. Outlet structure was not modeled in WinSLAMM. Please revise model to include the structure.

Outlet structure was indeed modeled in Winslamm. Structure has rectangular orifices which are not an option in winslamm. To model rectangular orifices correctly, the "other outflow rate" is used. Total outflow is found in Hydrocad and then input at the correct stages in Slamm. Method is acceptable to the WDNR.

9. Provide WinSLAMM model input and output to show how minimum amount of TSS removal needed for project. An exhibit to accompany these calculations would be beneficial or provide markup that was sent to Pete Wood.

Will provide along with any other modifications requested as part of a formal review of submitted plans.

Conclusions:

There are some general considerations that need to be addressed prior to consideration by the Plan Commission. The proposed storm water management design results in a drainage swale sized for the 100-year storm along the north side of the proposed project. The storm water pond outlet is a 42-inch diameter pipe. Current conditions on the site allow for sheet flow runoff. The drainage swale and pipe will result in concentrated flows. The flows will likely cut a channel through the wooded area and overflow to Quinlan Drive. The conveyance system along Quinlan Drive is a 21-inch storm sewer that comes out of Kettlewoods Court and flows northerly towards Cheshire Lane. A storm sewer analysis should be provide that considers flows from the surrounding development as well as from the concentrated flows from the Capri development.

The developer should explain and show that there are no adverse runoff impacts to existing properties. Consideration should be given to extending storm sewer onto the Queen of Apostles land to pick up the storm water in the concentrated flows and getting it into the storm sewer system, if it has been appropriately sized.

Minor items to address include extension of silt fence along West Wisconsin Avenue between driveways and that all references that the design complies with City and WDNR regulations should be changed to the Village and WDNR requirements.

Revisions to the storm sewer/storm water will occur along with any other modifications requested as part of a formal review of submitted plans. Piping the water from the pond to the downstream connection within Quinlan Drive is a possibility. Additionally, the drainage swale on the north side of the development could be picked up by storm sewer and be piped underground as well.

The existing drainage conditions on site currently direct stormwater runoff to neighboring properties which was a concern the Capri team heard in their first public hearings. Pinnacle has met with surrounding neighbors to understand
existing conditions and how they can be improved. By controlling the stormwater runoff and diverting it to pipes and other best management practices, it is Pinnacle’s opinion that drainage will improve with the proposed Development.

Minor text changes will also be made in future submittals.

**Water Demand Analysis (dated September 2019):**

Conclusions:

Scenarios 1 and 2 were modeled to evaluate if the Village of Pewaukee existing water system is able to adequately supply the proposed Capri – Pewaukee development. Existing and proposed available fire flows and residual pressures at the existing hydrants located in close proximity to the proposed connections, based on maximum day demands are shown in Table 1.

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<th>Scenario 2 (Proposed)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Available Fire Flow (gpm)</td>
<td>Residual Pressure (psi)</td>
</tr>
<tr>
<td>H081-008</td>
<td>74</td>
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</tr>
<tr>
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<td>2,434</td>
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<td>H081-023</td>
<td>61</td>
<td>4,640</td>
</tr>
</tbody>
</table>

Available fire flow and residual pressure was also analyzed for hydrants in the proposed Capri – Pewaukee development:

- **Hydrant: Capri H-1**
  - Available fire flow: 4,600 GPM
  - Residual pressure: 20 PSI

- **Hydrant: Capri H-2**
  - Available fire flow: 4,600 GPM
- Residual pressure: 20 PSI

Based on these results, the proposed improvements will increase available fire flow in the vicinity of the development. It should be noted that this analysis does not include a supply or storage analysis and so does not confirm if there is an adequate source of supply or storage volume available to serve the development.

Pinnacle Engineering concurs with the Water demand analysis which shows that the Capri Development will enhance the existing water infrastructure and will provide better fire flow to the system.

TIA Peer Review (dated July 22, 2019):

Comments to TIA to be submitted to Village under separate Cover. Please see site plan in appendix A in conjunction with comment responses.
APPENDIX A
<table>
<thead>
<tr>
<th>Campus / Community</th>
<th>Total Residents / Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Cottage Units</td>
</tr>
<tr>
<td>St. Catherine Commons Campus</td>
<td>34</td>
</tr>
<tr>
<td>Cabins of Geenlawn Campus</td>
<td>22</td>
</tr>
<tr>
<td>Heritage Place</td>
<td>0</td>
</tr>
<tr>
<td>Wilson Campus</td>
<td>17</td>
</tr>
<tr>
<td>Total</td>
<td>63</td>
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</table>

<table>
<thead>
<tr>
<th>Campus / Community</th>
<th>Total Residents / Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Quakertown Senior Campus</td>
<td>29</td>
</tr>
</tbody>
</table>

Proposed Total Units: 199  
Anticipated Total Resident Count: 228
STAFF REPORT

To: Village of Pewaukee Plan Commission

General Information:

Agenda Item: 5.c.

Applicant: Tarantino & Company in c/o Wayne Wiertzema, Senior Vice President of Development.

Status of Applicant: Prospective site developer with permission of underlying property owners Queen of Apostles Congregation and Robert and Gloria Numan.

Requested Action: Review, discussion and possible recommendation to the Village Board to rezone 4 unique sections of real estate from exiting R-5 Single Family Residential to IPS Institutional and Public Service District.

Current Zoning: R-5 Single-Family Residential District

Current Master Plan Classification: Single Family Residential

Requested Master Plan Classification: Institutional

Surrounding Zoning/Land Use: Each unique piece adjoins other real estate that is both zoned and used for both single family residential and institutional purposes.

Lot Size: N/A

Location: Multiple land areas within the Queen of Apostles Congregation contiguous ownership at and adjacent to 449 W. Wisconsin Avenue and also a portion of 463 High Street.

Discussion:
The applicant requests favorable recommendation to the Village Board for rezoning of these 4 areas as described above (and reference the attached map exhibit).
Two of the land areas in question are spaces within larger parcels that are already zoned IPS (i.e. the northern 2 pieces identified on the map attachment).

Two of the land areas/lots (with frontage on Evergreen Drive) contain one single-family type dwelling/building which straddles across the common lot line of these two separate lots.

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 zoning and the other 1 or 2 sides by Institutional and Public Service zoning.

The total area of land proposed to be rezoned from R-5 Single Family Residential District to IPS Institutional and Public Service District is approximately 1.2 acres.

A comparison of uses permitted in the R-5 Residential District vs the IPS Institutional District is:

**R-5**

**Permitted uses.**

Single-family detached dwellings are permitted in the R-5 district.

**Conditional uses.**

Conditional uses in the R-5 district shall be:

1. Private outdoor recreational facilities not normally accessory to a residential use.
2. Public and/or private utility, transmission and distribution lines, poles and other accessories provided that when the utility proposes a main inter-village transmission facility, the utilities shall give notice to the planning commission of such intention and of date of hearing before the public service commission, and before actual construction shall file with the planning commission a map description of the route of transmission line. Public and/or private utility installations less than three feet in height shall be subject only to Village of Pewaukee staff approval and may be allowed subject to staff imposed conditions regarding, among other things, effective screening from public view with all season vegetation.
3. Additional non-income producing living accommodation with separate bath and kitchen facilities for relatives of the individuals residing in the primary dwelling.

**IPS**

**Permitted uses.**

Permitted uses in the IPS district shall include but are not necessarily limited to:

1. Public or private schools, colleges and universities.
2. Churches, temples and other places of worship with seating capacity not to exceed 500 people.
3. Public or quasi-public libraries, historical societies and museums.
4. Public administrative offices and public service buildings, including fire and police stations.
5. State certified day care facilities.

**Conditional uses.**

Conditional uses in the IPS district shall include, but not necessarily be limited to, the following:

1. Mausoleums.
2. Concert halls.
3. Public and/or private utility installations.
(4) Private lodges and clubs.
(5) Bar, restaurant or other service facilities accessory to an approved use and intended solely for use by residents, members and guests provided such use is not situated on property that is adjacent to existing 1—2 family residential use or within 250 feet of lands zoned for 1—2 family residential use.
(6) Transmitting towers, receiving towers, relay and microwave towers without broadcast or studio facilities provided such towers are offset and setback a minimum distance equal to the ratio of one-foot horizontal distance for each one foot in vertical height of such tower.
(7) Nursing homes (i.e. a public or private residential institution intended and equipped to provide long term in-patient care for persons unable to look after themselves such as the aged or chronically ill), clinics and homes for the elderly.
(8) Cemeteries.
(9) Satellite dishes accessory to an approved principal use.

Recommendation:
The Planner would point out that these rezoning areas as requested should not be favorably recommended if the associated Land Use Plan designation for each individual area has not also been previously recommended favorably for change to Institutional under the previous agenda item.
To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: October 10, 2019

General Information:

Agenda Item: 5.d.

Applicant: Tarantino & Company in c/o Wayne Wiertzema, Senior Vice President of Development.

Status of Applicant: Prospective site developer with permission of underlying property owners Queen of Apostles Congregation, and Robert and Gloria Numan.

Requested Action: Certified Survey Map recommendation to Village Board for approval.

Current Zoning: IPS/Institutional and Public Service District and R-5/Single-Family Residential District

Current Master Plan Classification: Single-Family Residential and Institutional

Requested Master Plan Classification: Institutional

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

Lot Size: 18.19 acres total

Location: Multiple land areas within the Queen of Apostles Congregation contiguous ownership at and adjacent to 449 W. Wisconsin Avenue and the property located at 463 High Street.

Discussion:
The applicant requests favorable recommendation to the Village Board of their certified survey map proposed to combine PWV #'s 0893990, 0893988, 0893987, 0893989, 0893055, 0893056, 0893057, 0893923 and 0893013 into a 16.48 acre lot and a 1.71 acre Outlot.
This review assumes that all of the underlying real estate is, or has been favorably recommended for Land Use Plan designation Institutional and Zoning IPS/Institutional and Public Service District. In that case, the minimum required lot size is "...subject to Planning Commission approval". In the R-5 District, the minimum lot size is 10,500 sq.ft.

There are various buildings situated on some of these various existing lots. Section 40.418 of the Code provides that "Except in the case of a condominium, multifamily development, approved guest house or approved construction of speculative homes prior to final subdivision plat approval, not more than one principal detached residential building shall be located on a residential zoning lot, nor shall a detached residential building be located on the same zoning lot with any other principal buildings". Once consolidated, there would be many various buildings on this one proposed new lot.

The proposed outlot has approximately 30+/- feet of public road frontage on Evergreen Lane at Burroughs Drive. It is the staff understanding that the cemetery is intended to remain assessable to the public and that interments/funerals are still being conducted there on an ongoing basis. Up to this time, the majority of the cemetery has been situated on the same parcel as the Queen of Apostles church building and has had parking available to support the cemetery use. No provision is made in the CSM for parking, except on-street, as to the cemetery going forward.

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

1) Prior to Village signatures on the CSM, applicant to ensure/evidence to Village Staff, full compliance in the dimensional specifications of the Outlot as compared to any applicable laws, rules or regulations as to proximity of buried human remains to a lot line;

2) Applicant to raze remove some/all of the multiple buildings that would now be situated on a single lot prior to the Village signatures on the CSM in order to ensure full compliance with Section 40.418 of the Code which provides that "Except in the case of a condominium, multifamily development, approved guest house or approved construction of speculative homes prior to final subdivision plat approval, not more than one principal detached residential building shall be located on a residential zoning lot, nor shall a detached residential building be located on the same zoning lot with any other principal buildings);

3) Applicant to provide a permanent easement over adjacent lands of Lot 1 of the CSM for construction of public parking (off-street) to support the cemetery use, or, to enlarge the Outlot 1 to include adequate space for construction of onsite parking to support the cemetery. Parking shall be designed, reviewed/approved and installed prior to recording the CSM;

4) Village Engineer review and approval of the CSM as to technical accuracy and closure in the legal description.
Village of Pewaukee Plan Commission  
Engineer’s Report for October 10, 2019  

Queen of Apostles CSM  
West Wisconsin Avenue

Report

This CSM combines all property owned by Queens of Apostles (seven tax parcels) into one lot and one outlot. The outlot is being created for the cemetery area. The only access to the cemetery is a 28.24 feet portion of the east line of the outlot that is located off the northwest corner of Evergreen Lane. The cemetery lands within the outlot do not include any parking. Since the meeting in June, I have verified that the surveyor has included all known grave sites within the outlot.

Prior to the final execution of the CSM, the parking issue must be addressed. That can be accomplished by adding land to the outlot or providing a parking and access easement on lands owned by Lot 1. If an easement is used, the location and boundaries must be shown on the CSM along with a note that refers to a separately recorded easement document number (recorded simultaneously with the CSM), said document setting forth the purpose of the easement, and rights and responsibilities of each party to the easement.

There are a number of minor technical corrections that are required and noted in my recommendation below.

Recommendation

Overall, I am in favor of combining the lots into one lot and an outlot to “clean up” the multiple property parcels that make up the Queen of Apostles land. Once accomplished, the Village will have control of how the land is split (if there would ever be a request to split proposed Lot 1) in the future either by Queen of Apostles or another owner.

1. The CSM is technically acceptable subject to the surveyor addressing the following items prior to execution by the Village:
   - Resolution of a conflicting distance between the map and legal description
   - Dedication of additional right-of-way on Quinlan Drive in the southwest portion of the site
   - Addition of symbolism on sheet 2 to reflect “recorded as” information
   - Addition of a symbol in the legend on sheet 3 to indicate dedication of public roads
   - Correct name of the Village Clerk on the signature page

2. The developer shall resolve the cemetery parking issue prior to execution by the Village.

Tim Barbeau, Village Consulting Engineer  
October 3, 2019
Village of Pewaukee Plan Commission
Engineer’s Report for October 10, 2019

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Tim Barbeau, Village Consulting Engineer
October 3, 2019
CERTIFIED SURVEY MAP NO.

A division of Lot 10 and part of Lot 4 in Block B of Quinan's Addition and Lands, all being a part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 8, Township 7 North, Range 19 East, in the Village of Pewaukee, Waukesha County, Wisconsin.

○ INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
○ INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAR FOOT.
▲ INDICATES SET MAG NAIL

SEE SHEETS 2 THRU 5 FOR LOT DETAILS.

OUTLOT 1 IS A CEMETARY.

OUTLOT 1
74,576 sq. ft.
1.7120 acres

LOT 1
717,899 sq. ft.
16.4805 acres

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 8, T 7 N, R 19 E,
WHICH BEARS N89°13'42"E. WISCONSIN STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE.

Line Table

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<tr>
<td>L4</td>
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<td>112.94</td>
</tr>
</tbody>
</table>

GRAPHIC SCALE

1" = 250'

raSmith
CREATIVE DESIGN ENGINEERING
16745 W. Blomfield Road
Waukesha, WI 53189
(262) 791-1000
raSmith.com

S:\5162305\dwgs\CS101L.dwg \ SHEET 1

SHEET 1 OF 8 SHEETS
CERTIFIED SURVEY MAP NO. __________

A division of Lot 10 and part of Lot 4 in Block B of Quinlan's Addition and Lands, all being a part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 8, Township 7 North, Range 19 East, in the Village of Pewaukee, Waukesha County, Wisconsin.

• INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
° INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.88 LBS. PER LINEAL FOOT.
CERTIFIED SURVEY MAP NO. 

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INDICATES DEDICATED TO THE VILLAGE OF PEWAUKEE FOR PUBLIC STREET PURPOSES.
CERTIFIED SURVEY MAP NO.

A division of Lot 10 and part of Lot 4 in Block B of Quinlan’s Addition and Lands, all being a part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 8, Township 7 North, Range 19 East, in the Village of Pewaukee, Waukesha County, Wisconsin.

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- INDICATES SET 1.315” O.D. IRON PIPE AT LEAST 18” IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

INDICATES DEDICATED TO THE VILLAGE OF PEWABUKEE FOR PUBLIC STREET PURPOSES.

LOT 1
717,889 sq.ft.
16.4805 acres

GRAPHIC SCALE

1” = 80'

SHEET 4 OF 8 SHEETS.
CERTIFIED SURVEY MAP NO. 

A division of Lot 10 and part of Lot 4 in Block B of Quinlan's Addition and Lands, all being a part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 8, Township 7 North, Range 19 East, in the Village of Pewaukee, Waukesha County, Wisconsin.

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○ INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.88 LBS. PER LINEAL FOOT.

LOT 1
717,889 sq. ft.
16.4805 acres

BUILDING

N85°00'00" E 324.18'
27.5'

OUTLOT 1
74,575 sq. ft.
1.7120 acres

CEMETERY

N88°47'33" W 156.45'

P EVERGREEN LANE

GAR.

HOUSE

52.7'

56.1'

58.6'

56.1'

N88°47'33" W 156.45'

P EVERGREEN LANE

UNPLATTED

LANDS

EVERGREEN LANE

PUBLIC ROAD

UNPLATTED

LANDS

GRAPHIC SCALE

0 40 80

1" = 80'

N76°44'41" W 530.82'

S:\S162805\dwg\CS101L.dwg \ SHEET 5

SHEET 5 OF 8 SHEETS
CERTIFIED SURVEY MAP NO.

A division of Lot 10 and part of Lot 4 in Block B of Quinlan's Addition and Lands, all being a part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 8, Township 7 North, Range 19 East, in the Village of Pewaukee, Waukesha County, Wisconsin.

STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

I, STEPHAN G. SOUTHWELL, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a division of Lot 10 and part of Lot 4 in Block B of Quinlan's Addition and Lands, all being a part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 8, Township 7 North, Range 19 East, in the Village of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Northeast 1/4 Section; thence North 89° 13' 42" East along the North line of said 1/4 Section a distance of 1022.64 feet to a point; thence South 03° 44' 26" East 216.25 feet to a point in the East line of Quinlan Drive and the South line of Foxtail Meadow III Subdivision, said point also the point of beginning of lands to be described; thence North 86° 00' 35" East along the South line of Foxtail Meadow II and Foxtail Meadow III a distance of 1066.21 feet to a point in the centerline of High Street; thence South 29° 38' 59" East along said centerline 229.03 feet to a point; thence South 86° 00' 36" West 209.04 feet to a point; thence South 29° 02' 06" East 215.93 feet to a point; thence South 85° 08' 19" West 77.04 feet to a point; thence South 19° 24' 25" East 144.54 feet to a point; thence South 86° 29' 04" West 254.80 feet to a point; thence South 01° 02' 09" East 204.64 feet to a point in the North line of Evergreen Lane; thence North 88° 47' 33" West along said North line 155.45 feet to a point in the West line of Evergreen Lane; thence South 00° 55' 47" East along said West line and its extension 342.04 feet to a point in the North line of West Wisconsin Avenue; thence North 76° 44' 41" West along said North line 330.92 feet to the Southeast corner of Lot 9, Block B in Quinlan's Addition; thence North 01° 11' 06" West along the East line of said Lot 128.24 feet to the Northeast corner of said Lot 9; thence North 75° 40' 18" West along the North line of said Lot and its extension 174.52 feet to the Southeast corner of Lot 4, Block B, in Quinlan's Addition; thence North 01° 04' 51" West along the East line of said Lot 34.26 feet to a point; thence South 86° 14' 30" West 112.94 feet to a point in the East line of Quinlan Drive; thence North 01° 04' 38" West along said East line 55.50 feet to the Southwest corner of Lot 3, Block B, in Quinlan's Addition; thence North 85° 14' 30" East along the South line of said Lot 112.94 feet to the Southeast corner of said Lot; thence North 01° 04' 51" West along the East line of said Lot and its extension 168.11 feet to the Northeast corner of Lot 1, Block B, in Quinlan's Addition; thence South 86° 14' 30" West along the North line of said Lot 107.38 feet to a point in the East line of Quinlan Drive; thence North 03° 44' 26" West along said East line 532.23 feet to the point of beginning.

Said lands contains 799,334 square feet or 18.3502 acres.

THAT I have made this survey, land division and map by the direction of QUEEN OF APOSTLES CONGREGATION, owner of said lands.

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

THAT I have fully complied with the provisions of Chapter 238 of the Statutes of the State of Wisconsin and the Land Division and Plating Regulations of the Village of Pewaukee in surveying, dividing and mapping the same.

DATE ____________________________

STEPHAN G. SOUTHWELL
PROFESSIONAL LAND SURVEYOR S-1939

Sheet 6 of 8 Sheets
CERTIFIED SURVEY MAP NO.

A division of Lot 10 and part of Lot 4 in Block B of Quinlan's Addition and Lands, all being a part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 8, Township 7 North, Range 19 East, in the Village of Pewaukee, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE

QUEEN OF APOSTLES CONGREGATION, as owners, certify that they caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and Village of Pewaukee.

QUEEN OF APOSTLES CONGREGATION, also certify that this map is required by §236.10 or 236.12 to be submitted to the following for approval or objection: Village of Pewaukee.

WITNESS the hand and seal of QUEEN OF APOSTLES CONGREGATION,

this ______ day of __________, 20____.

________________________

STATE OF WISCONSIN

COUNTY

PERSONALLY came before me this _____ day of __________, 20____,

the foregoing instrument.

________________________

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES __________
CERTIFIED SURVEY MAP NO. ______

A division of Lot 10 and part of Lot 4 in Block B of Quintan's Addition and Lands, all being a part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 8, Township 7 North, Range 16 East, in the Village of Pewaukee, Waukesha County, Wisconsin.

VILLAGE BOARD CERTIFICATE OF APPROVAL

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

I HEREBY certify that the foregoing is a true and correct copy of a Resolution accepted by the Village Board of the Village of Pewaukee on this __________ day of ________________, 20____.

__________________________
JEFF KNUTSON, VILLAGE PRESIDENT

__________________________
CHAZ SCHUMACHER, SECRETARY

PLAN COMMISSION APPROVAL

APPROVED by the Planning Commission of the Village of Pewaukee on this ______ day of ____________________, 20____.

__________________________
JEFF KNUTSON, CHAIRPERSON

__________________________
CHAZ SCHUMACHER, VILLAGE CLERK

THIS INSTRUMENT WAS DRAFTED BY STEPHAN G. SOUTHWELL.

162805.csm
PROFESSIONAL LAND SURVEYOR S-1939 Sheet 8 of 8 Sheets
To: Village of Pewaukee Plan Commission

General Information:

Agenda Item: 6.a.

Applicant: Anderson Ashton, Inc in c/o Matthew Mehring

Status of Applicant: Prospective property owner/developer with consent of the current underlying property owner Riverside 321 Partners, LLC.

Requested Action: Consultative feedback on prospective rezoning to R-6 Plex Residential with PUD Overlay for a 27-lot, residential redevelopment containing 54 total dwelling units in 27 duplex buildings.

Existing Zoning: IPS Institutional and Public Service

Surrounding Zoning/Land Use: North: R-5 Single Family Residential
South: Public lands owned by Waukesha County
East: Environmental and Park lands
West: R-5 Single Family Residential

Existing Master Plan Classification: Institutional

Location: 321 Riverside Drive

Discussion:
The applicant requests feedback from the Commission on the prospect of developing 54 dwelling units in 27 duplex buildings on 27 individual lots over this 11.4 +/- acre parcel of land for a density of approximately 4.8 units per acre.

Under the Villages R-6 Plex Residential District, the maximum density allowed is 8 units per acre on lots not less than 150 feet wide and in buildings of not less than 2 nor more than 4 dwelling units/building. Building, site and operating plan approval is required of any R-6 Plex Residential Plan.

The Villages PUD regulations provide that, in the case of a redevelopment project such as this, the maximum lot count density limits may be waived “...based on a case-by-case assessment of each development proposal and the public interest served by the proposal...”. R-6 typically requires a 1 acre minimum lot size so up to 11+/- lots for duplex-fourplex mix could be platted under straight R-6 Zoning. With a PUD, the Village could flex on that maximum number as explained above. PUD also serves to connect the specific subdivision, site and building plans to the rezoning.

An existing single family subdivision that underlies this 11+/- acre parcel showed a layout of 32 single family lots. Not all of these lots would be attainable/buildable under todays regulations due in part to roadway changes made since the original plat and environmental limitations over some of the lots.
Report

I have performed a general review of the proposed development and offer the following observations:

1. The underlying plat will have to be vacated
2. Installation of the public road would require full improvements – roadway, curb and gutter, sidewalk, street lighting, street trees, storm sewer, sanitary sewer and water main.
3. In the southeast corner of the parcel, there is Primary Environmental Corridor
4. In the southeast corner of the parcel, there are mapped wetlands.
5. In the southeast corner of the parcel, there is mapped 100-year floodplain
6. Most of the property contains hydric soils. Special construction may be required for foundations and foundation drainage systems. Basements, if planned may experience high use of sump pumps. The potential for wet basements is high. I suggest that a geotechnical evaluation of the site be performed to understand the building limitations of the site. If hydric soils are present, I do not recommend installation of basements.
7. I suggest that a detailed analysis and design of the stormwater facilities be performed prior to any concept approval to make sure that adequate land is set aside for stormwater. The plan shows stormwater areas; however, it is not backed up with any analysis.
8. The proposed interior roadway that exits onto Ridgeway Drive faces an existing house. There will be vehicle light issues that should be addressed as part of the design (shift location of road? screening?)
9. It appears that the buildings on the west side of the north/south interior roadway have little or no front setback.

Tim Barbeau, Village Consulting Engineer
October 4, 2019