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 the Village Board regarding Zoning Code language changes to Chapter 40, Article VI, Divisions 3 – 7 pertaining to construction of garages, accessory storage structures and possible establishment of open space requirements related to detached garages in the single-family residential zoning districts.

6. New Business
   a. Review, discussion and possible approval of the Building, Site and Operational Plans as proposed by Summit Credit Union (in c/o Greg Polocheck of Summit and Austen Conrad of Strang as Architect) to construct a 3,720 square foot, 1-story, financial institution building and including drive-through/remote teller and ATM facilities on Lot 4 of the Shops at Meadow Ridge PUD development located at the 1468 Capitol Dr. The property is zoned B-1 (PUD), Community Business with Planned Unit Development.
   b. Review, discussion and possible approval of the Sign Code Waiver request by Summit Credit Union (in c/o Greg Polocheck of Summit and Austen Conrad of Strang as Architect) seeking approval to place wall signs which exceed (by quantity and size) the specific wall sign Code limits and a monument sign which exceeds the height and setback limits set forth by Code – such signage being proposed in support of their prospective financial institution building project on Lot 4 of the Shops at Meadow Ridge PUD development located at 1468 Capitol Drive. The property is zoned B-1 (PUD), Community Business with Planned Unit Development.
   c. Review, discussion and possible recommendation to the Village Board regarding prospective zoning code language changes to enact, among other things possibly, density limitations on housing for the elderly. Ref Chapter 40, Article VI, Division 16 of the Village Code (i.e. the IPS, Institutional and Public Service District).

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: November 8, 2019
VILLAGE OF PEWAUKEE
PLAN COMMISSION MINUTES
October 10, 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: Comm. Jim Grabowski, Comm. Cheryl Mantz, Comm. Joe Zompa, Comm. Eric Rogers, Comm. Ryan Lange, Trustee Craig Roberts and President Jeff Knutson.

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

2. Public Hearings
None.

3. Citizen Comments
Tom Calder @ 504 High St – Mr. Calder spoke in favor of keeping our zoning as it currently stands, single-family home development and keeping St. Mary’s Church intact.
Amy Sandlass @ 414 Cheshire Ln – Ms. Sandlass spoke in favor of harmonious development that will have a tax-base to support our schools, parks, lake and library.
Sandy Moncada @W276N2177 Spring Creek Dr – Ms. Moncada read a letter written by a past resident of Pewaukee who has family buried in the cemetery and does not want to see the St. Mary landmark destroyed.
Ron Weisflog @ Beaver Ct, Pewaukee – Mr. Weisflog spoke of St. Mary’s Church as a place for older people to go.
Kathy Perszyk @ N65W24507 Ivy Ave, Sussex – Ms. Perszyk spoke in favor of the Capri development.
Syliva Krawczyk @ W250N4962 William Dr, Sussex – Ms. Krawczyk spoke in favor of the Capri development and their plan to preserve part of the church.
Kathleen King @ 725 Glacier Rd – Ms. King spoke against the Capri development citing issues with traffic, streets, water, sewer and property devaluation.
Kathleen Sobotke @ 329 Evergreen Ln – Ms. Sobotke spoke against the Capri development and in favor of single-family home development as an alternative. Document submitted and on file in the Clerk’s Office.
Bill Kucharski @ 324 High St – Mr. Kucharski spoke against changes to the land use at 449 W. Wisconsin Ave citing a flawed traffic study, sewer piping issues and it not being aligned with the master plan of the Village. He is in favor of single-family homes. Document submitted and on file in the Clerk’s Office.
Bonnie Gluth @ 427 High St – Ms. Gluth spoke against the Capri development citing traffic issues, sewer issues and compatibility with surrounding housing.
Charlie Shong @ 116 Highland Ave – Mr. Shong spoke of family buried at St. Mary’s, the job of elected officials and suggested the Village of Pewaukee should buy the St. Mary’s property.
Mary Brandenburg @380 Cheshire Ct – Ms. Brandenburg spoke against the Capri development.
Sherry Weber @ 463 W. Wisconsin Ave – Ms. Weber spoke against the Capri development.
Marian Mohr @ 307 W. Wisconsin Ave – Ms. Mohr spoke in favor of the Capri development citing that she likes the plan for the cemetery.
Cindy Hill @ 303 Sunset Dr – Ms. Hill spoke against the Capri development citing too many senior facilities already. She also spoke against the Riverside Dr development citing that it is too dense for that area.

Brendan Newman @ 330 Quinlan Dr – Mr. Newman spoke against the Capri development citing water flow problems and flooding issues.

Jim Fischer @ 130 W Wisconsin Ave – Mr. Fischer spoke in favor of the Capri development.

Dan Ross @ N38W26930 Glacier Rd, Pewaukee – Mr. Ross spoke against the Capri development citing a flawed traffic study.

Kathy Matrise @ 1150 E. Wisconsin Ave – Ms. Matrise spoke against the Capri development and rezoning of the St. Mary’s property. Document submitted and on file in the Clerk’s Office.

Robbyn Kucharski @ 324 High St – Ms. Kucharski spoke against the Capri development citing negative health and general welfare impacts and non-conformity to the master plan.

Bob Meyer @ N26W26661 Prospect Ave – Mr. Meyer spoke in favor of the Capri development and the inclusion of the church façade and meditation garden. He reiterated that the cemetery will not be sold and will never be moved.

Theresa Hoff @ 1276 Timber Ridge – Ms. Hoff spoke of being in full support of saving St. Mary’s Church and urged a roll-call vote tonight.

James Groat @ 231 Park Ave – Mr. Groat spoke against the Capri development citing the community does not want it.

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

Kathy Losniecki @ 227 Main St – Ms. Losniecki recited the Village Vision and Mission Statements.

Sandy Moncada @ W276N2177 Spring Creek Dr – Ms. Moncada reminds the commission that they have been voted in by the taxpayers and community. She wants the history of the Village to be preserved and states that many in community do not feel heard.

David Moll @ 403 W. Wisconsin Ave – Mr. Moll spoke against the Capri development and cited a similar situation in another municipality.

Dan @ 1230 Wisteria Ln, Waukesha – Dan spoke against the Capri development and destruction of St. Mary’s Church.

Amanda Schulz @ 202 Riverside Dr – Ms. Schulz spoke in favor of owner-occupied housing and against rental properties. She believes the Riverside Dr project will create safety issues.

4. Approval of the Minutes:

Comm. Zompa moved, seconded by Comm. Mantz to approve the September 12, 2019 minutes of the regular Plan Commission meeting as written.

Motion carried 6-0-1 with Comm. Grabowski abstaining.

5. Old Business – The Section 5. items (Old Business) were moved down the agenda to follow Section 6.

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.

Planner Censky provided an introduction of a prospective development depicting 54 dwelling units in 27 duplex buildings on 27 individual lots at an approximate 4.8 units per acre density. Prior use of this site and existing vacant building was as a nursing home. All previously approved uses have lapsed. The
applicant is looking for feedback and discussion from the Commission about this idea for redevelopment. Village Engineer Barbeau added that basements may not be an option in this area based on the soil composition and hydrology. He noted that sewer and water does surround the area currently. Discussion followed regarding support of residential development, preference for single-family and owner-occupied homes vs plex and/or multi-family, the impact of wet basements or no basements, stormwater management, lot sizes versus number of buildings on lots, the need for green areas, compatibility of the use to neighboring homes regarding the density of the prospective development and the possibility of Village financial support for the right development. The Commission generally felt that the development was headed in a direction they supported if it could be pointed more toward single-family development over multi-family.

5. **Old Business** – Items b, c and d were discussed as one item after they were removed from the table.

   Item 5.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, **was moved to the bottom of the agenda**.

   *Note: Items b, c and d were discussed as one item after removing from table.*

   Item 5.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 Numan 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 Numan. The properties are currently zoned IPS/Institutional and Public Service District as to the areas within Parcel #PVV0893923, and R-5/Single Family Residential as to all the other areas.

   Comm. Rogers moved, seconded by Comm. Grabowski to remove Item 5(b) from the table.

   **Roll call vote:**

   | Comm. Mantz - Aye | Trustee Roberts - Aye |
   | Comm. Rogers - Aye | President Knutson - Aye |
   | Comm. Lange - Aye |

   Motion carried 7-0.

   Item 5.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 Numan 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 Numan.
Comm. Mantz moved, seconded by Comm. Lange to remove Item 5(c) from the table. Motion carried 7-0.

Item 5.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 out lot. 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.

Comm. Zompa moved, seconded by Comm. Lange to remove Item 5(d) from the table. Motion carried 7-0.

Planner Censky described inconsistencies between zoning and land use in regards to the Queen of Apostles’ and Numan properties at 449 W Wisconsin Avenue, 463 High Street and some lots/properties surrounding. The affected properties are depicted on the attached maps Exhibits “A” and “B” which are attached hereto and made a part hereof by reference.

Per Planner Censky, preference (State standard) is that zoning match land use. The applicant is looking for favorable recommendations for the following:

1. Land Use plan Amendment to replace the current Single Family Residential classification with the Institutional classification for the 6 individual land areas as marked with dot on the attached Exhibit “A”; and 2. A rezoning of 4 individual land areas as marked with x on the attached Exhibit “B” from R-5 Single Family Residential District to IPS Institutional and Public Service District; and 3. Certified Survey Map approval to consolidate the several parcels PWV Tax Key #’s 0893990, 0893988, 0893987, 0893989, 0893055, 0893056, 0893057, 0893923 and 0893013 into a 16.48 acre lot and a 1.71 acre out-lot.

Planner Censky pointed out that the rezoning request should not be favored if the associated Institutional Land Use Plan classification for each individual area has not also been previously recommended. She noted that the work was now done to address Commissioners questions on whether the current infrastructure could support a development with the intensity of what Capri has conceptually proposed.

Tarantino & Company developer Jim Tarantino and Attorney Kathryn Gutenkunst presented information on the Capri Senior Communities housing project. A copy of their slide presentation is on file in the Village of Pewaukee Clerk’s office.

RA Smith Engineer Pat Hawley performed a review of the traffic impact analysis submitted by the developer and described the traffic analysis as having been done in accordance with national best practices and notes that senior housing developments are generally low traffic generators. He spoke of concern for safety in the bike lane traffic with the current street layout, made recommendations for additional adjustments/notations on the site plan, discussed seasonal factors of the traffic study and posed questions regarding truck traffic and access points.

Discussion and questions arose among the Commission regarding the seasonal aspect of the traffic study being under-estimated, the ‘snow-bird’ aspect of many residents returning for summer months in
addition to the lake traffic, festivals and activities. Also of concern was construction traffic on roads not
designed for that and truck traffic related to the proposed senior community. Comm. Mantz stated that
a road repair/maintenance bond would definitely be needed in this case.

Village Engineer Barbeau spoke regarding the sanitary sewer and noted that some pipes would be
undersized with the addition of the projected flows from the Capri Development and at least one
section of the 8-inch pipe cannot accommodate the sewer flows East of High Street. He stated a
solution to address this issue may be to increase the 8-inch pipe to 12-inch pipe.

Engineer Barbeau also spoke of the storm water management. The proposed design results in a
drainage swale sized for the 100-year storm and the pond outlet is a 42-inch pipe. The swale and pipe
will result in concentrated flows. These flows will likely cut a channel through the wooded area and
overflow to Quinlan Drive. Barbeau requests that the developer show that there are no adverse runoff
impacts to existing properties.

Discussion followed regarding who would pay for the upgrades needed, whether the study was
conducted on current flow or on proposed development flow and when more specific plan details would
be addressed in the process. Per Attorney Blum, details may be addressed after the Land Use Plan,
Rezoning and the Certified Survey Map are decided upon. Questions arose as to whether the Land Use
or the Zoning take precedence to which Planner Censky stated that Zoning takes precedence as far as
what you cause a property for under current zoning. Also discussed was the inconsistency a 3 or 4-story
building would create in a residential area and the need to keep single family residential zoning in
neighborhoods like this where that is the current use.

Item 5.b. Comm. Mantz motioned, seconded by Comm. Grabowski to deny the Land Use Plan based
on it being inharmonious with the surrounding area, health, safety and wellness concerns of the
residents, the inconclusive results of traffic and water studies and the general intensity of the
development with regards to our existing infrastructure.

Roll call vote:

Comm. Zompa - No
Comm. Mantz - Aye
Comm. Rogers - Aye
Comm. Lange - Aye
Comm. Grabowski - Aye
Trustee Roberts - No
President Knutson - Aye

Motion carried 5-2.

Item 5.c. Comm. Rogers motioned, seconded by Comm. Lang to deny the Rezoning request based on it
being inharmonious with the surrounding area, health, safety and wellness concerns of the residents,
the inconclusive results of traffic and water studies and the general intensity of the development with
regards to our infrastructure.

Roll call vote:

Comm. Zompa - No
Comm. Mantz - Aye
Comm. Rogers - Aye
Comm. Lange - Aye
Comm. Grabowski - Aye
Trustee Roberts - No
President Knutson - Aye

Motion carried 5-2.
Item 5.d. – There was discussion regarding whether approval of the CSM request may have already occurred by default due to the time elapsed since the application. Engineer Barbeau presented his report. He discussed the need for a resolution of a conflicting distance between the map and legal description, dedication of additional right-of-way on Quinal Dr, addition of symbolism to reflect ‘recorded as’ on the paperwork, symbolism in the legend indicating dedication of public roads, the correct name of the Village Clerk on the signature page and resolution to the cemetery parking issue. Questions arose regarding the legal timeline for automatic approval of the CSM and Attorney Blum inquired whether the applicant was willing to offer an extension so that issues can be addressed. Tarantino & Company Attorney Gutenkunst stated that the timeline is likely lapsed already. Attorney Blum recommended a denial of the CSM request based on the comments of the Village Engineer in his report and in order to study the timeline issue.

Item 5.d. Comm. Rogers motioned, seconded by Comm. Mantz to deny the Certified Survey Map based on the Engineer Barbeau’s comments to make corrections and the timeline issue. Motion carried 7-0.

Item 5.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. Comm. Grabowski moved, seconded by Comm. Lange to table Item 5a to a later date. Motion carried 7-0.

7. Citizen Comments
Tom Calder @ 504 High St – Mr. Calder recommended getting maps in sync and is in favor of single-family homes to support the tax base.
Kathleen Matrise @ 1150 E Wisconsin Ave – Ms. Matrise is in favor of single-family homes on Riverside Dr.
Ed Hill @ 303 Sunset Dr – Mr. Hill reminds that there is a river near Riverside Dr and that sump pumps run all year long.
Robbyn Kucharski @ 324 High St – Ms. Kucharski believes Tarantino has been unfair to the Commission. She does not believe we should do business with them.
Bill Kucharski @ 324 High St – Mr. Kucharski is in favor of single-family homes and thinks the church issue has brought the community together.
Terri Williams Conley @ 210 Park Ave – Mrs. Williams is pleased with the outcome of the meeting and supports single-family homes instead of senior housing as seniors don’t always go in to assisted living.
Jim Baron @ 231 Park Ave – Mr. Baron supports single-family home development of the St. Mary property. He suggests locating the original deed to establish intent.
Amy Sandlass @ 414 Cheshire Ln – Ms. Sandlass is concerned about what happens to all the senior housing developments when they are empty. Can all of it be zoned residential?
Paul Evert @ 327 Lookout Dr – Mr. Evert is in favor of working with developer for the Riverside Dr project and look into a possible TIF district.
Sandy Moncada @ W276N2177 Spring Creek Dr – Ms. Moncada expressed disdain for Queen of Apostles for turning down the homecoming parade starting at their property even though they have done it for years. She also spoke of Tarantino’s reputation for converting developments to nonprofit which will impact our tax basis.
Kathy Losiniecki @ 227 Main St – Ms. Losiniecki clarified her earlier statement of our forefathers who plotted the original deed to be single-family homes.
Amy Butterfield @ 817 Quinlan Dr – Ms. Butterfield would like clarification as to the zoning for single-family residential when it comes to condos. She was not certain what that meant or why it would have to go away.

Brendan Newman @ 330 Quinlan Dr – Mr. Newman spoke of statistics that were cited regarding IPS zoning, condos being snuck in and how his home floods in wintertime so the development would be a problem for his property.

Kathleen King @ 725 Glacier Rd – Ms. King would like to see the Village move forward with Queen of Apostles/Agape and create a gym/community center. She supports R-5 Single-Family Residential for the rest.

8. Adjournment
Comm. Rogers moved, seconded by Comm. Grabowski to adjourn.
Motion carried 7-0.

Meeting adjourned at approximately 10:40 p.m.

Respectfully Submitted,

Jackie Schuh
Deputy Clerk-Treasurer
Exhibit "A" to Planning Commission minutes of 10-10-19 meeting.
STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky
Date Prepared: November 14, 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 no more than one, attached enclosed garage structure not less than 75 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, 1999), which homes do not presently have a garage. In either case, the detached garage structure shall not exceed 900 square feet in size. 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 600 square feet. It may be permitted a detached garage or an accessory storage structure greater than 900 square feet in area shall be sought for a property with an existing residence and existing garage and a lot area greater than 2.5 acres, if first 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

General Information:
Agenda Item: 6.a.

Applicant: Summit Credit Union (in c/o Austen Conrad of Strang, Inc. as Architect)

Status of Applicant: Business proprietor and property owner.

Requested Action: Building and individual site plan approval to construct a 3,720 sq.ft. financial institution building with accessory drive-through teller/remote assist lanes and ATM facilities.

Current Zoning: B-1 Community Business w/ PUD Overlay

Current Master Plan Classification: Community Commercial

Surrounding Zoning/Land Use:
- North: Capitol Drive/Meadowcreek Market
- South: R-6 Plex Residential and City of Pewaukee properties
- East: City of Pewaukee properties
- West: Future development site - Lot 3 of the Shops at Meadow Ridge PUD

Project Area: Lot 4 is 1.27 acres

Property Location: 1468 Capitol Drive

Discussion:
As provided for under the approved Shops at Meadow Ridge PUD, the applicant submits for building and individual site plan review/approval to construct a building on Lot 4. The use financial institution 3,500 square feet is pre-approved for this site and it is a use permitted by right in the underlying B-1 Zoning District. The final proposed footprint for this building is slightly larger – at 3,720 sq.ft. instead. Operating details as presented are typical for banking institutions as the days/hours are concerned, including for the drive-through and ATM services. Parking is in accordance with the approved underlying PUD development plan layout.

The proposed building is very unique in its design. It is principally consistent with the building plans that were approved by the Planning Commission back in July, 2018. Because no permit...
was drawn or substantial work started on construction of the building within 12 months of that approval, the approval lapsed.

The building does digress from the Village Code requirements on a couple of points specifically in relationship to architectural style and materials/colors (note the highlighted references below):

Sec. 40.447. - Architectural requirements and standards.
The Village of Pewaukee planning commission shall be responsible and have authority to hear, review and act upon proposed commercial, industrial, institutional and multifamily residential architectural plans. Plans shall be submitted in accordance with division 2 of this article. To implement the purposes and findings set forth in this chapter, the following architectural review criteria and processing requirements are established:
(1) Building scale and mass. The relative proportion of a building to its neighboring existing buildings shall be maintained to the greatest extent possible when new buildings are built or when existing buildings are remodeled or altered.
(2) Building rooflines and roof shapes. The visual continuity of roofs and their contributing elements (parapet walls, gables, coping, cornices, etc.) shall be maintained in building development or redevelopment. Heating, ventilation, air conditioning and other rooftop mechanical equipment must be appropriately screened from view.
(3) Materials. New retail and office building construction shall consist of quality materials such as brick, wood, stone and glass. New industrial building construction may also use decorative concrete block in addition to the above listed materials. The plan commission may, however, allow the use of metal building components, exterior finish insulation systems, and concrete block if incidental to the primary building architecture, screened from public view, or if used to reflect existing building architecture.
(4) Colors. Buildings shall generally reflect earth tone colors. Awnings, trim and window colors are allowed greater color latitude subject to plan commission approval.
(5) Building design and compatibility. Proposed office and retail building design shall reflect traditional architectural styles with gabled rooflines, interesting fenestration and human scale. Proposed industrial building design shall reflect contemporary standards of quality building design (e.g., Fall's Business Park, Brookfield Lakes Corporate Center, Pewaukee Woods and the Mequon Business Park). Extended expanses of walls shall be broken up with the use of creative pilasters, fenestration, soldier courses or elevation offsets.

The dumpster enclosure design details reflect the same materials and colors as in the main buildings. The foundational, sign and dumpster enclosure surrounding landscaping, is thorough. Proposed exterior lighting is Code compliant in both it’s fixture types and dispersion.

**Recommendation:**
If the Planning Commission is inclined toward an approval in this case, the Planner recommends the following conditions be considered for attachment thereto:

1) All HVAC, utility appurtenances, secondary power supply equipment, and ...similar, shall be fully screened from the surrounding view - plans for same being subject to review and approval by Village Staff prior to issuance of building permit(s);
2) The issuance of a building, sign and any other permit required for this project shall be further controlled as provided for in the Development Agreement and related documents attendant to the underlying PUD.
1. **PRODUCT NAME**

1 1/2" FIELD-LOK™

FLM125, FLM165, FLM207

2. **MANUFACTURER**

ATAS INTERNATIONAL INC.

Corporate Headquarters:
Allentown, PA 18106

Phone: (800) 468-1841

Western Facility:
Trailer, AZ 85904

Phone: (480) 558-7210

3. **PRODUCT DESCRIPTION**

**Basic Uses:**
1 1/2" Field-Lok panels are a mechanically seamed, double-locked, non-structural panel ideally suited for both straight and convex curved applications. These panels may also be used for tapered installations. The 1 1/2" standing seam panel offers an economical alternative to snap-on seams, while maintaining the flexibility of being curved.

**Compositions & Materials:**
Standard Offerings: 1 1/2" Field-Lok panels are not formed from 9152, 9404 aluminum, 24 gauge metallic coated steel, 24 gauge 65% Al-Zn alloy coated steel with acrylic coating.

Special Offerings: 22 gauge metallic coated steel; 16, 20 oz. copper; 7 mil zinc; 0197 classic and tin matte stainless steel. Subject to minimum quantities and lead time.

**Sizes:**
The FLM panels have 1 1/2" high seam heights and are available in 120" (FLM125), 160" (FLM165) and 200" (FLM207) widths. Panel lengths are made to customer specifications, with a minimum of 4' and a maximum to transportation limitations and/or product and project design considerations. Custom tapering of panels is available. Contact factory for limitations.

**Colors & Finishes:**
A choice of over 30 stock colors is available in a 70% PVDF finish (request color chart or chart). An anodized finish is available in Clear Satin or Dark Bronze. Texture is smooth.

4. **TECHNICAL DATA**

70% PVDF based finishes tested by paint supplier for:
- Dry Film Thickness: ASTM D 1100, ASTM D 1490, ASTM D 4158 or ASTM D 5796
- Spatter Gloss: ASTM D 523
- Pencil Hardness: ASTM D 3363
- EBend Flexibility: ASTM D 4145
- Mandrel Bend Flexibility: ASTM D 522
- Impact Resistance: ASTM D 5279
- Adhesion: ASTM D 2329
- Water Immerision Resistance: ASTM D 870
- Abrasion Resistance: ASTM D 968
- Acid Resistance: ASTM D 3028
- Acid Rain Resistance (Kestrel): ASTM G 97 or DIN 50018
- Salt Spray: ASTM B 117
- Cyclic Salt Spray: ASTM D 522 and ASTM D 5487
- Humidity Resistance: ASTM D 2247
- Accelerated Weathering: ASTM D 822 and ASTM G 155, ASTM G 191 or ASTM G 153
- Color Retention, Florida Exposure: ASTM D 2244
- Chalking Resistance: ASTM D 472
- Cleveland condensing cabinet: ASTM D 4565
- Dye Test, MIL resistance: ASTM D 5487
- Alkalai resistance, Sodium hydroxide: ASTM D 1300 Procedure 7.2
- Flame Spread: Rating ASTM E 84
- Organic coatings meet requirements of MAAMA 2146 when applied to aluminum

**Panel testing/ratings:**
- Upward load: ASTM E 1502
- Uplift: UL 580 Class 90, UL 1897 and PA 125
- Air Permeation: ASTM E 283
- Water Penetration: ASTM E 331
- UL Fire resistance rating design numbers: see www.aatc.com, File R12113, or contact ATAS for current listing.
- Impact resistance: UL 2228
- Foot Traffic: ASTM E 380
- Galvanized Steel: ASTM A 655
- 55% Al-Zn alloy Coated Steel: ASTM A 792
- Aluminum: ASTM B 209
- Copper: ASTM B 370
- Coil Coating: ASTM A 755

5. **INSTALLATION**
The panel is supplied with an expansion clip. Field seaming equipment is necessary to complete installation of this panel. The seaming tool may be rented from ATAS at a weekly rate. Optional factory sealant is also available. Recommended minimum slope is 2:12. Installation details and hands-on training via seminars are available through ATAS. Visit www.atas.com for more information.

6. **AVAILABILITY & COST**

**Availability:**
1 1/2" Field-Lok panels are readily available through ATAS product distributors. A complete line of related components and trim accessories are available to accommodate a project. Flat sheet and/or coil stock in matching colors are available for fabrication of related accessories by the installing contractor.

**Cost:**
Contact ATAS product distributors for current pricing.

7. **WARRANTY**

Products coated with a fluoropolymer, 70% PVDF finish carry a limited warranty against chalking and fading.

8. **MAINTENANCE**

1 1/2" Field-Lok panels require minimal maintenance. Surface residue may be easily removed by conventional cleaning methods. For painted products, minor scratches may be touched up with a matching paint; available from the manufacturer.

9. **TECHNICAL SERVICES**

Complete technical information and literature are available on www.atas.com. ATAS will assist with design ideas and shop drawings.

10. **FILE SYSTEM**

- www.atas.com
- Additional product information is available from the manufacturer upon request.

ATAS International Inc. reserves the right to increase or decrease panel sizes for specific projects. Please contact the factory to discuss options for your project.
Village of Pewaukee Plan Commission  
Engineer’s Report for November 14, 2019

Summit Credit Union Site Plan/Architecture  
The Shops at Meadow Ridge

Report

I have reviewed the plans prepared by JSD Professional Services dated 10/4/19 for the summit Credit Union development. An earlier version of the plans were approved in July 2018. Below are my comments related to each improvement plan sheet:

C1.0 Demolition Plan
- This plans shows where previously installed concrete and asphalt will have to be removed to accommodate the revised plans.

C2.0 Site Plan:
- Plan is acceptable as presented.

C3.0 Grading and Erosion Control
- Erosion control consists of silt fence and filter fabric inlet protection.  
- Plan is acceptable as presented.

C3.1 Detailed Grading Plan
- Finished floor elevation is acceptable; spot grades, flow percentages and ADA accessible ramps are acceptable.

C4.0 Utility Plan
- The location of existing sanitary sewer and water laterals are consistent with the constructed systems. Lateral installations will be in accordance with the plumbing code.

Recommendation

I recommend approval of sheets C1.0, C2.0, C3.0, C3.1, C4.0 and C5.0, prepared by JSD Engineering and dated 10/4/2019.

Tim Barbeau, Village Consulting Engineer  
November 4, 2019
Summit Credit Union
1468 Capitol Drive,
Pewaukee, WI 53072

Plan Commission
To: Village of Pewaukee Planning Department and Plan Commission

Project: Summit Credit Union Branch Office
1468 Capitol Drive (Meadow Ridge Development, Lot 4)
Pewaukee, Wisconsin 53072

Applicants' Contact: Summit Credit Union
1709 Landmark Drive
Cottage Grove, Wisconsin 53527
Attn: Greg Polacheck
608-243-5000, extension 7974

Architect: Strang, Inc.
811 E. Washington Ave., Suite 200
Madison, WI 53703
Attn: Austen Conrad
608-276-9200

Civil Engineer: JSD Professional Services
161 Horizon Drive, Suite 101
Verona, Wisconsin 53593
Attn: Bill Dunlop
608-848-5060

Landscape Architect: JSD Professional Services
161 Horizon Drive, Suite 101
Verona, Wisconsin 53593
Attn: Bill Dunlop
608-848-5060

Table of Contents
1  Contact Information
2  Project description, narrative, and materials
5  Plan Commission Application
9  Civil and Landscaping Plans
19  Site Lighting
26  Building floor plan, elevations, and signage

Request

Applicant is seeking Plan Commission approval on the use of the property and the building design prior to moving forward with local permitting. Plan Commission previously approved this project in July of 2016, but those approvals have expired. Over the course of the past year, Summit Credit Union has continued to refine the design of their corporate architectural standards. Within this application, this more refined version of the building is shown side-by-side with the previously approved version. We believe the design language of the building shown within to substantially comply with what was previously approved.

Zoning Data

Current Zoning: Meadow Ridge Development PUD

Proposed Use: Single story financial institution with drive-through teller facilities.
Project Data

Building Area: Building: 3,720 gross square feet (GSF)
Drive Thru Canopy: 649 GSF
Total “footprint”: 4,369 GSF

Building height: 1 story
22'-3" feet to top of highest coping

Parking: 29 stalls including one handicapped accessible stall. Parking counts match approved development parking plans.

Description of Intended Use

Financial Institution:
Operational characteristics will be those of a typical financial institution. Two drive-through teller aisles and one drive-through ATM aisle will serve credit union members from their autos. The building will have a walk-in lobby for credit union members who wish to conduct business with a teller or financial adviser, and for people wishing to become members of the credit union. The “back of house” area will contain storage, a staff break room, and other support spaces.

For walk-in customers, the lobby will be open from approximately 9:00 am until 5:00 pm Monday through Thursday, 9:00am – 6:00pm Friday, and 9:00 am to noon on Saturday.

The drive-through teller lanes will be open from approximately 8:00 am to 6:00 pm Monday through Friday and from 8:30 am to 1:00pm on Saturday. An ATM machine on the outer-most drive-through lane will be available at all times.

Daily Traffic Expected: 100 walk-in customers, 200 drive-through customers

Design Narrative

The site and building are designed in response to Summit Credit Union’s desire for a highly visible facility that reaches out to the community, while being responsive to the integrity of its contextual fabric by integrating a gabled roof element and red brick. The massing and design composition of the building is such that it presents a pleasing face to the public realm on all four sides of the site. The drive-up canopy design is fully integrated into the overall design composition of the facility. Floor-to-ceiling windows allow for much of the building to rely on natural daylighting.

As a member-owned cooperative, Summit Credit Union believes they have an obligation to do what is best for its members, and collectively be good citizens of the community. The design and architecture of the Summit Credit Union Branch clearly represents the credit union’s mission and vision into the future.

Exterior Materials and Colors:

Brick: Brick comprises more than 50% of the non-window exterior surface of the building. The brick proposed is Endicott Medium Ironspot #46.

Exterior Walls Above Window Heads: Silver metallic ribbed metal panel.

Windows: Aluminum storefront system in a clear anodized aluminum finish.

Coping, window sills, roofing mechanical equipment screen and accent trim on roof overhang fascias: Silver metallic metal to match finish of window frames.
Typical materials.
Business Site Plan
Application Form

Address/Parcel No. of Property Involved: 1468 Capitol Drive

Zoning of Property: Meadow Ridge Development PUD

Current Owner of Property: Summit Credit Union

Applicant – Name: Greg Polacheck, Summit Credit Union
Address: 1709 Landmark Drive, Cottage Grove, WI 53527
Phone: 608/243-5000, EXT 7974
Fax:

Name of Business that Corresponds to Site Plan: Summit Credit Union - Pewaukee Branch Office

Summary of Request (New Construction, Addition, Modification, etc.):
New construction of a single story financial institution with drive-through teller facilities.

Very similar plans were previously approved by Plan Commission in July 2018.

Provide detailed information with your application that addresses the following:

1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate the suitability of architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, drainage, exterior lighting, control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & general compatibility of the proposed use with the area in which it is located.
2. It is the responsibility of the applicant/owner to ensure that the proposed project meets the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted Land Use Plan.

3. Signage shall be determined through a sign permit process and/or a sign plan approved by the Plan Commission. Permits for individual signs may be applied for with the Village's Code Compliance Officer. Signature of Property Owner as listed on this Application: 

   [Signature] 10/21/2019

Application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the Site Plan Approval Application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

Signature of Applicant (If different than Owner): 

   [Signature] SAME

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

Revised – 8/16/2006
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

Greg Polacheck, Summit Credit Union

Name of Company and/or Individual

1709 Landmark Drive, Cottage Grove, WI 53527

Street City State Zip

608/243-5000, EXT 7974 E-Mail: Greg.Polacheck@summitcreditunion.com

Phone: Fax:

Signature of Applicant & Date 10/21/2019

Signature of Property Owner & Date 10/21/2019

Village Official Accepting Form & Date

SEND ALL PROFESSIONAL SERVICES INVOICES TO:

(Check One)

X Property Owner

Applicant

235 Hickory Street • Pewaukee, WI 53072 • (phone) 262-691-5660 • (fax) 262-691-5664
www.villageofpewaukeewi.us
LED Bollards with rotationally symmetrical distribution

**Post construction:** One piece extruded aluminum, with a one piece aluminum top housing and base, internally welded into an assembly. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

**Enclosure:** Heavy walled, die-cast aluminum cap. Clear ¾” thick borosilicate glass with pure anodized aluminum cone reflector. Fully gasketed using high temperature silicone rubber O-ring gaskets.

**Electrical:** 14.4 W LED luminaires, 20 total system watts, -20°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V, TRIAC, and ELV dimmable. LED module(s) are available from the factory for easy replacement.

Standard LED color temperature is 3000K with a >80 CRI; Available in 4000K (>80 CRI); add suffix K4 to order.

**Note:** Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

**Anchor base:** Heavy cast aluminum, slotted for precise alignment. Mounts to BEGA 79817 anchorage kit (supplied).

**Finish:** All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations. Protection class IP65.

**Luminaire Lumens:** 746

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1000 BEGA Way, Carpinteria, CA 93013  (805) 684-0533  FAX (805) 566-9474  www.bega-us.com

© Copyright BEGA 2017  Updated 09-17

**SUMMIT CREDIT UNION**

**PEWAUKEE**

**TYPE: OB1_360**
The EcoNU4RA 4" recessed adjustable is designed by ALPHABET to offer economical and efficient LED technology from Seoul Semiconductor, premium performance, thoughtful construction and leasing aesthetics. Offered standard with premium dimming using EldoLED 1% flicker free ELU4Ra in 120V, 277V, and 347V. A minimalist look is created with an ultra thin 1/16" trim that is only 5/16" wide. Color choices of both Trim and Bezel for a customized look. An adjustable tilt Aiming System allows tilt adjustments from 0" to 40" with 360° degree rotation. The aiming adjustments and locking mechanisms are accessible from below the ceiling while the reflector is installed, allowing for hot aiming. A complex tilting mechanism positions the tilt axis for the maximum optical performance at all angles.

**HOUSING**
Recirculated 18-gauge cold rolled steel provides enhanced structural reinforcement and rust resistance. Superior flame retardant UL certified injection molded 30% grade Lexan TM PC (PMMA) used for the Frame and Bezel Trim. LexanTM provides unmatched durability, impact resistance, 250°F thermal resistance, and is UL tested for UV resistance and water exposure in outdoor applications. Thermally advanced anodized heat sink using 6063 alloy. Omin constant power IOTA emergency battery backup available in several power options.

**MOUNTING**
In advanced mounting system allows for quick and secure installation with LED and Driver versatility from below the ceiling. The LED assembly uses two die-cast aluminum Mounting "Jump Grips" (MCG) that swing out to tighten onto variable ceiling thicknesses ranging from 8" to 1-1/4" thick. Integrated rubber feet on each MCG provide a non-slip vibration resistant installation. The hidden MCG system is accessible from below ceiling by removing the snap-in lens/Bezel with either the included suction cup or a screwdriver blade. Integrated Bar lagers feature integral toothed rails, T-bar mounting slots with locking holes, tabs for joist penetration, and extends from 14-3/4" to 26". Retrofit mounting option allows for installation from below ceiling, using the compact driver box. Ceiling cutout size is 4-3/8" diameter.

**LISTINGS**
ETL Listed to UL 1598, cETL Listed to CSA C22.2 #520.0
Type Non-IC. IC, CP. Airtight ASTM Standard E283
Suitable for Wet Locations, IP65 (lensed version)
Non-conductive, Lexan™ dead-front construction (lensed version)
No lens version is Damp Location listed
Made in the USA - meets the requirements of the Buy American provision within the ARRA

**SUMMIT CREDIT UNION PEWAUKEE**

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**NOTES**
1. 90 CRI not available in 5000K.
2. IC/ICAT/CP not available in 20LM or 27LM.
3. Driver uses logarithmic dimming curve as standard. For dimming code, I.E. DIM10LIN.
4. Triac/ELV dimming available in 120V only.

**ORDERING CODE**
Follow the steps to specify your fixture, example:

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<td></td>
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<tr>
<td>REFLECTOR</td>
<td>S35</td>
<td>35° specular, no lens (1.00)</td>
<td></td>
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<tr>
<td></td>
<td>D50</td>
<td>50° diffused, no lens (0.93)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>D60</td>
<td>60° diffused, no lens (0.90)</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>SC35</td>
<td>35° specular with clear lens (0.99)</td>
<td></td>
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<tr>
<td></td>
<td>DC50</td>
<td>50° diffused with clear lens (0.92)</td>
<td></td>
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<tr>
<td></td>
<td>DC60</td>
<td>60° diffused with clear lens (0.89)</td>
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<tr>
<td></td>
<td>HE50</td>
<td>50° high efficiency diffused lens (0.93)</td>
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<tr>
<td></td>
<td>HE70</td>
<td>70° high efficiency diffused lens (0.90)</td>
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<td>VOLTAGE</td>
<td>120</td>
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<td>277</td>
<td>277V</td>
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<tr>
<td>DIMMING</td>
<td>DM101</td>
<td>standard driver with flicker free 0-10V dimming to 1%</td>
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<td>DM102</td>
<td>flicker free 0-10V dimming to 1%</td>
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<td>DALI1</td>
<td>flicker free dali dimming to 1%</td>
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<td></td>
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<tr>
<td></td>
<td>DALI2</td>
<td>flicker free dali dimming to 0%</td>
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<td></td>
<td>DMXZ</td>
<td>flicker free dmx dimming to 0%</td>
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<td></td>
<td>LUDA</td>
<td>lutron ecosystem dimming to 1%</td>
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<td></td>
<td>ELV1</td>
<td>leading &amp; trailing edge (Triac/ELV) dimming to &lt;10%</td>
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<tr>
<td></td>
<td>ELV2</td>
<td>leading &amp; trailing edge (Triac/ELV) dimming to 1%</td>
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<td></td>
<td></td>
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<tr>
<td>MOUNTING OPTIONS</td>
<td>NC1</td>
<td>new construction with ceiling fitting plate</td>
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</tr>
<tr>
<td></td>
<td>ICAT1</td>
<td>insulation contact housing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>ICAT2</td>
<td>insulation contact / air tight housing</td>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>CPI</td>
<td>chicago plum housing</td>
<td></td>
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<tr>
<td></td>
<td>RET</td>
<td>retrofit, no ceiling fitting plate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TRIM COLOR</td>
<td>WH</td>
<td>white</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>MC</td>
<td>matte chrome</td>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>BK</td>
<td>black</td>
<td></td>
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</tr>
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</tr>
<tr>
<td></td>
<td>WT</td>
<td>wheat</td>
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<tr>
<td>BEZEL COLOR</td>
<td>WH</td>
<td>white</td>
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<td>BZ</td>
<td>bronze</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>WT</td>
<td>wheat</td>
<td></td>
<td></td>
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<tr>
<td>ELECTRICAL OPTIONS</td>
<td>EM7</td>
<td>emergency battery backup, 90 minutes at 7 watts to LED</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>EM12</td>
<td>emergency battery backup, 90 minutes at 12 watts to LED</td>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>FOR 347V</td>
<td>order separate &quot;347V to 277V&quot; step down transformer</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TYPE: OD1**
**ECOSENSE**

**OVERVIEW • SPECIFICATIONS • ORDERING**

**DATE**  **PROJECT**  **FIRM**  **TYPE**

THE L50 INCLUDES PATENTED OPTICAL DESIGN THAT DELIVERS THE WIDEST RANGE OF BEAM ANGLE OPTIONS FOR PRECISE COVE, WALL GRACING, WALL WASHING OR LINE OF LIGHT APPLICATIONS. EXCLUSIVE FLIP TO FLAT™ HINGE DESIGN PROVIDES FLEXIBILITY WHEN MANAGING SMALL COVE DETAILS. TROV OFFERS SMOOTH, FLICKER FREE DIMMING DOWN TO 0%.

**FEATURES**:
- **DIM TO 0%, ELV REVERSE PHASE**
- **24 BEAM ANGLES**
- **MULTI-VOLT**
- **FLIP TO FLAT™**
- **6 CCT OPTIONS**
- **80+ AND 90+ CRI OPTIONS**
- **IPS4 INTERIOR AND IP66 EXTERIOR OPTIONS**

**MODEL/ SIZE**  **INTERIOR/ EXTERIOR**  **LENGTH**  **POWER**  **CCT**  **CRI**  **VOLTAGE**  **OPTICS**

<table>
<thead>
<tr>
<th>L50</th>
<th>1E</th>
<th>12&quot;</th>
<th>02</th>
<th>WHITE</th>
<th>MONO</th>
<th>MULT. (120-277V)</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>04</td>
<td>46&quot;</td>
<td>06</td>
<td>CCT 22</td>
<td>GR***</td>
<td>80* Blank For Color</td>
</tr>
<tr>
<td></td>
<td>08</td>
<td>10&quot;</td>
<td>10</td>
<td>CCT 27</td>
<td>BL</td>
<td>90*</td>
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<tr>
<td></td>
<td>12</td>
<td>12&quot;</td>
<td>12</td>
<td>CCT 30</td>
<td>AM</td>
<td>80</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>CCT 35</td>
<td>RD***</td>
<td>70-40</td>
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<td>CCT 40</td>
<td></td>
<td>50</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>CCT 50</td>
<td></td>
<td>50</td>
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</tbody>
</table>

**EXAMPLE** L50-1-48-10-27-90-MULT-15x65  **90+ CRI not available in 2200K or 5000K**  **120V is only available with Exterior option. See L35 spec sheet for interior cover options.**

---

**PERFORMANCE**  **WATTS**  **OPTIC**  **LUMEN OUTPUT**  **EFFICACY**

<table>
<thead>
<tr>
<th></th>
<th>2W</th>
<th>ASYM</th>
<th>110 lm/LF</th>
<th>55 lm/W</th>
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<tbody>
<tr>
<td></td>
<td>4W</td>
<td>ASYM</td>
<td>302 lm/LF</td>
<td>76 lm/W</td>
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<tr>
<td></td>
<td>6W</td>
<td>ASYM</td>
<td>482 lm/LF</td>
<td>80 lm/W</td>
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<tr>
<td></td>
<td>8W</td>
<td>ASYM</td>
<td>675 lm/LF</td>
<td>84 lm/W</td>
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<td></td>
<td>10W</td>
<td>ASYM</td>
<td>785 lm/LF</td>
<td>79 lm/W</td>
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<tr>
<td></td>
<td>12W</td>
<td>ASYM</td>
<td>923 lm/LF</td>
<td>77 lm/W</td>
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</tbody>
</table>

**ALL LUMEN DATA IS FROM 4000K SOCRI FIXTURES PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA.**

**COLOR RENDERING INDEX**
- **80+ 90+**

**COLOR CONSISTENCY**
- **2-STEP MACADAM ELLIPSE**

**LUMEN DEPRECIATION / RATED LIFE**
- **WATTS**
  - **L50 @ 50C**
    - **15,000h**
    - **>70,000h**
  - **L90 @ 50C**
    - **>50,000h**
    - **>25,000h**

**ELECTRICAL**

**POWER CONSUMPTION**
- **2W/LF (6.6W/M), 4W/LF (12.2W/M), 6W/LF (19.8W/M), 8W/LF (26.8W/M), 10W/LF (42W/M), 12W/LF (36.8W/M)**
- **3W/LF (9.9W/M) at 220V - 277V**

**MAX FIXTURE RUN LENGTH**

<table>
<thead>
<tr>
<th></th>
<th>21W/LF</th>
<th>4W/LF</th>
<th>6W/LF</th>
<th>8W/LF</th>
<th>10W/LF</th>
<th>12W/LF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Volts</td>
<td>Max Run</td>
<td>Max Run</td>
<td>Max Run</td>
<td>Max Run</td>
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<td>Max Run</td>
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<tr>
<td></td>
<td>all 1&quot;</td>
<td>all 4&quot;</td>
<td>all 1&quot;</td>
<td>all 4&quot;</td>
<td>all 1&quot;</td>
<td>all 4&quot;</td>
</tr>
<tr>
<td>120</td>
<td>214</td>
<td>186</td>
<td>152</td>
<td>114</td>
<td>91</td>
<td>76</td>
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<tr>
<td>220</td>
<td>372</td>
<td>340</td>
<td>277</td>
<td>209</td>
<td>95</td>
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<tr>
<td>277</td>
<td>494</td>
<td>438</td>
<td>340</td>
<td>263</td>
<td>95</td>
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</tbody>
</table>

**POWER FACTOR**
- **OPERATING VOLTAGE**
- **DRIVER**
- **STARTUP TEMPERATURE**
- **OPERATING TEMPERATURE**
- **STORAGE TEMPERATURE**

**ECOSENSE LIGHTING INC.**
- **837 NORTH SPRING STREET**
- **SUITE 103**
- **LOS ANGELES, CA 90012**

**ECOSENSELIGHTING.COM**  **TYPE: OL1**

---

**SUMMIT CREDIT UNION PEWAUKEE**

---
Fine Adjustable L-Bracket:

12.0in Recommended, 6.0in min
304.8mm

SUMMIT CREDIT UNION
PEWAUKEE

TYPE: OL1
D-Series
Size 0
LED Area Luminaire

Specifications
- EPA: 0.95 ft² (0.09 m²)
- Length: 26" (660 mm)
- Width: 13" (330 mm)
- Height: 7" (178 mm)
- Weight (max): 16 lbs (7.25 kg)

A+ Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands’ specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability.
- This luminaire is part of an A+ Certified solution for ROAM® or XPointTM Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+ visit www.acuitybrands.com/aapl.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately.
   Link to ROAM; Link to DTL DLL.

Ordering Information
EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

Control options
- Shipped installed: ELR122, right angle projection 2 enabled
- PER: NEMA twist-lock receptacle only (control ordered separately)
- PERS: Two-wire receptor only (control ordered separately)
- PERS: Seven-wire receptor only (control ordered separately)
- DMG: 0-10V dimming requires preset pot to be installed (control ordered separately)
- PIR: B-level, motion/ambient sensor, 8-15 mounting height, ambient sensor enabled at 50% 1
- PIRH: B-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 50%
- PIRHN: B-level, motion/ambient sensor, 30-45 mounting height, ambient sensor enabled at 50%
- PIR1FCV: B-level, motion/ambient sensor, 8-15 mounting height, ambient sensor enabled at 50%

Other options
- Shipped installed: NS, DS, DF, LF, LG, SE, R8, DS1, DLD, DS5, DS5K, DS6K, DS7K, DS8K, DS9K, DS10K, DS11K

Finish request:
- DDBXD: Dark bronze
- DDBDL: Dark brown
- DBXLK: White
- DDBXK: Textured black
- DDBXL: Textured white
- DDBX: Textured natural aluminum
- DDBXG: Textured stainless steel

SUMMIT CREDIT UNION
PEWAUKEE

TYPE: OP1
### Performance Data

#### Lumen Output
Lumen values are from photometric tests performed in accordance with ESMA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

#### Forward Optics

<table>
<thead>
<tr>
<th>LED Count</th>
<th>Drive Current</th>
<th>Power Package</th>
<th>System Watts</th>
<th>30K (4000 K, 70 Cri)</th>
<th>40K (4000 K, 70 Cri)</th>
<th>50K (5000 K, 70 Cri)</th>
<th>ANSI/FC (Ambient Photometric Converted)</th>
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<tbody>
<tr>
<td>40</td>
<td>700</td>
<td>P5</td>
<td>95W</td>
<td></td>
<td></td>
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<tr>
<td>40</td>
<td>1000</td>
<td>P6</td>
<td>134W</td>
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<tr>
<td>40</td>
<td>1380</td>
<td>P7</td>
<td>160W</td>
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</table>

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**SUMMIT CREDIT UNION**

**PEWAUKEE**

**TYPE: OP1**
FIRST FLOOR PLAN

INTERIOR FLOOR PLAN AVAILABLE ON REQUEST. NOT INCLUDED IN SUBMITTAL DUE TO SECURITY CONCERNS.
GABLED LIGHT GREY STANDING SEAM METAL ROOF

NO ROOF-TOP MECHANICAL UNITS. BUILDING WILL USE A VRF SYSTEM

LIGHT GREY TPO ROOF

SILVER METALLIC RIBBED METAL PANEL. MATCHES FINISH OF WINDOW FRAMES.

SILVER METALLIC SILL FLASHING

ENDICOTT MEDIUM IRONSPOT #46 BRICK

PAINTED STEEL SUPPORTS

SILVER METALLIC RIBBED METAL PANEL

SCREENING FOR ROOF TOP UNIT

LIGHT GREY TPO ROOF. NO EXPOSED SURFACE MOUNTED ELECTRICAL CONDUIT

SILVER METALLIC RIBBED METAL PANEL

MATCHES FINISH OF WINDOW FRAMES.

SILVER METALLIC SILL FLASHING

ENDICOTT MEDIUM IRONSPOT #46 BRICK

PREVIOUSLY APPROVED

CURRENT DESIGN
WEST ELEVATION SIGNAGE

SCALE: 1/8" = 1'-0"

WHITE ACRYLIC LETTERS AND LOGOS. ALUMINUM HOUSING. INTERNALLY ILLUMINATED SIGNAGE
26 SF

MONUMENT WEST ELEVATION

SCALE: 1/8" = 1'-0"

WHITE ACRYLIC LETTERS AND LOGOS. ALUMINUM HOUSING. INTERNALLY ILLUMINATED SIGNAGE
26 SF

MONUMENT EAST ELEVATION

SCALE: 1/8" = 1'-0"

WHITE ACRYLIC LETTERS AND LOGOS. ALUMINUM HOUSING. INTERNALLY ILLUMINATED SIGNAGE
26 SF
To: Village of Pewaukee Plan Commission

General Information:

Agenda Item: 6.b.

Applicant: Summit Credit Union (in c/o Austen Conrad of Strang, Inc. as Architect)

Status of Applicant: Business proprietor and property owner.

Requested Action: Sign Code waiver approval to place wall signs in excess (by quantity and size) of the limits setforth by Code.

Current Zoning: B-1 Community Business w/ PUD Overlay

Current Master Plan Classification: Community Commercial

Surrounding Zoning/Land Use:

**North:** Capitol Drive/Meadowcreek Market  
**South:** R-6 Plex Residential and City of Pewaukee properties  
**East:** City of Pewaukee properties  
**West:** Future development site - Lot 3 of the Shops at Meadow Ridge PUD

Project Area: Lot 4 is 1.27 acres

Property Location: 1468 Capitol Drive

Discussion:
The applicant is permitted up to one wall sign per street frontage. Each sign can be up to 40 sq.ft. in area, maximum. The Village has long treated shared internal project circulation drives as a second street frontage. As such, this building would be allocated 2 wall signs - one for the north elevation and one for the south or west. The Applicant proposes to place 2 internally lit wall signs on the west elevation - one at 76.5 sq.ft. in area and one at 16 sq.ft. (i.e. combined total 92.5 sq.ft). No wall signage is proposed on the other three building elevations or on the drive thru accessory structure(s).

A freestanding monument type sign is also proposed. Village Code limits such signs to one per street frontage, not to exceed 50 sq.ft. in area and 10 feet in height. These are to be setback at least 10 feet from the lot lines. In this case, the copy area of the sign is 26 sq.ft. which is compliant, however the overall height of the supporting structure is 12’2.5” at the high point. Also, the footprint of the proposed sign is setback 10 feet however the projecting (cantilevered)
end of the sign structure would extend a few feet into the 10 foot horizontal setback from the front/Capitol Drive lot line. Under a prior application, the applicants proposed monument sign was compliant with the 10 overall maximum height. That sign had the bottom of the lettering sitting at approximately 4.5 ft. above grade as viewed from both the west and east sides. Under the revised plan, the bottom of the sign copy sits approximately 6’4” and 7’ above grade as viewed from the west and east sides respectively.

**Recommendation:**
If the Planning Commission is inclined toward an approval in this case, the Planner recommends the following conditions be considered for attachment thereto:

1) The applicant acknowledges that they will forgo any future wall signage on the north, south and east facing building elevations and on the drive thru accessory structure(s) as a part of this sign plan request;

2) The proposed monument sign is moved back from the front/Capitol Drive lot line by approximately 3’2” to ensure that no part of the sign structure is, whether on-grade or projecting, closer than 10 feet thereto;

3) Applicant to secure all necessary permits prior to installing the signs.
STAFF REPORT

To: Village of Pewaukee Plan Commission  
By: Mary Censky  
Date Prepared: November 14, 2019

General Information:

Agenda Item: **6.c.**

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 for the IPS District including as to density limits for elderly housing use.

Background/Discussion:

Staff will guide a discussion of the prospective language changes (ref above and see below) drafted at the President/Chairman’s request in order to better align the prospective maximum densities for elderly housing with the density limits already established as to standard R-6 Residential Plex and R-M Residential Multi-Family Districts and to relate the application of these density limits to an analysis of the surrounding zoning and land uses.

DIVISION 16. - IPS INSTITUTIONAL AND PUBLIC SERVICE DISTRICT

Sec. 40.330. - Purpose.
The IPS institutional and public service district is intended to provide, where appropriate, specifically defined areas where public, quasi-public and/or institutional uses may be permitted. Such uses shall be subject to regulatory standards as necessary to ensure compatibility with surrounding areas.

Sec. 40.331. - General requirements.

General requirements in the IPS district shall include:

1) The development shall be designed and sized in a manner that is architecturally, aesthetically and operationally harmonious with surrounding development.

2) All business, activity, servicing, processing or storage, except for off-street parking or loading, shall be conducted within completely enclosed buildings unless specifically otherwise approved by the planning commission.

3) The development shall be improved with underground utilities.

4) Site access shall be oriented to internal circulation drives with limited access provided to Village of Pewaukee streets.
(5) No external nuisance which is offensive by reason of odors, lighting, smoke, fumes, dust, vibrations, noise, pollution, or hazardous by reason of excessive danger of fire or explosion shall be permitted.

(6) In approving or disapproving proposed locations for uses under this Division, the planning commission shall give due consideration to the character and suitability for development of the area in which any such use is proposed to be located and shall also base its decision on the information/evidence which must be presented to the village planning commission regarding traffic generation (i.e. quantity, type, days/times of use, facilities capacity, and similar), ground water impact, sewage disposal impact, soil limitations, impact upon environmentally sensitive areas and the emission of noise, smoke, dust or dirt, vibration, glare, odorous or noxious gases attributed to the proposed use. To this end, and unless specifically waived by the village staff, all applications shall include among the supporting materials at the time of submittal, specific, expert, detailed impact analysis demonstrating clearly that there will be no adverse impacts upon, or reductions in the levels of service, in the areas as listed above (and such other potential impact areas as the planning commission and/or village staff may determine require detailed analysis based upon the character of a proposed use).

(7) Site development shall be approved by the planning commission in accordance with article VII, division 2, and article VIII of this chapter. The following uses may be allowed if the planning commission determines that the use would not be detrimental to the character of the surrounding area.

Sec. 40.332. - 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.

Sec. 40.333. - Permitted accessory uses.
Permitted accessory uses in the IPS district shall include:

(1) Garages for storage of vehicles and/or equipment used in conjunction with the operation of a permitted use.
(2) Residential quarters for the owner, proprietor, caretakers or clergy may be located in the same building as the permitted use.

Sec. 40.333a. - 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 providing access to 24 hour skilled nursing care and 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 housingomes for the elderly*.

*Housing for the elderly shall comply with the following specific regulations in additional to all other provisions of this Division:

a) On properties which have 50% or more of the adjacent/adjoining land use and/or zoning as single family residential, the maximum density for such elderly housing shall be 6 units per acre.

b) On properties which have less than 50% of the adjacent/adjoining land use and/or zoning as single-family residential, the maximum density for such elderly housing shall be 10 units/acre.

c) (8) Cemeteries.

(9) Satellite dishes accessory to an approved principal use.

Sec. 40.334. - Lot size.
Minimum lot size in the IPS district shall be 1 acre subject to planning commission approval.

Sec. 40.335. - Building size/floor area ratio.
The building floor area ratio in the IPS district shall not exceed 30 percent.

Sec. 40.336. - Building height.
The height of any structure in the IPS district shall not exceed 42 feet unless otherwise allowed in accordance with section 40.421.

Sec. 40.337. - Minimum building setback.
All structures within the IPS district shall be set back 50 feet from the ultimate road right-of-way.

Sec. 40.338. - Minimum building offset.
No principal building or structure in the IPS district, hereafter erected, shall be placed closer than 20 feet to a side or rear lot line. No accessory structure shall be placed closer than ten feet to a side or rear lot line. If, however, adjoining property is zoned and/or used for single-family residential purposes, no principal commercial building or structure shall be placed closer than 30 feet to the such adjoining single-family residentially zoned/used lot line and no accessory structure shall be placed closer than 15 feet to an adjoining single-family residentially zoned/used lot line.

Sec. 40.339. - Open space ratio.
Open space ratio in the IPS district shall be not less than 35% or 30% if at least 150% of the required tree and shrub plantings/1000 sq.ft. of open space are included on the landscaping plan subject to planning commission approval.

Sec. 40.340. - Lot width.
The minimum lot width in the IPS district shall be 150 feet.

Sec. 40.341. - Off-street parking.
Off-street parking in the IPS district shall be in accordance with applicable regulation set forth in section 40.426.

Sec. 40.342. - Minimum parking and driveway offset.
No driveway or parking area in the IPS district shall be located closer than 20 feet from to a side or rear lot line unless otherwise specifically approved by the Planning Commission.

Sec. 40.343. - Minimum parking setback.
No driveway, excluding the portion of driveway required for road access, or parking area in the IPS district shall be located closer than 25 feet to the ultimate road right-of-way.

Sec. 40.344. - Loading docks.
Loading docks in the IPS district shall generally not face a dedicated or reserved public street.

Sec. 40.345. - Roof mounted equipment.
Roof mounted equipment in the IPS district shall be located, screened or painted to minimize visibility from streets and adjacent sites.

Sec. 40.346. - Storage.
Garbage and refuse containers in the IPS district shall be secured from view from streets and adjacent sites.

Other Pertinent Information:
The Villages current definitions applicable to this topic are as follows:
Elderly housing shall mean "housing for older persons" as defined by section 807(b)(2) of the Fair Housing Act (42 U.S.C. 3607 (b)(2)) as may be amended from time to time.
Home for the aged. See "Elderly housing" and/or "Nursing home."
Nursing home (also known as extended care facility, intermediate care facility, or long term care facility) means an extended or intermediate care facility licensed by the state to provide fulltime convalescent or chronic care to three or more unrelated individuals who because of their mental or physical condition require nursing care or personal care in excess of seven hours a week. Note: Community based residential facilities are defined separately under "Community living arrangement."

Section 40.426 Parking Requirements
(j)Required number of stalls. The following parking standards shall be applied unless deviations have been specifically approved by the planning commission:
(1) Residential uses.
   a. Single-family dwellings and two-family dwellings. Two spaces per dwelling unit
      (excluding garages).
   b. Multifamily dwellings.
      1. One bedroom = 1.75 enclosed parking spaces per unit.
      2. Two bedrooms = 2.0 enclosed parking spaces per unit.
      3. Three bedrooms = 2.0 enclosed parking spaces per unit.
      4. Guest parking requires one parking stall for every two units.
   c. Housing for the elderly; Subject to planning commission approval on a case by case
      basis.

SEC. 2. DEFINITION OF HOUSING FOR OLDER PERSONS.
Section 807(b)(2)(C) of the Fair Housing Act (42 U.S.C. 3607(b)(2)(C)) is amended to read as follows:

(C) intended and operated for occupancy by persons 55 years of age or older, and--
   (i) at least 80 percent of the occupied units are occupied by at least one person who is 55 years of
       age or older;
   (ii) the housing facility or community publishes and adheres to policies and procedures that
       demonstrate the intent required under this subparagraph; and
   (iii) the housing facility or community complies with rules issued by the Secretary for verification
       of occupancy, which shall--
       (I) provide for verification by reliable surveys and affidavits; and
       (II) include examples of the types of policies and procedures relevant to a determination
       of compliance with the requirement of clause (ii). Such surveys and affidavits shall be
       admissible in administrative and judicial proceedings for the purposes of such
       verification."

Wis Stats Definitions:
50.01(1g) “Community-based residential facility” means a place where 5 or more adults who are not
related to the operator or administrator and who do not require care above intermediate level nursing care
reside and receive care, treatment or services that are above the level of room and board but that include
no more than 3 hours of nursing care per week per resident. “Community-based residential facility” does
not include any of the following:
50.01(3) “Nursing home” means a place where 5 or more persons who are not related to the operator or
administrator reside, receive care or treatment and, because of their mental or physical condition, require
access to 24-hour nursing services, including limited nursing care, intermediate level nursing care and
skilled nursing services. “Nursing home” does not include any of the following: