

**City of Oconomowoc  
Plan Commission**

**Wednesday, March 11, 2020 - 6:30 PM  
City Hall - Council Chambers**



**Notice:** If a person with a disability requires that the meeting be accessible or that materials at the meeting be in accessible format, call the City Clerk at least 48 hours prior to the meeting to request adequate accommodations. Tel: 569-2186.

1. Call to Order, roll call and confirmation of appropriate meeting notification.
2. Approval of previous meeting minutes
  - a. Minutes of February 12, 2020
3. Regular Business
  - a. Consider / recommend the Preliminary Plat to create Pine Ridge Estates West, a 45-lot single-family subdivision, an extension of Juniper Lane, tax key number 0539.983.001.
  - b. Consider / recommend the Condominium Plat for Vespera II, Phase I, Located on NE corner of Valley Road and St. Andrews Drive.
4. Planning Department Correspondence
  - a. February Correspondence
5. Adjourn

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Diane Coenen, City Clerk  
City of Oconomowoc

Notice is hereby given that a majority of the Common Council may be present at the meeting of the Plan Commission to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the Common Council pursuant to State ex rel. Badke v. Greendale Village Board, 173Wis. 2d 553, 494 N.W. 2d 408 (1993) and must be noticed as such, although the Common Council will not take any formal action at this meeting.

**City of Oconomowoc  
Plan Commission Meeting Minutes  
February 12, 2020**

**Chairman Nold** called the meeting to order at 6:30 pm.

**Members Present:** Chairman David Nold, Commissioners Steve Ritt, Dean Frederick, Charlie Shaw, John Gross and Ken Brotheridge

**Members Absent:** Commissioner Robert Lex

**Others Present:** Sarah Kitsembel, Jason Gallo, Mark Frye, Robert Duffy, Atty. Stan Riffle, Ald. Kowieski, Ald. Rosek, Ald. Strey, Ald. Zwart, Ald. Ellis and Chris Dehnert

**2. Approve Minutes of January 8, 2020:** Motion by Ritt to approve the January 8, 2020 minutes; second by Brotheridge. Motion carried 6-0.

**3a. Public Hearing – Diamond Club Entertainment Inc. / Blue Ribbon Baseball:** The purpose is to hear public comment on the application by Tom Kelenic, Blue Ribbon Baseball/Diamond Club Entertainment, to amend Section 17.108 of the Municipal Zoning Code “Conditional Use Permit-Specific Standards”. The request is to amend Subsection (6)(a) pertaining to General Outdoor Recreation, Commercial, which limits hours of operation to be between 8 am and 10 pm daily. The public hearing opened at 6:31 pm. Gallo reported in 2019 the City created standards for each use that requires a conditional use permit. Currently the hours of operation for General Outdoor Recreation, Commercial is 8 am to 10 pm, and the applicant is requesting that the hours be changed to 7 am to 12 midnight. Gallo explained weather could cause delay of a game so his recommendation was for the time to be changed to 11 pm and to allow games to run later if they are delayed because of inclement weather. Tom Kelenic, Blue Ribbon Baseball/Diamond Club Entertainment, explained there will be no events that start before 8 am but people like to get to the park early to get warmed up and that is the reason they are requesting 7 am. He agreed with Gallo that the intent behind requesting midnight is due to inclement weather, specifically lightning. The following interested persons spoke:

- 1) Doug Orman, 2317 N. Daystar Ln, Summit – is concerned the change of hours is not only for baseball but also outdoor concerts.
- 2) Kristin Simons, 37848 Atkins Knoll Rd, Summit – is concerned about allowing other uses than baseball on the property; said other clubs have moved games so they start earlier and others don’t allow games past 10 pm on weekdays; there are many families with young children in the area and asked that the existing hours of operation not be changed.
- 3) Nate Rice, 37803 Valley Rd, Summit – is able to hear music from Harley Davidson when they have outdoor events; thinks the intent for changing the time limit to midnight is to allow concerts; doesn’t want to change his sleep schedule because of a baseball park; and requested the existing hours of operation not be changed.
- 4) Rebecca Melgares, 1512 St. Andrews Dr, Oconomowoc – is the HOA rep for Briarwood Subdivision; has same concerns as others mentioned; asked that the hours of the baseball park not be allowed to go past 10 pm; and types of activities they can hold should be limited.
- 5) Dan Gotzler, 1399 Shoreland Ln, Oconomowoc – supports the project and is okay with noise a couple nights a week.
- 6) Sandra Murray, 2913 N. Silver Cedar, Summit – said the hours for this type of use were selected because they were the best for the community so please don’t change them; applicant has not demonstrated a need for the change; agreed people get to events early but there shouldn’t be any noise; suggested the current hours of operation should remain but that they could be allowed to go later if the game is interrupted due to weather.
- 7) Darlene Ulickey, 1620 St. Andrews Dr, Oconomowoc – agree with other comments; asked if a sound tech has been asked to do more sound testing; a sound study was done when the baseball park was planned in Summit; should do a sound study again at the new location and during the requested hours; extended hours will create more light pollution and cause issues for children, more police presence, and garbage for landfill; and requested the members take more time to consider this request and have a sound study done including areas north of Silver Lake and south of the hospital.
- 8) Jason Baumann, 1351 Mamerow Ln E, Oconomowoc – is in favor of the project for families and children and the proposed change to the hours of operation; and doesn’t think concerts will happen.
- 9) Jerry Wendt of Magna LLC, W155 Allen Rd, Oconomowoc – is in favor of the request; economically the project will be a boom for the City, benefit for jobs, great place to take children; and encouraged members to approve extending the hours.

- 10) Steve Belawski, 215 Shore Circle, Oconomowoc – 100% in favor of changing the time standard; ballpark will be great family fun; he works in the lighting industry; and the proposed lights are cost effective and contain very green technology.
- 11) Jay Schneider, Lake Country Mfg, 950 Blue Ribbon Cir N, Oconomowoc – submitted a letter prior to the meeting for the members to review; said if approved, the baseball park will affect employees getting to work; and requested they do not approve changing the time standard.
- 12) Robert Seipel, 37336 Indian Mound Rd, Summit – is opposed to the project; he read from a document indicating the extension of hours is not just for baseball; extended hours will affect nearby residences and is concerned for the hospital.
- 13) Paul Erdmann, Ace Precision, 977 Blue Ribbon Circle N – built his business in 2003 and had to comply with a lot of rules; doesn't agree with someone coming into this area and then making changes to the standards; doesn't want concerts on the property; and zoning is placed on an area for a reason.
- 14) Brian Baker, Sentry Business Corp, 966 Blue Ribbon Cir N – they have been in business for 60 years; thought there was no issue with the proposed baseball park but now they are requesting to change the time standard to accommodate other things besides baseball; this will reduce property values and impact truck traffic; and he would like the time standard to remain the same.
- 15) Chad Bauer, N52 W35247 W. Lake Dr, Town of Oconomowoc – has been involved with the Northwoods League for the past 15 years; the 11 pm deadline is common and games rarely go later; people get warmed up at 7 am and there is no noise; currently attend games in Illinois and there are no big traffic issues; lights are a great technology; noise will be no issue for the hospital as they are already located on a busy highway; he rarely sees a stadium full of people at the end of a night; concerts are only 1 – 2 times a year; and this is a great location for this proposal.
- 16) Ed Cohen, 1018 N. Breens Bay Rd, Town of Oconomowoc – is against the whole project; the members need to listen to local residents and businesses; other venues have problems with concerts; the tax revenue received will be offset from the issues that occur due to the extension of hours; and urged members to be careful.

No additional comments were received and the hearing closed at 7:11 pm.

**4a. Consider / recommend the Ordinance Text Amendment to adjust Section 17.108(6)(a) Hours of General Outdoor Recreation:** Gallo explained the applicant's request is for a text amendment to change the hours of operation for outdoor recreation from 8 am to 7 am and from 10 pm to midnight. Gallo has no issue with the request to change the morning hours but he recommends 11 pm instead of midnight and if a game is interrupted because of a weather event, then the game would be allowed to go past 11. This would be consistent with temporary use permits Gallo issues to the Harley dealership for special events several weekends a year. Gallo reviewed findings from his staff report and added a sound study has been updated for the new site. Members questioned how the current hours were determined; are not in favor of changing the hours to 12 midnight; don't agree with making a change that adversely affects others; could keep the hours of operation at 10 pm and provide for 11 pm during home games; agree with hours changing to 7 am which is consistent with construction start time in the City; and there is a noise code in place. The Chairman agreed it makes sense to permit up to 11 pm for the 36 home games and the rest of the time remain 10 pm. Gallo explained the hours of operation were set in the Comprehensive Land Use Plan 2050 to be 8 am to 10 pm because these hours seemed reasonable. He noted the proposed text amendment affects all outdoor recreation though we don't currently have any other situations that apply. Members suggested 11 pm for athletic events and 10 pm for all other events; concerned about causing issues for the Police and/or Planning Depts; appreciated the comments by the public; said it was a great opportunity for the City; understands people's concerns; and noted it is Council that sets policy. Motion by Ritt to recommend to Council to modify the Ordinance to allow for hours of operation being limited to only operation between 7am and 11 pm for athletic events and 10 pm for all other events with the provision that the Common Council could provide for limited extension to the hours of operation for athletic events for exigent circumstances such as weather; second by Brotheridge. Motion carried 6-0.

**4b. Consider / recommend the Conditional Use Permit for Blue Ribbon Baseball requesting General Outdoor Recreation, Commercial on Blue Ribbon Circle North:** Riffle addressed the alderman who were present at the meeting noting there will be a separate public hearing and time for hearing evidence at the Council meeting on 2/18/20. Gallo noted materials were emailed to the members prior to tonight's meeting. In addition, he typed up a member's suggestions so they could be reviewed by everyone. A CUP is required to allow the baseball park use but is not required for the training facility. The property was zoned and assigned the General Commercial Use in December

2019. The applicant provided a Plan of Operations which explains they intend to use the property as a baseball park for the future home of a baseball team in the Northwoods League. This league consists of 22 teams, will host 36 home games and have 36 away games. The field will also be available to youth based athletic programs including soccer, lacrosse and baseball. The applicant amended their Plan of Operations on December 30 to include concerts, festivals and other events on the baseball field. Gallo included in the CUP that these types of events would be required to use the existing sound system and won't be allowed to bring in their own speakers. Gallo read 5 CUP standards and reviewed the findings included in his Staff Report, which also includes noise requirements. There are a total of 22 conditions in the CUP. Additional suggested conditions included adding the Stormwater Management Plan as one of the submitted plan documents; changing the permitted hours of operation to comply with what was just approved; Item 15 - add the City of Oconomowoc along with the DOT; Item 19 - include that a fireworks permit must be pulled, and fireworks must be done in a safe manner; and Item 22 - add a new condition on Lawful Operation. Kitsemel noted that the Pabst Farms Joint Stormwater District Commission has not approved the stormwater plan yet. Members questioned how many 80-90' tall light poles will be on the site and where will they be located; suggested that the DOT should approve any netting referenced in Item 10. Netting; and believes the noise can be controlled because of the noise ordinance in place. Motion by Ritt to recommend to Council the Conditional Use Permit for Blue Ribbon Baseball requesting General Outdoor Recreation, Commercial located on Blue Ribbon Circle North with the comments regarding Item 10 concerning adding a requirement for DOT review and approval on netting as well as the staff recommended changes in Items 2, 3, 15, 19 and 22 and that Section 3 must comply with what was passed earlier this evening on hours of operation; second by Brotheridge. Gallo noted that Item 3 is where the applicant shall call the police if they anticipate the game going past 11 pm but said there was concern by the members about someone having to make a phone call when the game was going on. Members noted the process should keep moving and ultimately belongs with the Council. Motion carried 6-0.

**4c. Consider / approve the Major Design Review Plans for Blue Ribbon Baseball located on Blue Ribbon Circle North:**

Gallo said the applicant's request is in compliance with site plan and setback requirements; there will be 900 parking stalls; a detailed photometric plan has been provided and meets requirements; the landscaping plan exceeds requirements; stormwater plans will be reviewed by the Pabst Farms Joint Stormwater District; and utilities are sufficient for the intended use. The colors, materials and architecture style were reviewed in January and will go to the Architectural Commission in March for approval. A sound study on the site was updated in January and a traffic impact study was done. The Dept of Transportation approved the plans for a baseball park at this location and their only concern is baseballs getting onto the I94 off ramp. The field will consist of a synthetic turf which is similar to the high school football field. Gallo noted parents have raised concerns but studies have shown limited issues related to it. There were a couple of technical items which have been addressed and overall, after reviewing the use, site and plans Gallo recommends approval. Members were concerned with driveway spacing on the parking lot and suggested the spacing should move more south; more bollard lighting should be added to the walkways; and there is a significant row of landscaping on the NE side which faces the off ramp which should be moved to the outfield and around the pond. Gallo suggested the members could approve the plans as submitted subject to 1) the separation of the driveways could be extended by taking the southernmost one that's existing and move it further south upon staff review and approval; 2) the bollard lighting up near the entry way or the walkway could be looked at by staff; and 3) remove the 3' shrubs along the north side of the building and place them in the outfield and around the pond. Motion by Ritt to approve the Major Design Review Plans for Blue Ribbon Baseball located at Blue Ribbon Circle North; conditioned on satisfying all City permit requirements and the inclusion of the 3 points summarized by Planning staff; second by Brotheridge. Motion carried 6-0.

**4d. Consider / recommend the Conditional Use Permit for an amendment to Fowler Lake Terrace Condos located at 515 E. Grove Street:**

Gallo explained this property has been used as a duplex since 2018. The property is zoned Traditional Residential and this use requires a conditional use permit which was approved in 2018. The owners are planning significant renovations to the home which requires amending the existing CUP. Renovations include: removal of an existing 600 sf garage and a 288 sf smaller garage located in the SE corner of the lot; the addition of a new detached 720 sf garage for Unit 1; a 530 sf addition and an attached 824 sf garage to Unit 2; and a 128 sf addition to the existing garage for Unit 2 for joint storage. The overall increase in square footage is 1314 sf. The driveway to the

property will remain in the same location but will be extended. Engineering staff did an on-site inspection and requested a berm be constructed to help with runoff from the driveway and rooftop. Gallo recommends approval of the amendment to the CUP with a couple of changes as follows: 1) Item 7 - change the word "or" to "at"; and 2) Item 8 - should have some sentences removed regarding payments. Members asked if they meet all setback requirements, and if there has been any feedback from neighbors. Gallo said one individual contacted him asking the reason for the sign but no other comments. Motion by Ritt to recommend approval of the amended Conditional Use Permit for the Fowler Lake Terrace Condos located at 515 E. Grove Street as drafted by Planning staff with changes noted in Items 7 and 8; second by Brotheridge. Motion carried 6-0.

**4e. Consider / recommend the Conditional Use Permit for the un-named car wash to be located at approximately 1600 Summit Avenue:** Gallo reported this currently un-named car wash was originally approved for a conditional use permit in October 2019. Staff recently received amended site plans, and Gallo noted there have been enough changes to the plans to have the CUP reviewed again. The footprint has been reduced by 778 sf or 18%; the building height has been reduced from 35' to 21'; the building's architectural style and materials have changed; and the name is being changed. The property is zoned General Commercial, and Pabst Farms is aware of and approve the building updates. Gallo recommends approval with a couple of changes which include adding the "Lawful Operation" paragraph and adding some landscaping along HWY 67 to help soften headlight glare as cars exit the car wash. Members noted the Architectural Commission spent a lot of time on the design of the north elevation of the building and that may be an area where some landscaping could be removed and relocated along the end of the driveway; and agree the updated styles fits the surrounding area. Motion by Ritt to recommend to Council approval of the Conditional Use Permit for the car wash to be named located at approximately 1600 Summit Avenue with the addition of Item 11 as noted by staff for the Lawful Operation; second by Brotheridge. Motion carried 6-0.

**4f. Consider / approve the Major Design Review Plans for the unnamed car wash to be located at approximately 1600 Summit Avenue:** Gallo referred to his report under the previous item and recommended approval. Motion by Ritt to approve the Major Design Review Plans for the to be named car wash located at approximately 1600 Summit Avenue with the addition of Item 12 to move some landscaping from the north side of the building where the doors extend down to the ground and relocate it along the end of the driveway, all subject to the Council approving the amended CUP on February 18, 2020; second by Brotheridge. It was clarified that the Plan Commission is recommending approval of the amended CUP and also approving the Major Design Review which is subject to the Council approving the amended CUP. Motion carried 6-0.

**4g. Consider / recommend the Certified Survey Map to combine and reconfigure property lines of the City of Oconomowoc Campus Parking Lot and the property at 155 W. Wisconsin Avenue:** Frye explained this CSM is part of a joint parking lot project that began a couple of years ago in partnership with First Bank. Both the bank and City owned property within the same area and worked together to create a larger parking lot. Staff recognized that a CSM would be needed to work out the details of the lands exchanged, and both entities have access to the entire area. Riffle said there is an ongoing legal issue between the bank and a nearby business, and he reached out to the property owner's attorney to make them aware of this CSM. Riffle received a comment earlier today from the attorney asking that the City's surveyor mark a certain point on the survey where a spike was found on the property. Riffle's recommendation is to have Frye pass this information along to the City's surveyor to determine for himself if this information should be included on the survey. Motion by Ritt to recommend the Certified Survey Map to combine and reconfigure property lines of the City of Oconomowoc Campus Parking Lot and the property at 155 W. Wisconsin Avenue with the suggestion from Attorney Riffle to have the Director of Public Works pass along to the City's surveyor the concern of the attorney from the 20 S. Main Street building to make his own determination if additional changes should be made to the CSM; second by Brotheridge. Motion carried 6-0.

**5a. Planning Department Correspondence – January 2020:** Gallo reported in the month of January there was 1 temporary use permit, 2 letters were sent for various issues and 1 request was received for occupancy of a new business.

**5b. 2019 Planning Dept Annual Report:** Gallo provided highlights from the 2019 Planning Dept Report noting 182 applications came through the Planning Dept which is the highest in the past 10 years; there was a lot of residential and business redevelopment activity; and department projects included updating the Comprehensive Land Use Plan 2050 and the creation of standards for conditional use permits. Overall Gallo looked forward to another great year and thanked the Plan Commission members and Council for their time reviewing the projects.

**6. Adjourn:** Motion by Brotheridge to adjourn at 8:18 pm; second by Frederick. Motion carried 6-0.

Chris Dehnert, Deputy City Clerk

# Planning Staff Report

City of Oconomowoc

Plan Commission – 3/11/2020

## ***Pine Ridge Estates West***

*Preliminary Plat*

**Summary:** The applicant submitted a request for the review of the Preliminary Plat of Pine Ridge Estates West Subdivision. The development would create 45 single-family residential lots in the City.

**Property Location:** North of Lisbon Road and Indian Head Trails Subdivision, east of 67 By-pass, west of Pine Ridge Estates III subdivision, south of Wood Creek Subdivision (see map below)

**Property Owner:** Herro Woodland Trust & David Radtke  
156 E. Wisconsin Avenue  
Oconomowoc, WI 53066

**Applicant:** Neumann Developments, Inc.  
Mr. Bryan Lindgren  
N27 W24025 Paul Court, Suite 100  
Pewaukee, WI 53072

**Existing Land Use:** Vacant  
**Proposed Land Use:** 45 Single-family homes



**Location Map**

### **History**

The preliminary plat was submitted on December 11, 2019. The application was included in the packet. Since the initial submittal City staff has seen several different renditions of the layout, all containing 44 to 46 single-family lots and an access from Juniper Lane.

### **Zoning**

Permanent SR zoning was established on the parcel. This zoning district was approved in January 2020. This zoning district allows for the proposed single-family residential development with target density of 3 dwelling units per gross acre.

### **Compliance with City's Comprehensive Plan**

The single-family use conforms with the City's Comprehensive Plan, which designates this land as suburban residential.

### **Density**

The density for the preliminary plat for this subdivision is 45 lots on 18.38 acres, or 2.44 dwelling units per acre. This is consistent with the other Pine Ridge Estates subdivisions.

### **Layout**

Staff has concerns with the proposed subdivision layout. The development as proposed will contain only 1 access point to serve 45 lots. The applicant has been reviewing all potential ways of getting a secondary access to serve these lots. The latest alternative is in the packets, showing a 20' wide emergency access that would connect the proposed Indianhead Trail with the existing Indian Head Trail.

On Monday March 2<sup>nd</sup>, 2020 the Town Board denied all access points (included emergency access only) from this subdivision to either Indianhead Trail or Mohawk Ridge. Without a second access that has been confirmed, staff recommends denial of this subdivision.

Why are two access points so important for a subdivision development? Access is a matter of public safety. If there is activity near the intersection of Juniper Lane and Hummingbird Way, such as a house fire, road work, utility work, or other emergency situations, this would trap up to 45 households from getting out of the subdivision or possibly allowing emergency responders to serve these other homes. A major house fire could shut the road down for 8 hours or more.

For this reason, the City limits the total length of cul-de-sacs, so the number of homes are limited on dead end streets. By Ordinance 18.11 (2) Street and Block Layout.

(c) Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions or unless, in the opinion of the Commission, such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layouts or for the most advantageous future development of adjacent tracts. **Dead-end streets of reasonable length (normally, not over 600 feet) will be approved where necessitated by topography or where, in the opinion of the Commission, they are appropriate to the type of development contemplated.**

On the latest plat revision, the developer shows an emergency access point to Indianhead Trail. At this time the City does not have assurances this was going to be allowed to be installed and connected to the Town right-of-way. This idea was specifically discussed and DENIED by the Town Board on March 2<sup>nd</sup>. Knowing the position of the adjacent community, there are concerns that Town could block their right-of-way and allow no access from the Town right-of-way. If this was allowed to be used for emergency purposes it would take care of one of the City's concerns, but the cul-de-sac would still exceed the ordinance 600' requirement.

What could be done to fix the problem? The City has been consistent that this development requires two vehicle access points. Since the Town will not allow connections to either Indianhead Trail or Mohawk Ridge, then the developer must look at other connections. Options at this point include connecting to the adjacent Spruce Court or continuing to work with the Town to have a formal connection agreed to a Town right-of-way.

### **Other review Agencies**

The City has not heard from any outside agency including Waukesha County or the State.

### **Review Timelines**

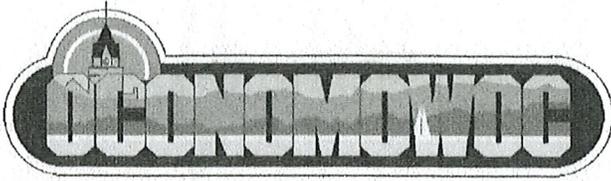
The final plat was officially submitted to the City on December 11, 2019. The City Common Council has 90 calendar days to act on the plat. An extension was granted from the Developer to act on the plat sometime in March.

### **Recommendation**

Planning Staff recommends that the Plan Commission **recommend DENIAL** of the preliminary plat for ***Pine Ridge Estates West Subdivision***. This is a recommendation to the City Common Council.

Submitted by:

  
Jason Gallo, AICP  
City Planner/Zoning Administrator



# STAFF RECOMMENDATION FORM

TYPE OF REQUEST: **PRELIMINARY PLAT**

PROJECT NAME: **PINE RIDGE ESTATES WEST**

TAX KEY NO.:

PROJECT ADDRESS/LOCATION:

### RECOMMENDATION SIGNATURES

CITY PLANNER: *[Signature]* Date: **2-24-20**

Comments: **RECOMMEND DENIAL - SEE COMMENTS IN STAFF REPORT**

CITY ENGINEER: *[Signature]* Date: **2-26-20**

Comments: **JUNIPER COURT SHOULD EXTEND TO INDIANHEAD TRAIL AS A PUBLIC STREET/PLACE GATE AT THAT LOCATION**

DIRECTOR OF PUBLIC WORKS: *[Signature]* Date: **03.03.20**

Comments: **DENY WITHOUT SECOND ACCESS**

WASTEWATER: *[Signature]* Date: **3-2-2020**

Comments:

WATER: *[Signature]* Date: **3/3/20**

Comments: **Denied based on W/M layout**

ELECTRIC: *[Signature]* Date: **3-3-20**

Comments:

PARKS, RECREATION & FORESTRY: *[Signature]* Date: **3-3-20**

Comments: **Needs Second Access**

POLICE CHIEF: *[Signature]* Date: **3/3/20**

Comments: **NEEDS A SECOND ACCESS (PUBLIC)**

FIRE: *[Signature]* Date: **2-24-20**

Comments: **See email**

DIRECTOR OF FINANCE: *[Signature]* Date: **3-2-20**

Comments: **- Sp. Assessment Due w/ Sale of Property**

ECONOMIC DEVELOPMENT DIRECTOR: *[Signature]* Date: **2-28-20**

Comments:



# WESTERN LAKES FIRE DISTRICT

1400 Oconomowoc Parkway, Oconomowoc, WI 53066

Phone: 262-567-8282 Email: [info@westernlakesfd.org](mailto:info@westernlakesfd.org)

Date: February 7th, 2020

To:

Jeff Herrmann -Town of Oconomowoc Administrator/Planner

Jason Gallo -City of Oconomowoc Planner

Gentlemen,

The highest priority for the Western Lakes Fire District is the safety of the citizens in our communities. The District utilizes several standards to ensure this safety including the International Building Code, National Fire Protection Association, and the Wisconsin Department of Safety and Professional Services. When it comes to connectivity of roadways this is always preferred, however there are not any standards that require this to occur in this particular situation. Having a full connection of Indian Head Trail between the City of Oconomowoc and Town of Oconomowoc would improve the connectivity and ultimately reduce response times to the future residents in Pine Ridge Estates West. Though a full connection is recommended, it is not required. We have also evaluated the consideration of a private fire/emergency lane in lieu of a full connection. Due to maintenance of this fire lane, associated gate, and security the District doesn't feel this is the most appropriate recommendation. Other jurisdictions that have utilized these in lieu of a full connection have had problems with plowing the emergency lane and failures of the gate or barrier which ultimately delayed the response. Based on the Town of Oconomowoc's rejection of the full connection, for safety reasons on Lisbon Road as a result of increased traffic, the District will require an approved turnaround at the end of the new development roadway which is required under the International Building Code and the National Fire Protection Association Code. If the City of Oconomowoc would like to dedicate a right of way in the new development for a future connection the District would approve that. If there are any further discussions or questions please feel free to contact me.

Respectfully Submitted,

Adam J May

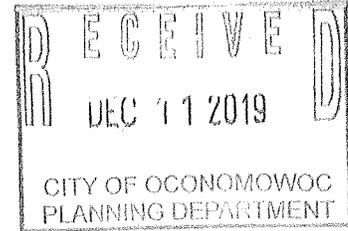
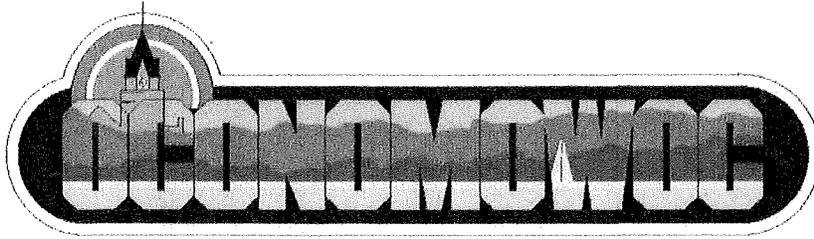
Deputy Chief of Fire Prevention

Pabst Station: 1400 Oconomowoc Parkway; Oconomowoc, WI 53066 – Fax: 262-569-6430

Dousman Station: 107 S. Main Street; Dousman, WI 53118 – Fax: 262-431-4812

Oconomowoc Station: 212 S. Concord Road; Oconomowoc, WI 53066 – Fax: 262-569-3297

Sullivan Station: 912 Front Street; Sullivan, WI 53178 – Fax: 262-593-8123



Department of City Planning  
 174 E. Wisconsin Avenue Oconomowoc, WI  
 www.oconomowoc-wi.gov | 262.569.2166

## Development Application

X	Description	Administrative Fee
	Administrative Design Review	\$ 75.00
	Major Design Review	\$ 75.00
	Conditional Use Permit	\$ 500.00
	Zoning Determination Letter	\$ 100.00
	Temporary Use Permit	\$ 75.00
	Temporary Use Permit - Renewal	No Charge
	Variance	\$ 425.00
	Special Exceptions	\$ 425.00
	Appeals of Zoning Administrator	\$ 300.00
X	Zoning Map Amendment (From <u>UR</u> To <u>SR</u> )	\$ 425.00
	Zoning Text Amendment	\$ 425.00
	Comprehensive Plan Amendment	\$ 300.00
	Planned Development District	Step 1: Pre-application Conference
		Step 2: Concept Plan Review
		Step 3: General Development Plan Review
X	Preliminary or Final Plat Review	\$ 75.00
	Certified Survey Map or Extraterritorial Plat/CSM Review	\$ 75.00

\*NOTE: Administrative filing fees are due at the time an application is filed with the City Clerk's Office and are not refundable. In addition to the Administrative fees, City Staff time (City Engineer, City Planner & City Attorney) will be charged back to the applicant. The Applicant will receive monthly invoices of payments due.

Date: 12-11-19

Project/Business Name: Pine Ridge Estates West

Address/Location: West of Pine Ridge Estates from Juniper Lane

City, State, Zip Code: Oconomowoc, WI 53066

Proposed Use of Property: Residential Development of 45 lots

Applicant: <u>Newmann Developments, Inc. - Bryan Lindgren</u>	Property Owner: <u>Herro Woodland Trust</u>
Address: <u>N27 W24025 Paul Ct., Suite 100</u>	Address:
City/State/Zip: <u>Pewaukee, WI 53072</u>	City/State/Zip:
Phone: <u>262-542-9200</u>	Phone: <u>signed &amp; submitted</u>
E-mail: <u>blindgren@newmanncompanies.com</u>	E-mail: <u>on separate copy</u>
Signature:	Signature:

This form is not valid unless signed by Owner or Agent under a written power-of-attorney (please provide). I, Owner/one of the Owner's of the property, declare that this application (including any accompanying documents) has been examined by me and to the best of my knowledge and belief is true, correct and complete. I further accept all liability, which may be a result of the City of Oconomowoc relying on this information I am providing in this application.



January 21, 2020

City of Oconomowoc  
Attn: Jason Gallo  
174 E. Wisconsin Avenue  
Oconomowoc, WI 53066

Dear Mr. Gallo,

As a result of ongoing conversations and potential changes to our proposed Pine Ridge Estates West preliminary plat, we kindly request that the Plan Commission delay any action on the proposed preliminary plat and extend the time frame for action through March 2020. Thank you for your consideration of this extension and we are excited about working in the City of Oconomowoc.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bryan Lindgren", is written over a faint, circular stamp.

Bryan Lindgren  
Neumann Developments Inc.



March 5, 2020

City of Oconomowoc  
Attn: Jason Gallo  
174 E. Wisconsin Avenue  
Oconomowoc, WI 53066

Dear Mr. Gallo,

After having conversations with the Town of Oconomowoc, our request to extend the right-of-way to the established neighborhood to the south was denied by the Town Board. Residents had expressed concerns over additional traffic through both an existing neighborhood as well as Lisbon Road. There were also concerns regarding the safety at the intersections at Lisbon Road. The police chief and town supervisors shared these concerns.

We understand the potential safety issues with having one access point, and we fully support the City's request to include an emergency access drive that will serve future residents. Included in this submission is a preliminary plat design and construction drawings that respond to the Town Board denying a road connection to either of the existing Town roads to the south (Indianhead Trail and Mohawk Ridge).

The preliminary plat shows Indianhead Trail as a dedicated right-of-way to the property line. Indianhead Trail will be fully improved to the southern end of lots 1 and 45, and a fire apparatus turnaround will be installed at the end of the road to the south. Dedicated public right-of-way to the south that is beyond the improved road will be available as an option for the City to improve in the future should a right-of-way connection to the Town road be realizable.

Also shown on the plat is a 25' wide easement that will contain a 20' wide emergency access drive. This drive extends south of the proposed Indianhead Trail turnaround and leads into the right-of-way located within the town. Connecting to the existing Indianhead Trail will require a driveway permit from the Town. Installing the emergency access drive will allow for two connection points for emergency vehicles that will serve the 45 home neighborhood.

Included in this submission are the preliminary grading and utility plans that have been revised based on review comments from the City. Details for an emergency access gate are shown on the utility plan. The emergency access must meet the following specifications provided by the Western Lakes Fire District:

- The emergency access drive shall have an unobstructed width of not less than 20 ft.

NEUMANN DEVELOPMENTS, INC. \* N27 W24025 PAUL CT. SUITE 100 \* PEWAUKEE, WI 53072  
262-542-9200 \* FAX: 262-349-9324 \* NEUMANNDEVELOPMENTS.COM



- The emergency access drive shall have an unobstructed vertical clearance of not less than 13 ft 6 in.
- The emergency access drive shall have a base designed to support a truck weighing 75,000 lbs.
- The emergency access drive shall have a gate, signage, and a KnoxBox (3200 series) approved by the City of Oconomowoc.

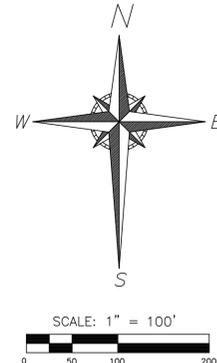
Based on feedback from the Plan Commission and Common Council, we are willing to make adjustments and do what is necessary to ensure public safety remains a top priority.

We kindly request the City of Oconomowoc Plan Commission approves the preliminary plat under the condition an emergency access drive located south of the proposed Indianhead Trail is included in the development and meets the specifications listed.

Thank you for the consideration. We appreciate your time, and we look forward to working in the City of Oconomowoc.

Respectfully,

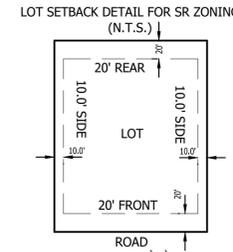
Ryan Fritsch  
Neumann Developments, Inc.



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE EAST LINE OF THE SW 1/4 OF SECTION 27-8-17 AS N00°19'47"E, VERTICAL DATUM BASED ON NGVD 29.

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'05"



# PRELIMINARY PLAT OF PINE RIDGE ESTATES WEST

LOT 2 OF CERTIFIED SURVEY MAP NO. 11253 BEING A PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, T.8N., R.17E., CITY OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN.

## OVERALL DETAIL

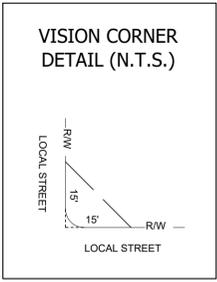
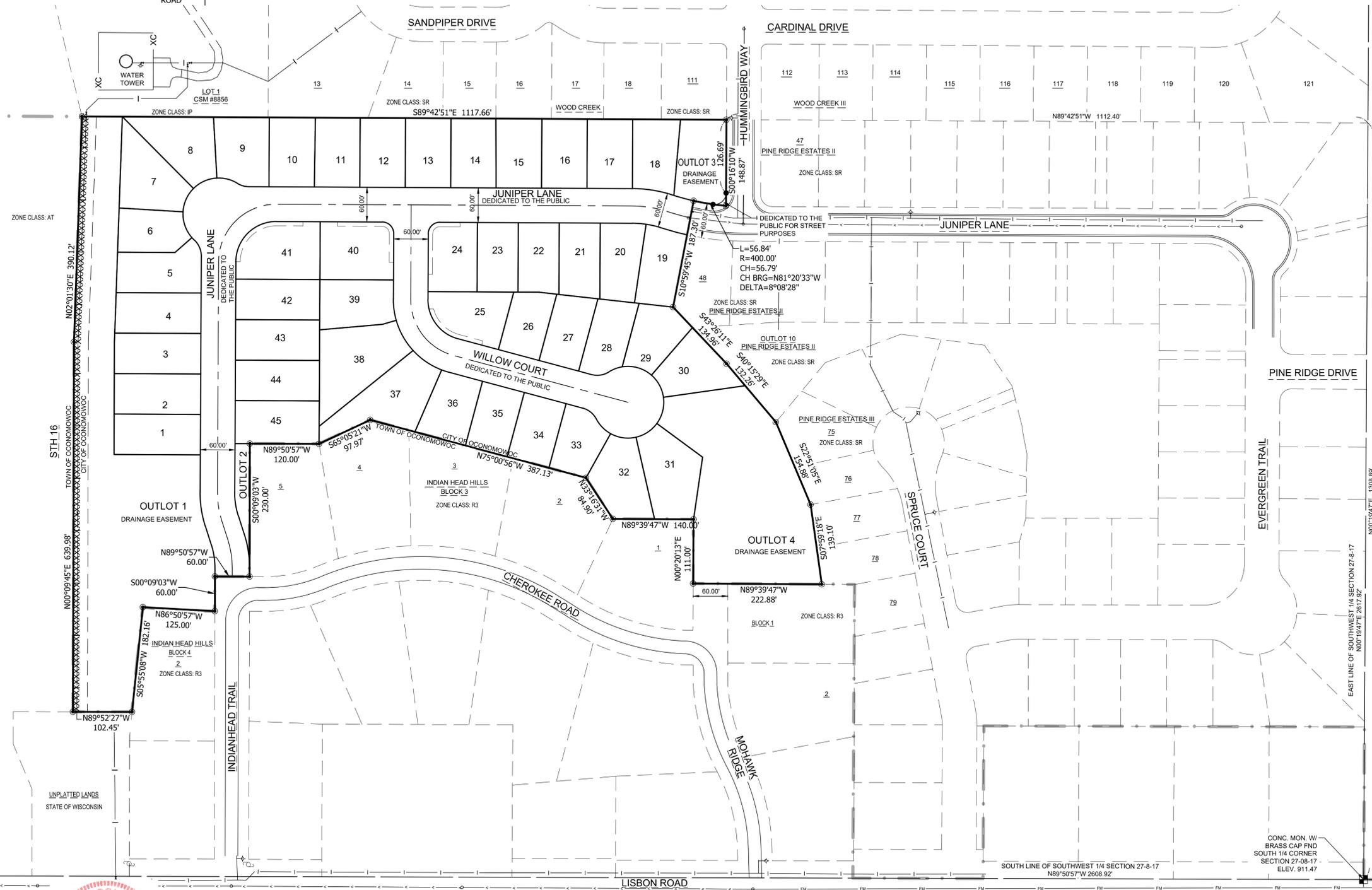


**SURVEYOR:**  
KEITH A. KINDRED, PLS S-2082  
SEH, INC.  
501 MAPLE AVE.  
DELAFIELD, WI 53018  
(414) 949-8919  
KKINDRED@SEHINC.COM

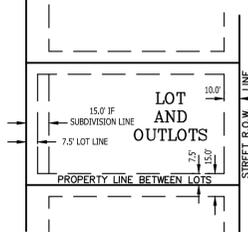
**DEVELOPER:**  
NEUMANN COMPANIES INC.  
N27W24025 PAUL CT.  
STE 100  
PEWAUKEE, WI 53072  
262-542-9200

**OWNER:**  
HERRO WOODLAND TRUST,  
DAVID RADTKE,  
BARBARA BROCKWAY  
156 E. WISCONSIN AVE.  
OCONOMOWOC, WI 53066

- NOTES:**
- ALL OUTLOTS TO BE FRACTIONALLY OWNED AND MAINTAINED BY LOT OWNERS AND ENCOMPASSED BY A DRAINAGE EASEMENT TO BE USED FOR STORMWATER PURPOSES.
  - EASEMENTS SHOWN PER FIRST AMERICAN TITLE INSURANCE CO. TITLE POLICY FTS19-27238 DATED SEPTEMBER 16, 2019.
  - ALL LOTS ARE TO BE SERVED BY MUNICIPAL SANITARY SEWER AND WATER MAIN.
  - WITHIN THE AREA OF VISION CORNER EASEMENT (V.C.E.), THE HEIGHT OF ALL PLANTINGS, BERMS, FENCING, SIGNS, OR ANY OTHER STRUCTURE SHALL BE LIMITED TO 24" ABOVE THE INTERSECTION ELEVATION.
  - SITE IS IN ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 55133C0151G, EFFECTIVE DATE NOVEMBER 5, 2014.
  - A STREET PLANTING PLAN WILL BE PROVIDED AT THE TIME OF THE FINAL PLAT.
  - TOTAL AREA 800,754 S.F., 18.38 AC.
  - ALL ROADS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC.
  - THE PLACEMENT OF DECKS, PATIOS, FENCES, OR ANY TYPE OF DECORATIVE LANDSCAPING, DRIVEWAYS OR ADDITIONAL HARD SURFACES WITHIN ANY PART OF A UTILITY EASEMENT IS PROHIBITED. AN EASEMENT INFRINGEMENT AGREEMENT MAY BE ENTERED INTO WITH THE CITY, IF APPROVED.
  - THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF PUBLIC SIDEWALKS ALONG OUTLOT FRONTAGES.
  - ALL SIDE YARD GRADES MUST BE ADHERED TO, COINCIDENT WITH THE APPROVED MASTER GRADING PLAN FOR THE SUBDIVISION TO ENSURE PROPER STORMWATER DRAINAGE.
  - FENCES CANNOT BE CONSTRUCTED IN EASEMENTS WHERE PUBLIC WATERMAIN, SANITARY SEWER, AND STORM SEWER EXIST NOR IN ACCESS ROUTES TO STORMWATER MANAGEMENT FACILITIES (OUTLOTS).
  - ALL HOMES SHALL HAVE DRIVEWAYS PITCHED BACK TO STREET.
  - ALL SIDEWALKS IN OUTLOTS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION, THIS INCLUDES SNOW REMOVAL.
  - PER THE ZONING ORDINANCE, DRIVEWAYS FOR CORNER LOTS SHALL BE AS FAR FROM THE INTERSECTION AS POSSIBLE. DRIVEWAY ACCESS SHALL BE LIMITED ON LOTS 24, 25, 41, & 42. DRIVEWAYS SHALL ONLY BE PLACED WITHIN THE 25' AREA CLOSEST TO THE SIDE LOT LINES.
  - THE WATER VALVE CURB BOX SHALL NOT BE LOCATED IN A DRIVEWAY, NOR SIDEWALK.
  - ALL UTILITY EASEMENTS ARE GRANTED TO THE CITY OF OCONOMOWOC FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC STORMWATER, WATER, WASTEWATER, AND ELECTRIC UTILITIES AND THEIR RELATED APPURTENANCES.



**CITY OF OCONOMOWOC UTILITY EASEMENTS**  
CITY UTILITY EASEMENT FOR ALL LOTS AND OUTLOTS UNLESS OTHERWISE NOTED.  
N.T.S.



THIS IS INTENDED FOR ALL UTILITIES AND STORM WATER MANAGEMENT: ELECTRIC, PHONE, GAS, SANITARY, STORM, WATER, CABLE TV



KEITH A. KINDRED, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

REVISED THIS 4TH DAY OF MARCH 2020  
REVISED THIS 20TH DAY OF FEBRUARY, 2020  
DATED THIS 13TH DAY OF NOVEMBER, 2019

### LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 11/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT.
- ⊕ CONCRETE MONUMENT W/ BRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- XXXXXXX DENOTES NO ACCESS

CONC. MON. W/ BRASS CAP FND SOUTH 1/4 CORNER SECTION 27-08-17 - ELEV. 911.47



**SURVEYOR:**  
 KEITH A. KINDRED, PLS S-2082  
 SEH, INC.  
 501 MAPLE AVE.  
 DELAFIELD, WI 53018  
 (414) 949-8919  
 KKKINDRED@SEHINC.COM

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 PEWAUKEE, WI 53072  
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**OWNER:**  
 HERRO WOODLAND TRUST,  
 DAVID RADTKE,  
 BARBARA BROCKWAY  
 156 E. WISCONSIN AVE.  
 OCONOMOWOC, WI 53066

# PRELIMINARY PLAT OF PINE RIDGE ESTATES WEST

LOT 2 OF CERTIFIED SURVEY MAP NO. 11253 BEING A PART OF THE SOUTHEAST 1/4  
 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, T.8N., R.17E., CITY  
 OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN.

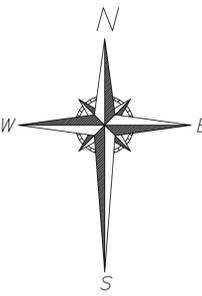
**LOT DETAIL**

**LEGEND**

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- 11/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT.
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- ⊕ DENOTES POWER POLE AND DOWN GUY ANCHOR
- ⊕ DENOTES EXISTING ELECTRIC PEDESTAL
- ⊕ DENOTES BURIED PHONE CABEL AND PEDESTAL
- ⊕ DENOTES FIBER OPTIC PEDESTAL
- ⊕ DENOTES SEPTIC VENT
- ⊕ DENOTES NO ACCESS



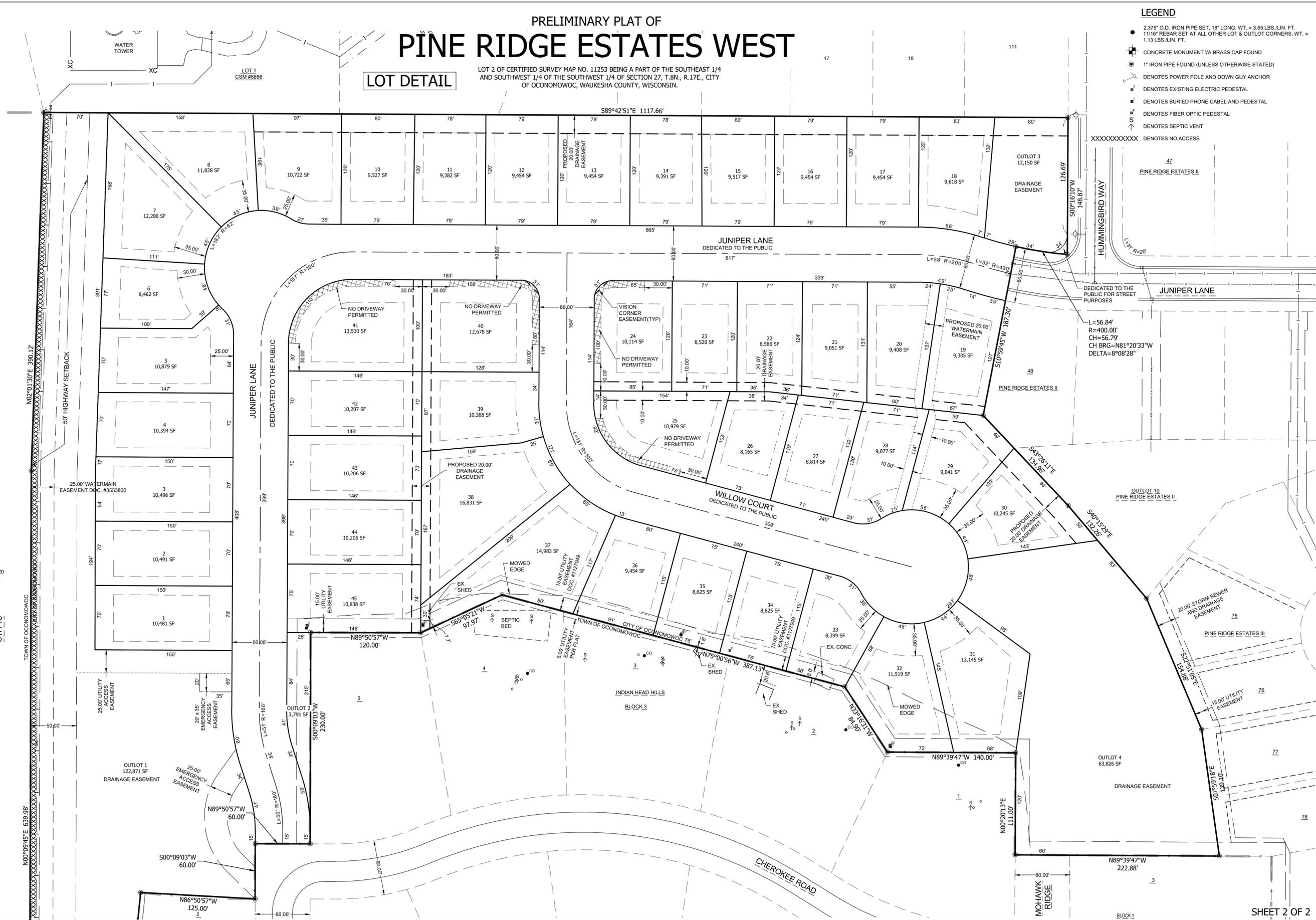
REVISED THIS 4TH DAY OF MARCH, 2020  
 REVISED THIS 20TH DAY OF FEBRUARY, 2020  
 DATED THIS 13TH DAY OF NOVEMBER, 2019

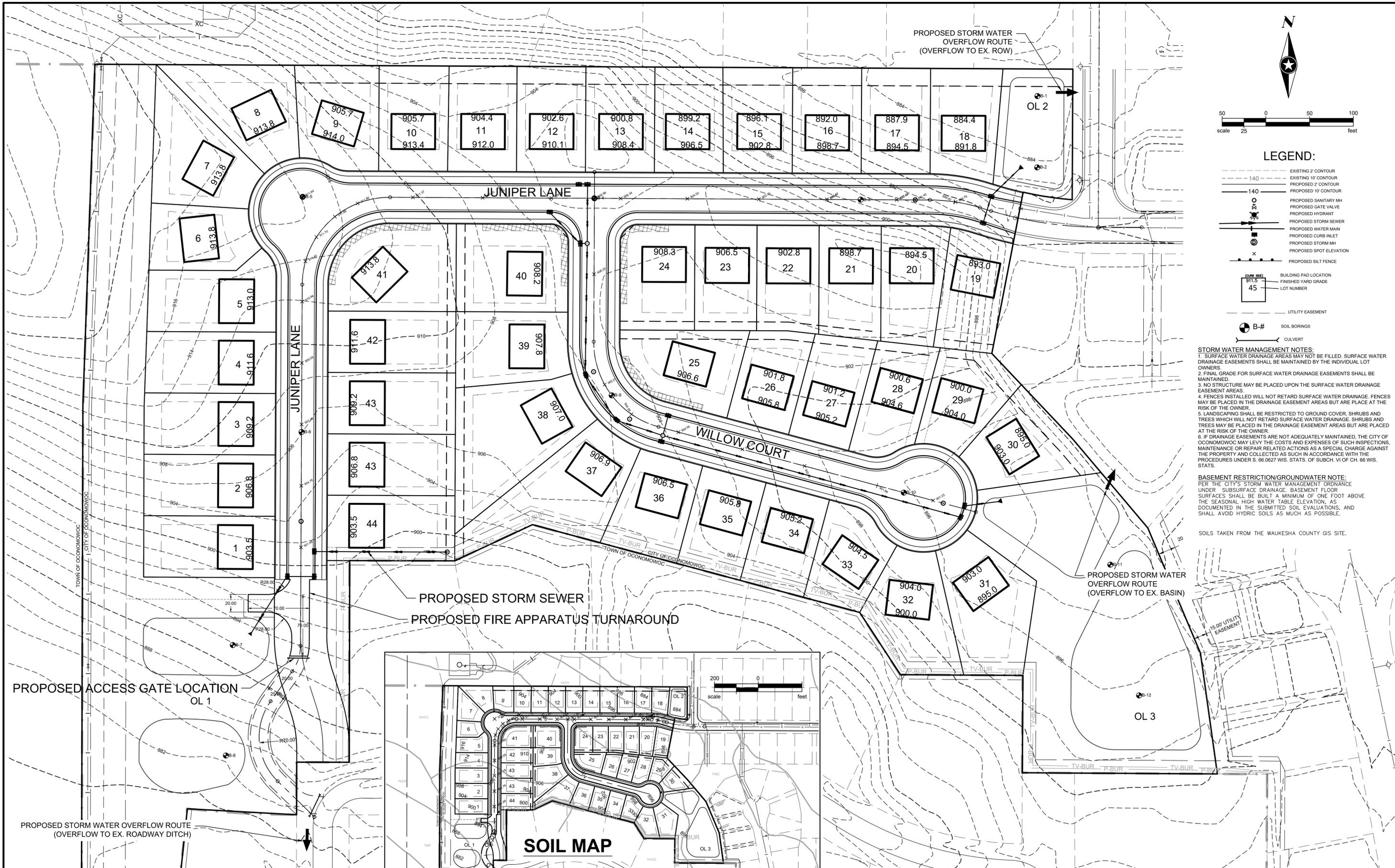


SCALE: 1" = 50'  
 0 25 50 100

**SEH**  
 PHONE: 414.949.8962  
 501 MAPLE AVENUE  
 DELAFIELD, WI 53018-9351  
 www.sehinc.com

PROJECT NEUMA #152114





**LEGEND:**

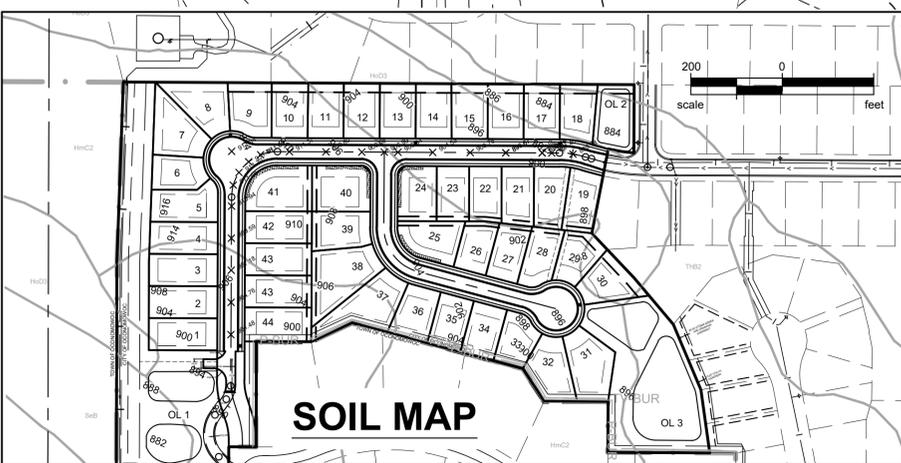
- - - - - EXISTING 2' CONTOUR
- - - - - EXISTING 10' CONTOUR
- - - - - PROPOSED 2' CONTOUR
- - - - - PROPOSED 10' CONTOUR
- PROPOSED SANITARY MH
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN
- PROPOSED CURB INLET
- PROPOSED STORM MH
- x PROPOSED SPOT ELEVATION
- - - - - PROPOSED SILT FENCE
- (911.5) BUILDING PAD LOCATION
- 45 FINISHED YARD GRADE
- LOT NUMBER
- - - - - UTILITY EASEMENT
- B# SOIL BORINGS
- - - - - CULVERT

**STORM WATER MANAGEMENT NOTES:**

1. SURFACE WATER DRAINAGE AREAS MAY NOT BE FILLED. SURFACE WATER DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
2. FINAL GRADE FOR SURFACE WATER DRAINAGE EASEMENTS SHALL BE MAINTAINED.
3. NO STRUCTURE MAY BE PLACED UPON THE SURFACE WATER DRAINAGE EASEMENT AREAS.
4. FENCES INSTALLED WILL NOT RETARD SURFACE WATER DRAINAGE. FENCES MAY BE PLACED IN THE DRAINAGE EASEMENT AREAS BUT ARE PLACED AT THE RISK OF THE OWNER.
5. LANDSCAPING SHALL BE RESTRICTED TO GROUND COVER, SHRUBS AND TREES WHICH WILL NOT RETARD SURFACE WATER DRAINAGE. SHRUBS AND TREES MAY BE PLACED IN THE DRAINAGE EASEMENT AREAS BUT ARE PLACED AT THE RISK OF THE OWNER.
6. IF DRAINAGE EASEMENTS ARE NOT ADEQUATELY MAINTAINED, THE CITY OF OCONOMOWOC MAY LEVY THE COSTS AND EXPENSES OF SUCH INSPECTIONS, MAINTENANCE OR REPAIR RELATED ACTIONS AS A SPECIAL CHARGE AGAINST THE PROPERTY AND COLLECTED AS SUCH IN ACCORDANCE WITH THE PROCEDURES UNDER S. 66.0627 WIS. STATS. OF SUBCH. VI OF CH. 66 WIS. STATS.

**BASEMENT RESTRICTION/GROUNDWATER NOTE:**  
 PER THE CITY'S STORM WATER MANAGEMENT ORDINANCE UNDER "SUBSURFACE DRAINAGE, BASEMENT FLOOR SURFACES SHALL BE BUILT A MINIMUM OF ONE FOOT ABOVE THE SEASONAL HIGH WATER TABLE ELEVATION, AS DOCUMENTED IN THE SUBMITTED SOIL EVALUATIONS, AND SHALL AVOID HYDRIC SOILS AS MUCH AS POSSIBLE.

SOILS TAKEN FROM THE WAUKESHA COUNTY GIS SITE.



DRAWN BY:				
DESIGNER:				
CHECKED BY:				
DESIGN TEAM	NO.	BY	DATE	REVISIONS

**SEH**  
 PHONE: 262.646.6855  
 501 MAPLE AVENUE  
 DELAFIELD, WI 53018  
 www.sehinc.com

**PINE RIDGE ESTATES WEST**  
**CITY OF OCONOMOWOC, WI**

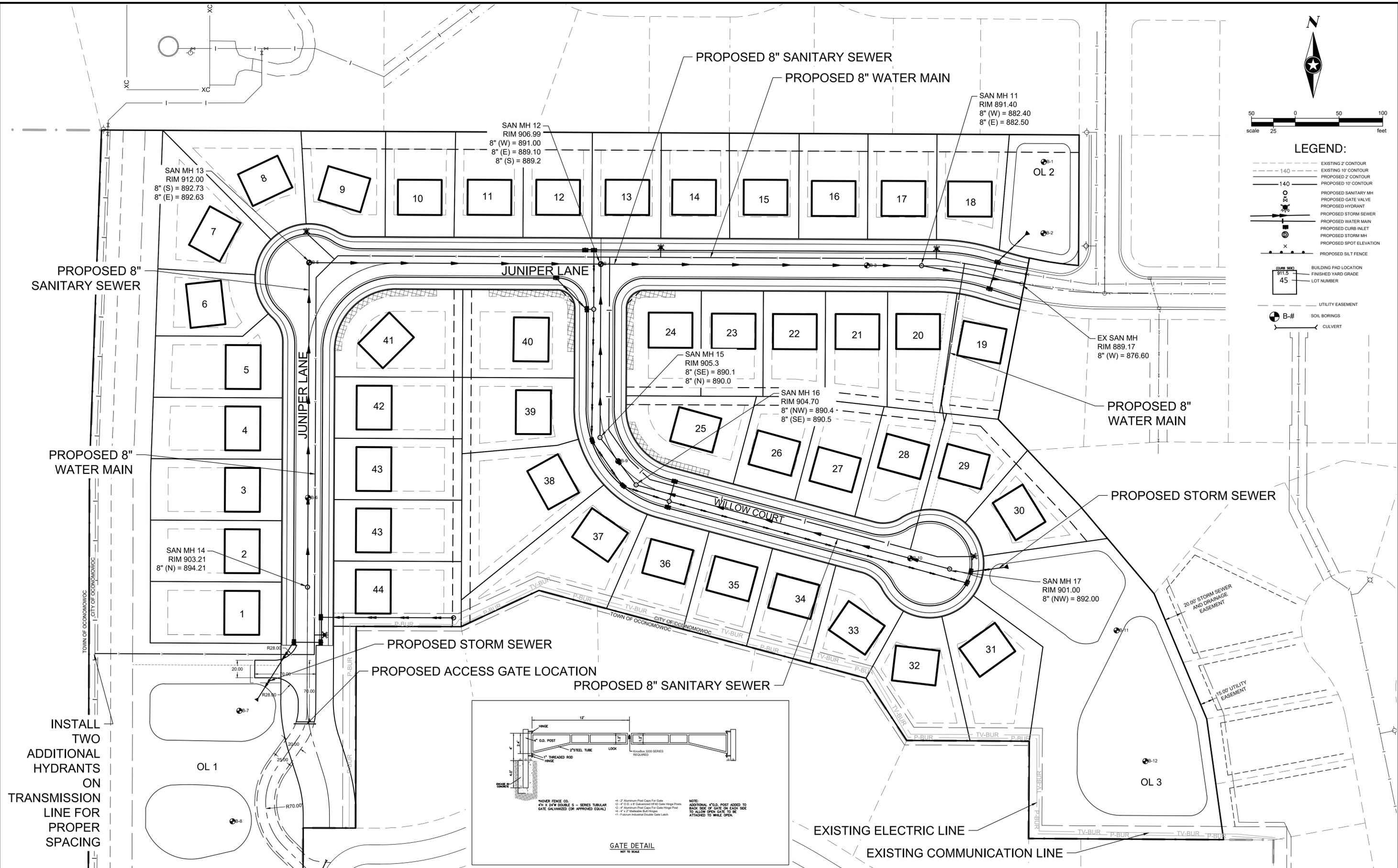
**PRELIMINARY GRADING PLAN**

FILE NO.	1
NEUMA_152114	
DATE	OF 2
03/04/2020	



**LEGEND:**

- - - - - EXISTING 2" CONTOUR
- - - - - EXISTING 10' CONTOUR
- - - - - PROPOSED 2" CONTOUR
- - - - - PROPOSED 10' CONTOUR
- SANITARY MH
- GATE VALVE
- HYDRANT
- STORM SEWER
- WATER MAIN
- CURB INLET
- STORM MH
- SPOT ELEVATION
- SILT FENCE
- (911.5) BUILDING PAD LOCATION
- 45 FINISHED YARD GRADE
- LOT NUMBER
- UTILITY EASEMENT
- B-# SOIL BORINGS
- CULVERT



DRAWN BY: \_\_\_\_\_  
 DESIGNER: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

NO.	BY	DATE	REVISIONS



**PINE RIDGE ESTATES WEST**  
**CITY OF OCONOMOWOC, WI**

**PRELIMINARY UTILITY PLAN**

FILE NO. NEUMA_152114	2
DATE 03/04/2020	OF 2

# Planning Staff Report

City of Oconomowoc

Plan Commission – 3/11/2020

## Vespera II – Phase I

### Condominium Plat Review

**Summary:** The developer submitted the Condominium Plat for Phase I approval for the Vespera II development.

**Property Location:** NE corner of Valley Road and St. Andrews Drive – See Map Below

**Property Owner:** Belforte, Inc. (Craig Caliendo)  
700 Pilgrim Parkway, #100  
Elm Grove, WI 53122

**Applicant:** Craig Caliendo - Same as Owner

**Existing Zoning:** RML / PD – Residential Multi-Unit Low / Planned Development

**Existing Land Use:** Currently vacant land  
**Proposed Land Use:** Thirteen duplex residential condominiums (26 units total)  
**Condo Plat – Phase I:** Consists of 4 buildings and a total of 8 units



**Location Map**

### **Summary:**

The applicant is requesting condominium plat approval for the first phase of Vespera II. The phase consists of 4 duplex buildings, for a total of 8 residential units. The total development was approved with 13 buildings in Vespera II with 26 total residential units. The original Vespera Development has 7 units (3 duplex and 1 single-family).

The overall number of units in the development and the configuration is not changing. The remaining 18 units (9 buildings) will be requested in future phases of the development. These areas are shown as expansion areas to the north and west of the proposed area.

### **Condominium Plat Process:**

This project is a residential condominium development. Earlier phases (Vespera) have been approved via a condominium plat by a different developer. The developer is aware that the City of Oconomowoc requires all condominium plats, as well as amendments, are to be reviewed and approved by the Plan Commission and Common Council prior to recording. Once approved and recorded at the Waukesha County Register of Deeds office, separate tax key numbers and tax bills will be prepared for each unit.

### **Recent History:**

- November 13, 2019 – Plan Commission held a public hearing for the Planned Development zoning & General Development Plan for Vespera II project.
- November 13, 2019 – Plan Commission recommended the General Development Plan & PD zoning for the updated layout for Vespera II. Condition of the approval was to have a condominium plat approved for the units.
- November 19, 2019 – City Common Council conducted a public hearing and approved the updated Planned Development Overlay zoning for Vespera II.

### **Final Thoughts:**

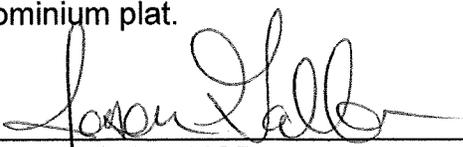
Staff and all other City Departments are comfortable with the condominium plat for Vespera II development. The plat continues to resemble the approved General Development Plan that was previously approved.

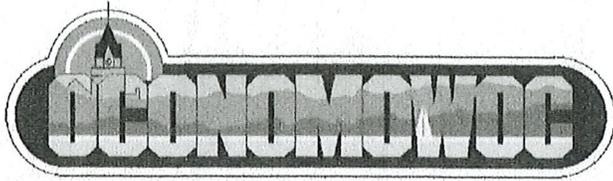
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### **Recommendation:**

Planning Staff recommends the Plan Commission recommend **approval** for the Vespera II Condominium plat.

Submitted by: \_\_\_\_\_

  
Jason Gallo, AICP  
City Planner/Zoning Administrator



**STAFF RECOMMENDATION FORM**

TYPE OF REQUEST: **CONDO PLAT**

PROJECT NAME: **VESPERA II CONDOMINIUM - PHASE I**

TAX KEY NO.:

PROJECT ADDRESS/LOCATION: **VALLEY ROAD & ST. ANDREW'S DRIVE**

**RECOMMENDATION SIGNATURES**

**CITY PLANNER:** *Jason Gallo* Date: **2-24-20**  
 Comments:

**CITY ENGINEER:** *Steve Singh* Date: **2-26-20**  
 Comments:

**DIRECTOR OF PUBLIC WORKS:** *Mark E. Jack* Date: **03.03.20**  
 Comments:

**WASTEWATER:** *Ken Fuler* Date: **3-2-2020**  
 Comments:

**WATER:** *Tim O'Connell* Date: **3/3/20**  
 Comments:

**ELECTRIC:** *John* Date: **3-2-20**  
 Comments:

**PARKS, RECREATION & FORESTRY:** *Chris* Date: **3-3-20**  
 Comments:

**POLICE CHIEF:** *Ray* Date: **3/3/20**  
 Comments:

**FIRE:** *Adam* Date: **2-24-20**  
 Comments:

**DIRECTOR OF FINANCE:** *Darin Sweeney* Date: **3-3-20**  
 Comments:

**ECONOMIC DEVELOPMENT DIRECTOR:** *Robert Duff* Date: **2-28-20**  
 Comments:

# CONDOMINIUM PLAT OF VESPERA II CONDOMINIUM

BEING A PART OF LOTS 1 AND 2 OF C.S.M. NO. 7326, LOCATED IN THE NW 1/4  
AND SW 1/4 OF THE SE 1/4, AND IN THE NE 1/4 OF THE SW 1/4, ALL IN SECTION 9,  
T.7N., R.17E., CITY OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN.

**SURVEYOR**

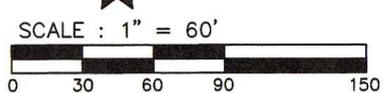
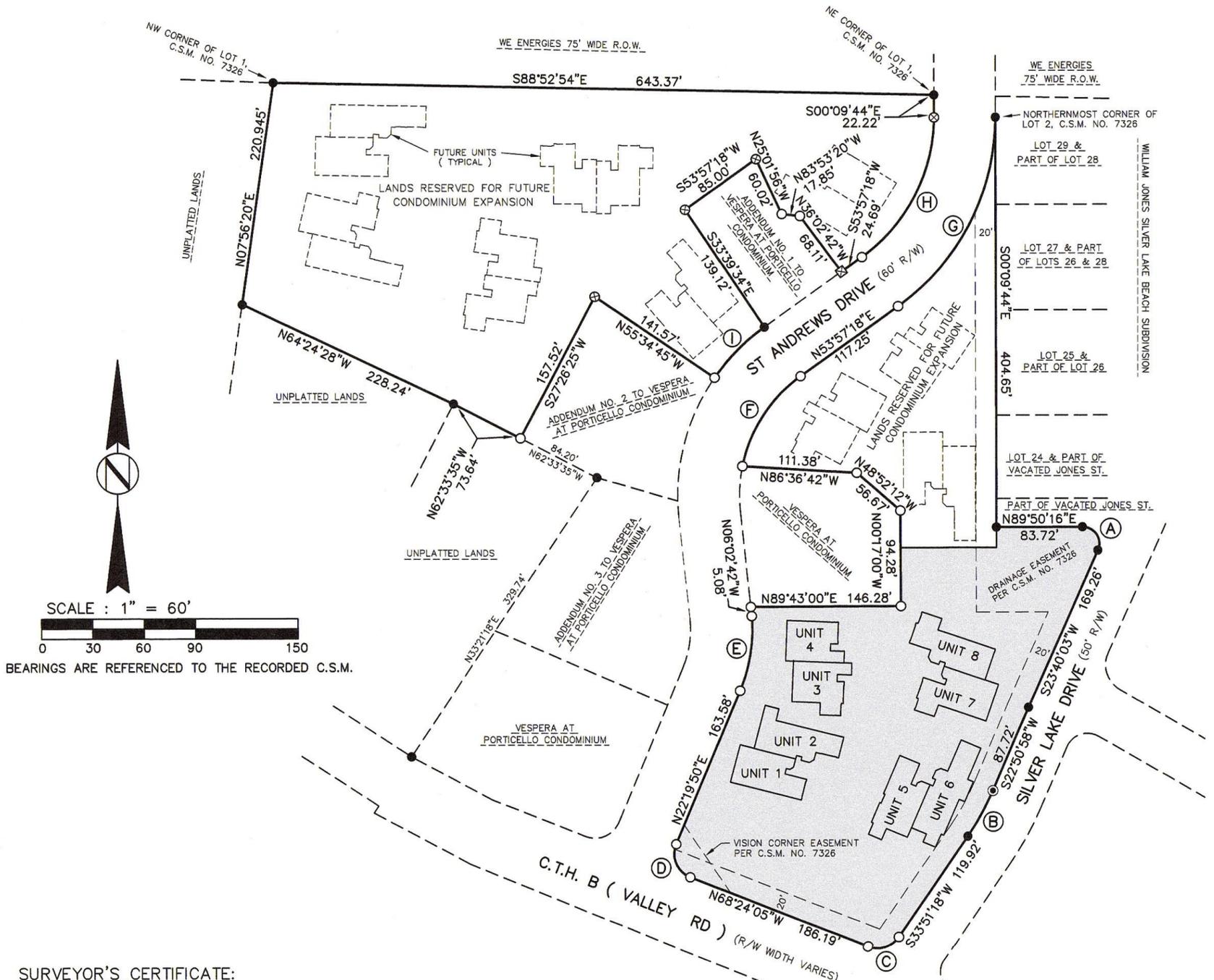
MARK A. POWERS, PLS 1701  
LAKE COUNTRY ENGINEERING, INC.  
970 S. SILVER LAKE ST., SUITE 105  
OCONOMOWOC, WI. 53066  
(262)569-9331

**LEGEND**

- - 1.25" DIA. IRON PIPE FOUND
- - 3/4" DIA. IRON REBAR SET,  
18" LONG, WT = 1.5 LBS/FT
- ⊙ - 1.5" DIA. IRON PIPE FOUND
- ⊗ - P.K. NAIL SET IN ASPHALT
- ⊠ - SCRIBED CROSS SET IN CONC

**SURVEY FOR**

BELFORTE, INC.  
700 PILGRIM PARKWAY, SUITE 100  
ELM GROVE, WI. 53122



BEARINGS ARE REFERENCED TO THE RECORDED C.S.M.

**SURVEYOR'S CERTIFICATE:**

I, Mark A. Powers, do hereby certify that the Condominium Plat of Vespera II Condominium, consisting of eleven sheets, is a correct representation of the condominium herein described and the identification and location of each unit and the common elements can be determined from the plat. I further certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, and the location of all visible structures.

Dated this 4th day of March, 2020.



*Mark A. Powers*  
Mark A. Powers, P.L.S. No. 1701

**GENERAL NOTES:**

- 1) COMMON ELEMENTS: THE COMMON ELEMENTS CONSIST OF THE ENTIRE CONDOMINIUM DESCRIPTION, EXCEPT THE UNITS.
- 2) LIMITED COMMON ELEMENTS: THE LIMITED COMMON ELEMENT (L.C.E.) PORTION OF THE COMMON ELEMENT SHALL CONSIST OF ALL COMMON ELEMENTS THAT ARE OWNED BY LESS THAN ALL OF THE UNIT OWNERS. SUCH LIMITED COMMON ELEMENTS INCLUDE BUT ARE NOT LIMITED TO COURTYARDS, PORCHES, DECKS, DRIVEWAYS AND WALKS WHICH SERVICE AND / OR ARE APPURTENANT TO ONE OR MORE UNITS, BUT LESS THAN ALL OF THE UNITS.
- 3) SHADED AREA DESIGNATE LANDS INCLUDED IN THE CONDOMINIUM.
- 4) SEE SHEET 2 FOR CONDOMINIUM DETAILS
- 5) SEE SHEET 3 FOR CONDOMINIUM EASEMENT DETAILS.
- 6) SEE SHEET 4 FOR CONDOMINIUM LEGAL DESCRIPTIONS.

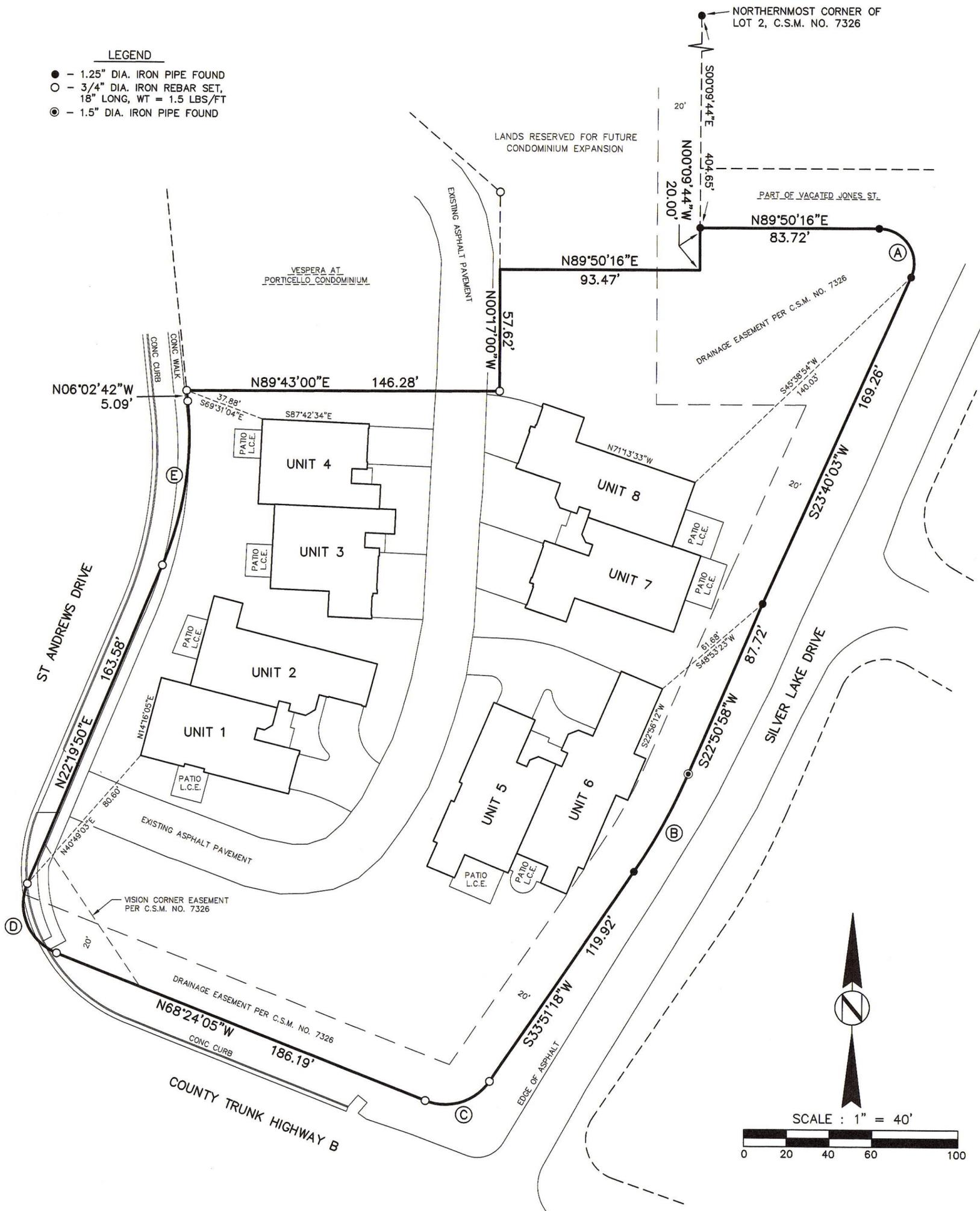
CURVE NO.	RADIUS LENGTH	CENTRAL ANGLE (DMS)	ARC DISTANCE	CHORD DISTANCE	CHORD BEARING (DMS)	TAN. BEARING 1 (DMS)	TAN. BEARING 2 (DMS)
A	16.36'	113-49-47	32.50'	27.41'	S33-14-51E	N89-50-16E	S23-40-03W
B	275.18'	11-00-20	52.86'	52.78'	S28-21-08W	S22-50-58W	S33-51-18W
C	25.00'	77-44-37	33.92'	31.38'	S72-43-36W	S33-51-18W	N68-24-05W
D	25.00'	90-43-55	39.59'	35.58'	N23-02-07W	N68-24-05W	N22-19-50E
E	160.00'	28-22-32	79.24'	78.43'	N08-08-34E	N22-19-50E	N06-02-42W
F	145.00'	42-38-09	107.90'	105.43'	N32-38-13E	N11-19-09E	N53-57-18E
G	230.00'	54-07-02	217.24'	209.25'	N26-53-47E	N53-57-18E	N00-09-44W
H	170.00'	54-07-02	160.57'	154.67'	S26-53-47W	S00-09-44E	S53-57-18W
I	205.00'	19-32-00	69.89'	69.55'	S44-11-18W	S53-57-18W	S34-25-18W

# CONDOMINIUM PLAT OF VESPERA II CONDOMINIUM

BEING A PART OF LOTS 1 AND 2 OF C.S.M. NO. 7326, LOCATED IN THE NW 1/4  
AND SW 1/4 OF THE SE 1/4, AND IN THE NE 1/4 OF THE SW 1/4, ALL IN SECTION 9,  
T.7N., R.17E., CITY OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN.

**LEGEND**

- - 1.25" DIA. IRON PIPE FOUND
- - 3/4" DIA. IRON REBAR SET, 18" LONG, WT = 1.5 LBS/FT
- ⊙ - 1.5" DIA. IRON PIPE FOUND



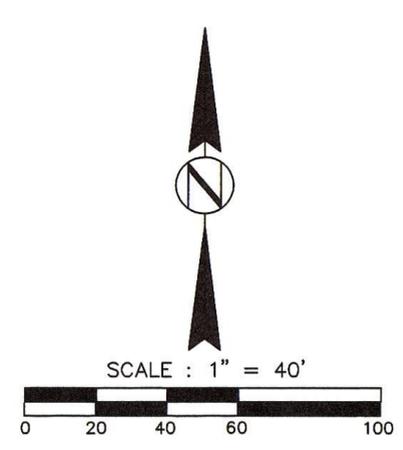
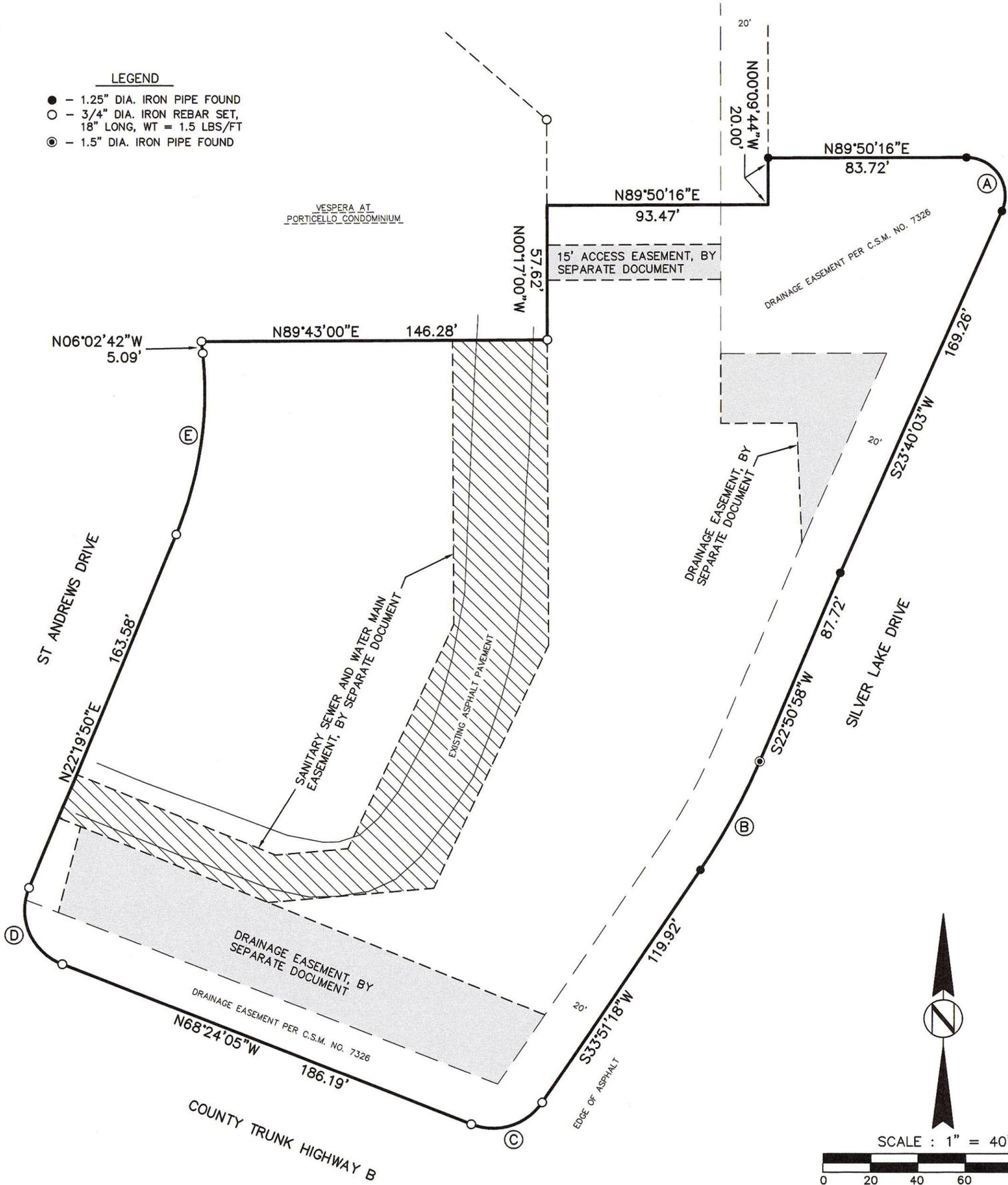
*Mark A. Powers*  
March 4, 2020

# CONDOMINIUM PLAT OF VESPERA II CONDOMINIUM

BEING A PART OF LOTS 1 AND 2 OF C.S.M. NO. 7326, LOCATED IN THE NW 1/4  
AND SW 1/4 OF THE SE 1/4, AND IN THE NE 1/4 OF THE SW 1/4, ALL IN SECTION 9,  
T.7N., R.17E., CITY OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN.

## EASEMENT DETAILS

- LEGEND**
- - 1.25" DIA. IRON PIPE FOUND
  - - 3/4" DIA. IRON REBAR SET, 18" LONG, WT = 1.5 LBS/FT
  - ⊙ - 1.5" DIA. IRON PIPE FOUND



*Mark A. Powers*  
March 4, 2020

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T.7N., R.17E., CITY OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN.

**Legal Description of Lands Reserved for Future Expansion**

Being a part of Lot 1 of C.S.M. No. 7326, located in the NW 1/4 and SW 1/4 of the SE 1/4, and in the NE 1/4 of the SW 1/4, all in Section 9, T.7N., R.17E., City of Oconomowoc, Waukesha County, Wisconsin, more fully described as follows:

Beginning at the NW corner of said Lot 1; thence S88°52'54"E, along the north line of said Lot 1, 643.37 feet to the NE corner of said Lot 1; thence S00°09'44"E, along the westerly right-of-way line of St. Andrews Drive, 22.22 feet to a point of curvature; thence continuing along said westerly line 160.57 feet along the arc of a curve to the right, with a radius of 170.00 feet, whose chord bears S26°53'47"W, 154.67 feet to a point of tangency; thence continuing along said westerly line, S53°57'18"W, 24.69 feet to a point; thence N36°02'42"W, 68.11 feet to a point; thence N83°53'20"W, 17.85 feet to a point; thence N25°01'56"W, 60.02 feet to a point; thence S53°57'18"W, 85.00 feet to a point; thence S33°39'34"E, 139.12 feet to the westerly right-of-way line of St. Andrews Drive; thence along said westerly line 69.89 feet along the arc of a curve to the left, with a radius of 205.00 feet, whose chord bears S44°11'18"W, 69.55 feet to a point; thence N55°34'45"W, 141.57 feet to a point; thence S27°26'25"W, 157.52 feet to a point; thence N62°33'35"W, 73.64 feet to a point; thence N64°24'28"W, 228.24 feet to a point; thence N07°56'20"E, 220.945 feet to the place of beginning. ALSO being a part of Lot 2 of C.S.M. No. 7326, located in the NW 1/4 and SW 1/4 of the SE 1/4 of Section 9, T.7N., R.17E., City of Oconomowoc, Waukesha County, Wisconsin, more fully described as follows:

Beginning at the northernmost corner of said Lot 2; thence S00°09'44"E, along the east line of said Lot 2, 404.65 feet to a point; thence N89°50'16"E, 83.72 feet to a point of curvature; thence 32.50 feet along the arc of a curve to the right, with a radius of 16.36 feet, whose chord bears S33°14'51"E, 27.41 feet to a point of tangency; thence along the westerly right-of-way line of Silver Lake Drive on the following described courses; thence S23°40'03"W, 169.26 feet to a point; thence S22°50'58"W, 87.72 feet to a point of curvature; thence 52.86 feet along the arc of a curve to the right, with a radius of 275.18 feet, whose chord bears S28°21'08"W, 52.78 feet to a point of tangency; thence S33°51'18"W, 119.92 feet to a point of curvature; thence 33.92 feet along the arc of a curve to the right, with a radius of 25.00 feet, whose chord bears S72°43'36"W, 31.38 feet to a point of tangency on the northerly right-of-way line of C.T.H. B (Valley Road); thence N68°24'05"W, along said northerly line, 186.19 feet to a point of curvature; thence 39.59 feet along the arc of a curve to the right, with a radius of 25.00 feet, whose chord bears N23°02'07"W, 35.58 feet to a point of tangency on the easterly right-of-way line of St. Andrews Drive; thence N22°19'50"E, along said easterly line, 163.58 feet to a point of curvature; thence continuing along said easterly line, 79.24 feet along the arc of a curve to the left, with a radius of 160.00 feet, whose chord bears N08°08'34"E, 78.43 feet to a point of tangency; thence N06°02'42"W, continuing along said easterly line, 5.08 feet to a point; thence N89°43'00"E, 146.28 feet to a point; thence N00°17'00"W, 94.28 feet to a point; thence N48°52'12"W, 56.67 feet to a point; thence N86°36'42"W, 111.38 feet to the easterly right-of-way line of St. Andrews Drive; thence along said easterly line on the following described courses; thence 107.90 feet along the arc of a curve to the right, with a radius of 145.00 feet, whose chord bears N32°38'13"E, 105.43 feet to a point of tangency; thence N53°57'18"E, 117.25 feet to a point of curvature; thence 217.24 feet along the arc of a curve to the left, with a radius of 230.00 feet, whose chord bears N26°53'47"E, 209.25 feet to the place of beginning. Said lands containing 291,708 sq. ft. (6.696 acres).

**Legal Description of Phase 1 Lands**

Being a part of Lot 2 of C.S.M. No. 7326, located in the NW 1/4 and SW 1/4 of the SE 1/4 of Section 9, T.7N., R.17E., City of Oconomowoc, Waukesha County, Wisconsin, more fully described as follows:

Commencing at the northernmost corner of said Lot 2; thence S00°09'44"E, along the east line of said Lot 2, 404.65 feet to the point of beginning of the hereinafter described lands; thence N89°50'16"E, 83.72 feet to a point of curvature; thence 32.50 feet along the arc of a curve to the right, with a radius of 16.36 feet, whose chord bears S33°14'51"E, 27.41 feet to a point of tangency; thence along the westerly right-of-way line of Silver Lake Drive on the following described courses; thence S23°40'03"W, 169.26 feet to a point; thence S22°50'58"W, 87.72 feet to a point of curvature; thence 52.86 feet along the arc of a curve to the right, with a radius of 275.18 feet, whose chord bears S28°21'08"W, 52.78 feet to a point of tangency; thence S33°51'18"W, 119.92 feet to a point of curvature; thence 33.92 feet along the arc of a curve to the right, with a radius of 25.00 feet, whose chord bears S72°43'36"W, 31.38 feet to a point of tangency on the northerly right-of-way line of C.T.H. B (Valley Road); thence N68°24'05"W, along said northerly line, 186.19 feet to a point of curvature; thence 39.59 feet along the arc of a curve to the right, with a radius of 25.00 feet, whose chord bears N23°02'07"W, 35.58 feet to a point of tangency on the easterly right-of-way line of St. Andrews Drive; thence N22°19'50"E, along said easterly line, 163.58 feet to a point of curvature; thence continuing along said easterly line, 79.24 feet along the arc of a curve to the left, with a radius of 160.00 feet, whose chord bears N08°08'34"E, 78.43 feet to a point of tangency; thence N06°02'42"W, continuing along said easterly line, 5.08 feet to a point; thence N89°43'00"E, 146.28 feet to a point; thence N00°17'00"W, 57.62 feet to a point; thence N89°50'16"E, 93.47 feet to a point; thence N00°09'44"W, 20.00 feet to the place of beginning. Said lands containing 98,284 sq. ft. (2.256 acres).

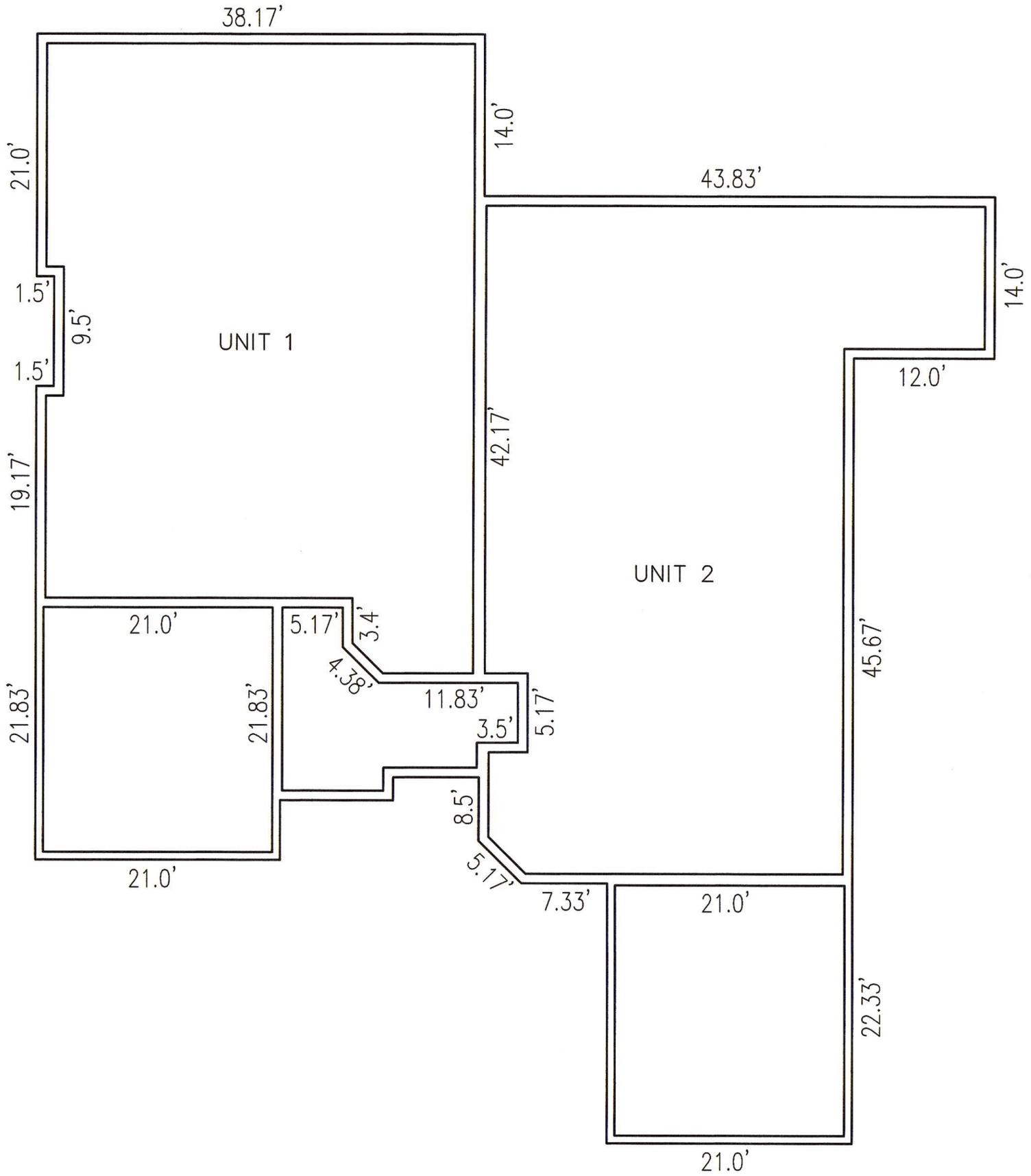


*Mark A. Powers*  
March 4, 2020

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**BASEMENT PLAN**  
( NOT TO SCALE )



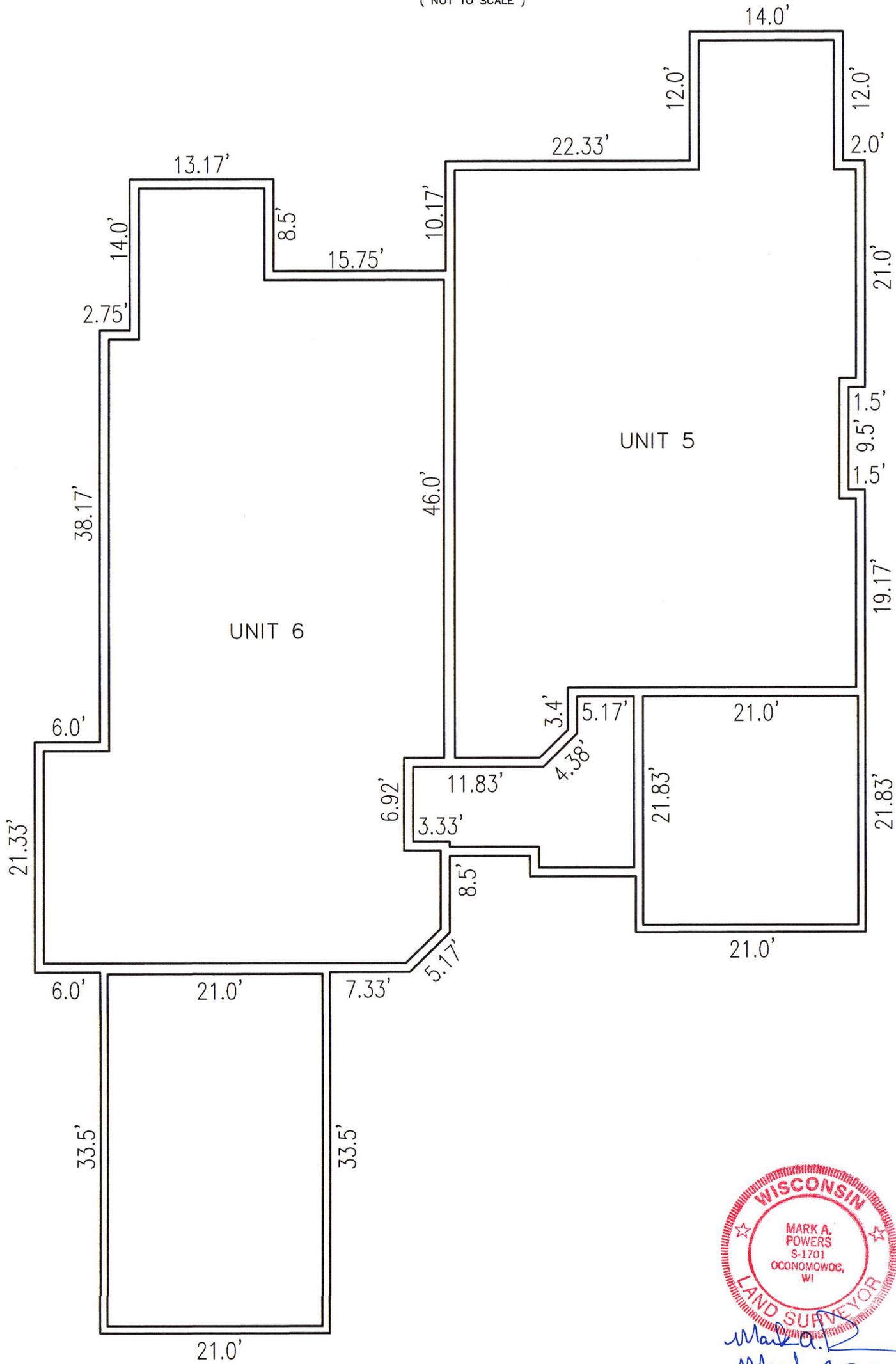
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March 4, 2020

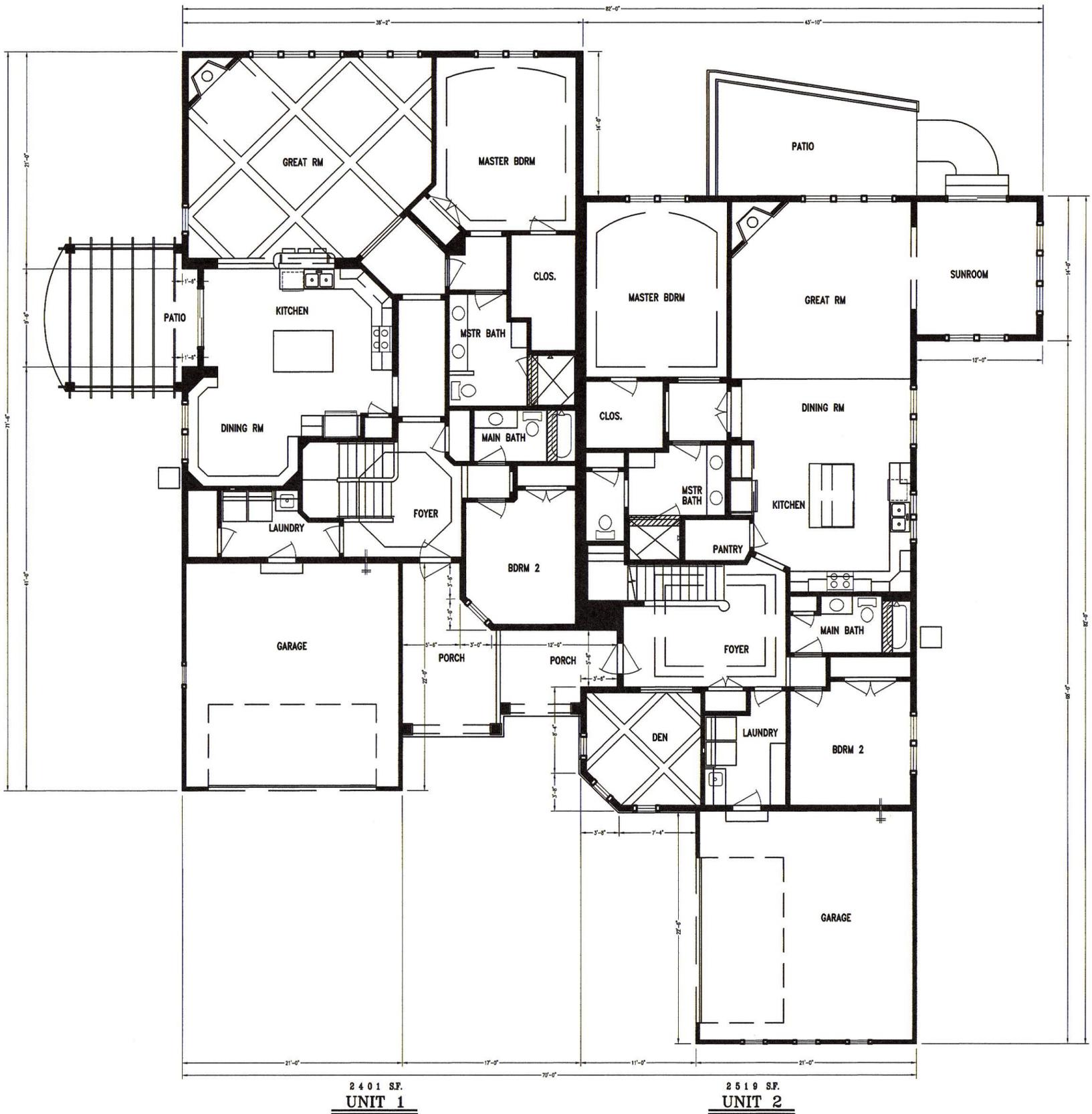


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**FIRST FLOOR PLAN**

( NOT TO SCALE )



*Mark A. Powers*  
 March 4, 2020

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**FIRST FLOOR PLAN**

( NOT TO SCALE )



2443 SF.  
**UNIT 3**

2197 SF.  
**UNIT 4**

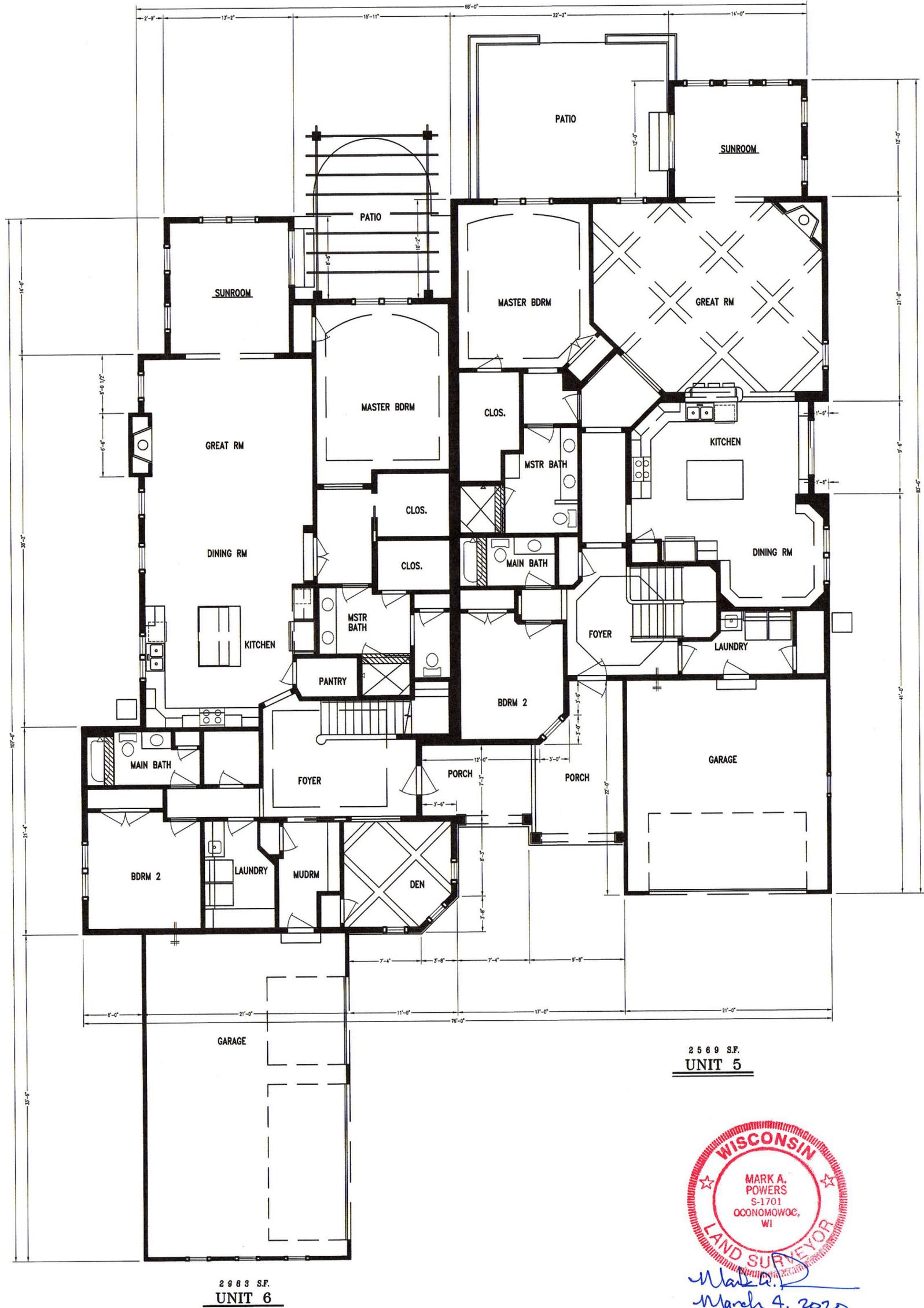


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**FIRST FLOOR PLAN**  
 ( NOT TO SCALE )



2569 S.F.  
**UNIT 5**

2983 S.F.  
**UNIT 6**

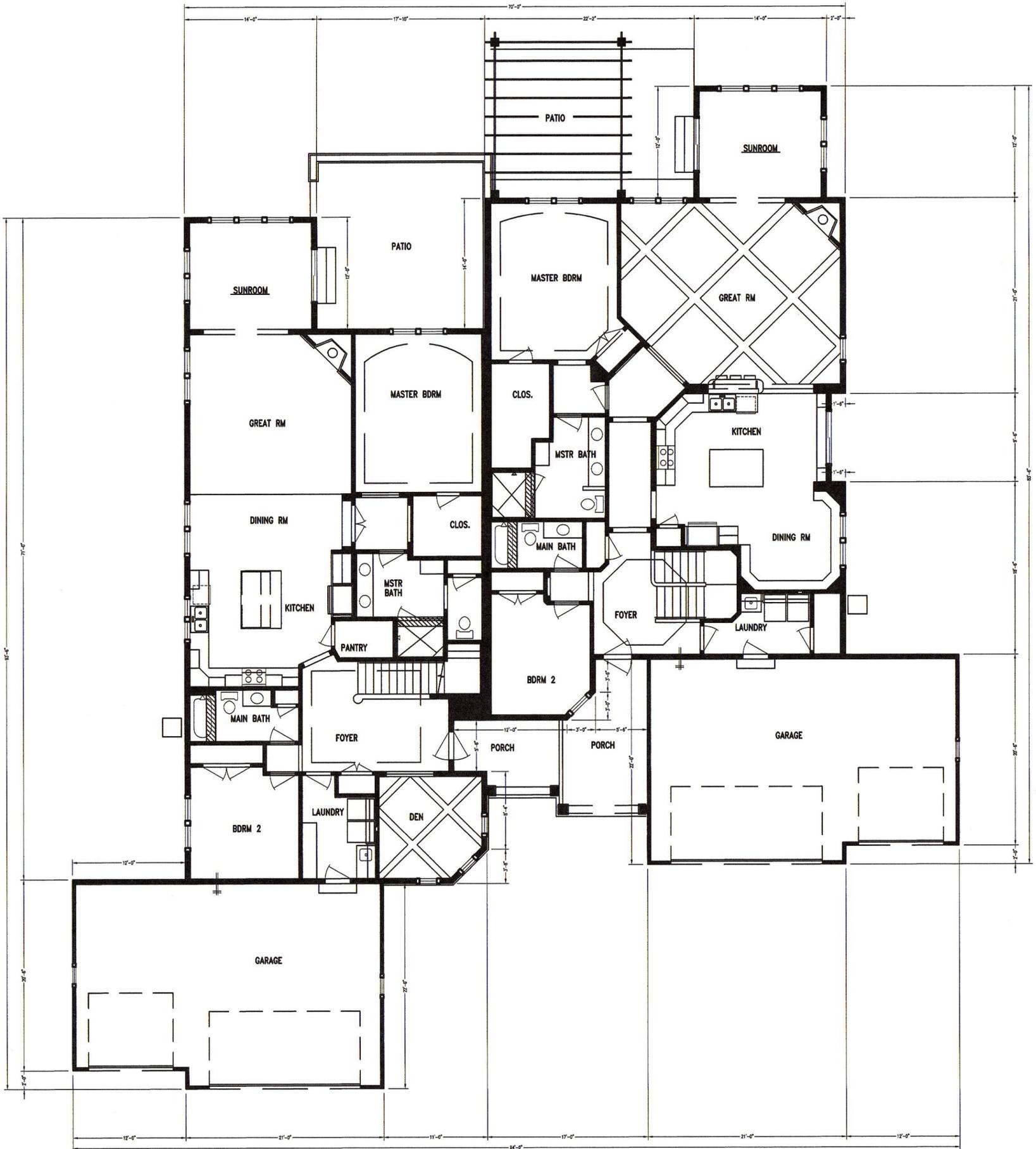


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**FIRST FLOOR PLAN**  
 ( NOT TO SCALE )



2754 S.F.  
**UNIT 8**

2815 S.F.  
**UNIT 7**



*Mark A. Powers*  
 March 4, 2020



## Development Application

Department of City Planning  
 174 E. Wisconsin Avenue Oconomowoc, WI  
 www.oconomowoc-wi.gov | 262.569.2166

X	Description	Administrative Fee
	Administrative Design Review	\$ 75.00
	Major Design Review	\$ 75.00
	Conditional Use Permit	\$ 500.00
	Zoning Determination Letter	\$ 100.00
	Temporary Use Permit	\$ 75.00
	Temporary Use Permit - Renewal	No Charge
	Variance	\$ 425.00
	Special Exceptions	\$ 425.00
	Appeals of Zoning Administrator	\$ 300.00
	Zoning Map Amendment (From _____ To _____)	\$ 425.00
	Zoning Text Amendment	\$ 425.00
	Comprehensive Plan Amendment	\$ 300.00
	Planned Development District	Step 1: Pre-application Conference
		Step 2: Concept Plan Review
		Step 3: General Development Plan Review
	Preliminary or Final Plat Review	\$ 75.00
X	Certified Survey Map or Extraterritorial Plat/CSM Review	\$ 75.00
<p>*NOTE: Administrative filing fees are due at the time an application is filed with the City Clerk's Office and are not refundable. In addition to the Administrative fees, City Staff time (City Engineer, City Planner &amp; City Attorney) will be charged back to the applicant. The Applicant will receive monthly invoices of payments due.</p>		
Date: 02/11/2020		
Project/Business Name: Vespera II Condominium		
Address/Location: St. Andrews Drive		
City, State, Zip Code: Oconomowoc, WI		
Proposed Use of Property: Condominiums - Residential		
Applicant: Belforte, Inc.		Property Owner: Belforte, Inc.
Address: 700 Pilgrim Parkway #100		Address: 700 Pilgrim Parkway #100
City/State/Zip: Elm Grove, WI 53122		City/State/Zip: Elm Grove, WI 53122
Phone: 414-333-2059		Phone: 414-333-2059
E-mail: ccaliendo@Kingswayhomes.com		E-mail: ccaliendo@Kingswayhomes.com
Signature:		Signature:

This form is not valid unless signed by Owner or Agent under a written power-of-attorney (please provide). I, Owner/one of the Owner's of the property, declare that this application (including any accompanying documents) has been examined by me and to the best of my knowledge and belief is true, correct and complete. I further accept all liability, which may be a result of the City of Oconomowoc relying on this information I am providing in this application.

# **Planning Department Correspondence – February - 2020**

## **Temporary Use Permits / Renewals**

None

## **Noncompliance Letters / Other Matters**

833 W. LaBelle Avenue – Denial of Building Permit

173 S. Elm Street – Parking on Grass

1060 Oconomowoc Parkway – Zoning Compliance Verification letter

## **Zoning Approval for Occupancy (New Business)**

Steel Tank Brewing – 1225 Robruck Drive, Units A&B

Business expanding into adjacent unit