

**City of Oconomowoc
Plan Commission**

**Wednesday, July 08, 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 June 10, 2020
3. Regular Business
 - a. Consider / approve the Major Design Review Plans for Village Crossing Condominiums Addendum No. 11, located on Derby Drive, north of Village Lane.
 - b. Consider / recommend the Tower Ridge Condominium Plat, located at 265 Thurow Drive.
 - c. Consider / recommend the Ireland Farms Extraterritorial Certified Survey Map, located at N67 W34891 County Road K, Town of Oconomowoc.
 - d. Consider / recommend the Meadowlands Extraterritorial Preliminary Subdivision Plat, located on the SW corner of Hwy K & Road J, Town of Oconomowoc
4. Planning Department Correspondence
5. Adjourn

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
June 10, 2020**

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

Members Present: Commissioners Lou Kowieski, Chad Vande Zande, John Gross, Ken Brotheridge, Chairman Robert Magnus, Steve Ritt and Dean Frederick

Others Present: Sarah Kitsembel, Jason Gallo, Mark Frye, Atty. Stan Riffle, Ald. Karen Spiegelberg and Chris Dehnert

2. Approve Minutes of May 13, 2020: Motion by Ritt to approve the May 13, 2020 minutes; second by Vande Zande. Motion carried 7-0.

3a. Public Hearing – Cellular Tower Ordinance: The purpose of the hearing is to hear public comment on the application by the City of Oconomowoc to amend §17.108(15) within the City Zoning Code pertaining to the Conditional Use Permit Specific Standards for towers/antenna of any height. The request is to add requirements pertaining to maintaining a fall zone around the tower, aesthetic requirements for towers and attachments, and create additional regulation for tower setbacks from a single-family residential use. The public hearing opened at 6:38 pm. Gallo explained the ordinance will create a clear radius of clear land around a tower (fall zone); provides that no tower may be within 500' of a historical building (there are 6 located in the City); and a tower must be set back the height of the tower from a residential lot line. This ordinance will bring the City into compliance with a recent FCC ruling and Act 14 and complies with Wis State Stats. Staff is being proactive as there are currently no requests for towers pending. The following interested person spoke:

- 1) Jill Persick, 701 York Imperial Dr – referred to outdated FCC guidelines; asked the City be more proactive; questioned sections of the proposed ordinance, noting health concerns; recommended Council to test radio frequency; suggested information be available to the public on tower information; and the distance of towers to schools and elderly housing locations should be increased.

No additional comments were received and the hearing closed at 6:41 pm.

3b. Public Hearing – Floodplain Ordinance Amendment: The purpose is to hear public comment on the application by the City of Oconomowoc to create §20.15(2)(a)3. under Official Maps of the Floodplain Zoning Code. The purpose of the ordinance is to adopt the hydraulic shadow map that depicts the area immediately downstream of the Peacock Dam which will demonstrate that the City has downstream land use controls (zoning) that includes the hydraulic shadow of the dam. The public hearing opened at 6:42 pm. Frye showed an aerial view of the Peacock Dam and surrounding property on Fowler Lake. The floodplain has been redrawn and the hydraulic shadow map of the Peacock Dam dated 6/25/98, which staff was provided from the DNR, should be incorporated into Chapter 20 of the Floodplain Zoning Code. Riffle said this ordinance is an attempt to match the zoning to what is actually on the site, it does not affect any property owners, and he recommended approval because it is good planning practice. No comments were received and the hearing closed at 6:45 pm.

4a. Consider / recommend the Conditional Use Permit for Bethany Recovery Center for a 30-bed treatment facility located at 1331 Capitol Drive: Gallo explained this request is for a conditional use permit for a drug and alcohol treatment center to be located on a property that most recently had a similar use. The property is zoned General Commercial, and the proposed use is considered to be a community group living arrangement with 30 beds. There are no changes to the site plan, building façade or anything else on the property. Parking is sufficient at 59 stalls, and the property has a total of 5.3 acres so more parking could be added if needed. This CUP replaces the permit which was approved for The Ladders approximately 2 years ago. Gallo said conditions have been included in the Permit on issues relating to Police and emergency personnel, requiring an annual

review of the permit, and the permit is not transferrable to a new applicant. Gallo reviewed additional conditions, noting these are the same as the previous permit on the property, and recommended approval. Members comments included support of the project but questioned if a gate should be included at the entrance to the property; are children allowed on the property which is located in an industrial park; are outpatient services going to be offered; and are outpatient services allowed with this type of use. Jennifer Schmeichel, Executive Director of Bethany Christian Services said the women who would be residing at the home are considered to be low to medium risk. Schmeichel said they were led to this property by its peaceful environment which will allow the residents to heal. The building will be locked with a security system in place. Schmeichel said they were considering allowing pregnant women or those with infants as well as allowing young children for weekend visits; no one will be allowed to leave the property without supervision; mothers will have to supervise their children; and outpatient support is important, but most of these services will be done in the community where the person lives. Motion by Ritt to recommend to the Common Council approval of the Conditional Use Permit for Bethany Recovery Center at 1331 Capitol Drive as drafted; second by Brotheridge. Motion carried 7-0.

4b. Consider / recommend the Zoning Ordinance Text Amendment for Cellular Tower Standards that recreates §17.108(15): Gallo gave the history of standards and the 15 identified conditional uses which were created, one which is for cell towers. The standards for granting towers were tied directly to the Wisconsin Statutes because the City can't be more restrictive and if the Statutes change, the City would be in compliance with state law. Staff was contacted by the City Attorney who said per Act 14, a community could be held liable if these requirements are not included in the municipal code. Gallo created new sections on fall zones; included language from an FCC Order that no new tower can be located within 500' of a historic structure; and per Act 14 created new language on the setback of a tower from a residential subdivision. Gallo noted this text amendment does not have anything to do with 5G but will add 3 new standards to use when considering placement of a tower. Riffle explained a new committee has been created to watch for any legislation that affects cellular towers. Members questioned if any towers are being grandfathered in; would this have changed the location of any existing towers; would any existing towers be located differently if these standards were in place; suggested an exhibit be included in the comprehensive land use plan & GIS showing where cell towers are located; and what if a tower was to be located near the water. Gallo explained these changes do not affect any existing towers; doesn't believe it would have affected the locations of any existing towers; the location of a proposed tower in the rear lot of Arby's would have been an issue as it relates to fall zone; and updating the map and where towers are located is part of his 2020 goals. Riffle explained the Statutes do not address waterways for a fall zone so they cannot include anything on this, but they could add something if the City receives an application where it is an issue. Magnus noted former Mayor Nold formed a Technology Committee to address these issues and some of the members were in the audience this evening. Motion by Ritt to recommend to the Council the Ordinance amending §17.108(15) pertaining to towers/antenna of any height; second by Brotheridge. Motion carried 7-0.

4c. Consider / recommend the Floodplain Ordinance that creates §20.15(2)(a)3. Hydraulic Shadow Map of the Peacock Dam: Gallo reported this ordinance will create Chapter 20 to add the proposed hydraulic shadow map in the floodplain ordinance. Motion by Ritt to recommend to the Council approval of the Ordinance creating §20.15(2)(a)3. Hydraulic Shadow Map of the Peacock Dam; second by Brotheridge. Motion carried 7-0.

5. Planning Department Correspondence – May 2020: Gallo reported in the month of May 2 temporary use permits were issued, 2 letters were sent for non-compliance issues and no requests were received for occupancy of a new business or for site plan approval.

6. Adjourn: Motion by Kowieski to adjourn at 7:17 pm; second by Brotheridge. Motion carried 7-0.

Chris Dehnert, Deputy City Clerk

Planning Staff Report

City of Oconomowoc

Village Crossing Condominiums Plan Commission – 7/8/2020

Major Design Review / Site Plan Amendment

Summary: The developer submitted *updated* plans for review of the site plan layout of one of the areas within the Village Crossing Condominium development.

Property Location: Village Crossing Development, SW corner of Valley Road and Gold Medal Drive, with a focus on the proposed “Paddock Court”.
Tax Key Number OCOC 0630.998.001 – See Map Below

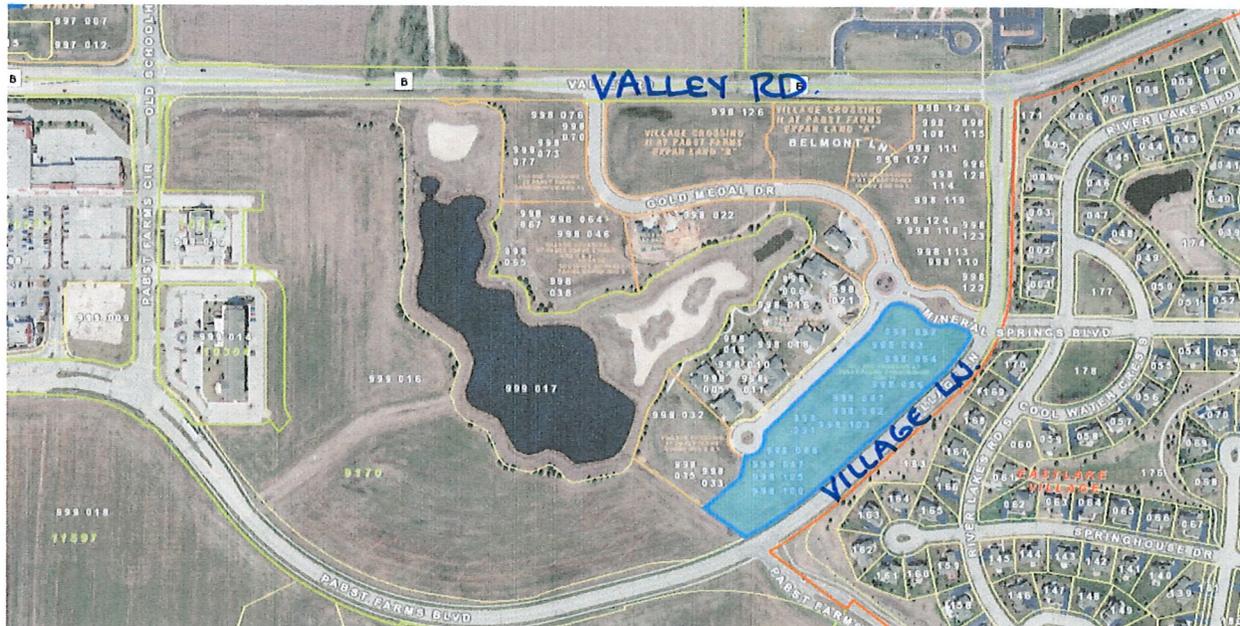
Property Owner: Wyndale Investments, LLC (Craig Caliendo)
700 Pilgrim Parkway, #100
Elm Grove, WI 53122

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: Twelve duplex residential condominiums (24 units)



Location Map

Background:

The applicant is requesting site plan approval for the revised layout of the buildings in one of the areas within a section of the Village Crossing Condominium development. The number of buildings is actually being reduced from 14 to 12, which were originally approved in 2006. The applicant included the original approved General Development Plan (GDP).

Per the 2006 Planned Development Ordinance, number 12a. Building Locations:

“Locations of the buildings are subject to change following the filing of an application for a change with the Zoning Administrator. Likewise, the location of structures with Residences at Village Square for the condominium development may be changed by submittal of an application to the Zoning Administrator. The Zoning Administrator shall refer such applications to City Staff and then to the Plan Commission.”

By Planned Development Ordinance, **major** changes to the building locations and layout shall be reviewed by Staff, reviewed and recommended by the Plan Commission and ultimately approved by City Common Council.

At this time, the proposed major design review plans resemble the approved GDP plans approved by the Council **and may be approved by the Plan Commission.**

History:

- November 9, 2006 Village Square Planned Development ordinance approved by the City (Ord #06-0674).
- Various sections of the Village Crossing and Village Crossing II Developments have been approved since 2006. The most recent being April 2020 – Plan Commission recommended the approval updated Condominium Plat for the Belmont Lane area (Village Crossing II).
- There have been other minor changes approved by the Plan Commission within the different phases of this development. These changes typically were to reduce the number of units initially approved and changed the dwelling footprints.

Site Plan:

Planning Staff is considering this request a **minor amendment** (no public hearing and no formal amendment to the PD ordinance), but this change requires review and approval by Plan Commission. The proposed number of residential units in the Derby Drive area is being reduced and the specific footprint areas of the buildings are being slightly changed. The original approval allowed fourteen (14) duplexes that equaled ten (28) units on Derby Drive. Today the applicant is requesting the twelve (12) duplexes or (24) units, with the footprints being slightly amended. The location of the private driveways remains in the same location, but the middle driveway is being eliminated.

Engineering Plans:

The applicant submitted updated construction plans received June 4, 2020 for Derby Drive. These plans included an updated site plan, master grading plan, erosion control, sanitary plan, water main plan, and storm sewer. In addition, they included a fire truck turning template. These plans (except the fire truck turning template) were included in the Plan Commission packets. The plans have gone through technical review by City staff, who are now comfortable with the plans.

Fire District:

The Fire District initially raised concerns about the truck turning radius around the private cul-de-sac. Initially the existing lane median islands were not shown on the plan. A revised truck movement diagram was provided to the Fire District. The Fire District staff is now comfortable with the turning movements.

Sidewalk:

Sidewalk exists on three (3) sides of the site. No changes needed regarding sidewalks.



***Note the existing driveway flare next to the fire hydrant is to be removed.

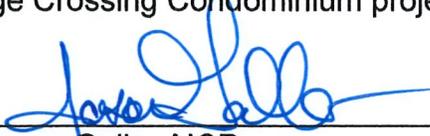
Condominium Plat:

This project is a residential condominium development. Earlier phases have been approved via a condominium plat. The plat will be on an upcoming Plan Commission agenda for recommendation in the near future.

Recommendation:

Planning Staff recommends the Plan Commission **approve** of the Major Design review plans for the Village Crossing Condominium project for Derby Drive.

Submitted by: _____


Jason Gallo, AICP
City Planner/Zoning Administrator



STAFF RECOMMENDATION FORM TYPE OF REQUEST: **SITE PLAN AMENDMENT**

PROJECT NAME: **VILLAGE CROSSING CONDOMINIUMS ADD. NO. 11**
 TAX KEY NO.: **VARIOUS**
 PROJECT ADDRESS/LOCATION: **DERBY DRIVE - SOUTH OF GOLD MEDAL DR NORTH OF VILLAGE LN.**

RECOMMENDATION SIGNATURES

CITY PLANNER: *[Signature]* Date: **6-18-20**
 Comments:

CITY ENGINEER: *[Signature]* Date: **6-29-2020**
 Comments:

DIRECTOR OF PUBLIC WORKS: *[Signature]* Date: **06.30.20**
 Comments:

WASTEWATER: *[Signature]* Date: **6-29-20**
 Comments:

WATER: *[Signature]* Date: **6/30/20**
 Comments:

ELECTRIC: *[Signature]* Date: **6-29-20**
 Comments:

PARKS, RECREATION & FORESTRY: *[Signature]* Date: **6-23-20**
 Comments:

POLICE CHIEF: *[Signature]* Date: **6-22-20**
 Comments:

FIRE: *[Signature]* Date: **6-29-20**
 Comments:

DIRECTOR OF FINANCE: *[Signature]* Date: **6-30-20**
 Comments:

ECONOMIC DEVELOPMENT DIRECTOR: *[Signature]* Date: **6-23-20**
 Comments:



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
X	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
	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: June 4, 2020

Project/Business Name: Village Crossing at Pabst Farms Condominium Addendum No. 11

Address/Location: Gold Medal Drive and Village Lane Tax Key Number OCOC06309980047 and 0630998080-0630998107

City, State, Zip Code: Oconomowoc, WI

Proposed Use of Property: Residential

Applicant: Wyndale Investments, LLC c/o Craig Caliendo	Property Owner: Same as applicant
Address: 700 Pilgrim Parkway	Address:
City/State/Zip: Elm Grove, WI 53122	City/State/Zip:
Phone: 262-402-6220	Phone:
E-mail: ccaliendo@kingswayhomes.com	E-mail:
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.

WYNDALE INVESTMENTS, LLC
700 PILGRIM PARKWAY, SUITE 100
ELM GROVE, WI 53122

June 4, 2020

Jason J. Gallo, AICP
City Planner / Zoning Administrator
City of Oconomowoc
174 E. Wisconsin Avenue
Oconomowoc, WI 53066

RE: Revised Site Plan for **Derby Lane** – Village Crossing at Pabst Farms Condominiums

Dear Jason:

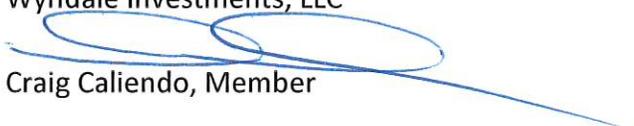
Wyndale Investments, LLC (“Wyndale”) is requesting approval of a modification to the site plan for twelve (12) side-by-side condominium buildings (24 units) to be constructed on the future Derby Lane (private drive) as part of the Village Crossing at Pabst Farms Condominium. The site plan for this proposed modification is attached hereto. A site plan showing the layout of the originally approved plan consisting of fourteen (14) buildings (28 units) is also attached to this letter for reference.

The proposed site plan contains two (2) less buildings (4 less units) than the Original Plan. This reduction in density is being made to accommodate the same size and style of the two unit, side-by-side buildings that have been constructed in all previous phases of the Village Crossing Condominiums. Copies of the floor plans and elevations for these buildings are attached to this submittal as well. We believe maintaining the same consistency of buildings is the highest and best use of this last phase of the development and that the benefits of keeping the same size and style of buildings outweighs the reduction in the density from the original plan.

The new site plan for Derby Lane maintains the same integrity of the original plan, including a similar private road layout, but makes adjustments to accommodate buildings with the new and improved floor plans that we have been constructing in Village Crossing for the last several years.

Sincerely,

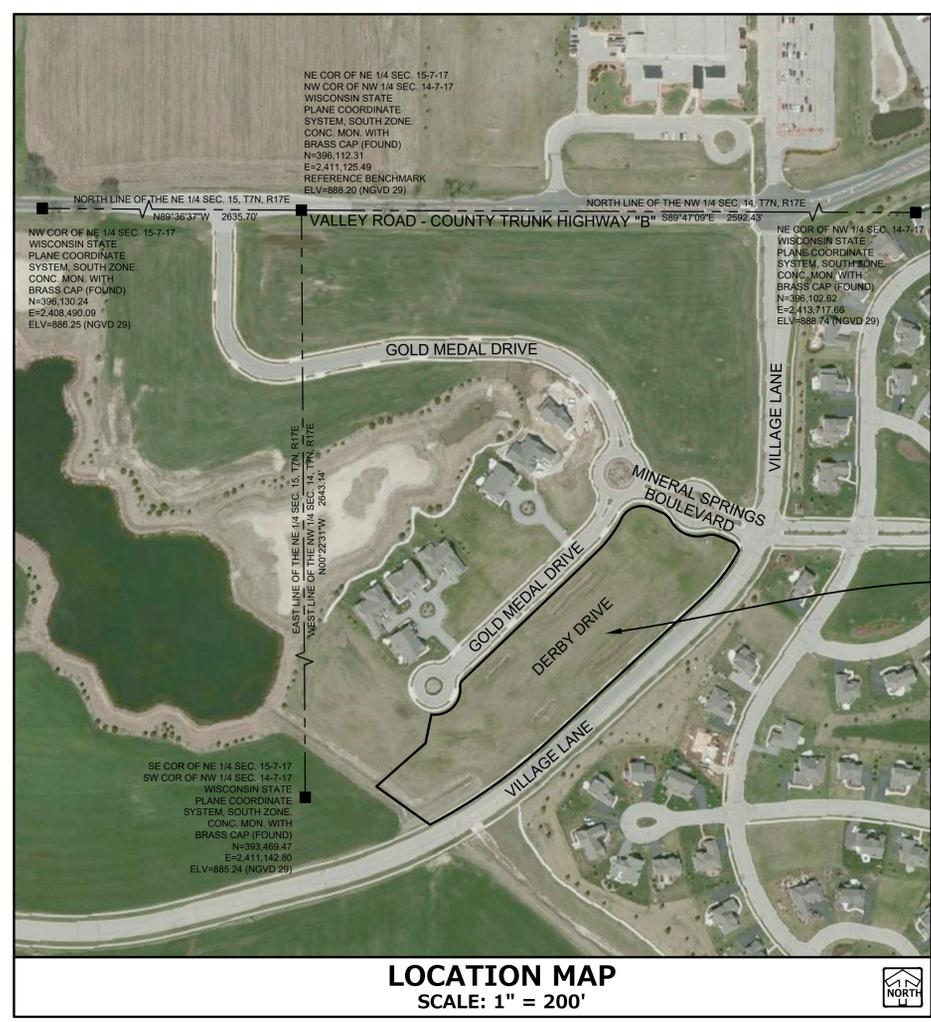
Wyndale Investments, LLC


Craig Caliendo, Member

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www.pinnacle-engr.com

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	⊙	⊙
STORM SEWER MANHOLE	⊙	⊙
STORM SEWER CATCH BASIN (ROUND CASTING)	○	●
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)	□	■
PRECAST FLARED END SECTION	△	▲
VALVE BOX	⊕	⊕
FIRE HYDRANT	⊕	⊕
CLEANOUT	⊕	⊕
SANITARY SEWER	—	—
STORM SEWER	—	—
WATER MAIN	—	—
ELECTRICAL CABLE	—	—
GAS MAIN	—	—
TELEPHONE LINE	—	—
UTILITY CROSSING	—	—
LIGHTING	☀	☀
ELECTRICAL TRANSFORMER OR PEDESTAL	⊕	⊕
POWER POLE	⊕	⊕
POWER POLE WITH LIGHT	⊕	⊕
GUY WIRE	—	—
STREET SIGN	⊕	⊕
CONTOUR	749	749
SPOT ELEVATION	x750.00	+750.00
WETLANDS	—	—
FLOODWAY	—	—
FLOODPLAIN	—	—
HIGH WATER LEVEL (HWL)	—	—
NORMAL WATER LEVEL (NWL)	—	—
DIRECTION OF SURFACE FLOW	→	→
DITCH OR SWALE	—	—
DIVERSION SWALE	→	→
OVERFLOW RELIEF ROUTING	→	→
TREE WITH TRUNK SIZE	☀	☀
SOIL BORING	⊕	⊕
TOPSOIL PROBE	⊕	⊕
FENCE LINE, TEMPORARY SILT	—	—
FENCE LINE, WIRE	—	—
FENCE LINE, CHAIN LINK OR IRON	—	—
FENCE LINE, WOOD OR PLASTIC	—	—
CONCRETE SIDEWALK	—	—
CURB AND GUTTER	—	—
DEPRESSED CURB	—	—
REVERSE PITCH CURB & GUTTER	—	—
EASEMENT LINE	—	—



ENGINEERING IMPROVEMENT PLANS FOR VILLAGE CROSSING AT PABST FARMS CONDOMINIUM ADDENDUM No. 11

CITY OF OCONOMOWOC, WI
PLANS PREPARED FOR
WYNDALE INVESTMENTS, LLC

PROJECT LOCATION

ATTN: CRAIG CALIENDO
700 PILGRIM PARKWAY
ELM GROVE, WI 53122
PHONE: 262-402-6220

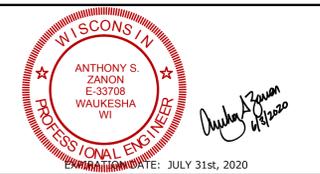
INDEX OF SHEETS	
C-1	COVER SHEET
C-2	EXISTING SITE PLAN
C-3	PROPOSED SITE PLAN
C-4	SANITARY SEWER SYSTEM MAP
C-5	WATER MAIN SYSTEM MAP
C-6	STORM SEWER SYSTEM MAP
C-7	PROP. PAVING PLAN & PROFILE
C-8	MASTER GRADING PLAN
C-9	INTERIM GRADING PLAN
C-10	CONSTRUCTION DETAILS

ABBREVIATIONS			
BL	BASE LINE	MH	MANHOLE
BP	BOTTOM OF PIPE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
FYG	FINISHED YARD GRADE	TS	TOP OF SIDEWALK
HWL	HIGH WATER LEVEL	TW	TOP OF FOUNDATION WALL
INV	INVERT	WM	WATER MAIN
L	LENGTH OF CURVE	Δ	INTERSECTION ANGLE

- ### GENERAL NOTES
- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
 - THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
 - THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
 - QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
 - PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
 - COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
 - SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
 - THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
 - THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
 - SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
 - CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
 - THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

CIVIL ENGINEERING CONTACTS

ANTHONY S. ZANON, P.E.
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888



DIGGERS HOTLINE

Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

**PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION**

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

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www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 W. BLUEMOUND ROAD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

VILLAGE CROSSING AT PABST FARMS CONDOMINIUM-ADDENDUM NO. 11 CITY OF OCONOMOWOC, WAUKESHA CO., WISCONSIN

COVER SHEET

REVISIONS		SHEET C-1 C-10
NO.	DESCRIPTION	

COVER SHEET

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LEGEND OF SYMBOLS & ABBREVIATIONS

⊙	SANITARY MANHOLE	⊙	FIBER OPTIC MARKER	—	SIGN
⊕	STORM MANHOLE	⊕	FIBER OPTIC MANHOLE/VAULT	□	MAIL BOX
⊖	STORM INLET	⊖	TELEPHONE PEDESTAL	⊖	FLAG POLE
⊗	CLEANOUT	⊗	TELEPHONE MANHOLE/VAULT	⊗	BASKETBALL HOOP
⊘	CATCH BASIN	⊘	TELEPHONE MARKER	⊘	BOLLARD
⊙	LATERAL	⊙	TRANSFORMER	⊙	CROSS CUT
⊙	UNKNOWN MANHOLE	⊙	ELECTRIC METER/PEDESTAL	⊙	IRON PIPE
⊙	WELL	⊙	ELECTRIC MANHOLE/VAULT	⊙	IRON REBAR/ROD
⊙	HYDRANT	⊙	CABLE TV RISER/BOX	⊙	MAG NAIL
⊙	WATER VALVE	⊙	CABLE TV MANHOLE/VAULT	⊙	SECTION MONUMENT
⊙	DOWN SPOUT	⊙	GAS VALVE	⊙	BENCH MARK
⊙	SPRINKLER VALVE	⊙	GAS METER	⊙	CONIFER TREE
⊙	WATER SHUT OFF	⊙	GAS MARKER	⊙	DECIDUOUS TREE
⊙	STANDPIPE	⊙	AIR CONDITIONING UNIT	⊙	BUSH
⊙	WATER MANHOLE	⊙	VENT	⊙	WETLAND SYMBOL
⊙	FLOOD LIGHT	⊙	DIRECTIONAL ARROW	CL	-CENTERLINE
⊙	LIGHT POLE	⊙	DUMPSTER	CONC.	-CONCRETE
⊙	TRAFFIC SIGNAL	⊙	HANDICAP STALL	EXT.	-ELEVATION
⊙	UTILITY POLE	⊙	SPOT ELEVATION	EX.	-EXISTING
⊙	GUY WIRE	⊙	CROSS WALK POLE	INV.	-INVERT
—	—	—	SANITARY SEWER	MON.	-MONUMENT
—	—	—	STORM SEWER	P.O.B.	-POINT OF BEGINNING
—	—	—	WATER MAIN	P.O.C.	-POINT OF COMMENCEMENT
—	—	—	FIBER OPTIC LINE	R.O.W.	-RIGHT OF WAY
—	—	—	TELEPHONE LINE	SEC.	-SECTION
—	—	—	ELECTRIC LINE	SQ. FT.	-SQUARE FEET
—	—	—	OVERHEAD WIRES	W	-WITH
—	—	—	CABLE TELEVISION	(R)	-RECORDED AS
—	—	—	GAS MAIN	(D)	-DEEDED AS
—	—	—	WETLANDS		
—	—	—	TREE LINE		
—	—	—	NO ACCESS		

LEGAL DESCRIPTION:

Village Crossing at Pabst Farms Condominium-Addendum 10, being part of Lot 2 of Certified Survey Map No. 10551 as recorded in Volume 101, on pages 68-82 as Document No. 3575473 and being a part of the Northwest Quarter (NW 1/4) and Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 14, Town 7 North, Range 17 East, in the City of Oconomowoc, Waukesha County, Wisconsin, bounded and described as follows:

Beginning at the most southerly corner of said Lot 2, said point lying on the north line of Village Lane; thence North 54°38'34" West 154.91 feet to a point; thence North 49°44'35" East 154.20 feet to a point; thence North 11°37'21" East 68.71 feet to a point; thence northeasterly 108.24 feet along the arc of a curve whose center lies to the northwest, whose radius is 60.00 feet and whose chord bears North 46°02'36" East 94.15 feet to a point; thence northeasterly 16.34 feet along the arc of a curve whose center lies to the southeast, whose radius is 18.00 feet and whose chord bears North 20°22'27" East 15.79 feet to a point; thence North 46°23'03" East 437.87 feet to a point; thence northeasterly 97.98 feet along the arc of a curve whose center lies to the northwest, whose radius is 290.00 feet and whose chord bears North 36°42'17.5" East 97.52 feet to a point; thence easterly 79.77 feet along the arc of a curve whose center lies to the south, whose radius is 53.50 feet and whose chord bears North 69°44'34" East 72.59 feet to a point; thence South 67°32'24" East 28.15 feet to a point; thence southeasterly 30.63 feet along the arc of a curve whose center lies to the southwest, whose radius is 46.50 feet and whose chord bears South 48°40'12" East 30.08 feet to a point; thence southeasterly 96.17 feet along the arc of a curve whose center lies to the northeast, whose radius is 73.00 feet and whose chord bears South 67°32'24" East 89.36 feet to a point; thence southeasterly 30.63 feet along the arc of a curve whose center lies to the southeast, whose radius is 46.50 feet and whose chord bears South 86°24'36.5" East 30.08 feet to a point; thence South 67°32'24" East 33.05 feet to a point; thence southeasterly 28.07 feet along the arc of a curve whose center lies to the southwest, whose radius is 28.00 feet and whose chord bears South 38°49'18.5" East 26.91 feet to a point on the north line of Village Lane; thence southeasterly 139.92 feet along said north line and the arc of a curve whose center lies to the northwest, whose radius is 410.00 feet and whose chord bears South 37°29'38" West 139.24 feet to a point; thence South 47°16'13" West along said north line 500.88 feet to a point; thence southeasterly 338.14 feet along said north line and the arc of a curve whose center lies to the northwest, whose radius is 1260.00 feet and whose chord bears South 54°57'30.5" West 337.13 feet to the point of beginning.

Containing 215,950 square feet (4.9575 acres) of land.

Tax Key No. OCOC 06309980047 and 0630998080-0630998107

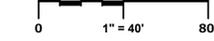
CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	286.01'	1260.00'	N69°08'58"E	285.39'
C2	108.24'	60.00'	N46°02'35"E	94.15'
C3	16.34'	18.00'	N20°22'27"E	15.79'
C4	97.98'	290.00'	N36°42'17"E	97.52'
C5	79.77'	53.50'	N69°44'34"E	72.59'
C6	30.63'	46.50'	S48°40'12"E	30.08'
C7	96.17'	73.00'	S67°32'25"E	89.36'
C8	30.63'	46.50'	S86°24'37"E	30.08'
C9	28.07'	28.00'	S38°49'18"E	26.91'
C10	139.92'	410.00'	S37°29'38"W	139.24'
C11	338.14'	1260.00'	N54°57'31"E	337.13'

GENERAL NOTES

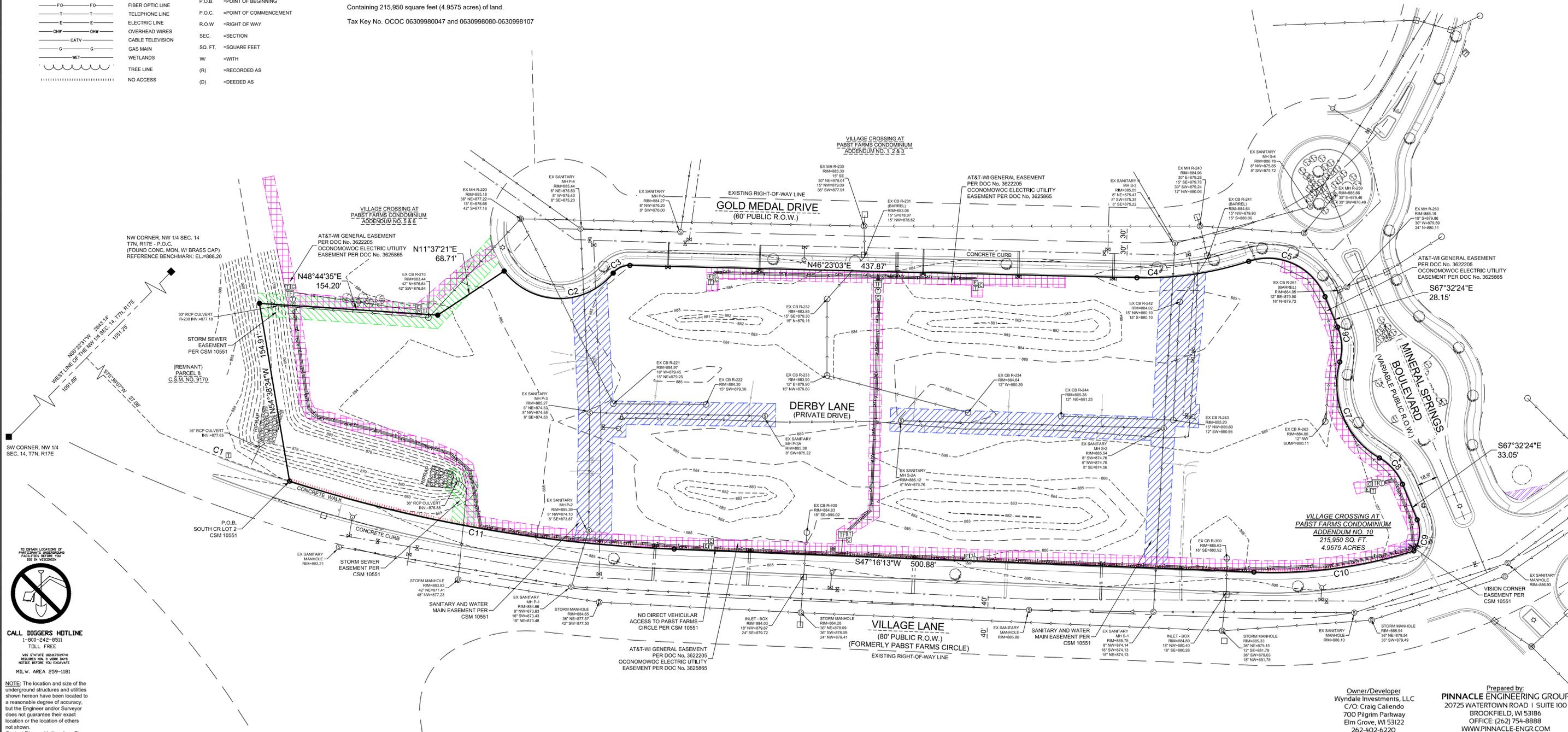
- Survey prepared for: Wyndale Investments, LLC
- Field work completed on MARCH 5, 2020.
- At the time of this survey the subject property contained snow covered ground conditions. Pinnacle Engineering Group, LLC takes no responsibility for any improvements that can not be located based on a reasonable visual observation.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the northeast corner of the Northeast 1/4 Section 15, Town 7 North, Range 17 East, Elevation = 888.20.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20200905059 with a clear date of MARCH 3, 2020. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity. Underground utilities shown in gray are based upon plans and information furnished by the municipality and utility companies. While this information is believed to be reliable, its accuracy and completeness cannot be guaranteed nor certified to.



GRAPHICAL SCALE (FEET)



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 15, Township 7 North, Range 17 East has a bearing of N89°36'37"W.



CALL DIGGERS HOTLINE
1-800-242-8511
TDLL FREE

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.

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BROOKFIELD, WI 53186
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CHICAGO | MILWAUKEE | NATIONWIDE

VILLAGE CROSSING AT PABST FARMS CONDOMINIUM-ADDENDUM NO. 11

CITY OF OCONOMOWOC, WAUKESHA CO., WISCONSIN

EXISTING SITE PLAN

REVISIONS	

Owner/Developer: Wyndale Investments, LLC
C/O Craig Callendo
700 Pilgrim Parkway
Elm Grove, WI 53122
262-402-6220

Prepared by: PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888
WWW.PINNACLE-ENGR.COM

PEC JOB No. 1955.00-WI
REC. PM: ASZ
START DATE: 06-03-20
SCALE: 1" = 40'

SHEET C-2
C-10

www.pinnacle-engr.com

EXISTING SITE PLAN

LEGEND OF SYMBOLS & ABBREVIATIONS

⊙	SANITARY MANHOLE	⊙	FIBER OPTIC MARKER	—	SIGN
⊙	STORM MANHOLE	⊙	FIBER OPTIC MANHOLE/VAULT	⊙	MAIL BOX
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⊙		⊙	SANITARY SEWER	MON.	-MONUMENT
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⊙		⊙	GAS MAIN	(D)	-DEEDED AS
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⊙		⊙	TREE LINE		
⊙		⊙	NO ACCESS		

LEGAL DESCRIPTION:

Village Crossing at Pabst Farms Condominium-Addendum 10, being part of Lot 2 of Certified Survey Map No. 10551 as recorded in Volume 101, on pages 68-92 as Document No. 3576473 and being a part of the Northwest Quarter (NW 1/4) and Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 14, Town 7 North, Range 17 East, in the City of Oconomowoc, Waukesha County, Wisconsin, bounded and described as follows:

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Tax Key No. OCOC 06309980047 and 0630998080-0630998107

CURVE TABLE				
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GENERAL NOTES

- Per CSM No. 10551:
 - No direct vehicular access to Pabst Farms Circle.
 - City vision corner easement: No vegetation, fencing or other obstruction which exceeds 24 inches in height above either centerline of the two streets shall be permitted within the vision triangle.
- Per CSM No. 9170:

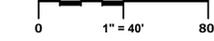
The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04 Table 1. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through lane capacity.
- Proposed Density = 4.8 Units/Acre

AREA CALCULATIONS:

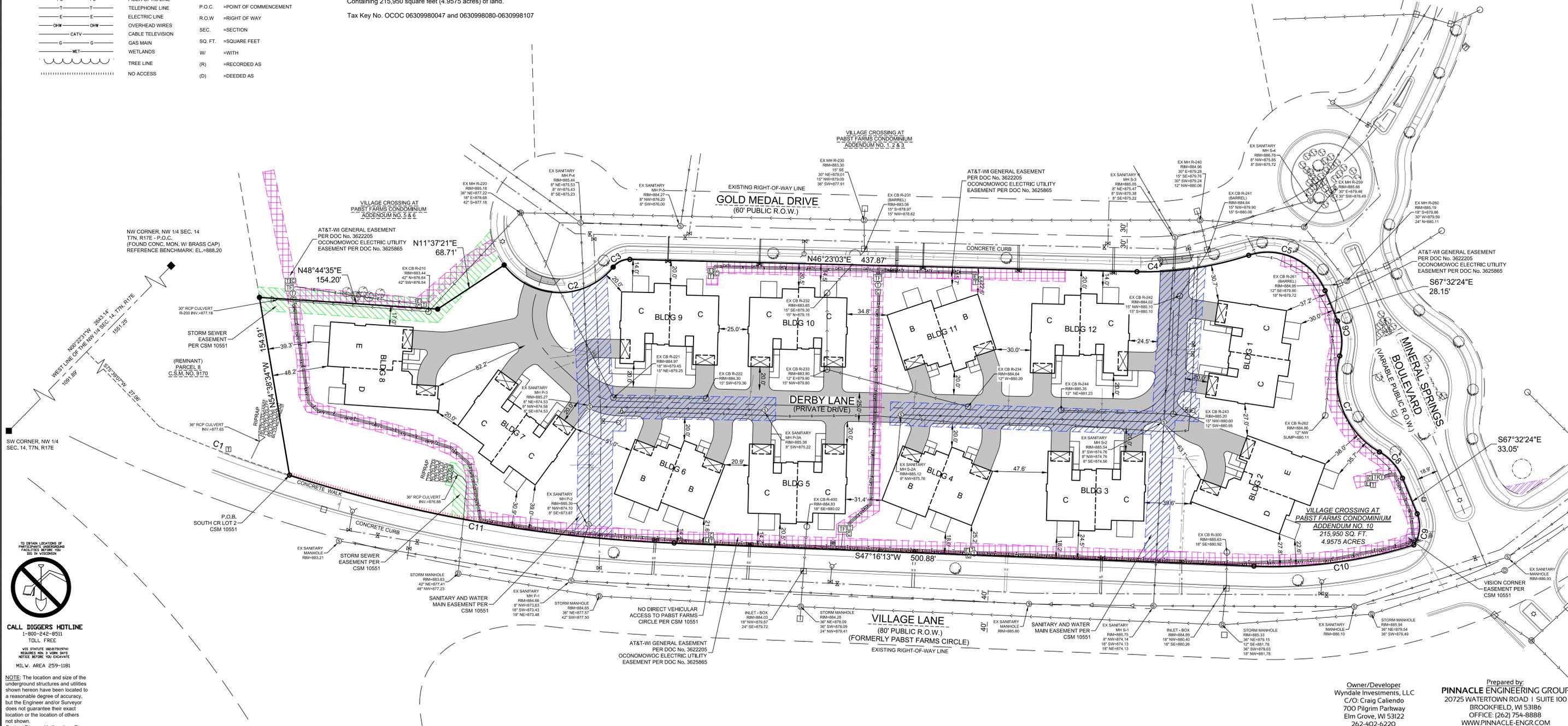
TOTAL SITE AREA = 215,950 SF (4.96 AC)
 IMPERVIOUS AREA = 92,835 SF (2.13 AC) (43.0%)
 OPEN SPACE AREA = 123,115 SF (2.83 AC) (57.0%)
 EQUIVALENT RUNOFF CURVE NUMBER = 77



GRAPHICAL SCALE (FEET)



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 15, Township 7 North, Range 17 East has a bearing of N89°36'37"W.



CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WE STATUTE 94.02(2)(b) REQUIRES YOU TO GIVE NOTICE BEFORE YOU EXCAVATE
 M.L.W. AREA 259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
 Contact Diggers Hotline, Inc., Etc.

Owner/Developer
 Wyndale Investments, LLC
 C/O Craig Callendo
 700 Pilgrim Parkway
 Elm Grove, WI 53122
 262-402-6220

Prepared by
PINNACLE ENGINEERING GROUP
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VILLAGE CROSSING AT PABST FARMS
CONDOMINIUM-ADDENDUM NO. 11
 CITY OF OCONOMOWOC, WAUKESHA CO., WISCONSIN

PROPOSED SITE PLAN

REVISIONS

PEC JOB No. 1955.00-WI
 REC. PM. ASZ
 START DATE: 06-03-20
 SCALE: 1" = 40'

SHEET C-3
C-10

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PROPOSED SITE PLAN

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LEGEND OF SYMBOLS & ABBREVIATIONS

⊙	SANITARY MANHOLE	⊙	FIBER OPTIC MARKER	—	SIGN
⊙	STORM MANHOLE	⊙	FIBER OPTIC MANHOLE/VAULT	⊙	MAIL BOX
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⊙	CLEANOUT	⊙	TELEPHONE MANHOLE/VAULT	⊙	BASKETBALL HOOP
⊙	CATCH BASIN	⊙	TELEPHONE MARKER	⊙	BOLLARD
—	LATERAL	⊙	TRANSFORMER	⊙	CROSS CUT
⊙	UNKNOWN MANHOLE	⊙	ELECTRIC METER/PEDESTAL	—	IRON PIPE
⊙	WELL	⊙	ELECTRIC MANHOLE/VAULT	⊙	IRON REBAR/ROD
⊙	HYDRANT	⊙	CABLE TV RISER/BOX	⊙	MAG NAIL
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⊙	WATER MANHOLE	⊙	VENT	⊙	WETLAND SYMBOL
⊙	FLOOD LIGHT	→	DIRECTIONAL ARROW	CL	=CENTERLINE
⊙	LIGHT POLE	⊙	DUMPSTER	CONC.	=CONCRETE
⊙	TRAFFIC SIGNAL	⊙	HANDICAP STALL	EL	=ELEVATION
⊙	UTILITY POLE	⊙	SPOT ELEVATION	EXT.	=EXISTING
⊙	GUY WIRE	⊙	CROSS WALK POLE	INV.	=INVERT
—		—	SANITARY SEWER	MON.	=MONUMENT
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—		—	TELEPHONE LINE	SEC.	=SECTION
—		—	ELECTRIC LINE	SQ. FT.	=SQUARE FEET
—		—	OVERHEAD WIRES	W	=WITH
—		—	CABLE TELEVISION	(R)	=RECORDED AS
—		—	GAS MAIN	(D)	=DEEDED AS
—		—	WETLANDS		
—		—	TREE LINE		
—		—	NO ACCESS		

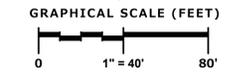
NOTES:

1. MAIN LINE AND LATERALS WERE PREVIOUSLY INSTALLED.
2. ALL PROPOSED WATER LATERALS ARE 1" TYPE K COPPER. EXISTING LATERALS THAT ARE BEING EXTENDED ARE 1 1/4".
3. EXISTING WATER LATERALS ARE TO BE EXTENDED WHEN BUILDINGS ARE CONSTRUCTED.
4. ALL WATER LATERAL CURB STOPS TO BE INSTALLED AT A POINT FIVE FEET FROM THE EDGE OF THE PRIVATE ROAD.
5. SEE SHEET C-10 FOR ADDITIONAL DETAILS.

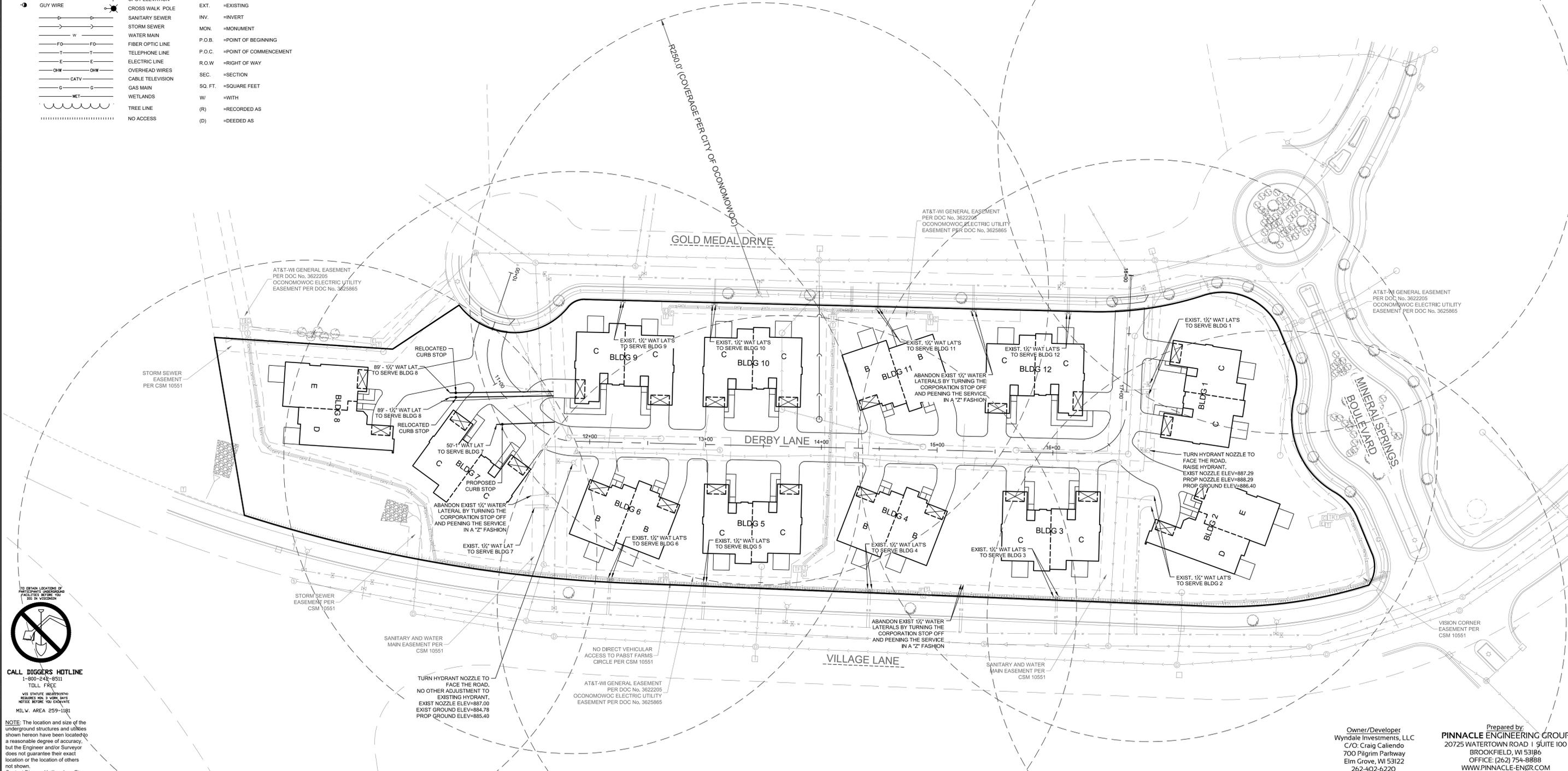
ESTIMATE OF QUANTITIES:

1 1/4" TYPE K COPPER WATER LATERALS	2 EA (178 LF)
1" TYPE K COPPER WATER LATERALS	1 EA (50 LF)
ADJUST EXISTING CURB STOPS	2 EA
PROPOSED CURB STOPS	1 EA
ADJUST HYDRANT	2 EA

NOTE: FOR BUILDING 8, RELAY EXISTING 1 1/4" WATER LATERALS FROM THE MAIN. SET NEW CURB STOPS 5' BEYOND THE EDGE OF PAVEMENT.



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 15, Township 7 North, Range 17 East has a bearing of N89°36'37"W.



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TOLL FREE
MILW. AREA 259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.

Owner/Developer
Wyndale Investments, LLC
C/O Craig Callendo
700 Pilgrim Parkway
Elm Grove, WI 53122
262-402-6220

Prepared by
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53086
OFFICE (262) 754-8888
WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER
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**VILLAGE CROSSING AT PABST FARMS
CONDOMINIUM-ADDENDUM NO. 11
CITY OF OCONOMOWOC, WAUKESHA CO., WISCONSIN**

WATER MAIN SYSTEM MAP

REVISIONS	

REG. JOB NO. 1955-00-WI
REG. NO. ASZ
START DATE: 06-03-20
SCALE: 1" = 40'

**SHEET
C-5
C-10**

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WATER MAIN SYSTEM MAP

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LEGEND OF SYMBOLS & ABBREVIATIONS

⊙	SANITARY MANHOLE	△	FIBER OPTIC MARKER	—	SIGN
⊕	STORM MANHOLE	⊕	FIBER OPTIC MANHOLE/VAULT	⊕	MAIL BOX
⊖	STORM INLET	⊕	TELEPHONE PEDESTAL	⊕	FLAG POLE
⊖	CLEANOUT	⊕	TELEPHONE MANHOLE/VAULT	⊕	BASKETBALL HOOP
⊖	CATCH BASIN	⊕	TELEPHONE MARKER	⊕	BOLLARD
⊖	LATERAL	⊕	TRANSFORMER	⊕	CROSS CUT
⊖	UNKNOWN MANHOLE	⊕	ELECTRIC METER/PEDESTAL	⊕	IRON PIPE
⊖	WELL	⊕	ELECTRIC MANHOLE/VAULT	⊕	IRON REBAR/ROD
⊖	HYDRANT	⊕	CABLE TV RISER/BOX	⊕	MAG NAIL
⊖	WATER VALVE	⊕	CABLE TV MANHOLE/VAULT	⊕	SECTION MONUMENT
⊖	DOWN SPOUT	⊕	GAS VALVE	⊕	BENCH MARK
⊖	SPRINKLER VALVE	⊕	GAS METER	⊕	CONIFER TREE
⊖	WATER SHUT OFF	⊕	GAS MARKER	⊕	DECIDUOUS TREE
⊖	STANDPIPE	⊕	AIR CONDITIONING UNIT	⊕	BUSH
⊖	WATER MANHOLE	⊕	VENT	⊕	WETLAND SYMBOL
⊖	FLOOD LIGHT	⊕	DIRECTIONAL ARROW	CL	=CENTERLINE
⊖	LIGHT POLE	⊕	DUMPSTER	CONC.	=CONCRETE
⊖	TRAFFIC SIGNAL	⊕	HANDICAP STALL	EL	=ELEVATION
⊖	UTILITY POLE	⊕	SPOT ELEVATION	EXT.	=EXISTING
⊖	GUY WIRE	⊕	CROSS WALK POLE	INV.	=INVERT
—	—	⊕	SANITARY SEWER	MON.	=MONUMENT
—	—	⊕	STORM SEWER	P.O.B.	=POINT OF BEGINNING
—	—	⊕	WATER MAIN	P.O.C.	=POINT OF COMMENCEMENT
—	—	⊕	FIBER OPTIC LINE	R.O.W.	=RIGHT OF WAY
—	—	⊕	TELEPHONE LINE	SEC.	=SECTION
—	—	⊕	ELECTRIC LINE	SQ. FT.	=SQUARE FEET
—	—	⊕	OVERHEAD WIRES	W	=WITH
—	—	⊕	CABLE TELEVISION	(R)	=RECORDED AS
—	—	⊕	GAS MAIN	(D)	=DEEDED AS
—	—	⊕	WETLANDS		
—	—	⊕	TREE LINE		
—	—	⊕	NO ACCESS		

NOTES:

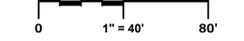
1. STORM MANHOLE INLET SHALL BE PRECAST CONCRETE WITH NO SUMPS.
2. THE STORM SEWER SHALL BE INSTALLED WITH A TRACER WIRE CONSISTING OF AN INSULATED AWS #12 COPPER SOLID CORE WIRE TAPED TO THE LATERAL/MAIN. THIS IS IN ACCORDANCE WITH STAT. 1820715(2r).
3. THE STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76.

ESTIMATE OF QUANTITIES:

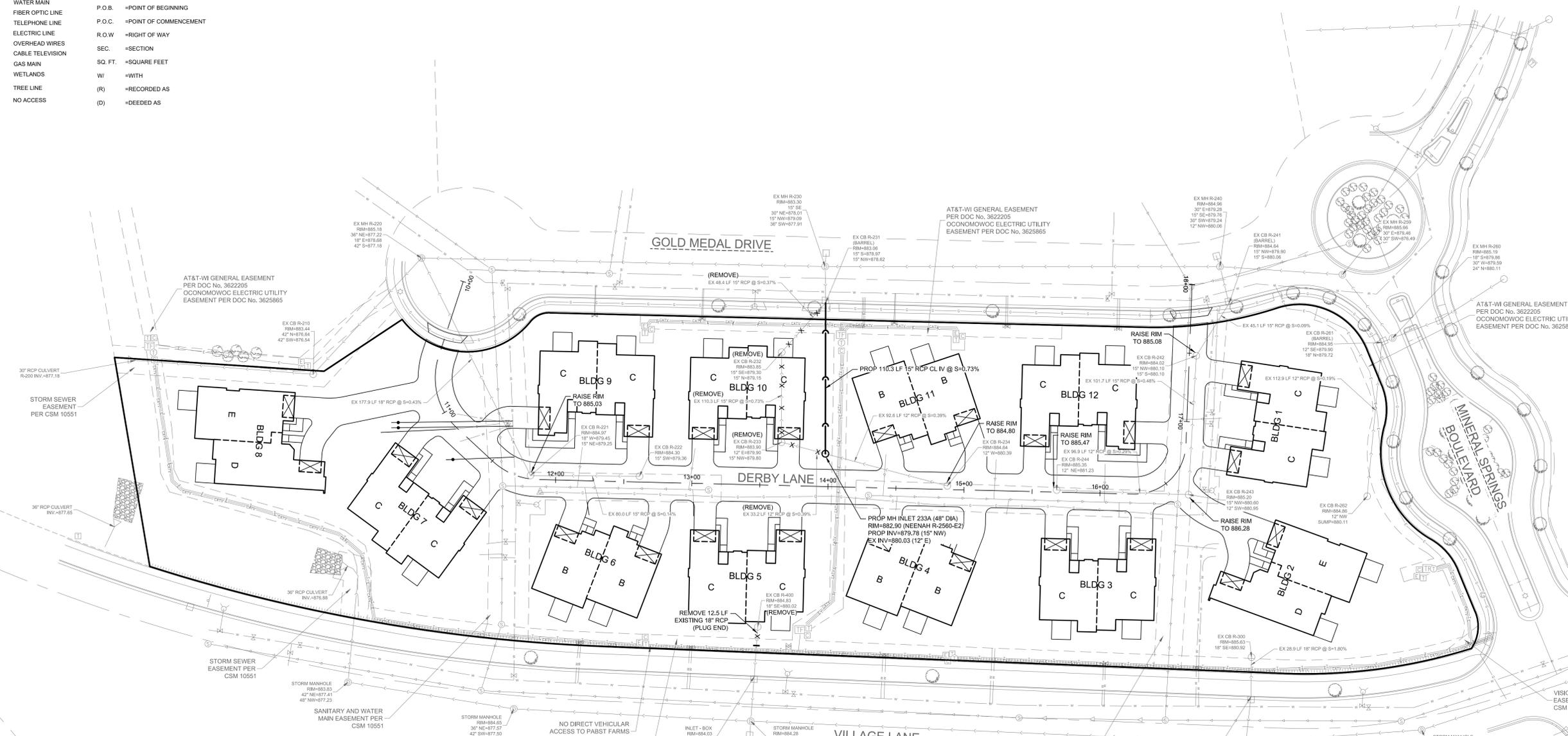
48" DIA STORM MH INLET	1 EA (2.87 VF)
15" RCP CL IV STORM SEWER	110.3 LF
ADJUST EXISTING STORM MANHOLES / INLETS	5 EA
STORM STRUCTURE REMOVAL	3 EA
STORM PIPING REMOVAL	204.4 LF



GRAPHICAL SCALE (FEET)



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 15, Township 7 North, Range 17 East has a bearing of N89°36'37"W.



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 1820715(2r) REQUIRES FOR 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

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VILLAGE CROSSING AT PABST FARMS
CONDOMINIUM-ADDENDUM NO. 11
CITY OF OCONOMOWOC, WAUKESHA CO., WISCONSIN

STORM SEWER SYSTEM MAP

REVISIONS	

REC JOB No. 1955.00-WI-ASZ
REC PN ASZ
START DATE 06-03-20
SCALE 1" = 40'

SHEET
C-6
C-10

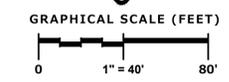
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STORM SEWER SYSTEM MAP

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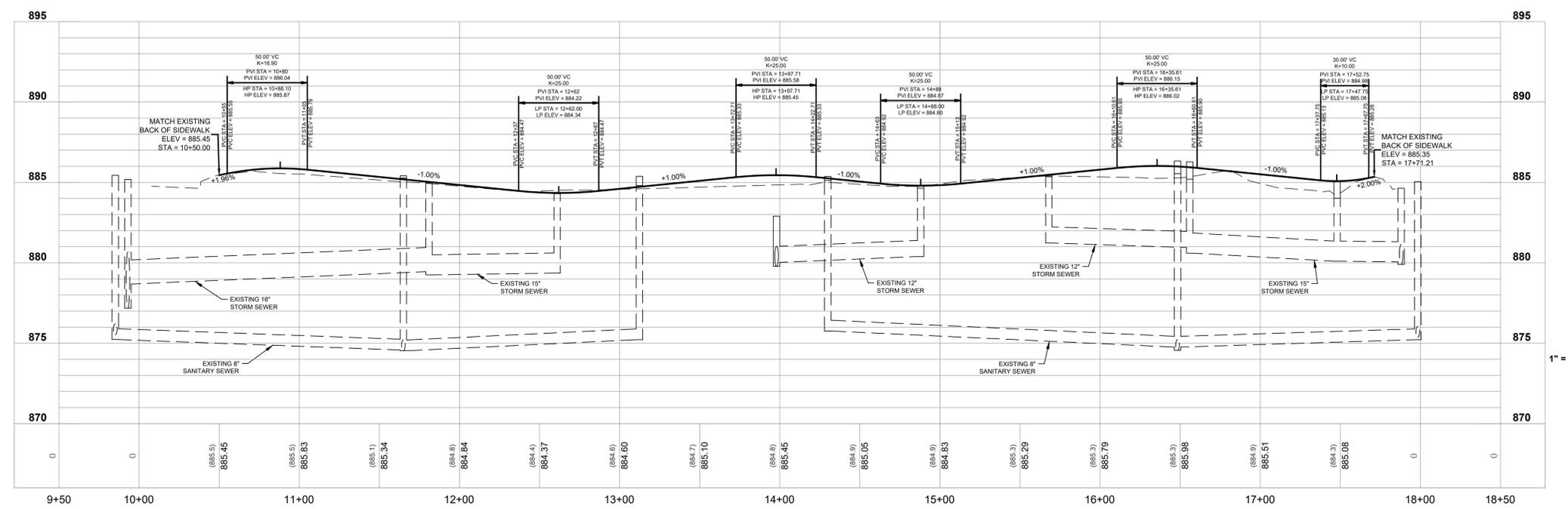
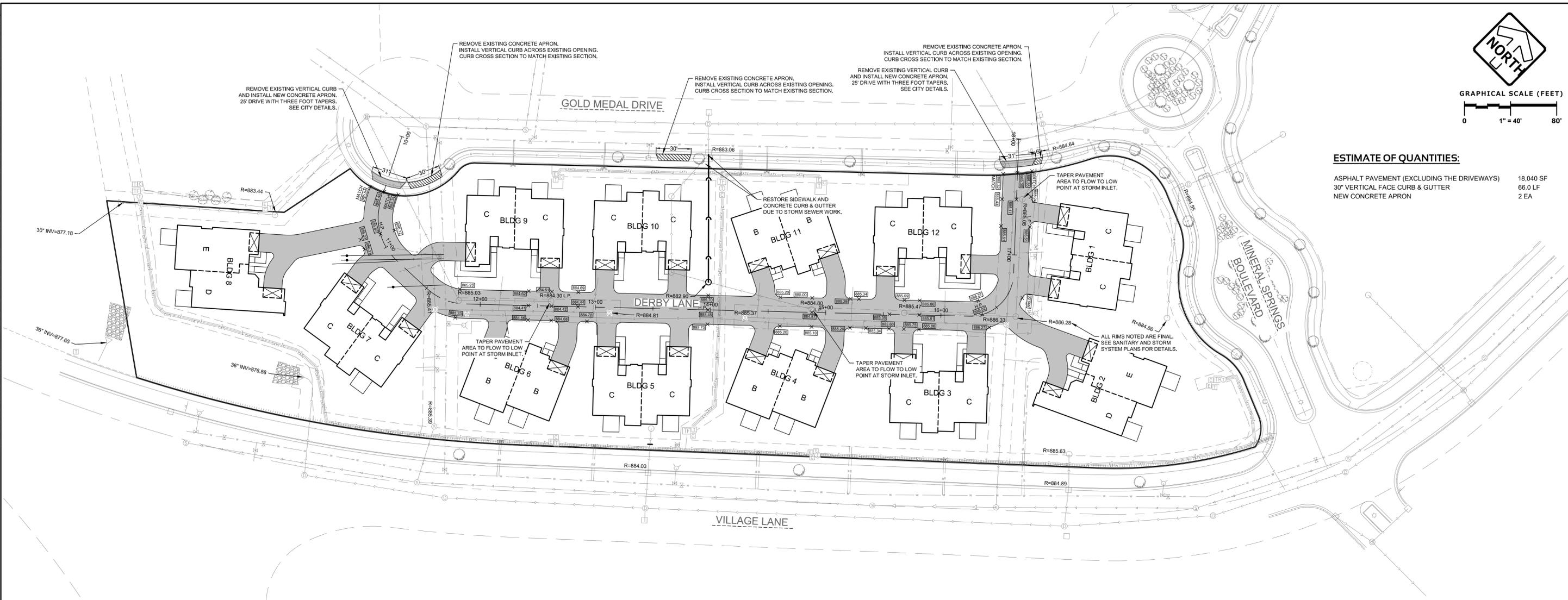
DESIGNED: BR
DRAFTED: BR
REVIEWED: ASZ



ESTIMATE OF QUANTITIES:

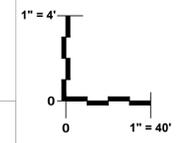
ASPHALT PAVEMENT (EXCLUDING THE DRIVEWAYS)	18,040 SF
30" VERTICAL FACE CURB & GUTTER	66.0 LF
NEW CONCRETE APRON	2 EA

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1-800-242-8511
TOLL FREE
WIS STATUTE 184.02(3)(a)
RESURVEY AND 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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Prepared by:
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**VILLAGE CROSSING AT PABST FARMS
CONDOMINIUM-ADDENDUM NO. 11
CITY OF OCONOMOWOC, WAUKESHA CO., WISCONSIN**

PROP. PAVING PLAN & PROFILE

REVISIONS	

PEC JOB No. 1955.00-WI
ASZ
START DATE: 06-03-20
SCALE: 1" = 40'
SHEET C-7
C-10

PROP. PAVING PLAN & PROFILE
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NOTES:

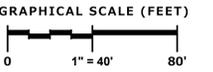
1. NO TREES ARE TO BE PLANTED WITHIN THE SANITARY AND WATER MAIN EASEMENT PER CSM 10551.

NOTE:

THE MASTER GRADING PLAN IS NOT FOR CONSTRUCTION. IT PROVIDES BUILDING ELEVATIONS. USE THE INTERIM GRADING AND EROSION CONTROL PLANS FOR CONSTRUCTION.

LEGEND:

- | | |
|-------------|--|
| YARD=889.00 | PROPOSED YARD GRADE |
| TOF=889.67 | PROPOSED TOP OF FOUNDATION |
| GAR=889.33 | PROPOSED GARAGE FLOOR AT OVERHEAD DOOR |
| 3.1% | PROPOSED DRIVEWAY SLOPE |
| X 888.24 | PROPOSED SPOT GRADE |
| 887 | PROPOSED CONTOUR |
| 887 | EXISTING CONTOUR |



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 19.27(2)(b)
REQUIRES FOR 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

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VILLAGE CROSSING AT PABST FARMS
CONDOMINIUM-ADDENDUM NO. 11
CITY OF OCONOMOWOC, WAUKESHA CO., WISCONSIN

MASTER GRADING PLAN

REVISIONS	

REG JOB No: 1955.00-WI
REG PM: ASZ
START DATE: 06-03-20
SCALE: 1" = 40'

SHEET
C-8
C-10

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MASTER GRADING PLAN

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DESIGNED: ASZ
CHECKED: BR
DATE: 06-03-20

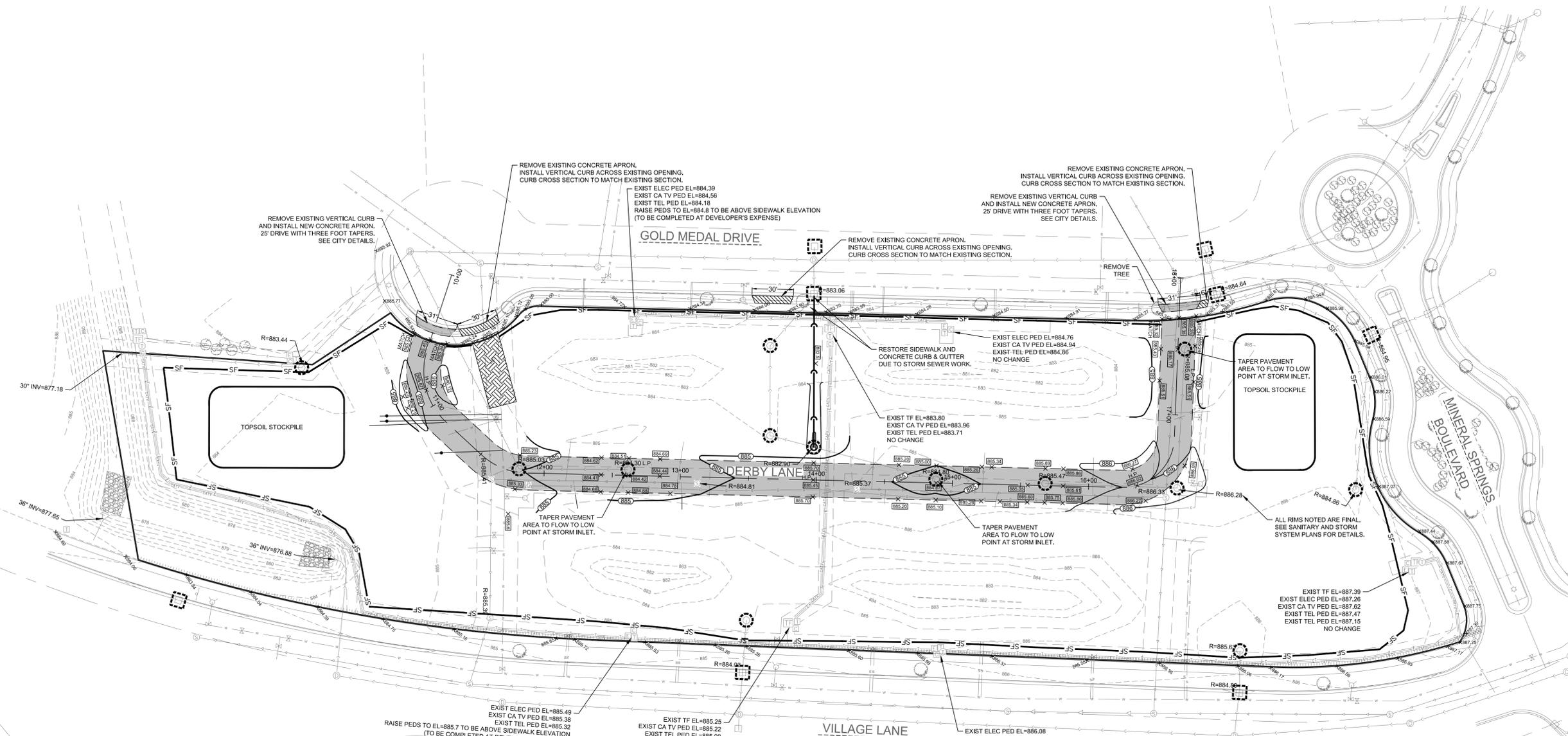
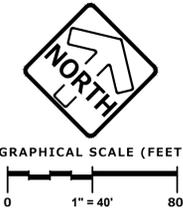
2:\PROJECTS\2020\1955.00-W\CAD\SHEETS\1955.00_INTERIM GRADING PLAN.DWG

NOTES:

- 1. NO TREES ARE TO BE PLANTED WITHIN THE SANITARY AND WATER MAIN EASEMENT PER CSM 10551.

LEGEND:

- x 888.24 PROPOSED SPOT GRADE
- 887 PROPOSED CONTOUR
- 887 EXISTING CONTOUR
- SF PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION (TYPE B)
- PROPOSED INLET PROTECTION (TYPE D)
- PROPOSED TRACKING PAD



CALL DIGGERS HOTLINE
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WIS. STATUTE REGULATIONS REQUIRE FOR 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
M.L.W. AREA 259-1181

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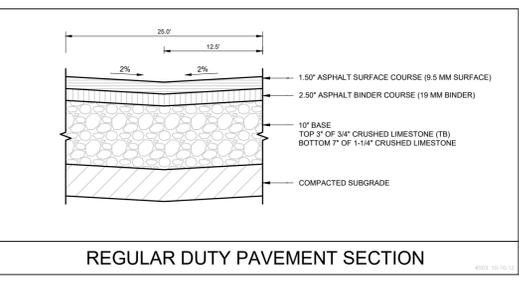
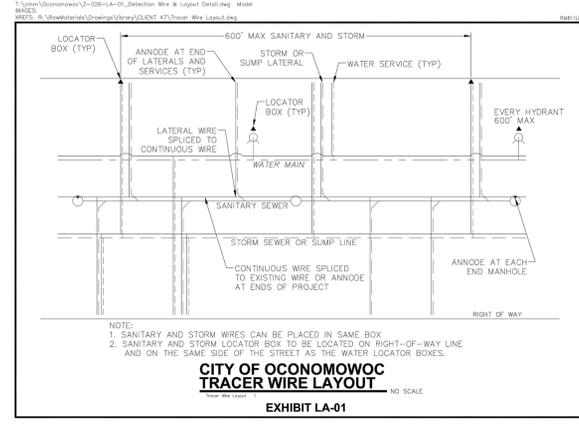
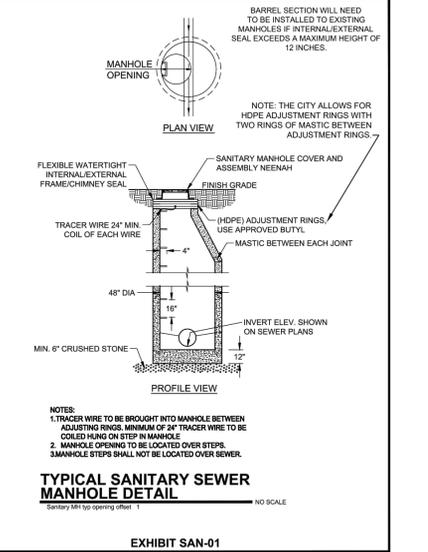
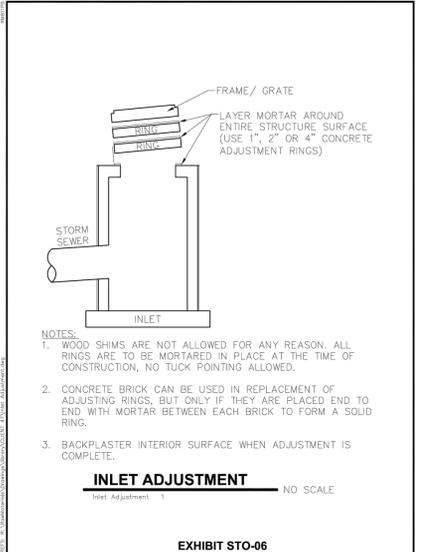
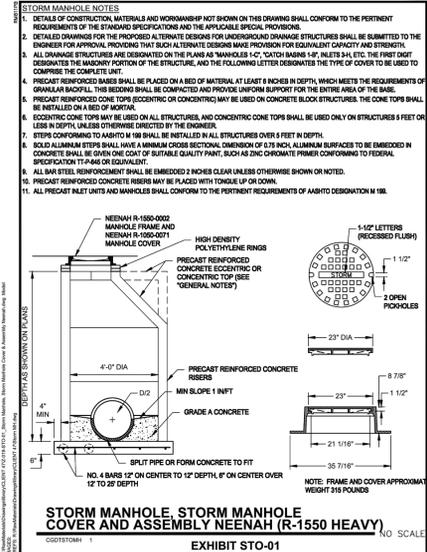
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REG. JOB NO. 1955.00-WI
REG. PM. ASZ
START DATE: 06-03-20
SCALE: 1" = 40'

SHEET C-9
C-10

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INTERIM GRADING PLAN
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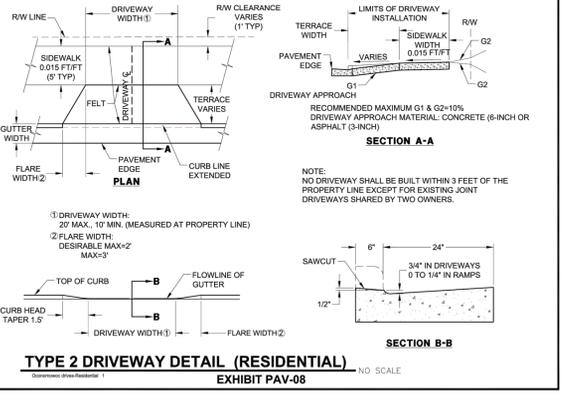
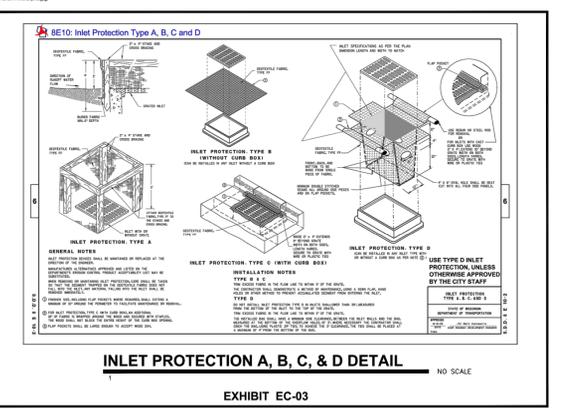
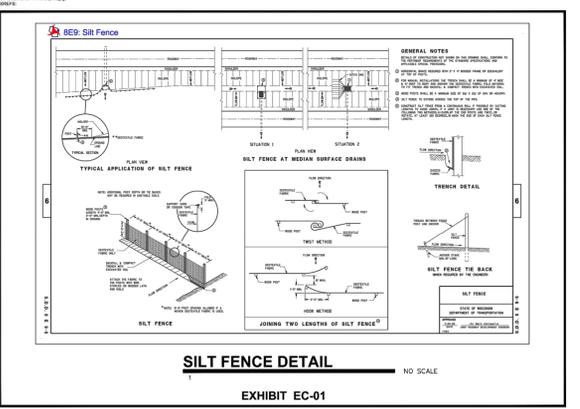
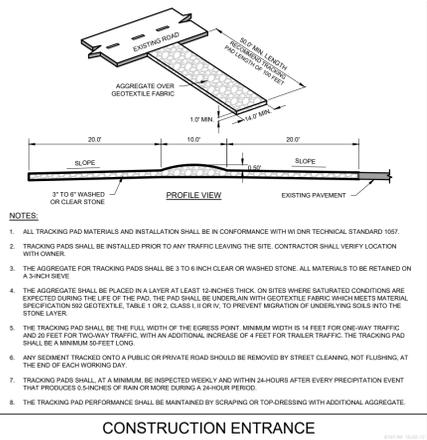
CONSTRUCTION SEQUENCE:

1. INSTALL TRACKING PAD, SILT FENCE AND INLET PROTECTION. CONTINUOUS INSPECTION OF EROSION CONTROL MEASURES THROUGHOUT THE PROJECT. THE GRADING CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE IN A 24 HOUR PERIOD. WRITTEN DOCUMENTATION OF EACH INSPECTION SHALL BE MAINTAINED AT THE CONSTRUCTION SITE AND SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION OR MAINTENANCE PERFORMED IN RESPONSE TO THE INSPECTION.
2. STRIP TOPSOIL AND ROUGH GRADE ROAD.
3. PERFORM UTILITY WORK.
4. FINISH GRADE ROAD AFTER UTILITY WORK.
5. PLACE AGGREGATE BASE COURSE ON ROAD.
6. REMOVE EXISTING CONCRETE APRONS AND INSTALL VERTICAL CURB ACROSS EXISTING OPENINGS.
7. RESPAID TOPSOIL, SEED, FERTILIZE AND STABILIZE ALL DISTURBED AREAS.
8. BEGIN BUILDING CONSTRUCTION. INSTALL PAVEMENT AS FIRST BUILDING IS BEING COMPLETED.
9. MAINTAIN EROSION CONTROL MEASURES UNTIL THE SITE IS 80% REVEGETATED. UPON RECEIVING APPROVAL FROM THE CITY OF OCONOMOWOC, THE CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES. RESTORE ANY DISTURBED AREAS DUE TO EROSION CONTROL MEASURE REMOVAL.

ESTIMATED START DATE: JULY 2020
ESTIMATED COMPLETION DATE: OCTOBER 2020
ESTIMATED DISTURBED AREA: 4.5 ACRES

GRADING & EROSION CONTROL NOTES:

- A. ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE CITY OF OCONOMOWOC, WISCONSIN DNR AND THE WISCONSIN DNR TECHNICAL STANDARDS.
- B. ALL DISTURBED AREAS ON SITE SHALL BE TOPSOILED (4" THICK), SEED AND MULCHED. SEPTEMBER 15TH IS THE DEADLINE FOR PERMANENT SEED. ANY AREAS EXPOSED AFTER SEPTEMBER 15TH AND BEFORE OCTOBER 15TH SHALL BE TEMPORARY SEED WITH WINTER WHEAT AT THE RATE OF 3 LBS/1000 S.F. THIS TEMPORARY COVER SHALL BE FERTILIZED AT SAME RATE & MIXTURE AS PERMANENT SEED. ANY DISTURBED AREAS NOT STABILIZED BY OCTOBER 15TH SHOULD BE STABILIZED BY PLACING TOPSOIL, SEED AND TYPE A SOIL STABILIZER BY NOVEMBER 15TH. THE APPROVED SOIL STABILIZERS ARE IDENTIFIED IN THE WISCONSIN DOT PAL LIST. THE PLACEMENT OF THE SOIL STABILIZER SHALL MEET THE REQUIREMENTS IN THE PAL LIST AND PER WISCONSIN DNR TECHNICAL STANDARD 1050.
- C. TEMPORARY STABILIZATION IS REQUIRED FOR ANY AREA LEFT INACTIVE FOR MORE THAN SEVEN DAYS. TOPSOIL AND SPOIL STOCKPILES SHALL BE SEED AND MULCHED WITHIN 7 DAYS OF LAYUP USING AGRICULTURAL RYE WITH A SEEDING RATE OF 3 LBS/1000 SQUARE FEET. INSTALL SILT FENCE ON THE DOWNSLOPE SIDE OF THE PILE TO REDUCE SEDIMENT RUNOFF.
- D. ALL CONSTRUCTION TRAFFIC IS TO ENTER/EXIT THE SITE OVER THE TRACKING PAD FROM GOLD MEDAL DRIVE. THE TRACKING PAD IS PER WISCONSIN DNR TECHNICAL STANDARD 1057. ALL PRIVATE AND PUBLIC STREETS ARE TO BE KEPT CLEAN AT ALL TIMES. NO CONSTRUCTION ACCESS FROM ANY OTHER PUBLIC ROADS.
- E. THE PERMANENT SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIXTURE NO. 40 AND SOWN AT THE RATE OF 4 LBS/1000 SQ. FT. SEED MIXTURE NO. 40 CONSISTS OF 35% KENTUCKY BLUEGRASS, 20% RED FESCUE, 20% HARD FESCUE AND 25% IMPROVED FINE PERENNIAL RYEGRASS. THE TEMPORARY SEED MIX SHALL BE WINTER WHEAT.
- F. FERTILIZE SOIL WITH 10 LBS/1000 SQ. FT. OF 20-0-10 FERTILIZER.
- G. ANY DEWATERING THAT MAY BE REQUIRED DUE TO CONSTRUCTION SHALL BE COMPLETED SO THAT THE WATER IS PUMPED INTO A TYPE II GEOTEXTILE BAG ON THE UPSLOPE SIDE OF THE SILT FENCE. THE GEOTEXTILE BAG SHALL BE PLACED IN A LOCATION THAT ALLOWS THE DISCHARGED WATER TO FLOW OVER A VEGETATIVE COVER. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1061.
- H. ALL BUILDING AND WASTE MATERIAL SHALL BE DISPOSED OF OFF SITE TO PREVENT RUNOFF OF MATERIAL.
- I. DUST CONTROL SHOULD BE ADDRESSED PER WISCONSIN DNR TECHNICAL STANDARD 1068. AT A MINIMUM USE WATER. USE POLYMERS, TACKIFIER AND SOIL STABILIZERS IF NEEDED. INSPECT DAILY TO DETERMINE THE NEED TO IMPLEMENT A CONTROL.
- J. CONCRETE TRUCKS, IF NEEDED, ARE TO BE WASHED OUT IN PAVEMENT SUB-BASE AREAS.



NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
 2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
 3. SPOT ELEVATIONS REPRESENT THE GRADE ABOVE THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
- THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
5. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSATURATED SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
 6. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSATURATED SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
 7. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
 8. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
 9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
 10. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
 11. THE SITE SHALL BE COMPLETED TO WITHIN 0.10 FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
 12. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
 13. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
 14. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
 15. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN KIND INCLUDING LANDSCAPING.
 16. CONTRACTOR SHALL COMPLY WITH ALL CITY OF FRANKLIN AND MILWAUKEE COUNTY CONSTRUCTION STANDARDS/ORDINANCES.
 17. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
 18. TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3% (+) OPTIMUM MOISTURE CONTENT.
 19. SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY PEG. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

VILLAGE CROSSING AT PABST FARMS
CONDOMINIUM-ADDENDUM NO. 11
CITY OF OCONOMOWOC, WAUKESHA CO., WISCONSIN

CONSTRUCTION DETAILS

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. 1955.00-01-V1
ASZ
START DATE: 06-03-20
SCALE: N.T.S.

SHEET C-10
C-10

Planning Staff Report

City of Oconomowoc

Plan Commission – 7/8/2020

Tower Ridge Condominiums

Condominium Plat

Summary: The applicant submitted a condominium plat to change the ownership status of the Tower Ridge Apartments to Tower Ridge Condominiums. By converting the apartment building to condominium, the owner can sell the individual units, and the units will then be owner occupied.

Property Location: 265 Thurow Drive

Property Owner: David Hoffmann
P.O. Box 180552
Delafield, WI 53018

Applicant: Same as Owner

Zoning: RMH; Residential High Density



Location Map

Condominium Plat Review:

The City's subdivision ordinance (Chapter 18) requires that Condominium Plat be approved with the same process as final subdivision plats. That approval included recommendation by the Plan Commission and final approval by the Common Council.

This plat consists of one existing building, containing a total of 27 units. The three-story building was approved under a site plan approval as apartment units. The building has been constructed and there is demand for condominium units. The owner would like to sell these as individual units, with a price point between \$235,000 and \$290,000. If people are not interested in buying, they can rent and the units would then be sold in the future as they become available. The applicant, David Hoffman currently owns all the units. By platting the units, he has the flexibility to sell or rent the units.

Parking:

The number of parking stalls remains the same as the previously approved apartment site plan. Each unit has at least 2 parking stalls. There are 31 parking stalls on the lowest level of the building, there are 15 enclosed garage parking, and there is 36 surface parking stalls. There are 82 parking stalls on site.

Review / Approval Process:

The documents must be reviewed and approved by the City Plan Commission and Common Council. After approval the document would be recorded at the Waukesha County Register of Deeds office. Individual tax key numbers would then be assigned to the various units. Upon assigning a tax key number the units could be sold to private parties.

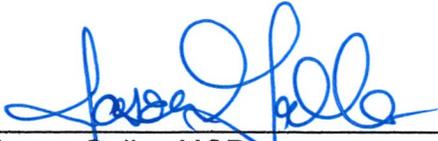
Technical Review:

There is an on-site detention facility for the stormwater run-off. This area is required to be maintained over time. With one owner, it is easy to understand who is responsible for the pond. The ownership of the pond would shift to 27 separate owners responsible for the future maintenance of the stormwater basin. The stormwater maintenance agreement will be attached to the Condo covenants and restrictions. Each owner will be provided the documents and will be told of the responsibility of the future maintenance of this facility. No other technical concerns were noted by Staff.

Recommendation:

Plan Commission **recommend approval** for the Condominium Plat for the Tower Ridge Condominiums at 265 Thurow Drive.

Submitted by: _____


Jason Gallo, AICP
City Planner/Zoning Administrator



STAFF RECOMMENDATION FORM

TYPE OF REQUEST: **CONDOMINIUM PLAT**

PROJECT NAME: **TOWER RIDGE CONDOMINIUMS**

TAX KEY NO.: **0000 0564.187.040**

PROJECT ADDRESS/LOCATION: **265 THURLOW DRIVE**

RECOMMENDATION SIGNATURES

CITY PLANNER: *[Signature]* Date: **6-18-20**

Comments:

CITY ENGINEER: *[Signature]* Date: **6-29-2020**

Comments:

DIRECTOR OF PUBLIC WORKS: *[Signature]* Date: **06.30.20**

Comments:

WASTEWATER: *[Signature]* Date: **6-28-20**

Comments:

WATER: *[Signature]* Date: **6/30/20**

Comments:

ELECTRIC: *[Signature]* Date: **6-29-20**

Comments:

PARKS, RECREATION & FORESTRY: *[Signature]* Date: **6-23-20**

Comments: **PARK IMPACT FEES ??**

POLICE CHIEF: *[Signature]* Date: **6-29-20**

Comments:

FIRE: *[Signature]* Date: **6-29-20**

Comments:

DIRECTOR OF FINANCE: *[Signature]* Date: **6-30-20**

Comments:

ECONOMIC DEVELOPMENT DIRECTOR: *[Signature]* Date: **6-23-20**

Comments:



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	No Charge
	Step 2: Concept Plan Review	\$ 75.00
	Step 3: General Development Plan Review	\$ 200.00
X	Preliminary or Final Plat Review CONDO	\$ 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: **6-18-20**

Project/Business Name: **TOWER RIDGE CONDOMINIUMS**

Address/Location: **265 THURLOW DRIVE**

City, State, Zip Code: **OCONOMOWOC, WI 53066**

Proposed Use of Property: **CONDO**

Applicant:	Property Owner: DAVID HOFFMANN
Address:	Address: P.O. Box 180552
City/State/Zip: SAME AS OWNER →	City/State/Zip: NELAFIELD, WI 53018
Phone:	Phone: 262-391-7475
E-mail:	E-mail: dphoff123@gmail.com
Signature:	Signature: <i>[Handwritten Signature]</i>

This form is not valid unless signed by Owner or Agent under a written power-of-attorney (please provide). I, Owner/Agent 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.



June 18, 2020

RE: Tower Ridge Condominiums

Jason Gallo
City Planner
City of Oconomowoc
174 East Wisconsin Avenue
Oconomowoc, Wisconsin 53066

Planning Commission:

We are asking for approval to convert Tower Ridge Apartments to condominium units. Tower Ridge is a 27-unit three-story building with elevator, underground parking, exterior garages, and surface parking. All units are two-bedroom, two-bath ranging in size from 1225 SqFt to 1475 SqFt. Separate meters exist for all utilities except water.

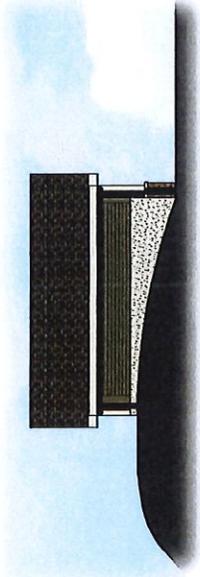
There is a demand for new condominiums with elevator and underground parking in a more affordable price range. Prices will start at \$235,000 to \$290,000. Most new condo prices start at \$400,000 and up. We believe a market exists for new, entry level units that offer an elevator with underground parking.

Regards,

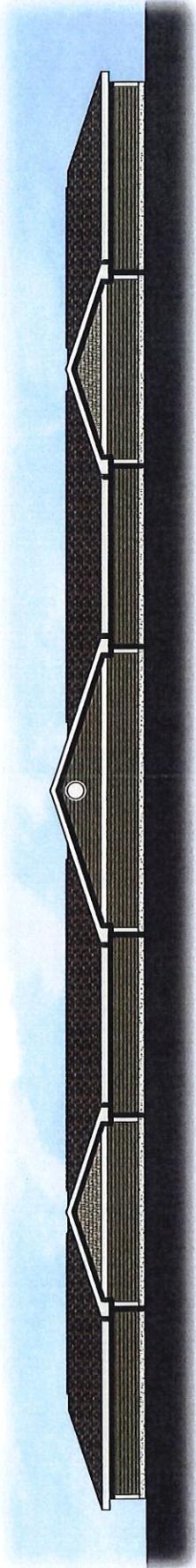
A handwritten signature in black ink that reads "David Hoffmann". The signature is written in a cursive style with a large, looping initial "D".

David Hoffmann
Hoffmann Management LLC

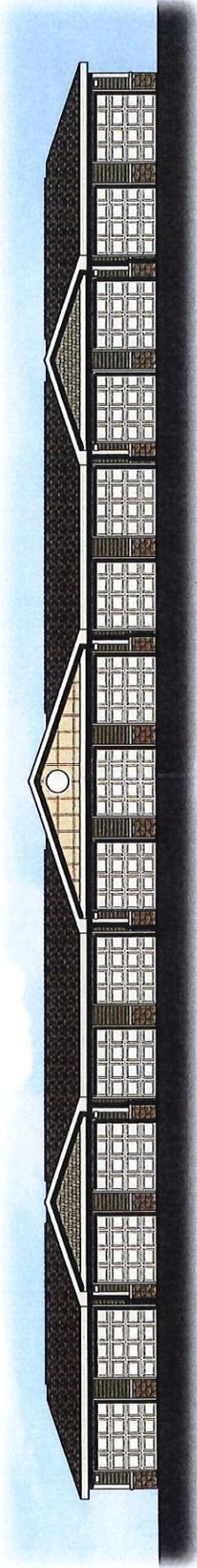




END ELEVATION



REAR ELEVATION



FRONT ELEVATION

TOWER RIDGE
15 STALL GARAGE
BUILDING 002

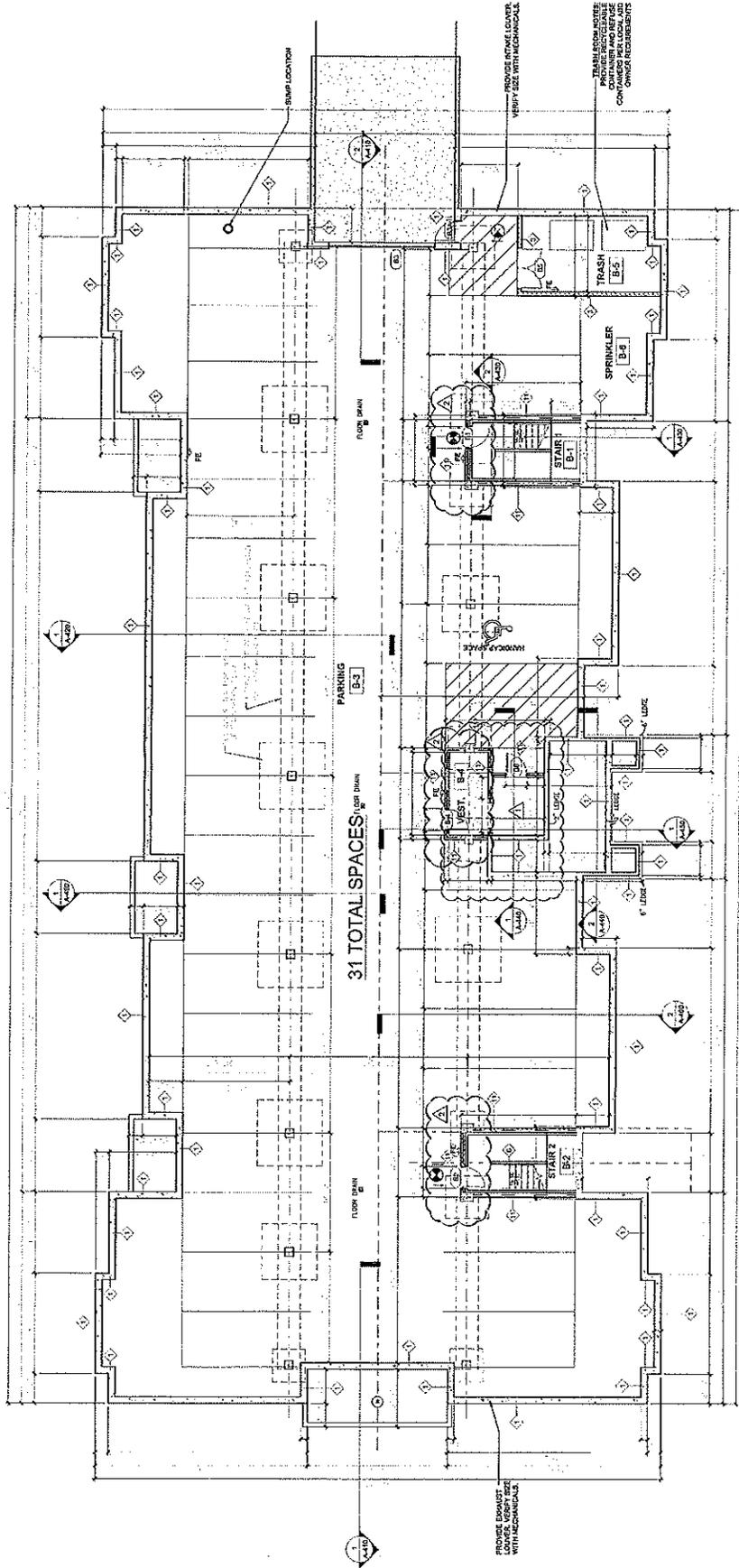


TBI ASSOCIATES, INC.
ARCHITECTS
15000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
JANUARY 3RD, 2019

THE CONDOMINIUM PLAT OF
TOWER RIDGE CONDOMINIUM
 BEING PART OF OUTLOT 3 THURLOWS GOLDEN VIEW ESTATES LOCATED
 IN THE SE 1/4 SEC. 33 T8N R17E,
 IN THE CITY OF ECONOMY, WISCONSIN

PARKING LEVEL PLAN
 (DIMENSIONS AND AREAS ARE APPROXIMATE)
 NOT TO SCALE

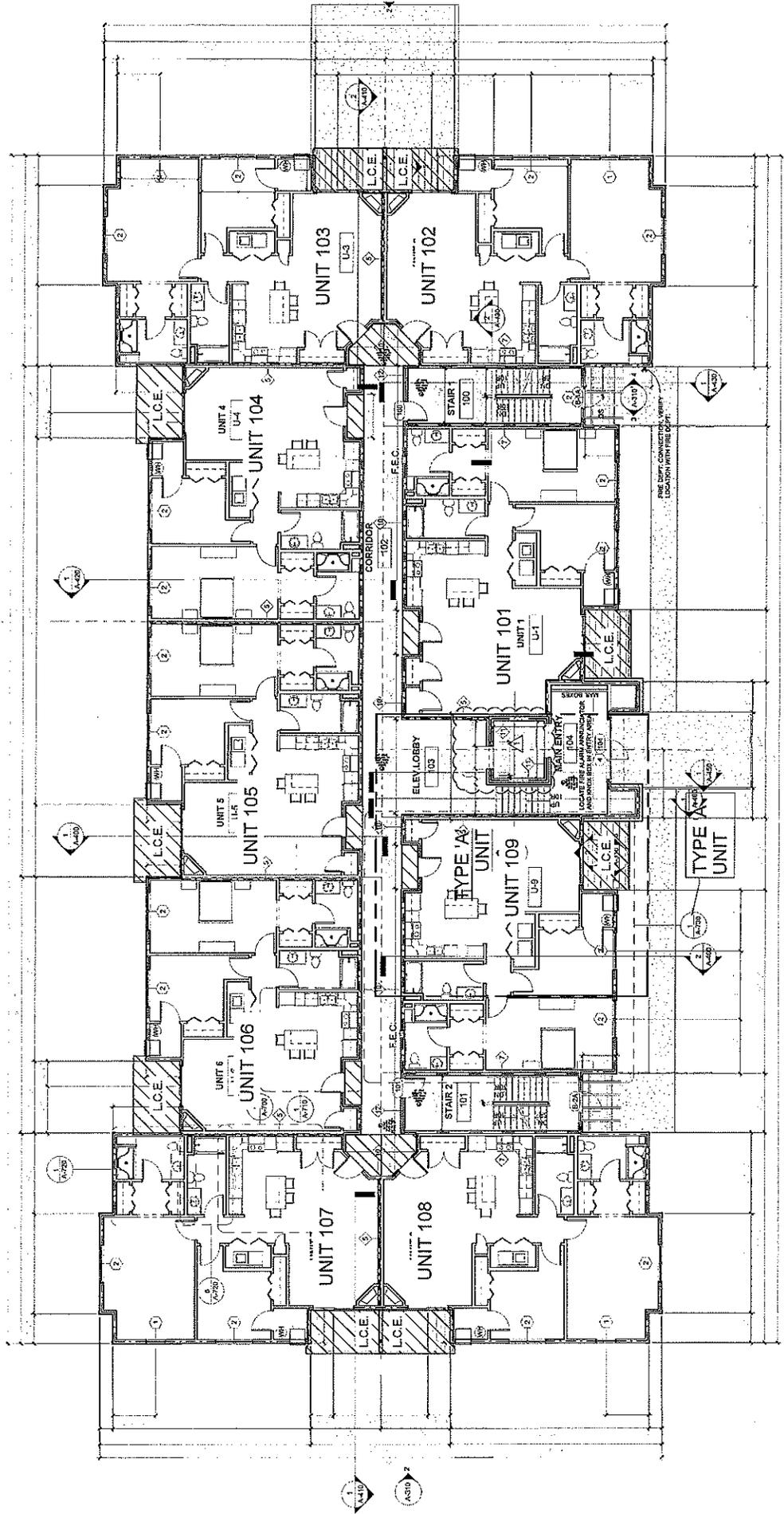
▨ LIMITED COMMON ELEMENTS



THE CONDOMINIUM PLAT OF
TOWER RIDGE CONDOMINIUM
 BEING PART OF OUTLOT 3 THRU 5 GOLDEN VIEW ESTATES LOCATED
 IN THE SE 1/4 SEC 33 T8N R17E
 IN THE CITY OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN

FIRST FLOOR PLAN
 (DIMENSIONS AND AREAS ARE APPROXIMATE)
 NOT TO SCALE

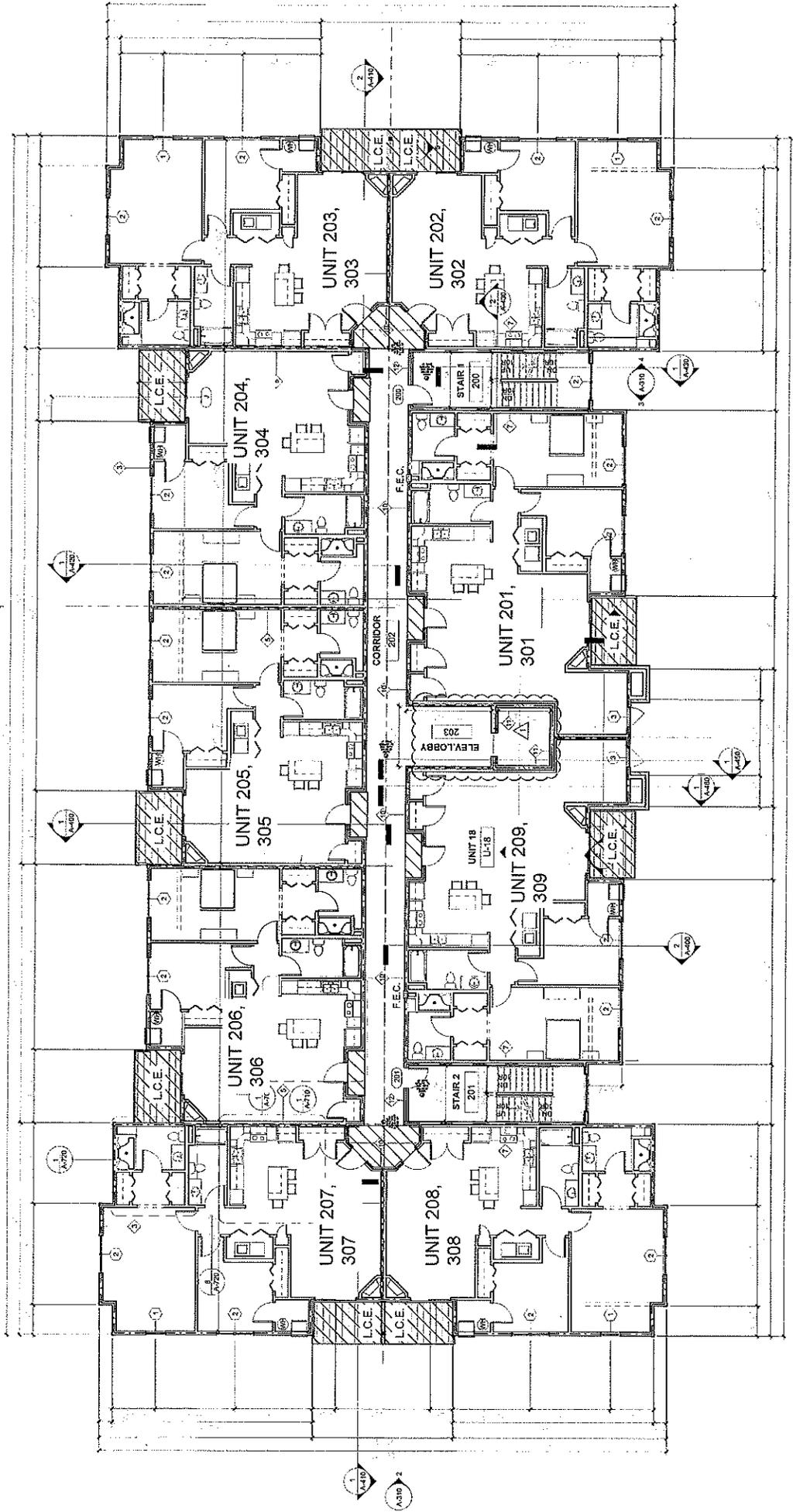
 UNITED COMMON ELEMENTS



THE CONDOMINIUM PLAT OF
TOWER RIDGE CONDOMINIUM
 BEING PART OF OUTLOT 3 THRUOW'S GOLDEN VIEW ESTATES LOCATED
 IN THE SE 1/4 SEC 33 T8N R12E,
 IN THE CITY OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN

SECOND AND THIRD FLOOR PLAN
 (DIMENSIONS AND AREAS ARE APPROXIMATE)
 NOT TO SCALE

 - LIMITED COMMON ELEMENTS



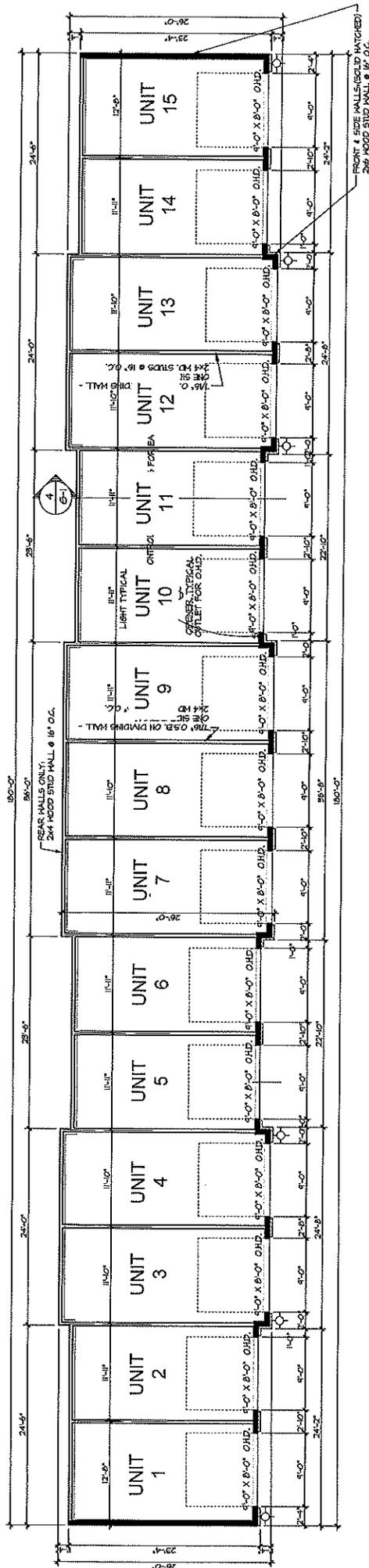
THE CONDOMINIUM PLAT OF
TOWER RIDGE CONDOMINIUM
 BEING PART OF OUTLOT 3 THURLOW'S GOLDEN VIEW ESTATES LOCATED
 IN THE SE 1/4 SEC 33 T8N R17E,
 IN THE CITY OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN

GARAGE PLAN

(DIMENSIONS AND AREAS ARE APPROXIMATE)
 NOT TO SCALE



LIMITED COMMON ELEMENTS



Planning Staff Report

City of Oconomowoc

Plan Commission – 7/8/2020

Ireland Farm Land Division

Certified Survey Map – One Lot Land Division

Summary: The applicant a certified survey map for a one lot land division at N67 W34891 County Road K. This area falls within the City's extraterritorial platting review authority in the Town of Oconomowoc, so therefore both the Plan Commission & Common Council must review and act on the document.

Property Location: N67 W34891 County Road K

Property Owners: Ireland Farms LLC
3891 Schefflera Drive
North Fort Myers, FL 33917

Applicant: Jon Spheeris
175 E. Wisconsin Avenue
Oconomowoc, WI 53066

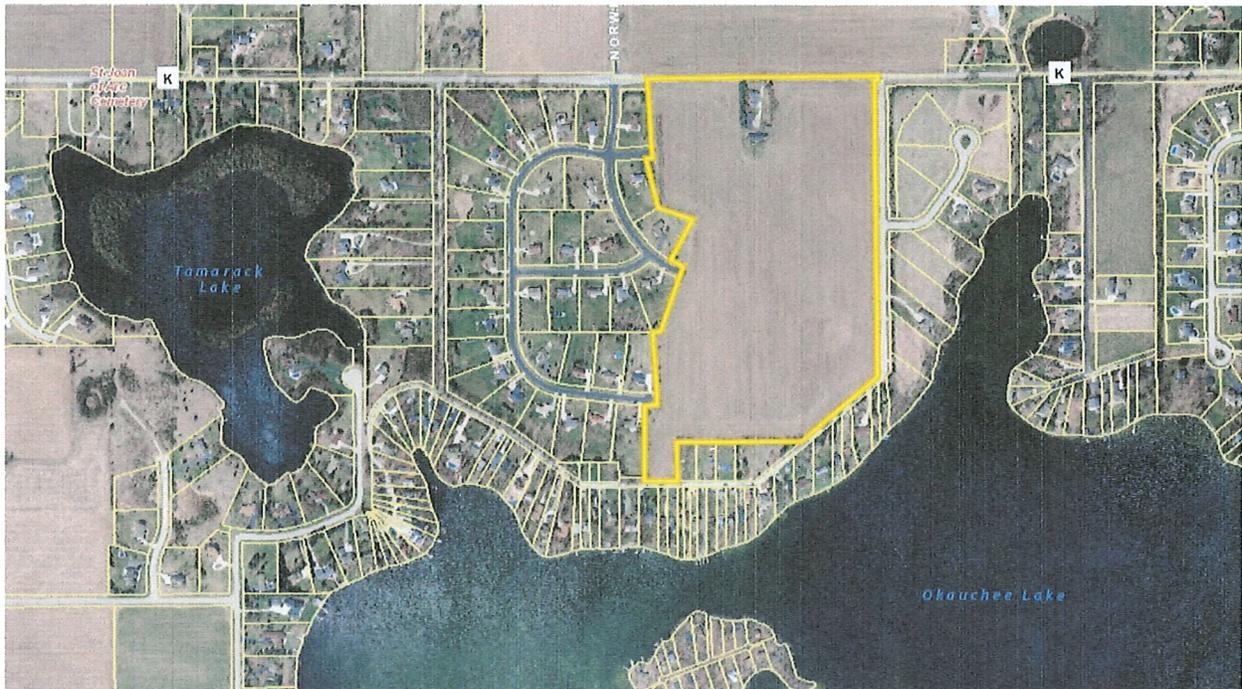


General Location Map

The subject property is less than three (3) miles from the City of Oconomowoc Boundary, therefore falls within the City's extraterritorial platting jurisdiction area. The lands are approximately 5500 linear feet from Brown Street or a little over one mile from the City's closest lands.

CSM Review:

The applicant is asking to divide the existing house away from the surrounding vacant lands. The entire parcel is currently 46.85 acres. The applicant is proposing to create a lot being 1.07 acres with the remnant parcel being 45.78 acres. The proposed lot size will be consistent with other lots in the area. The proposed lot will be rectangular in shape and has over 200' of frontage on County Truck Highway K. The CSM document is dedicating 50' from centerline along CTH K for public road purposes. The existing outbuildings will be razed. The existing house is served by private well and septic and no requires no changes to the well and septic.



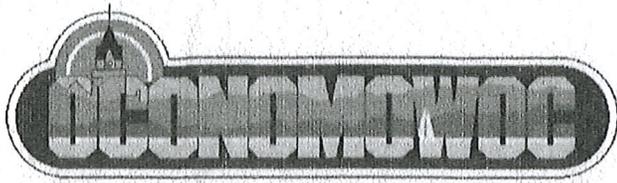
Final Thoughts:

Staff has no concerns with the proposed land division. The lot will be for the existing house and will be dividing off the remaining farmland for residential development purposes. The lot will be dedicating land (.26 acres) for public road purposes and there is no need for public sewer or public water. The lot road frontage, shape and size are appropriate. The outbuildings that encroach over the lot lines will be razed.

Staff Recommendation: Plan Commission forward the Ireland Farms CSM at N67 W34891 CTH K, to the Common Council with a recommendation to approve the land division.

Submitted by: _____


Jason Gallo, AICP
City Planner/Zoning Administrator



STAFF RECOMMENDATION FORM

TYPE OF REQUEST: **CSM - E.T.Z.**

PROJECT NAME: **IRELAND FARMS LAND DIVISION**

TAX KEY NO.: **TOWN OF OCONOMOWOC**

PROJECT ADDRESS/LOCATION: **NG7 W34891 COUNTY ROAD K**

RECOMMENDATION SIGNATURES

CITY PLANNER: *[Signature]* Date: **6-18-20**
Comments:

CITY ENGINEER: *[Signature]* Date: **6-29-20**
Comments: **NO TECHNICAL REVIEW**

DIRECTOR OF PUBLIC WORKS: *[Signature]* Date: **06.30.20**
Comments:

WASTEWATER: *[Signature]* Date: **6-29-20**
Comments:

WATER: *[Signature]* Date: **6/30/20**
Comments:

ELECTRIC: *[Signature]* Date: **6-29-20**
Comments:

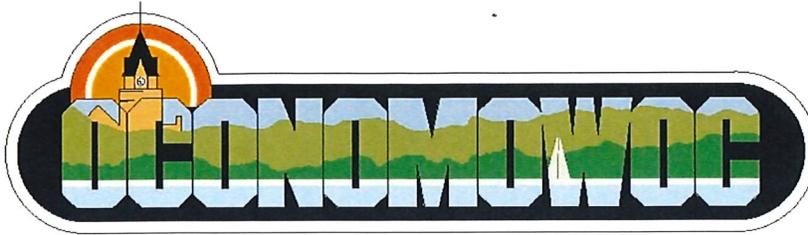
PARKS, RECREATION & FORESTRY: *[Signature]* Date: **6-23-20**
Comments:

POLICE CHIEF: *[Signature]* Date: **6.22.20**
Comments:

FIRE: *[Signature]* Date: **6-29-20**
Comments:

DIRECTOR OF FINANCE: *[Signature]* Date: **6-30-20**
Comments:

ECONOMIC DEVELOPMENT DIRECTOR: *[Signature]* Date: **6-23-20**
Comments:



Development Application

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

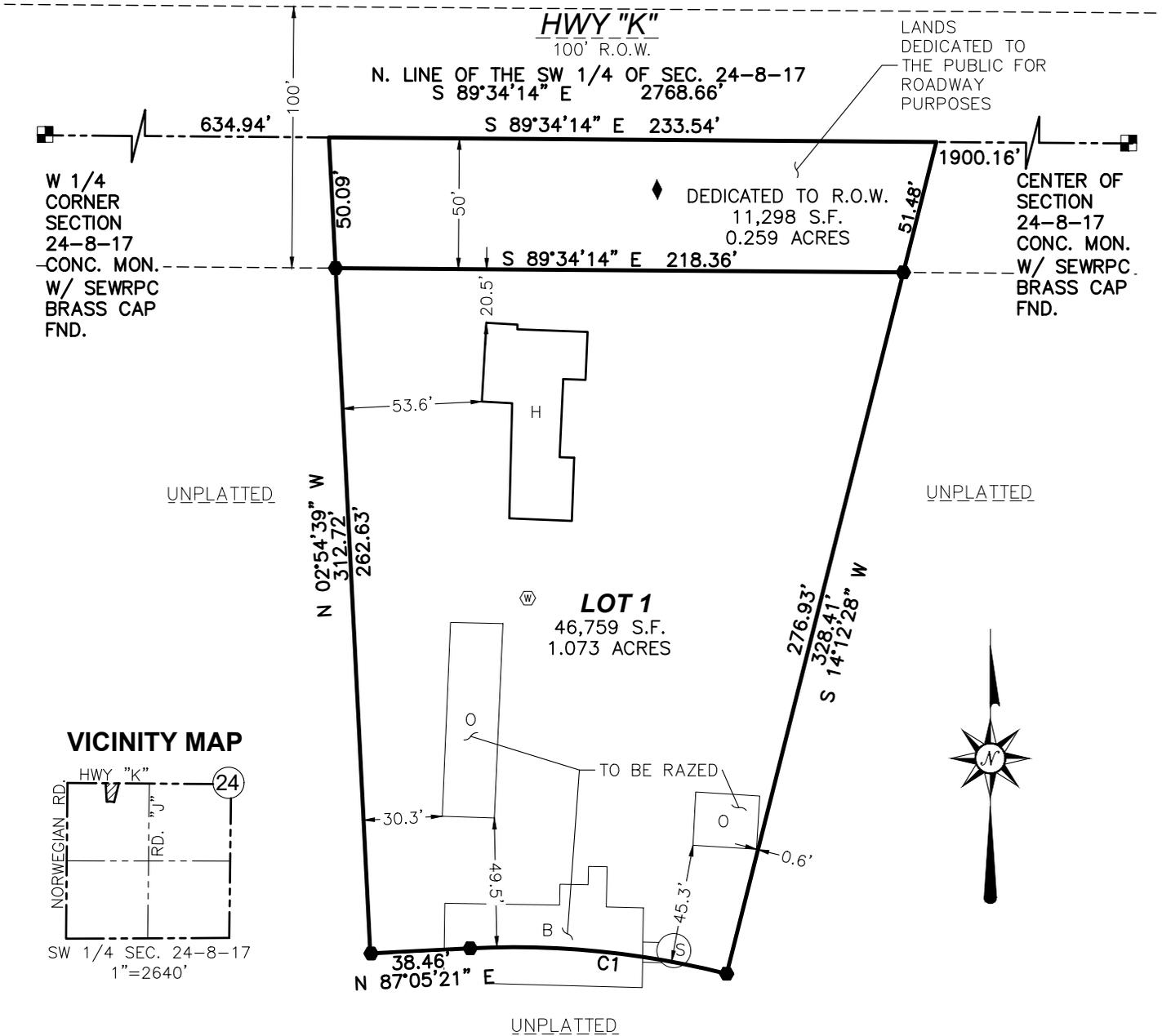
X	Description	Administrative Fee
	Administrative Design Review	\$ 75.00
	Major Design Review	\$ 75.00
	Conditional Use Permit	\$ 500.00
	Zoning Determination Letter	\$ 100.00
	Temporary Use Permit	\$ 75.00
	Temporary Use Permit - Renewal	No Charge
	Variance	\$ 425.00
	Special Exceptions	\$ 425.00
	Appeals 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	No Charge
		\$ 75.00
		\$ 200.00
	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 & City Attorney) will be charged back to the applicant. The Applicant will receive monthly invoices of payments due.</p>		
Date: 6-15-2020		
Project/Business Name: Ireland Farm		
Address/Location: N67W34891 County Road K		
City, State, Zip Code: Oconomowoc, WI, 53066		
Proposed Use of Property: Single Family Residence		
Applicant: Jon Spheeris	Property Owner: Ireland Farms LLC	
Address: 175 E Wisconsin Ave STE A	Address: 3891 Schefflera Dr	
City/State/Zip: Oconomowoc WI 53066	City/State/Zip: North Fort Myers	
Phone: 262-490-5558	Phone: 414-745-4136	
E-mail: jon@cb-elite.com	E-mail: Rireland99@yahoo.com	
Signature: <i>Jon Spheeris</i>	Signature: <i>Robert J. Ireland</i>	

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.

PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWN 8 NORTH, RANGE 17 EAST,
TOWN OF OCONOMOWOC, WAUKESHA COUNTY WISCONSIN.

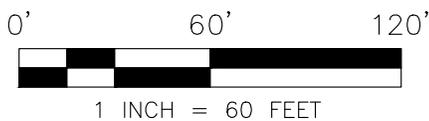


CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	333.00'	17°07'07"	99.49'	99.12'	N 84°21'06" W	N 75°47'32" W	S 87°05'21" W

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM WAUKESHA COUNTY, ZONE GRID NAD 83 (2011) AND REFERENCED TO THE NORTH LINE OF THE SW 1/4 OF SEC. 24-8-17 MEASURED AS S 89°34'14" E.

LEGEND

- SECTION CORNER MONUMENT
- ⊗ WELL
- OUTBUILDING
- SILO
- H HOUSE
- B BARN
- SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
- ◆ DRIVEWAY LOCATION



PREPARED FOR:
IRELAND FARMS, LLC
3891 SCHEFFLERA DR.
NORTH FORT MYERS, FL 33917

LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

REV 06/10/2020
DATED 02/28/2020
JOB #19157

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771 SHEET 1 OF 5

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____
UNPLATTED LANDS BEING PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWN 8 NORTH, RANGE 17 EAST,
TOWN OF OCONOMOWOC, WAUKESHA COUNTY WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED UNPLATTED LANDS BEING PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWN 8 NORTH, RANGE 17 EAST, TOWN OF OCONOMOWOC, WAUKESHA COUNTY WISCONSIN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF SECTION 24, TOWN 8 NORTH, RANGE 17 EAST; THENCE S 89°34'14" E, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 8 NORTH, RANGE 17 EAST, 634.94 FEET TO THE POINT OF BEGINNING; THENCE S 89°34'14" E, ALONG THE SAID NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 24, 233.54 FEET; THENCE S 14°12'28" W, 328.41 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 99.49 FEET, A RADIUS OF 333.00 FEET, A DELTA ANGLE OF 17°07'07", AND A CHORD BEARING N 84°21'06" W FEET, 99.12 FEET; THENCE S 87°05'21" W, 27.46 FEET; THENCE N 02°54'39" W, 312.72 FEET TO THE SAID NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 24, WHICH IS ALSO THE POINT OF BEGINNING.

LANDS AS DESCRIBED HAVING AN AREA OF 58,057 SQUARE FEET OR 1.333 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF IRELAND FARMS LLC OWNER OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF WAUKESHA COUNTY, THE TOWN OF OCONOMOWOC, AND CITY OF OCONOMOWOC (EXTRATERRITORIAL) IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O'ROURKE, S-2771

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWN 8 NORTH, RANGE 17 EAST,
TOWN OF OCONOMOWOC, WAUKESHA COUNTY WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

IRELAND FARMS, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT. IRELAND FARMS, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: WAUKESHA COUNTY, TOWN OF OCONOMOWOC, AND CITY OF OCONOMOWOC (EXTRATERRITORIAL).
IN WITNESS WHEREOF, IRELAND FARMS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED

BY: _____, ITS PRESIDENT, AND COUNTERSIGNED BY _____,

ITS _____,

AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON

THIS _____, DAY OF _____, 20_____.

IN THE PRESENCE OF:

CORPORATE TITLE: _____

PRINT NAME: _____

SIGNED: _____

COUNTERSIGNED BY TITLE: _____

PRINT NAME: _____

SIGNED: _____

CORPORATE OWNER'S NOTARY CERTIFICATE

STATE OF _____)

COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, _____ PRESIDENT,
AND _____ OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE
PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND
SECRETARY (CASHIER) OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING
INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

(NOTARY SEAL) _____ WISCONSIN

NOTARY PUBLIC, _____,

MY COMMISSION EXPIRES _____.

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWN 8 NORTH, RANGE 17 EAST,
TOWN OF OCONOMOWOC, WAUKESHA COUNTY WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF _____, OWNER.

IN WITNESS WHEREOF, THE SAID _____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY, _____ ITS _____, AND COUNTERSIGNED BY, _____ ITS _____, AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, 20____.

IN THE PRESENCE OF:

_____ (CORPORATE SEAL)

CORPORATE NAME

PRINT TITLE: _____ DATE _____

PRINT TITLE: _____ DATE _____

CORPORATE MORTGAGEE NOTARY CERTIFICATE

STATE OF WISCONSIN)
_____ COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 20____, _____, AND _____, _____ OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH _____ AND _____ OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

(NOTARY SEAL) _____ NOTARY PUBLIC,
_____, WISCONSIN

MY COMMISSION EXPIRES _____.

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWN 8 NORTH, RANGE 17 EAST,
TOWN OF OCONOMOWOC, WAUKESHA COUNTY WISCONSIN.

TOWN PLAN OF OCOMONOWOC COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE TOWN OF OCONOMOWOC, THIS _____ DAY OF _____, 20__.

ROBERT B. PEREGRINE – CHAIRPERSON

JAMES NAVIN – SECRETARY

TOWN BOARD OF OCONOMOWOC APPROVAL

APPROVED BY THE TOWN BOARD OF THE TOWN OF OCONOMOWOC, THIS _____ DAY OF _____, 20__.

ROBERT C. HULTQUIST – CHAIRPERSON

LORI OPITZ – CLERK

CITY OF OCONOMOWOC PLANNING COMMISSION (EXTRATERRITORIAL)

THIS LAND DIVISION IS HEREBY APPROVED BY THE CITY OF OCONOMOWOC PLAN COMMISSION THIS
_____ DAY OF _____, 20__.

ROBERT P. MAGNUS, CHAIRMAN

CHRIS DEHNERT, SECRETARY

CITY OF OCONOMOWOC COMMON COUNCIL (EXTRATERRITORIAL)

THIS LAND DIVISION IS HEREBY APPROVED BY THE CITY OF OCONOMOWOC COMMON COUNCIL THIS
____ DAY OF _____, 20__.

ROBERT P. MAGNUS, MAYOR

DIANE COENEN, CLERK

WAUKESHA COUNTY DEPARTMENT OF PARKS & LAND USE

THE ABOVE, WHICH HAS BEEN FILED FOR APPROVAL AS REQUIRED BY CHAPTER 236 OF THE WISCONSIN
STATE STATUTES, IS HEREBY APPROVED ON THIS _____ DAY OF _____, 20 ____.

DALE R. SHAVER, DIRECTOR

Planning Staff Report

City of Oconomowoc
Plan Commission – 7/8/2020

The Meadowlands Subdivision

Preliminary Plat

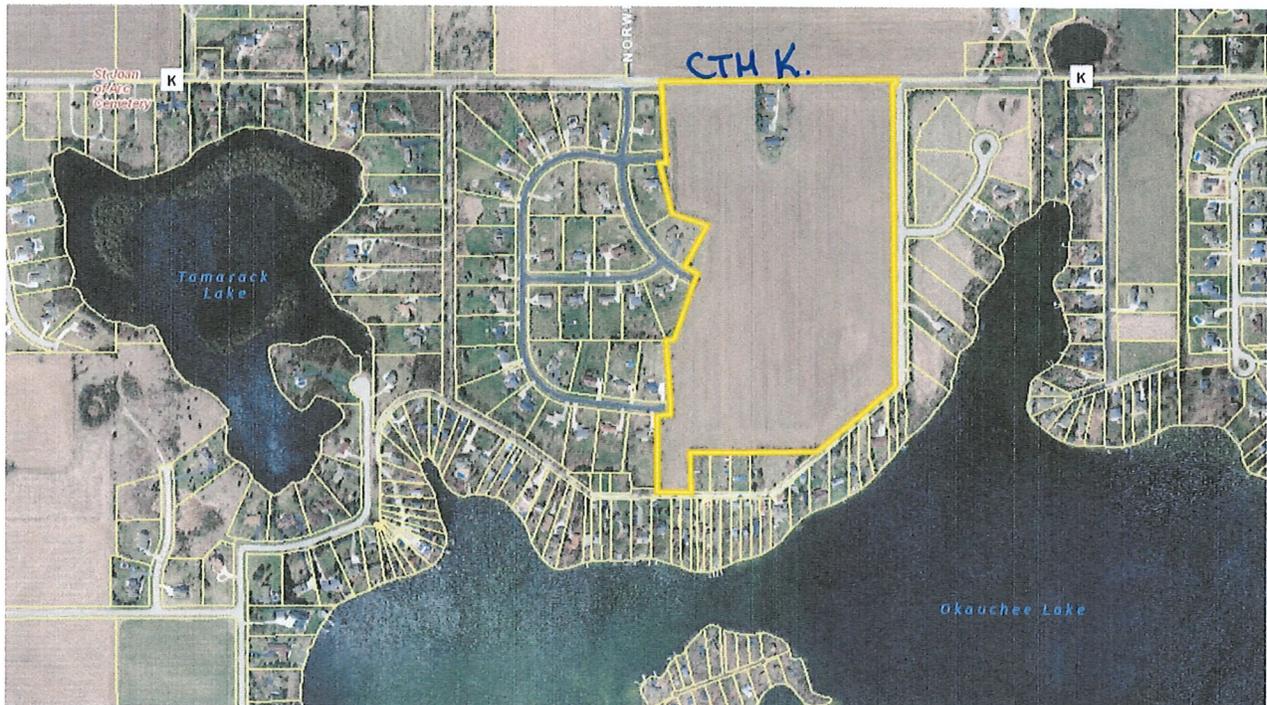
Summary: The applicant submitted a request for approval of a preliminary plat of Ireland Farm, to be known as The Meadowlands Subdivision. The development would create 31 single-family residential lots on 46.85 acres

Property Location: N67 W34891 County Road K, just over one mile from the City.

Property Owner: Ireland Farms LLC
3891 Schefflera Drive
North Fort Myers, FL 33917

Applicant: Jon Spheeris
175 E. Wisconsin Avenue
Oconomowoc, WI 53066

Existing Land Use: Vacant – Farmland
Proposed Land Use: 31 Single-Family homes (30 vacant lots + Lot 4, containing an existing house)



Location Map

History

No history regarding past applications to report.

Compliance with City's Comprehensive Plan

The area for the proposed subdivision was not identified in the City's Comprehensive Plan as future City area. There is no specific land designation for this land, meaning it was not anticipated to come into the City. The lands are located with the City's Extra-territorial platting area. City land is just over one mile to the east along CTH K.

Layout

The layout proposes 31 single-family lots. Of these, 30 will be vacant lots and one will contain the existing dwelling, to be known in the future as lot 4. The subdivision access will be on Road J, directly across from Shoreview Court. The three abutting Town roads of Baltic Pass, Norwegian Road and Ireland Drive will all be extended. Every lot will have frontage on a public road.

Stormwater Management

Stormwater plan was not reviewed by City Staff. Outlots 1, 2, 3, and 4 are areas set aside for stormwater management purposes.

Other review Agencies

The Town, Waukesha County, State and City are all reviewing this plat. The City is not completing a technical review, but reviewing per the City's extraterritorial platting jurisdiction.

Review Timelines

Staff determined the application was complete on June 16, 2020 (date of application submittal). Per State Statutes, the City has 90 days to act on the preliminary plat. The Plan Commission and Common Council must act no later than September to meet the plat timeframes or the plat is deemed approved. The plat may be approved or denied. The timeframe may be extended upon permission granted by the applicant.

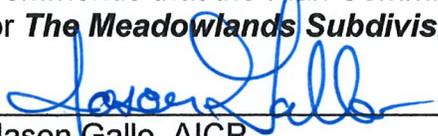
General Comments:

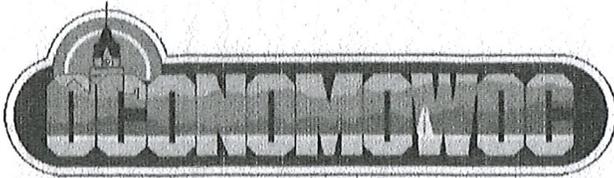
- There will be no City public water or public sewer to serve this development.
- The lots range from .83 acres (lot 3) to 1.45 acres (lot 21), average around 1 acre.
- Overall density is 1.51 acres per residential unit (46.85 acres / 31 lots).
- There will be no new driveway cuts directly to CTH K.

Recommendation

Planning Staff recommends that the Plan Commission **recommend approval** of the preliminary plat for *The Meadowlands Subdivision*.

Submitted by: _____


Jason Gallo, AICP
City Planner/Zoning Administrator



STAFF RECOMMENDATION FORM TYPE OF REQUEST: **PRELIMINARY PLAT ETZ**

PROJECT NAME: **THE MEADOWLANDS - SUBDIVISION PLAT**
 TAX KEY NO.: **TOWN OF OCONOMOWOC**
 PROJECT ADDRESS/LOCATION: **SOUTHWEST CORNER HWY K & ROAD J**

RECOMMENDATION SIGNATURES

CITY PLANNER: *[Signature]* Date: **6-18-20**

Comments:

CITY ENGINEER: *[Signature]* Date: **6-29-2020**

Comments:

DIRECTOR OF PUBLIC WORKS: *[Signature]* Date: **06.30.20**

Comments:

WASTEWATER: *[Signature]* Date: **6-29-20**

Comments:

WATER: *[Signature]* Date: **6/30/20**

Comments:

ELECTRIC: *[Signature]* Date: **6-29-20**

Comments:

PARKS, RECREATION & FORESTRY: *[Signature]* Date: **6-23-20**

Comments: **Will Need STREET TREE PLANT WITHIN APPROPRIATE**

POLICE CHIEF: *[Signature]* Date: **6-22-20**

Comments:

FIRE: *[Signature]* Date: **6-29-20**

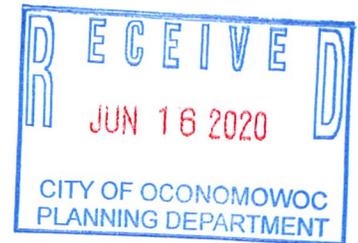
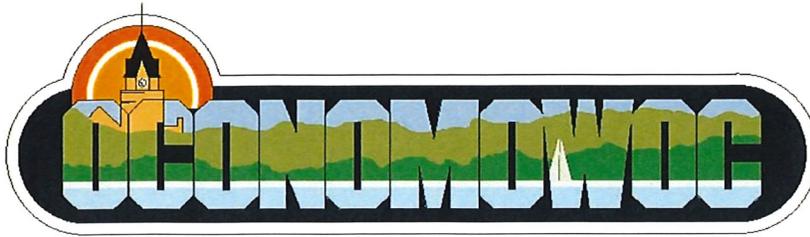
Comments:

DIRECTOR OF FINANCE: *[Signature]* Date: **6-30-20**

Comments:

ECONOMIC DEVELOPMENT DIRECTOR: *[Signature]* Date: **6-23-20**

Comments:



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	No Charge
		\$ 75.00
		\$ 200.00
	Preliminary or Final Plat Review	\$ 75.00
X	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: 6-15-2020

Project/Business Name: Ireland Farm

Address/Location: N67 W 34891 County Road K

City, State, Zip Code: Oconomowoc WI 53066

Proposed Use of Property: Subdivision Plat

Applicant: Jon Spheris Property Owner: Ireland Farms LLC

Address: 175 E Wisconsin Ave STE A Address: 3891 Schefflera Dr

City/State/Zip: Oconomowoc WI 53066 City/State/Zip: North Fort Myers FL

Phone: 262-490-5558 Phone: 414-745-4136

E-mail: jon@cpelite.com E-mail: Ireland99@yahoo.com

Signature: [Handwritten Signature] Signature: [Handwritten 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.

**PRELIMINARY PLAT
THE MEADOWLANDS**
UNPLATTED LANDS BEING PART GOVERNMENT LOT 3 OF THE SW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWN 8 NORTH, RANGE 17 EAST, TOWN OF OCONOMOWOC, WAUKESHA COUNTY WISCONSIN.

DEVELOPER:
THE SPHERIS GROUP, LLC
JON SPHERIS
175 E. WISCONSIN AVE., SUITE A
OCONOMOWOC, WI 53066
262-261-0758

ENGINEER:
LAKE COUNTRY ENGINEERING
ROB DAVY
970 S. SILVER LAKE STREET, SUITE 105
OCONOMOWOC, WI 53066
262-569-9331

SURVEYOR:
LANDTECH SURVEYING, LLC
JOHN DOWNING
111 W. 2ND ST.
OCONOMOWOC, WI 53066
262-367-7599

REVIEWING AUTHORITIES:
• TOWN OF OCONOMOWOC
• WAUKESHA COUNTY DEPT. OF PARKS & LAND USE
• WI DEPARTMENT OF ADMINISTRATION
• CITY OF OCONOMOWOC (EXTRATERRITORIAL)

TOTAL PARCEL AREA
INCLUDING HWY "K" & ROAD "J" R.O.W.
45.51 ACRES (1,982,226 S.F.)
LESS HWY "K" & ROAD "J" R.O.W. 44.13
ACRES (1,922,266 S.F.)

CURRENT ZONING
A-T AGRICULTURAL TRANSITION DISTRICT

PROPOSED ZONING
R-2 RESIDENTIAL DISTRICT

BUILDING LOCATION
• ROAD SETBACK 35'
• OFFSET 20'
(SEE LOT 1 FOR DETAIL)

LOT SIZE
• MINIMUM AREA: 30,000 S.F.
• MINIMUM AVERAGE WIDTH: 120'

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM WAUKESHA COUNTY, ZONE GRID NAD 83 (2011) AND REFERENCED TO THE NORTH LINE OF THE SW 1/4 OF SEC. 24-8-17 MEASURED AS S 89°34'14" E.

VERTICAL DATUM IS NAVD 88 (GEOID 12A)

- NOTES:**
- EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP IN OUTLOT NO. 1, 2, 3 AND 4. WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY. PORTIONS OF OUTLOTS 1, 2 AND 3 SHALL BE USED FOR STORM WATER MANAGEMENT FACILITIES.
 - EXISTING CONTOUR INFORMATION WAS FIELD SURVEYED BY LANDTECH SURVEYING, LLC. THIS DEVELOPMENT WILL BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
 - ALL LOTS HAVE AT LEAST A 120' MINIMUM AVERAGE WIDTH.
 - THERE WAS NO OBSERVED EVIDENCE OF ANY ARCHEOLOGICAL FEATURES ON THIS PROPERTY.
 - THERE SHALL BE NO VEHICULAR ACCESS ALLOWED FROM ANY LOT OR OUTLOT TO HWY "K" AND ROAD J, EXCEPT FOR LOT 32.
 - THE HEIGHT OF ALL PLANTINGS, BERMS, FENCES, SIGNS OR OTHER STRUCTURES WITHIN THE VISION CORNER EASEMENT IS LIMITED TO 24 INCHES ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION. NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED WITHIN THE VISION CORNER EASEMENT.
 - SEE DOCUMENT NO. 811649 FOR DEEDED LEGAL DESCRIPTION.

SURVEYORS DESCRIPTION
UNPLATTED LANDS BEING PART OF GOVERNMENT LOT 3 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 8 NORTH, RANGE 17 EAST, TOWN OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN; LANDS BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 24, TOWN 8 NORTH, RANGE 17 EAST, THENCE S 89°34'14" E, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 24, 170.17 FEET, TO THE POINT OF BEGINNING; THENCE S 89°34'14" E, ALONG THE SAID NORTH LINE, 464.77 FEET; THENCE S 02°54'39" E, 312.72 FEET; THENCE N 87°05'21" E, 38.46 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 99.49 FEET, A RADIUS OF 333.00 FEET, A DELTA ANGLE OF 17°07'07", AND A CHORD BEARING S 84°21'06" E, 99.12 FEET; THENCE N 14°12'28" E, 328.41 FEET, TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE S 89°34'14" E, ALONG THE SAID NORTH LINE SECTION SECTION 24, 485.85 FEET, TO THE WEST RIGHT OF WAY OF ROAD J; CONTINUING ALONG THE WEST RIGHT OF WAY OF ROAD J FOR THE FOLLOWING 4 COURSES: (1) THENCE S 00°36'30" W, 24.75 FEET; (2) THENCE N 89°34'14" W, 18.00 FEET; (3) THENCE S 00°36'30" W, 1511.03 FEET; (4) THENCE S 50°51'27" W, 512.85 FEET; THENCE N 89°18'20" W, 638.96 FEET; THENCE S 00°45'07" W, 200.00 FEET, TO THE NORTH RIGHT OF WAY OF ROAD J; THENCE N 89°18'20" W, ALONG THE NORTH RIGHT OF WAY OF ROAD J, 167.92 FEET, TO THE EAST LINE OF NORWEGIAN MEADOWS SUBDIVISION; CONTINUING ALONG THE EAST LINE OF NORWEGIAN MEADOWS SUBDIVISION FOR THE FOLLOWING 11 COURSES: (1) THENCE N 01°35'19" E, 387.59 FEET; (2) THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 65.26 FEET, A RADIUS OF 781.69 FEET, A DELTA ANGLE OF 04°47'00", AND A CHORD BEARING N 89°11'49" E, 44.36 FEET; (3) THENCE N 03°11'41" W, 374.80 FEET; (4) THENCE N 84°20'29" E, 44.36 FEET; (5) THENCE N 20°39'54" E, 352.46 FEET; (6) THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 72.50 FEET, A RADIUS OF 450.00 FEET, A DELTA ANGLE OF 09°13'51", AND A CHORD BEARING N 64°43'11" W, 72.42 FEET; (7) THENCE N 29°53'44" E, 241.08 FEET; (8) THENCE N 71°20'41" W, 190.00 FEET; (9) THENCE N 12°31'08" W, 258.15 FEET; (10) THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 35.87 FEET, A RADIUS OF 350.00 FEET, A DELTA ANGLE OF 05°52'17", AND A CHORD BEARING N 84°09'10" E, 35.85 FEET; (11) THENCE N 02°54'41" W, 405.80 FEET TO THE POINT OF BEGINNING; DESCRIBED LANDS HAVING AN AREA OF 2,040,282 SQUARE FEET OR 46.84 ACRES.

LEGEND

- SECTION CORNER MONUMENT FOUND 1" IRON PIPE OR NOTED EXISTING STOP GRADE
- CMPT CULVERT
- POWER POLE
- GUY WIRE
- TV PED
- WELL
- SEPTIC VENT
- ELECTRIC POU
- EXISTING CONTOUR
- OUTBUILDING
- HOUSE
- SILO
- BARN
- DRAIN
- VISION CORNER EASEMENT
- SOIL BORE
- TREE LINE
- OVERHEAD UTILITY

CURVE #	RADIUS	ARC DIST	CHORD DIST	CHORD BEARING
C1	333.00	99.49	99.12	S 84°21'06" E
C2	781.69	65.26	65.24	N 89°11'49" E
C3	450.00	72.50	72.42	N 64°43'11" W
C4	350.00	35.87	35.85	N 84°09'10" E

LandTech
SURVEYING

LAND SURVEYING • LAND PLANNING
111 W. SECOND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR S-2939



REVISED 05/12/2020
REVISED 02/13/2020
11/27/2019
PROJ. NO: 19157
SHEET 1 OF 1

Planning Department Correspondence – June - 2020

Temporary Use Permits / Renewals

Tree-Ripe Citrus Company – Fruit Sales, Fleet Farm parking lot, 7/4, 7/25 & 8/6.

Noncompliance Letters / Other Matters

Denial Letter – 1286 Lily Road, Pool encroachment into setbacks

Zoning Approval for Occupancy (New Business)

Ocon. Furniture Direct – 1670 Old School House Road, furniture sales

Fray – 132 E. Wisconsin Avenue, Unit A, Women’s clothing & apparel

The Wood Station at Arinjtton Tree Farm – 132 E. Wisconsin Avenue, Unit B, Sales of furniture and gift items.

In Good Company, 132 E. Wisconsin Avenue, Unit C, Interior Design

Administrative Site Plan Approvals

US Cellular – equipment upgrade, 210 E. St. Paul Street

AT&T – equipment upgrade, 163 Sheldon Road