

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, June 9, 2020

Time: **6:30 pm**

Place: **Mukwonago Municipal Building, Board Room, 440 River Crest Ct**

1. Call to Order

2. Roll Call

3. Comments from the Public

The Public Comment Session shall last no longer than fifteen (15) minutes and individual presentations are limited to three (3) minutes per speaker. These time limits may be extended at the discretion of the Chief Presiding Officer. The Village Board may have limited discussion on the information received, however, no action will be taken on issues raised during the Public Comment Session unless they are otherwise on the Agenda for that meeting. Public comments should be addressed to the Village Board as a body. Presentations shall not deal in personalities personal attacks on members of the Village Board, the applicant for any project or Village employees. Comments, questions and concerns should be presented in a respectful professional manner. Any questions to an individual member of the Commission or Staff will be deemed out of order by the Presiding Officer.

4. Approval of Minutes

- 4.1 Approval of March 10, 2020 minutes
[20200310 PlanCommissionMinutesdraft.pdf](#)

5. New Business

Discussion and Possible Action on the Following Items

- 5.1 Recommend to the Village Board approve the Extraterritorial Certified Survey Map Review of property located outside of and within 1.5 Miles of Village Boundary in Town of Vernon for Hibbard Property at S91W27850 W NATIONAL AVE (HEAVEN CITY DEVELOPMENT CO, Owner; Ralph Hibbard, Applicant); Parcel VNT 2090997002.
[Staff Report ETR Hibbard](#)
[CSM Hibbard_20-0327.pdf](#)
[ETR Hibbard 2035 Map.pdf](#)
[ETR Hibbard Aerial Map.pdf](#)
[Hibbard CSM timeline review extension April 23 email](#)
[RESOLUTION 2020-25 Extra Terr Review - Town of Vernon.pdf](#)
- 5.2 Recommend to Village Board to approve Extraterritorial Certified Survey Map Review for property located outside of and within 1.5 Miles of Village Boundary in Town of Waterford for Copper Creek Pass, LLC Property on State Highway 83, near Janesville Rd. (Copper Creek Pass, LLC, Owner; Garret Foat, Applicant); Parcel #016041907004001.
[Staff Summary ETR Foat](#)

CSM Foat

[Location Map 2035 Comp Plan](#)

[Aerial Map ETR Foat CSM](#)

[RESOLUTION 2020-26 Extra Terr Review - Town of Waterford.pdf](#)

- 5.3 Recommend to the Village Board to approve Monument Sign for Storage Werks located at 950 Mukwonago Drive (MBAR HOLDINGS, LLC, Owner; Robert Hinz, Applicant); Parcel MUKV 2009-954-002.
[Staff report Storage Werks Mon Sign](#)
[sign detail storage werks mon sign](#)
[Site Plan storage werks](#)
[RESOLUTION 2020-23 Storage Werks Sign.pdf](#)
- 5.4 Recommend to the Village Board to approve Monument Sign for Edgewood Village Apartment Complex located at 1400 Edgewood Ave. (EDGEWOOD VILLAGE APARTMENTS, LLC, Owner; Warren Hansen, Applicant); Parcel MUKV 2091-998.
[Staff report Egewood Apts Mon Sign 20200609 PC.pdf](#)
[Site Plan Edgewood Vill Apts Mon Sign](#)
[mon sign pic edgewood apts 2020](#)
[RESOLUTION 2020-24 Edgewood Village Apartments Sign.pdf](#)
- 5.5 Recommend to the Village Board to approve an extension of time request to complete construction for approved Special Use Permit granted for Haase House in effect for property at 312 Roberts Drive.
[Staff Report for Haase House Special Use Permit ext request 2020](#)
[Haase email requesting 3 mo ext 20200521](#)
[Haase House recorded SUP](#)
- 5.6 Recommend to the Village Board to approve a Site Plan Amendment for Mukwonago Animal Hospital Parking Lot Expansion, to the West. 1065 N. Rochester St. (MAH PROPERTY, LLC, Owner; Tom Herlugson, Applicant); Parcel MUKV1963996001.
[Staff Report - Mukwonago Animal Hosp](#)
[Site Plan Muk An Hosp](#)
[Lighting Plan Muk An Hosp](#)
- 5.7 Review and Comment on Conceptual Site Plan for Nursing Home Facility (75 beds) Located on Southwest Corner of National Ave. and Hidden Lakes Dr. on vacant land on 3.38 Acres (THE BOX SELF STORAGE, LLC, Owner; Robert Chandler, Applicant); Parcel MUKV2091988002.
[Staff Report - Chandler Nursing Home Concept](#)
[Concept plans 20200529](#)
[Project Summary](#)
- 5.8 Updates from Civitek Consulting on Sign Code Re Write.
[Civitek Status Update - Sign Code May 27 2020](#)

6. Adjournment

It is possible that a quorum of, members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request this service, contact the Municipal Clerk's Office, (262) 363-6420.

AGENDA ITEM REQUEST FORM

Committee/Board:	Plan Commission
Topic:	Approval of March 10, 2020 minutes
From:	Linda Gourdoux
Department:	Planning & Zoning
Presenter:	
Date of Committee Action (if required)	
Date of Village Board Action (if required)	

Information**Subject:**

Approval of March 10, 2020 minutes

Background Information/Rationale:**Key Issues for Consideration:****Fiscal Impact (if any):****Requested Action by Committee/Board:**

Attachments[20200310 PlanCommissionMinutesdraft.pdf](#)

MINUTES OF THE PLAN COMMISSION MEETING Tuesday, March 10, 2020

Call to Order

Chairman Winchowky called the meeting to order at 6:40 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Commissioners present: Fred Winchowky, Chairman
Jim Decker
Robert Harley
John Meiners
Jason Wamser
Mark Penzkover

Commissioners excused: Joe Abruzzo

Also present: Ben Kohout, Planner/Zoning Administrator
Linda Gourdoux, Deputy Clerk/Treasurer

Minutes

Motion made by Decker/Wamser to approve the minutes of the February 11, 2020 regular meeting, carried.

New Business

Recommend to the Village Board approval of RESOLUTION 2020-03 of a Planned Unit Development (PUD) request and associated Site Plan and Architectural Review as a Conditional Use for a Proposed 20-unit Residential Care Assisted Living Facility at 210 McDivitt Ln (Birchrock Properties LLC, Owner/Applicant); Parcel MUKV 2012-215-002.

Kohout gave overview of project

Keifer, Owner, gave overview of project

Motion made by Decker/Wamser to approve RESOLUTION 2020-03 of a Planned Unit Development (PUD) request and associated Site Plan and Architectural Review as a Conditional Use for a Proposed 20-unit Residential Care Assisted Living Facility at 210 McDivitt Ln (Birchrock Properties LLC, Owner/Applicant); Parcel MUKV 2012-215-002, with the following conditions and the addition of use of brick in Exhibit A or same square footage of brick with staff approval, carried

1. Entry gable ends will be accented with brick or brick veneer matching the existing building.
2. For the R-10 Zoning standards, the rear yard building setback shall be permitted to be amended from the required 40 feet to the shown 24.4 feet, on the provided plan set from the applicant and on file with the Zoning Administrator at Village Hall.
3. For the Parking lot standards, the setback of the edge of parking surface area shall be permitted to be amended from the required 20 feet to the shown 15 feet with landscaping between the surface area shall be permitted to be amended from the required 20 feet to the shown 15 feet with landscaping between the surface and the

roadway, as shown on the provided plan set from the applicant and on file with the Zoning Administrator at Village Hall.

4. For the impervious coverage standards, the total amount of impervious coverage shall be permitted to be amended from the required 40% to the proposed percentage of 51%, as calculated and shown on the plans submitted by the applicants dated December 12, 2019 to accommodate the desire for parking on the site.
5. Site Plan and Architectural Review approval for the new single story 20-unit RCAC structure and associated parking lot, building additions, storm water pond, shall be subject to all plans and information submitted for the application by the applicant, Castle Senior Living, and dated December 12, 2019, with all plans and information on file in the office of the Zoning Administrator. The plans may be further modified to conform to other conditions of approval; the building and floor plans may be modified with the approval of the Zoning Administrator and Supervisor of Inspections to conform to Building and Fire Safety Codes and all plans may be further modified to conform to village design standards. However, the basic layout and design of the site shall remain unchanged.
6. Approval shall be valid for one (1) year from date of approval by the Village Board and will be unique to the applicant and this proposal only.
7. Prior to the start of any site construction or issuance of a building permit, whichever occurs first, the following shall occur:
 - a. All final site development plans shall be consistent with the plans noted in Condition No 6 and all calculations verified or as modified.
 - b. Approval of the site construction and building plans by the Fire Chief, which may include, but are not limited to, Knox box and notification requirements, internal fire suppression, external fire department connection location and hydrant locations.
 - c. Approval of building plans by the Building inspector after receipt of approval of building plans by the State of Wisconsin.
 - d. The Village Engineer, the Utilities Director and the Public Works Director shall approve all updated and revised site engineering and utility plans and documents, including a complete Erosion Control Plan, and Stormwater Management Plan. Items specified in the letter from the Village Engineer dated January 6, 2020 shall be satisfied with the consent of the Village Engineer prior to permit issuance.
 - e. The Village Board shall approve a Stormwater Maintenance Agreement.
 - f. Approval of building plans shall include appropriate locations of the external mechanical equipment (if applicable) to be placed hidden from view from neighboring properties, as approved by the Zoning Administrator.
 - g. Approval of dumpster construction plan specifications showing block construction and shielded metal gates to ensure the Zoning standards are met, as approved by the Zoning Administrator.
 - h. A pre-construction meeting shall occur with Village Staff to ensure all applicable items mentioned above have been remedied.
8. Prior to temporary occupancy issuance, and if needed prior to final occupancy permit, the following shall occur:
 - a. Completion of all site grading in accordance with submitted and approved plans.
 - b. Completion of the storm water management basin for the overall development.

- c. Completion of the building and additions in accordance with approved plans and all applicable codes.
- d. Completion of paving of driveways and parking lots, including parking signage, space pavement markings and all other pavement markings.
- 9. Prior to final occupancy permit, which shall be issued no later than 120 days after any temporary occupancy permit, the following shall occur:
 - a. Completion of all items required in Condition No 8.
 - b. Installation of all Zoning Administrator approved site landscaping as shown on approved plans.

Recommend to the Village Board approval of RESOLUTION 2020-13 on Certified Survey Map for creation of two roadways, two commercial lots and one lot for multi-family residential development as part of approved Planned Unit Development project known as Maple Centre. (Family Ventures of Mukwonago, LLC, owner/applicant); Parcel MUKV 2013-999-008.

Kohout gave overview of project

Motion by Decker/Penzkover Recommend to the Village Board approval of **RESOLUTION 2020-13** on Certified Survey Map for creation of two roadways, two commercial lots and one lot for multi-family residential development as part of approved Planned Unit Development project known as Maple Centre. (Family Ventures of Mukwonago, LLC, owner/applicant); Parcel MUKV 2013-999-008, carried

Recommend to the Village Board approval of RESOLUTION 2020-12 on Certified Survey Map for creation of one lot to be utilized as stormwater management detention basin for benefit of multi-family residential development and given to adjacent property as part of approved Planned Unit Development project known as Maple Centre. (Village of Mukwonago, owner/applicant); Parcel MUKV 2013-995-002.

Kohout gave overview of project

Motion by Decker/Wamser Recommend to the Village Board approval of **RESOLUTION 2020-12** on Certified Survey Map for creation of one lot to be utilized as stormwater management detention basin for benefit of multi-family residential development and given to adjacent property as part of approved Planned Unit Development project known as Maple Centre. (Village of Mukwonago, owner/applicant); Parcel MUKV 2013-995-002, carried

Announcement regarding Plan Commission Workshop offered by UW-Madison Extension Waukesha County on Thursday, April 30, 2020 at 6:30 pm on plan commission and public engagement.

Adjournment

Meeting adjourned at 7:10 p.m.

Respectfully Submitted,
Linda Gourdoux
Deputy Clerk/Treasurer

Village of
Mukwonago
Office of the Village Planner

440 River Crest Court, Mukwonago, Wisconsin 53149 Tel.(262) 363-6420x2111 –Fax (262) 363-6425 –planner@villageofmukwonago.com

Date: May 29, 2020

To: Fred Winchowky, Village Plan Commission Chair
Plan Commissioners

From: Ben Kohout, AICP; Village Planner

Subject: Hibbard CSM – Town of Vernon/ Extraterritorial CSM Review; Parcel Tax Id: VNT 2090997002;
Address: S91W27850 W NATIONAL AVE

Meeting: June 9, 2020 Plan Commission meeting

Property location: North Side of National Avenue (County Highway ES), North of intersection of National Avenue and Edgewood Avenue (Town of Vernon). Located immediately adjacent to and East of Fox River.

Current zoning: Town of Vernon Zoning; Lot 1, Lot 2 zoned as R-1; Outlot 1, Portions of Lot 3 Currently zoned as A-2, B-2, C-1, HG, R-1 Overlay and EC Overlay.

General description: Mr. Ralph Hibbard has applied for a Certified Survey Map for subdivision of his property located in the Town of Vernon and is commonly known as “Heaven City” development. The property is located on the north side of intersection of National Avenue (County Highway ES) and Edgewood Avenue. The property is approximately 260 feet north of the Village corporate boundary, meaning that pursuant to state law, the Village has an opportunity to review the CSM and all CSMs and plats within 1.5 miles, under extraterritorial plat review authority. The property is not part of an Intergovernmental Boundary Agreement.

The purpose of the CSM is to create two new single family residential lots, at one (1) acre sizes off of the existing cul de sac from the north. These lots are currently zoned as R-1, single family residential, in the Town of Vernon and the lot creation will mirror the zoning designation.

The remainder of the parcel, shown as lot 3, contains a primary environmental corridor, the Fox River area, along the western half, and existing multiple family residential units, restaurant/bar usage on the eastern half. This area is zoned for multiple family and commercial purposes through the Town of Vernon.

The Town of Vernon acted upon this CSM request at their March 11, 2020 Board meeting, and approved the request. This is the opportunity for the Village of Mukwonago to Comment on the request. The property owner has approved the Village extending the customary review time from the State Law mandated 90 day window, to provide for a June Plan Commission and Village Board Review, due to the COVID-19 pandemic not affording meetings and, as such, delaying such a review.

Staff has reviewed the CSM and based upon the CSM submitted, the anticipated land usage appears to be following the Village Future Land Use Plan. The two resulting single family lots off of the cul de sac from Lake Side Drive from the North follows the Plan. It is anticipated continuance of commercial usage of this property will conform to the Plan as well. Should someday this property request to be serviced by Village water and

sewer, it is available, and therefore could be annexed. The property owner is not requesting annexation.

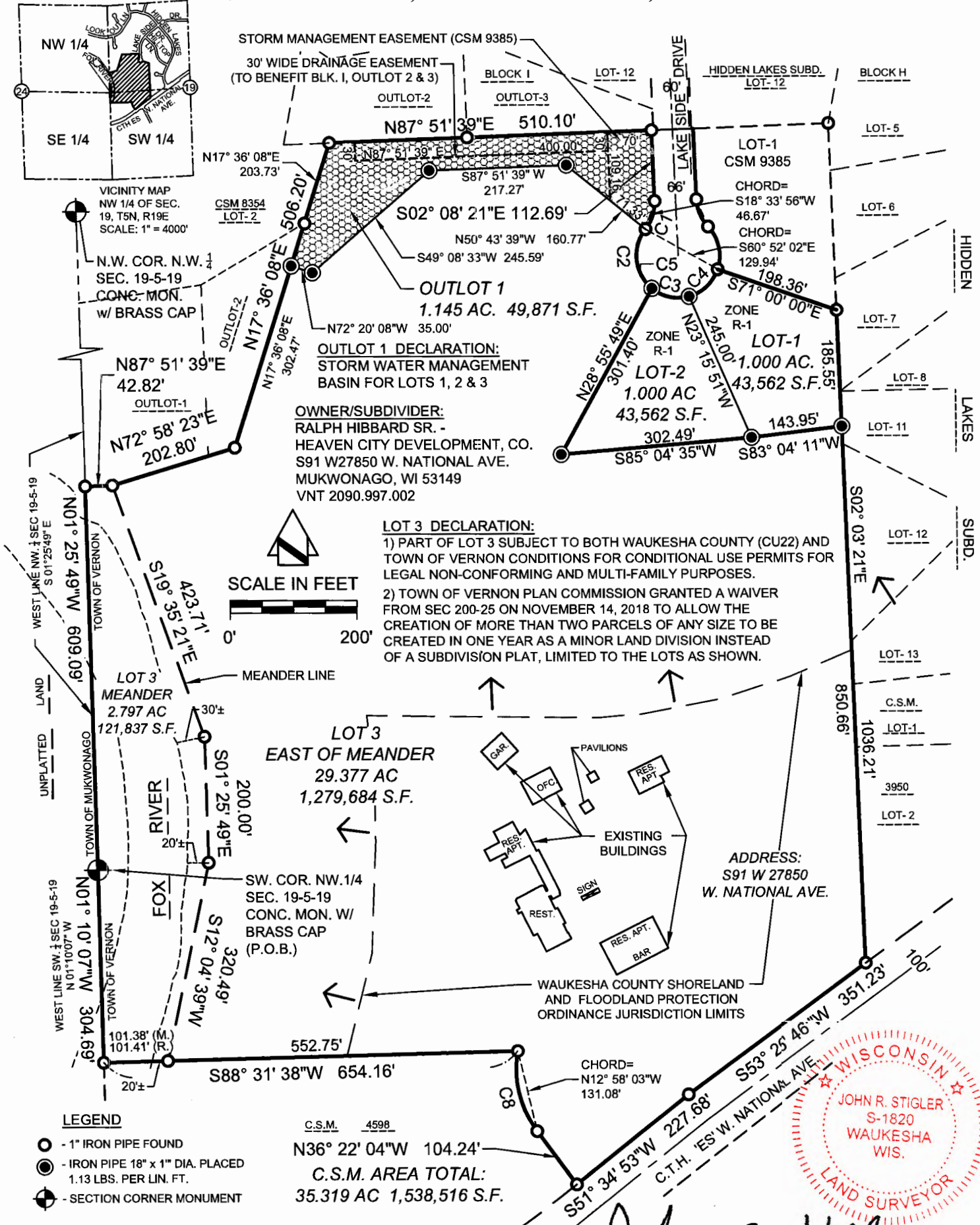
Staff will note the proposed Outlot 1, as this lot is envisioned to provide for the stormwater management and drainage to benefit lots to the North, South and West of the proposed CSM. Should this area shown as Outlot 1 be someday in the Village, the Village should be authorized access in these areas for purposes of inspecting the stormwater management practices or enforcing the terms of the Maintenance Agreement applicable to this area. There is a note on the CSM which affords this opportunity.

Recommendation

Approval with Conditions. State law allows the Village to review the CSM to ensure compliance with the Village Comprehensive Plan. The Village Comprehensive Plan designates the property as Medium Lot Single-Family I with lot sizes 25,000 square feet and above on the northern half and Low Intensity Commercial/Business usage on the southern half. Therefore, as the proposed CSM conforms to the comprehensive plan, staff recommends approval with no additional considerations at this time.

CERTIFIED SURVEY MAP NO. _____ Sheet 1 of 7

Being a Redivision of Lot 2 of Certified Survey Map No. 9385 and being part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Town 5 North, Range 19 East TOWN OF VERNON, WAUKESHA COUNTY, WISCONSIN

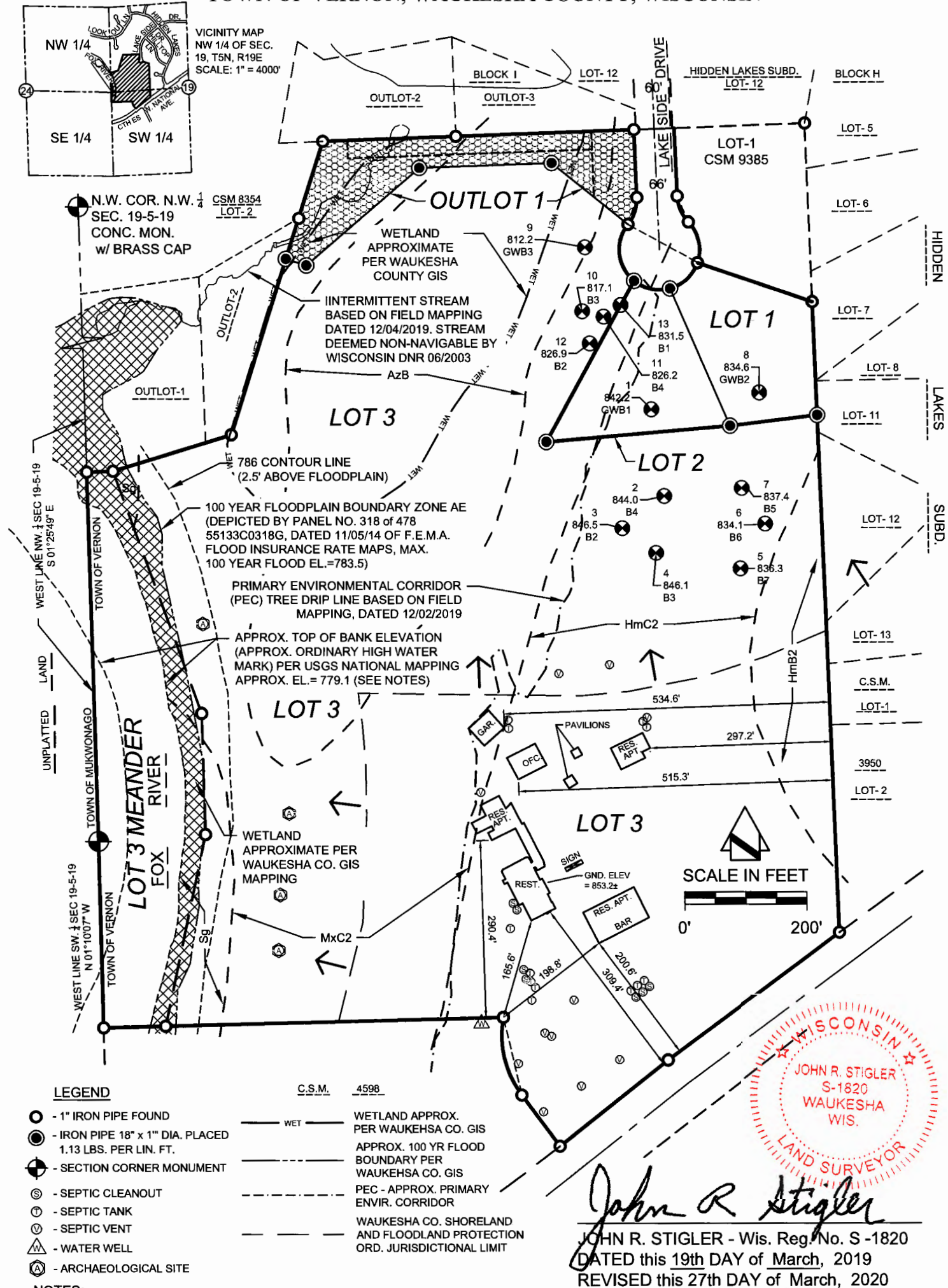


John R Stigler
JOHN R. STIGLER - Wis. Reg. No. S -1820
DATED this 19th DAY of March, 2019
REVISED this 27th DAY of March, 2020

INSTRUMENT DRAFTED BY JOHN R. STIGLER
P.S. VERNON 518
FILE NAME: S:\PROJECTS\19-9029 (S8701)\DWG\S8701CSM.DWG

CERTIFIED SURVEY MAP NO. _____ Sheet 2 of 7

Being a Redivision of Lot 2 of Certified Survey Map No. 9385 and being part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Town 5 North, Range 19 East TOWN OF VERNON, WAUKESHA COUNTY, WISCONSIN



CERTIFIED SURVEY MAP NO. _____ Sheet 3 of 7
Being a Redivision of Lot 2 of Certified Survey Map No. 9385 and being part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Town 5 North, Range 19 East TOWN OF VERNON, WAUKESHA COUNTY, WISCONSIN

Curve Table							
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing	Tangent In	Tangent Out
C1	47.70'	66.00'	41°24'38"	46.67'	S18° 33' 56"W	S2° 08' 21"E	S39° 16' 17"W
C2	103.58'	66.00'	89°55'13"	93.27'	S5° 41' 46"E	S39° 16' 17"W	S50° 38' 56"E
C3	62.48'	66.00'	54°14'04"	60.17'	S77° 45' 58"E	S50° 38' 56"E	N75° 07' 00"E
C4	64.64'	66.00'	56°07'04"	62.09'	N47° 03' 28"E	N75° 07' 00"E	N18° 59' 56"E
C5	230.69'	66.00'	200°15'55"	129.94'	S60° 52' 02"E	S39° 15' 56"W	N19° 00' 01"E
C8	134.80'	165.03'	46°47'56"	131.08'	N12° 58' 03"W	S10° 25' 55"W	S36° 22' 01"E

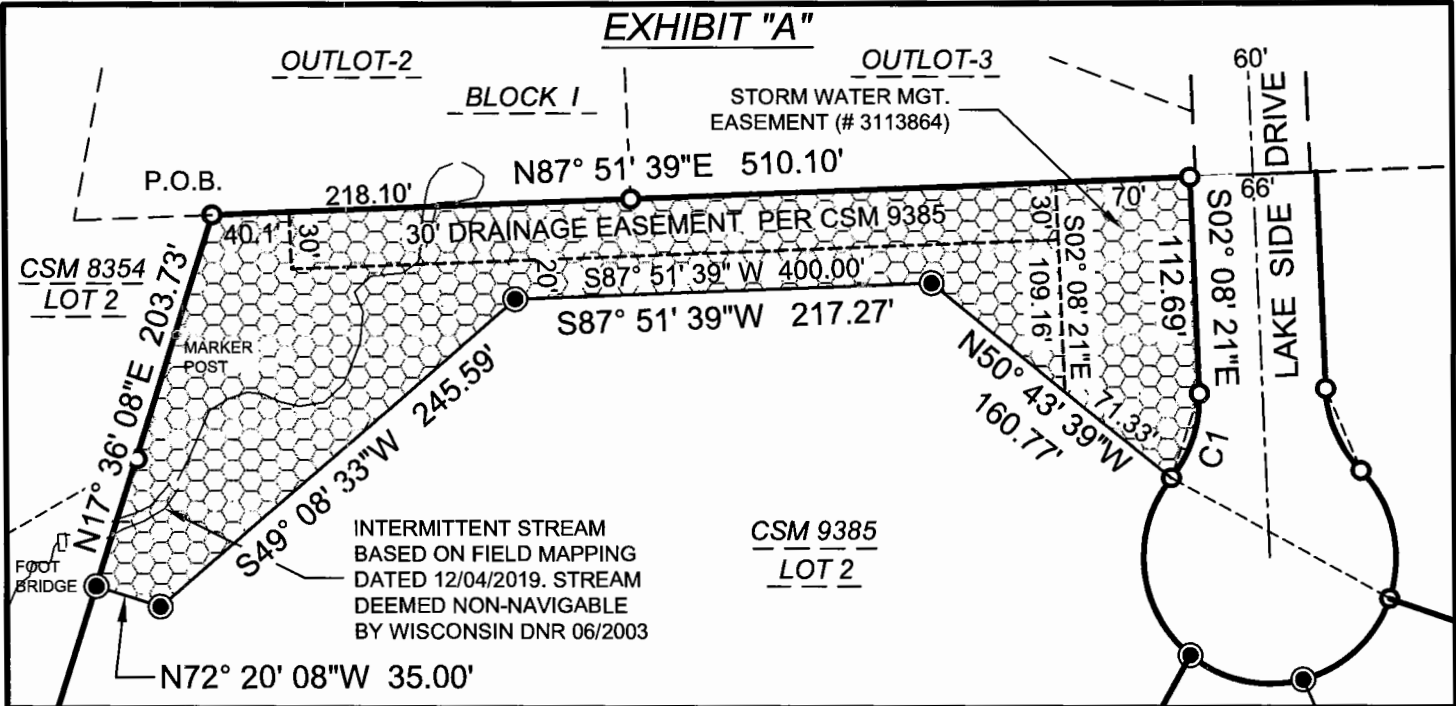
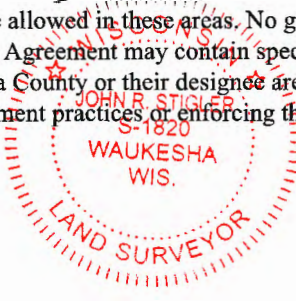


EXHIBIT "A" - OUTLOT 1 STORM WATER MANAGEMENT BASIN

Being a redivision of Lot 2 of Certified Survey Map No. 9385 and being part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Town 5 North, Range 19 East, Town of Vernon, Waukesha County, Wisconsin also described as follows: Beginning at the far most N.W. corner of Lot 2 of CSM 9385, thence North 87°51'39" East 510.10 feet along the north lot line to the west right-of way of Lakeside Drive; thence South 02°08'21 East 112.69 feet along said west right-of-way line; thence southerly 47.70 feet along the arc of a curve of radius 66.00 feet, curve center lies to the west, chord bears South 18°33'56" West 46.67 feet; thence North 50°43'39" West 160.77 feet; thence South 87°51'39" West 217.27 feet; thence South 49°08'33" West 245.59 feet; thence North 72°20'08" West 35.00 feet; thence N 17°36'08" East 203.73 feet to the far most NW corner of Lot 2 of CSM 9385 and the place of beginning. Containing an area of 49,871 square feet or 1.145 acres of land.

The titleholders of Lot 1, Lot 2, and Lot 3 of this CSM shall each hold 1/3 undivided and nontransferable interest in Outlot 1, where the storm water management practices are located. There are one or more separate documents recorded on the property title through the Waukesha County Register of Deeds entitled "Storm water Management Practice Maintenance Agreement" ("Maintenance Agreement") that apply to Outlot 1. The maintenance agreement subjects this CSM, and all lot owners therein, to covenants, conditions and restrictions necessary to ensure the long-term maintenance of the storm water management practice. The agreement also outlines a process by which the Town of Vernon may levy and collect special assessments or charges for any services the community might provide relating to enforcement of the Maintenance Agreement.

All lands within areas labeled "storm water management basin" are reserved for storm water collection, conveyance, treatment or infiltration. No buildings or other structures are allowed in these areas. No grading or filling is allowed in these areas that may interrupt storm water flows in any way. The Maintenance Agreement may contain specific maintenance requirements for these areas. The Town of Vernon, The Village of Mukwonago, Waukesha County or their designee are authorized access in these areas for purposes of inspecting the storm water management practices or enforcing the terms of Maintenance Agreement.


John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S -1820
DATED this 19th DAY of March, 2019
REVISED this 27th DAY of March, 2020

CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 7

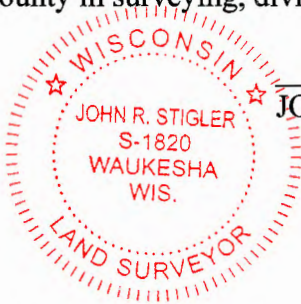
Being a redivision of Lot 2 of Certified Survey Map No. 9385 and being part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Town 5 North, Range 19 East
TOWN OF VERNON, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN) ss
COUNTY OF WAUKESHA)

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:
Being a redivision of Lot 2 of Certified Survey Map No. 9385 and being part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Town 5 North, Range 19 East, Town of Vernon, Waukesha County, Wisconsin also described as follows: Beginning at the southwest corner of the Northwest Quarter (NW ¼) of said Section 19, thence North 01°25'49" West 609.09 feet along the west line of the Northwest Quarter (NW ¼) of said Section 19; thence North 87°51'39" East 42.82 feet; thence North 72°58'23" East 202.80 feet along the east line of Certified Survey Map No. 8354; thence North 17°36'08" East 506.20 feet along said east line; thence North 87°51'39" East 510.10 feet along the north line of Certified Survey Map No. 9385 to the west right-of-way line of Lakeside Drive; thence South 02°08'21" East along said right-of-way line 112.69 feet; thence southerly 47.70 feet on the arc of a curve of radius 66.00 feet, curve center lies to the west, chord bears South 18°33'56" West 46.67 feet; thence easterly 230.69 feet along the arc of curve and right-of-way of Lakeside Drive, curve center lies to the east chord bears South 60°52'02" East 129.94 feet to the southwest corner of Lot 1 of Certified Survey Map No. 9385; thence South 71°00'00" East 198.36 feet along the south line of said Lot 1; thence South 02°03'21" East 1036.21 feet along the west line of Hidden Lakes Subdivision to the north right-of-way line of W. National Avenue (CTH "ES"); thence South 53°26'46" West 351.23 feet along said north right-of-way line; thence South 51°34'53" West 227.68 feet along said north right-of-way line; thence North 36°22'04" West 104.24 feet; thence northerly 134.80 feet along the arc of a curve, curve center lies to the east, chord bears North 12°58'03" West 131.08 feet, radius of 165.03 feet; thence South 88°31'38" West 654.16 feet; to the west line of the Southwest Quarter (SW ¼) of said Section 19; thence North 01°10'07" West along said west line 304.69 feet to the place of beginning. Also, including lands lying between the North / South property lines extended to the ordinary high water mark (approx. top of bank). CSM total area is 1,538,516 square feet or 35.319 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Town of Vernon, Village of Mukwonago, and Waukesha County in surveying, dividing and mapping the same.



John R Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this _____ day of _____, 2020

My commission expires July 5, 2023.

PETER A. MUEHL – NOTARY PUBLIC

OWNER: HEAVEN CITY DEVELOPMENT, CO.

CERTIFIED SURVEY MAP NO. _____ Sheet 5 of 7
Being a redivision of Lot 2 of Certified Survey Map No. 9385 and being part of the
Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and Northwest Quarter (NW ¼)
of the Southwest Quarter (SW ¼) of Section 19, Town 5 North, Range 19 East
TOWN OF VERNON, WAUKESHA COUNTY, WISCONSIN

OWNER’S CERTIFICATE:

As Owner, I hereby certify that I caused the land described on this map to be surveyed, divided and mapped in accordance with the requirements of the Town of Vernon and Ordinances of Waukesha County as represented on this map.

HEAVEN CITY DEVELOPMENT, CO.- OWNER

STATE OF WISCONSIN) ss
COUNTY OF WAUKESHA)
Personally came before me this _____ day of _____, 2020, the above named HEAVEN CITY DEVELOPMENT, CO., to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

NOTARY PUBLIC

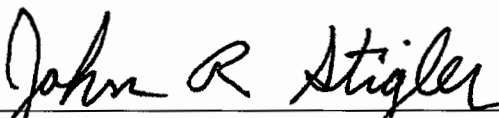
CONSENT OF CORPORATE MORTGAGEE:
_____, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this map and does hereby consent to the above certificate of _____.

IT’S _____

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)
Personally came before me this _____ day of _____, 2020, the above named _____ to me known to be the person who executed the foregoing instrument and to me known to be such _____, and acknowledge that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

My commission expires _____.

NOTARY PUBLIC



JOHN R. STIGLER - Wis. Reg. No. S-1820
Dated this _27th_ day of _March_, 2020



OWNER: HEAVEN CITY DEVELOPMENT, CO.

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 9385 and being part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Town 5 North, Range 19 East
TOWN OF VERNON, WAUKESHA COUNTY, WISCONSIN

Sheet 6 of 7

TOWN BOARD APPROVAL

Approved by the Town Board, Town of Vernon, this _____ day of _____, 2020.

CARL FORTNER - CHAIRPERSON

KAREN L. SCHUH - CLERK

TOWN PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, Town of Vernon, this _____ day of _____, 2020.

CARL FORTNER – CHAIRPERSON

KAREN L. SCHUH - SECRETARY

VILLAGE PLAN COMMISSION: EXTRATERRITORIAL JURISDICTION

Reviewed by the Plan Commission, Village of Mukwonago, this _____ day of _____, 2020.

FRED WINCHOWKY - PRESIDENT

DIANA DYKSTRA –CLERK/TREASURER

VILLAGE BOARD: EXTRATERRITORIAL JURISDICTION

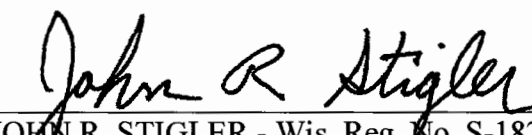
Reviewed by the Village Board, Village of Mukwonago, this _____ day of _____, 2020.

FRED WINCHOWKY - PRESIDENT

DIANA DYKSTRA –CLERK/TREASURER

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE: Resolved that the above Certified Survey Map which has been filed for approval as required by Chapter 236, Wisconsin Statutes, is hereby approved on this _____ day of _____, 2020.

DALE R. SHAVER - DIRECTOR



JOHN R. STIGLER - Wis. Reg. No. S-1820
Dated this _27th_ day of _March_, 2020



OWNER: HEAVEN CITY DEVELOPMENT, CO.

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 9385 and being part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Town 5 North, Range 19 East

TOWN OF VERNON, WAUKESHA COUNTY, WISCONSIN

Sheet 7 of 7

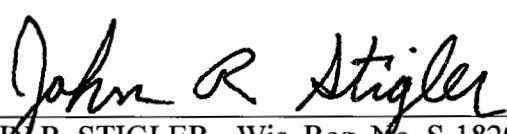
Notes:

- 1. Those areas within the Primary Environmental Corridor are considered to be within a Primary Environmental Corridor Preservation Area and are subject to the restrictions noted on this page.
- 2. A Tree Drip Line survey for proposed Lot 2 and Lot 3 was field delineated and is shown on page 2 of 7.
- 3. BASEMENT RESTRICTION for GROUNDWATER - This Certified Survey Map is located in an area with mapped soils that may have seasonal high groundwater. The Waukesha County Shoreland and Floodland Protection Ordinance currently requires that the lowest level of any principal building must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore, additional soil testing in the vicinity of any proposed principal building will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future amendment to the Waukesha County Shoreland and Floodland Protection Ordinance, the requirement at the time of construction shall apply. All groundwater separation requirements set forth by the Town of Vernon must also be complied with.

FLOODPLAIN/WETLAND/PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA RESTRICTIONS

Those areas identified as a Floodplain/Wetland/Primary Environmental Corridor Preservation Area on page 2 of 7 of this Certified Survey Map shall be subject to the following restrictions:

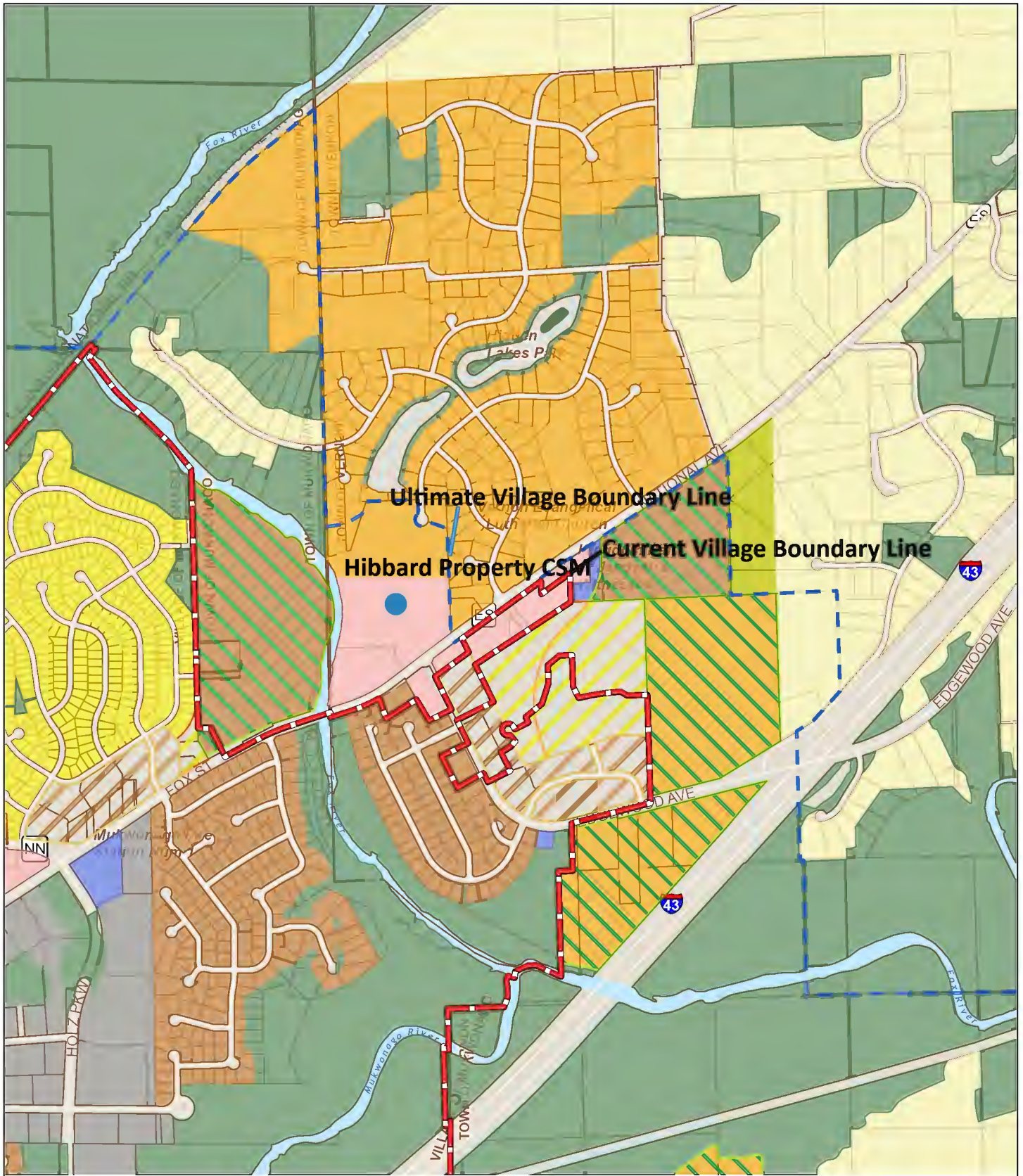
- 1. Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corp of Engineers.
- 2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that invasive, dead, diseased or dying vegetation may be removed, at the discretion of the landowner, and with approval from the Waukesha County Department of Parks and Land Use – Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Waukesha County Department of Parks and Land Use – Planning and Zoning Division, shall also be permitted.
- 3. Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited, unless grazing is conducted in order to manage invasive vegetation and approval is obtained by the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
- 4. The introduction of plant material not indigenous to the existing environment is prohibited.
- 5. Ponds are prohibited unless designed to enhance the natural environment. Ponds that may be permitted are subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- 6. The construction of buildings is prohibited.



JOHN R. STIGLER - Wis. Reg. No. S-1820
Dated this 27th day of March, 2020



OWNER: HEAVEN CITY DEVELOPMENT, CO.



**2035 Future Land Use Map
Hibbard Property CSM ETR**

DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 1333'

VILLAGE OF MUKWONAGO
440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

Print Date: 5/29/2020



Aerial Map 2015
Hibbard Property CSM ETR

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SCALE: 1" = 1333'

VILLAGE OF MUKWONAGO
440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

Print Date: 5/29/2020

Ben Kohout

From: Ralph Hibbard <ralph@greenfieldgallery.net>
Sent: Thursday, April 23, 2020 9:19 AM
To: Ben Kohout
Subject: Re: Hibbard CSM postponed to June Plan Commission meeting

Ben I'm fine with delay in reviewing CSM for my future lots in Vernon . June works.Regards Ralph P. Hibbard.

On Fri, Apr 17, 2020 at 11:28 AM Ben Kohout <bkohout@villageofmukwonago.com> wrote:

Ralph,

Wanted to let you know Fred Winchowky, Village President, has decided to cancel the PC meeting for May due to the COVID 19 concerns on meetings and logistics for our Plan Commission to conduct a meeting. He is aware you are on the agenda, and wanted me to convey this to you. Thanks for your understanding and am looking forward to finalizing this for you by taking to the June 9 Plan Commission and June 17 Village Board.

Feel free to call me with questions/concerns.

Regards,

Ben Kohout, AICP

Community Planner

Village of Mukwonago

440 River Crest Court

Mukwonago, WI 53149

O: 262.363.6420 ext. 2111



RESOLUTION 2020-25

**RESOLUTION APPROVING THE EXTRATERRITORIAL REVIEW OF A THREE-LOT
CERTIFIED SURVEY MAP WITHIN THE TOWN OF VERNON
TAX KEY VNT 2090-997-002**

WHEREAS, pursuant to the Village of Mukwonago Land Division Ordinance and the State of Wisconsin Plat Act (Chapter 236), an application for extraterritorial review of a Certified Survey Map for the property with the current tax key number of **VNT 2090-997-002**, located within the Town of Vernon, was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application was submitted by Ralph Hibbard, and

WHEREAS, the subject property, located along the north side of National Avenue (County Highway ES), North of intersection of National Avenue and Edgewood Avenue, falls with the 1.5-mile extraterritorial plat review area surrounding the corporate boundary of the Village of Mukwonago, and

WHEREAS, the Plat Act allows the Village the opportunity to review any land division that is within the 1.5-mile extraterritorial plat review area for compliance with the Village Comprehensive Plan, and

WHEREAS, a 3-Lot Certified Survey Map creating three-lot CSM out of the existing parcel, and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the 3-Lot Certified Survey Map dated March 27, 2020 prepared by John R. Stigler, and subject to documentation of Town Board approval.

Passed and dated this 17th day of June, 2020.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana A Dykstra, Village Clerk-Treasurer



Office of the Village Planner

440 River Crest Court, Mukwonago, Wisconsin 53149 Tel.(262) 363-6420x2111 –Fax (262) 363-6425 –planner@villageofmukwonago.com

Date: May 30, 2020

To: Fred Winchowky, Village Plan Commission Chair
Plan Commissioners

From: Ben Kohout, AICP; Village Planner

Subject: Foat CSM – Town of Waterford/ Extraterritorial CSM Review; Parcel Tax Id: 016041907004001;
Address: STH 83 (Vacant, No Address)

Meeting(s): June 9, 2020 Plan Commission meeting and June 17 Village Board

Property location: East side of State Highway 83, located South of the Village of Mukwonago, approximately 2,300 feet south of the intersection of Janseville Dr. and STH 83.

Current zoning: Town of Waterford Zoning, A-2 for large lot residential.

General description: Mr. Garret Foat, of Copper Creek Pass, LLC, has provided for subdivision of land to create four new lots.

The purpose of the CSM is to create new residential lots.

The subdivision of land is within 1.5 miles of the current Village Boundary, and as provide by State Statutes, affords the Village the ability to comment and recommend on the request. Staff finds the resulting single family large residential lots are outside of future sanitary sewer and water considerations and more than likely will not be annexed by the Village. The resulting lots are outside of the ultimate Village Boundary shown on the 2035 Future Land Use and Comprehensive Land Use Map. Staff has no concerns with the request.

Staff understands the Town of Waterford has taken action on the request and approved the CSM.

Recommendation

Approval with no conditions.

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4
OF SECTION 7, TOWN 4 NORTH, RANGE 19 EAST, TOWN OF
WATERFORD, RACINE COUNTY, WISCONSIN.

OWNER/SUBDIVIDER
COPPER CREEK PASS, LLC
510 B, N. SIXTH ST.
WATERFORD, WI 53185

SURVEYOR'S CERTIFICATE:

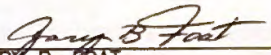
I, GARY B. FOAT, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I
HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4
OF SECTION 7, TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY,
WISCONSIN AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 7; THENCE S 87°19'12" W
ALONG THE SOUTH LINE OF SAID 1/4 SECTION, 1334.78 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE S 87°19'12" W ALONG SAID SOUTH LINE, 93.61 FEET TO THE EASTERLY
RIGHT-OF-WAY LINE OF S.T.H. "83"; THENCE 520.86 FEET ALONG SAID EASTERLY LINE ON
AN ARC OF A CURVE TO THE RIGHT, THE CHORD BEARING N 55°12'15" W, 520.25 FEET AND
THE RADIUS BEING 3090.22 FEET; THENCE S 39°28'30" W ALONG SAID EASTERLY LINE, 2.00
FEET; THENCE 793.49 FEET ALONG SAID EASTERLY LINE ON AN ARC OF A CURVE TO THE
RIGHT, THE CHORD BEARING N 43°01'17" W, 791.31 FEET AND THE RADIUS BEING 3092.22
FEET; THENCE N 56°15'25" E ALONG SAID EASTERLY LINE, 7.00 FEET; THENCE 104.02 FEET
ALONG SAID EASTERLY LINE AND AN ARC OF A CURVE TO THE RIGHT, THE CHORD BEARING
N 34°42'31" W, 104.02 FEET AND THE RADIUS BEING 3085.22 FEET; THENCE N 33°44'34" W
ALONG SAID EASTERLY LINE, 368.16 FEET; THENCE N 87°15'10" E ALONG THE NORTH LINE
OF THE SOUTHWEST 1/4 OF SAID 1/4 SECTION, 1313.29 FEET; THENCE S 00°20'40" E
ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID 1/4 SECTION, 1328.02 FEET TO
THE POINT OF BEGINNING. CONTAINING 1,071,740 SQUARE FEET OF LAND.

THAT I HAVE MADE SAID SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF
GARRETT G. FOAT, MEMBER OF THE COPPER CREEK PASS LLC, OWNER OF SAID LAND.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE
WISCONSIN STATUTES AND THE ORDINANCES OF THE TOWN OF WATERFORD IN
SURVEYING, DIVIDING AND MAPPING THE SAME.


GARY B. FOAT FEBRUARY 23, 2020
S-1598
WISCONSIN PROFESSIONAL LAND SURVEYOR



DEGEN - FOAT SURVEYING, INC.
100 SOUTH SECOND STREET
WATERFORD, WISCONSIN 53185
(262)534-5404 (FAX)534-2022

193031\193031CL.DWG
THIS INSTRUMENT DRAFTED BY: GARY B. FOAT

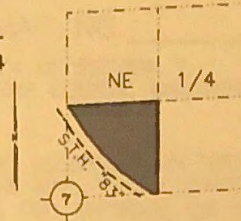
SHEET 1 OF 4

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

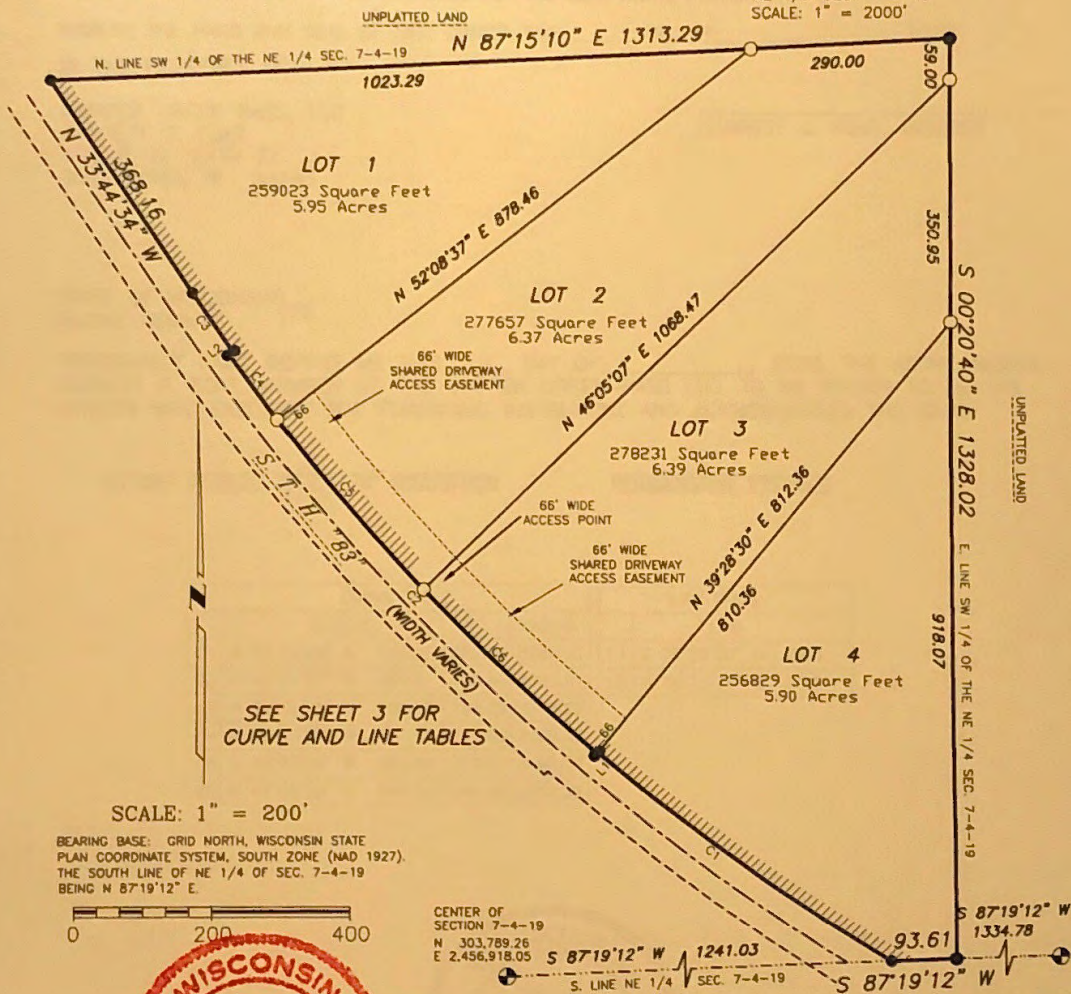
BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4
OF SECTION 7, TOWN 4 NORTH, RANGE 19 EAST, TOWN OF
WATERFORD, RACINE COUNTY, WISCONSIN.

OWNER/SUBDIVIDER
COPPER CREEK PASS, LLC
510 B, N. SIXTH ST.
WATERFORD, WI 53185

NOTE: THESE LOTS ARE TO BE DEED RESTRICTED TO NO FURTHER LAND
DIVISIONS WITHOUT RACINE COUNTY AND TOWN OF WATERFORD APPROVALS.



VICINITY MAP
NE 1/4 SEC. 7-4-19
SCALE: 1" = 2000'



Gary B. FOM
FEBRUARY 23, 2020

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7,
TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO
BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THE MAP, I ALSO CERTIFY THAT
THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.

TOWN OF WATERFORD
VILLAGE OF MUKWONAGO (EXTRATERRITORIAL JURISDICTION)

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 2020.

IN THE PRESENCE OF:

COPPER CREEK PASS, LLC
GARRETT G. FOAT
510 B, N. SIXTH ST.
WATERFORD, WI 53185

GARRETT G. FOAT, MEMBER

STATE OF WISCONSIN }
RACINE COUNTY } SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020, THE ABOVE NAMED
GARRETT G. FOAT, MEMBER OF THE COPPER CREEK PASS LLC. TO ME KNOWN TO BE THE
PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

COMMISSION EXPIRES

CURVE TABLE				LINE TABLE	
	CHORD	ARC	RADIUS	LINE	
C1	N 55°12'05" W 520.25	520.86	3090.22	L1	S 39°28'30" W 2.00
C2	N 43°01'17" W 791.31	793.49	3092.22	L2	N 56°15'25" E 7.00
C3	N 34°42'31" W 104.02	104.02	3085.22		
C4	N 36°45'48" W 117.98	117.99	3092.22		
C5	N 40°53'08" W 326.82	326.97	3092.22		
C6	N 47°08'38" W 348.35	348.53	3092.22		



Gary B. Foat
FEBRUARY 23, 2020

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7,
TOWN 4 NORTH, RANGE 19 EAST, TOWN OF WATERFORD, RACINE COUNTY, WISCONSIN.

CONSENT OF MORTGAGEE:

WE, _____, MORTGAGEE OF THE ABOVE
DESCRIBED PROPERTY DO HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING OF
THE LAND DESCRIBED ON THIS MAP AND DO CONSENT TO THE OWNERS CERTIFICATE
OF GARRETT G. FOAT.

STATE OF WISCONSIN }
RACINE COUNTY }SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020.

_____ AND _____ OF THE ABOVE NAMED CORPORATION,
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 PUBLIC STATE OF WISCONSIN

MY COMMISSION EXPIRES _____

TOWN OF WATERFORD APPROVAL:

APPROVED BY THE TOWN OF WATERFORD THIS _____, DAY OF _____, 2020.

TOM HINCZ, TOWN CHAIRMAN

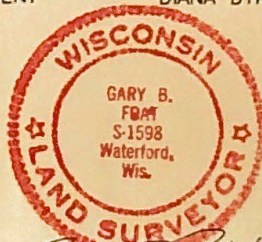
TINA MAYER, TOWN CLERK

VILLAGE OF MUKWONAGO EXTRATERRITORIAL PLAT JURISDICTION APPROVAL:

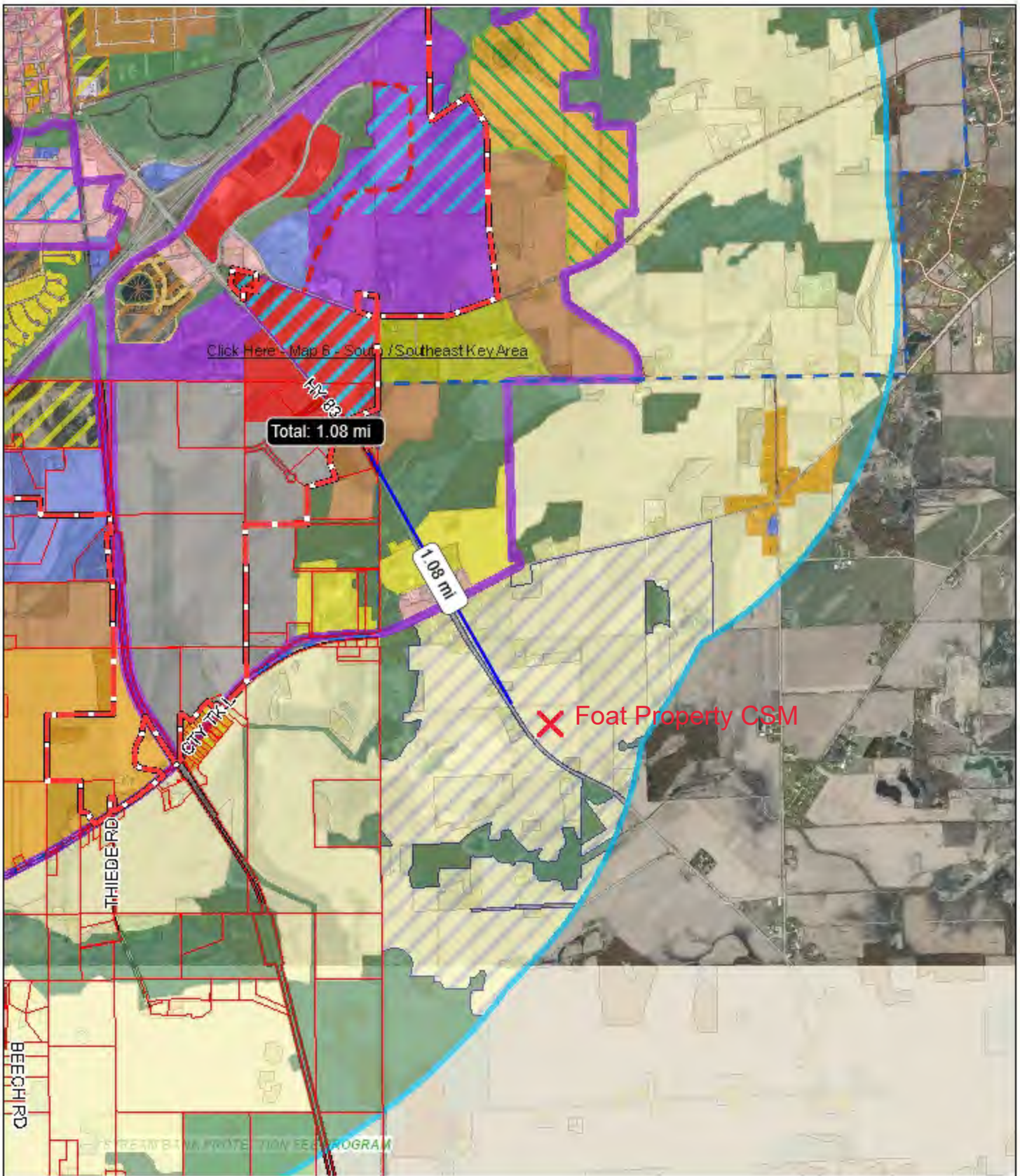
APPROVED BY THE VILLAGE OF MUKWONAGO THIS _____, DAY OF _____, 2020.

FRED WINCHOWKY, VILLAGE PRESIDENT

DIANA DYKSTRA, VILLAGE CLERK/TREASURER



Gary B. Foat
FEBRUARY 23, 2020



Village of Mukwonago GIS 2035 Recc Land Use

DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 2667'

VILLAGE OF MUKWONAGO
440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

Print Date: 5/14/2020

ArcGIS Web Map



May 29, 2020

- 

Quarter Quarter Section
- 

Quarter Section
- 

Sections
- 

Tax Parcels
- 

Parcel Tie Lines
- 

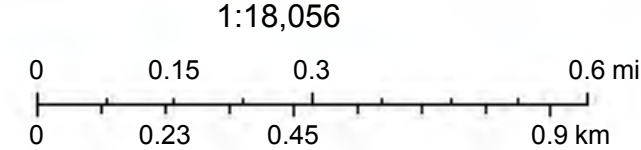
Municipal Boundaries
- 

2015 Spring Aerial
- 

Red: Band_1
- 

Green: Band_2
- 

Blue: Band_3



Racine County, SEWRPC, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

RESOLUTION 2020-26

**RESOLUTION APPROVING THE EXTRATERRITORIAL REVIEW OF A FOUR-LOT
CERTIFIED SURVEY MAP WITHIN THE TOWN OF WATERFORD
TAX KEY #016041907004001**

WHEREAS, pursuant to the Village of Mukwonago Land Division Ordinance and the State of Wisconsin Plat Act (Chapter 236), an application for extraterritorial review of a Certified Survey Map for the property with the current tax key number of **#016041907004001**, located within the Town of Waterford, was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application was submitted by Garret Foat of Copper Creek Pass, LLC, and

WHEREAS, the subject property, located along the East side of State Highway 83, approximately 2,300 feet south of the intersection of Janesville Dr, falls within the 1.5-mile extraterritorial plat review area surrounding the corporate boundary of the Village of Mukwonago, and

WHEREAS, the Plat Act allows the Village the opportunity to review any land division that is within the 1.5-mile extraterritorial plat review area for compliance with the Village Comprehensive Plan, and

WHEREAS, a 4-Lot Certified Survey Map creating four-lot CSM out of the existing parcel, and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the 4-Lot Certified Survey Map dated February 23, 2020 prepared by Gary B Foat, and subject to documentation of Town Board approval.

Passed and dated this 17th day of June, 2020.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana A Dykstra, Village Clerk-Treasurer



Office of the Village Planner

440 River Crest Court, Mukwonago, Wisconsin 53149 Tel.(262) 363-6420x2111 –Fax (262) 363-6425 –planner@villageofmukwonago.com

Date: May 30, 2020

To: Fred Winchowky, Village Plan Commission Chair
Plan Commissioners

From: Ben Kohout, AICP; Village Planner

Subject: Monument Sign Review/Approval for
Storage Werks, 950 Mukwonago Drive (MUKV2009954002)

Meeting(s): June 9, 2020 Plan Commission meeting and June 17 Village Board

Property location

East side of Mukwonago Drive, located approximately 200 ft. North of Bay View Road and Mukwonago Drive intersection.

Current zoning

B-2, General Business

General description

Applicant is proposing a 6.6 ft. tall by 7.3 ft. wide monument sign. The sign has a 22 in. base of brick and 22 in. tall by 88 in. wide electronic message center. There is a 30 in. tall by 88 in. wide sign for "Storage Werks" at the top of the sign. The sign is proposed to be located approximately 35 feet south of the entrance and approximately 15 feet south of the parking stalls on the property. The property size is 4.87 acres.

Zoning Review

Signs for Monument signs in the Village proper areas (outside of the defined Village Center) are governed by Section 64-23(g) and monument sign standards found in Chapter 64.

For the size of the sign, the size of the parcel dictates the allowances. The property is 4.87 acres, and the sign code permits 100 s.f. of sign face area and up to 12 feet in height. The sign face of the main sign is 18.3 s.f. The electronic message board area is 14.3 s.f. The total s.f. of sign face area is 32.6 and is under the 100 s.f. maximum size. The overall height is also under the 12 ft. tall maximum allowance.

The Code governs proportions of the sign as it pertains to the electronic reader board and the main business identification sign and these were evaluated. The reader board is 44% of the sign. At an overall size of less than 50 s.f., as this sign is, the maximum allowable percentage is 50%. This standard is met.

The location of the sign shown approximately 35 feet south of the driveway entrance to the parking area is outside of the vision triangles. Code requires a 15 foot vision triangle, as measured from intersection of driveway and right of way.

Reviewing the remainder of the Code with the proposal, the sign will need an address affixed to the sign. A freestanding sign copy must include the building address numbers or range of building address numbers horizontally displayed in a visible location. Inclusion of the street name as part of the address is optional. The address may be located on the sign base without counting toward the overall sign size. A minimum of four (4) inches type face is required, preferably of a contrasting color for better visibility.

Recommendation

Approval with following conditions:

1. Address number of at least 4 inch tall type face of contrasting color shall be affixed on the sign and resubmitted for Zoning Administrator review and approval prior to filing for a building permit.
2. Applicant shall obtain building permit for sign review and approval prior to construction.

Attachments

1. Sign Location Map with dimensions
2. Picture of Monument Sign



	LOCATION	ADDRESS	SPECIAL NOTES	DATE	DRAWING #	DESIGNER	
Storage Werks		950 MUKWONAGO DRIVE		1/22/18	W500	JH	Westphal BRAND PRINT CREATIVE



RESOLUTION 2020-23

**RESOLUTION APPROVING SIGNAGE FOR APPLICANT
STORAGE WERKS AT
950 MUKWONAGO DR, PARCEL MUKV 2009-954-002**

WHEREAS, pursuant to Section 64-32, an application for signage is required to be accepted by the Zoning Administrator to review the applications for zoning compliance, which said application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application was submitted by Westphal, for Storage Werks, 950 Mukwonago Dr, and

WHEREAS, Section 64-32, subsection (b), requires Plan Commission review and recommendation of all signage for single tenant properties 3.01 acres or greater in size, and

WHEREAS, the proposed wall sign and monument sign presented as meeting the requirements of Section 64-32 has been reviewed and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the proposed monument sign for Storage Werks at 950 Mukwonago Dr, and

BE IT FURTHER RESOLVED this monument sign approval shall be subject to the plans submitted by Westphal, as recommended by the Plan Commission on June 9, 2020, and on file in the office of the Zoning Administrator, with the following conditions:

1. Address number of at least 4-inch-tall type face of contrasting color shall be affixed on the sign and resubmitted for Zoning Administrator review and approval prior to filing for a building permit.
2. A building permit application shall be filed for the signage to ensure proper construction standards are met for all signage.

Passed and dated this 17th day of June, 2020.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana A Dykstra, Village Clerk-Treasurer

440 River Crest Court, Mukwonago, Wisconsin 53149 Tel.(262) 363-6420x2111 –Fax (262) 363-6425 –planner@villageofmukwonago.com

Date: May 30, 2020

To: Fred Winchowky, Village Plan Commission Chair
Plan Commissioners

From: Ben Kohout, AICP; Village Planner

Subject: Monument Sign Review/Approval for
Edgewood Apartments Complex Sign at Entrance, 1400 Edgewood Avenue (MUKV2091998)

Meeting(s): June 9, 2020 Plan Commission meeting and June 17 Village Board

Property location

East side of Edgewood Avenue, approximately 400 feet south of intersection with National Ave.

Current zoning

R-10, Medium Density Multi Family Residential

General description

Applicant is proposing a 12 feet wide by 2'2" tall wood painted monument sign at entrance of apartment complex (south side of entrance – sign already existing). The overall height from grade to top of sign is shown to be 3'2".

Zoning Review

Signs for Apartment complexes is governed by section 64-21(b), which calls for the Plan Commission to review and approve of signs. The allowed sign or signs shall be freestanding monument style, not to exceed 36 square feet in area and six feet in height above adjacent grade, unless allowed a larger size by the plan commission based on the design of the sign and compatibility with adjacent land uses.

The proposal shown by the applicant is under these dimensions. The location of the sign is outside of the vision triangles.

Recommendation

Approval with following condition:

1. Applicant shall obtain building permit for sign.

Attachments

1. Sign Location Map with dimensions
2. Picture of Monument Sign

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

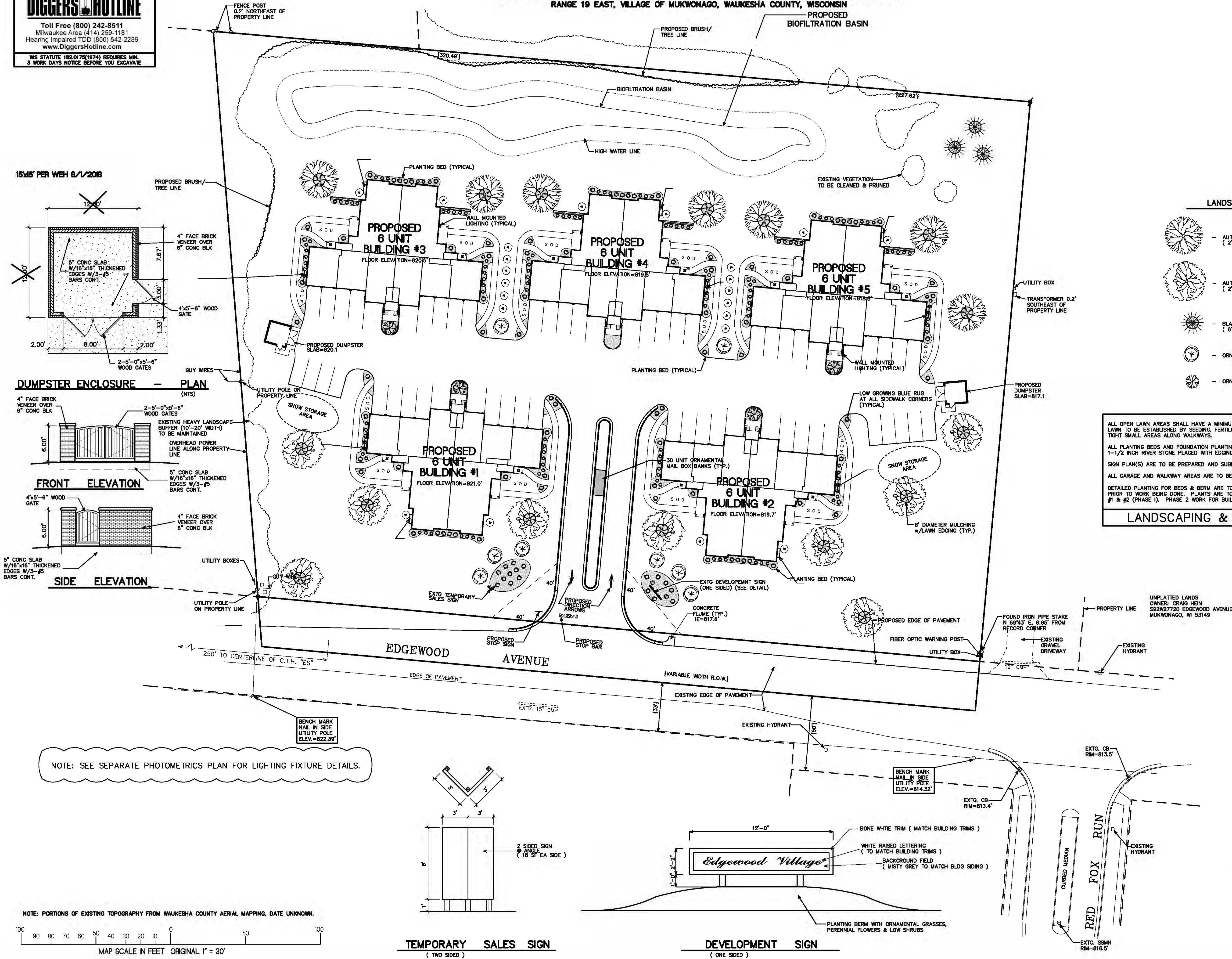
DIGGERS HOTLINE

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

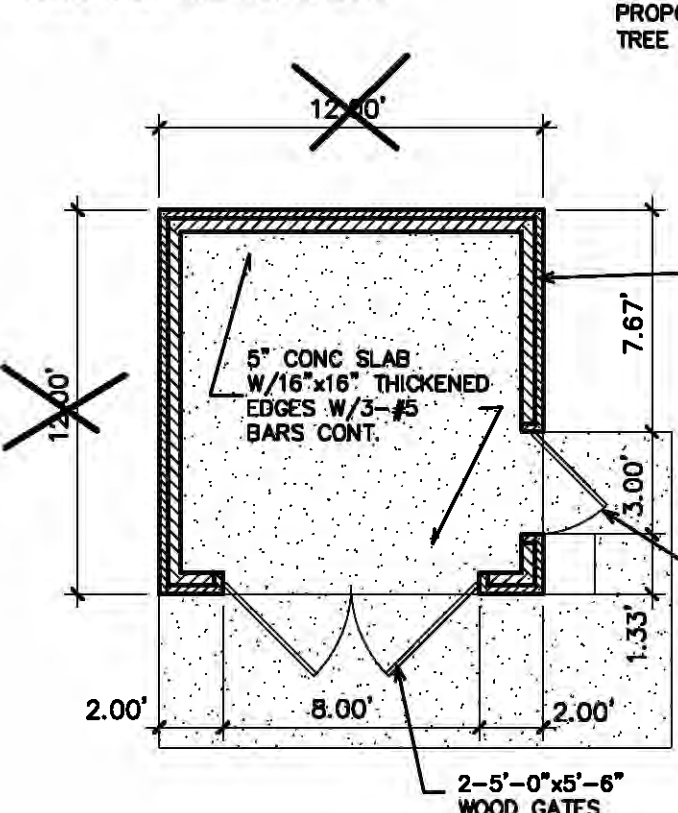
WIS STATUTE 182.017(1974) REQUIRES MIN.
3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

EDGEWOOD VILLAGE APARTMENTS

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWN 5 NORTH,
RANGE 19 EAST, VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

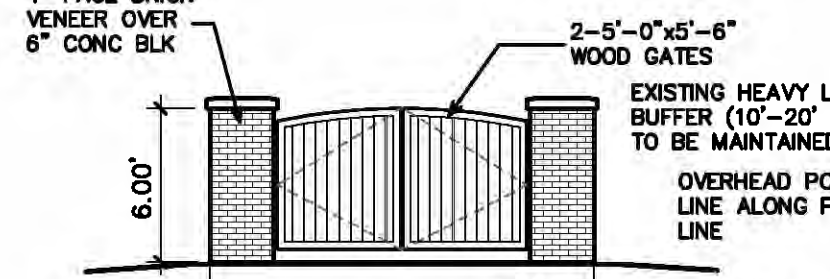


15'x15' PER W/1 8/1/2016

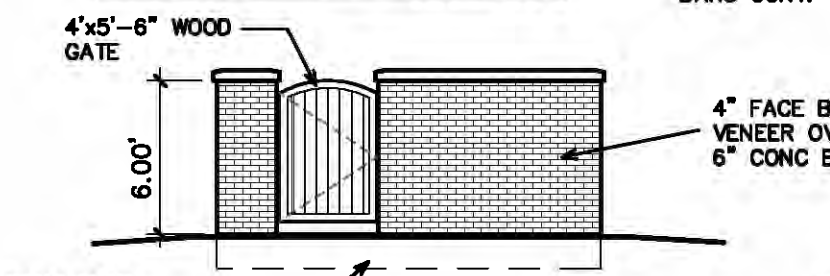


DUMPSTER ENCLOSURE - PLAN

(NTS)



FRONT ELEVATION



SIDE ELEVATION

LANDSCAPE KEY

- AUTUMN GOLD GINKGO TREE (7)
(2" CALIPER MIN.)
- AUTUMN BLAZE MAPLE TREE (9)
(2" CALIPER MIN.)
- BLACK HILLS SPRUCE (3)
(6' HEIGHT)
- ORNAMENTAL CRAB (8)
- ORNAMENTAL DWARF PLUM (4)

ALL OPEN LAWN AREAS SHALL HAVE A MINIMUM OF FOUR INCHES OF TOPSOIL REPLACEMENT, LAWN TO BE ESTABLISHED BY SEEDING, FERTILIZER AND MULCHING. SOD MAY BE USED IN TIGHT SMALL AREAS ALONG WALKWAYS.

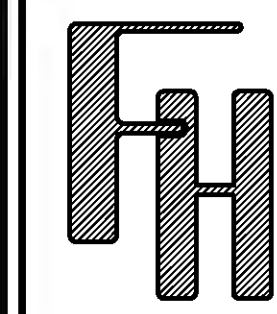
ALL PLANTING BEDS AND FOUNDATION PLANTING AREAS SHALL HAVE WEED BARRIERS AND 1-1/2 INCH RIVER STONE PLACED WITH EDGING AGAINST LAWN EDGES.

SIGN PLAN(S) ARE TO BE PREPARED AND SUBMITTED FOR APPROVAL SEPARATELY.

ALL GARAGE AND WALKWAY AREAS ARE TO BE LIGHTED BY BUILDING LED WALL PACKS.

DETAILED PLANTING FOR BEDS & BERM ARE TO BE DONE BY LANDSCAPER & SUBMITTED PRIOR TO WORK BEING DONE. PLANTS ARE TO BE COORDINATED & MATCH FOR BUILDINGS #1 & #2 (PHASE 1). PHASE 2 WORK FOR BUILDINGS #3, #4 & #5 SHALL ALSO MATCH.

LANDSCAPING & LIGHTING NOTES



EDGEWOOD VILLAGE APARTMENTS
S92W27800 EDGEWOOD AVENUE
VILLAGE OF MUKWONAGO, WAUKESHA CO., WI

LANDSCAPING & LIGHTING PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
2/14/2017-KB
MISC. ADVANCEMENT
6/12/17-SB
STREET LIGHT OPTION
03/24/20-BB
REVISED SIGNS AT BOULEVARD ENTRY

PROJECT NO.
9344
DATE
12/02/2016
SHEET NO.
6 OF 10

A photograph of a residential property. In the foreground, a large, rectangular sign with a white border and a dark grey background is mounted on two white posts. The sign features the text "Edgewood Village" in a white, elegant script font. The sign is set in a bed of light-colored gravel. Behind the sign, a two-story house is visible. The left portion of the house has dark grey horizontal siding, a white balcony with a white railing, and white-framed windows with dark shutters. The right portion of the house is constructed of light-colored brick and also features windows with dark shutters. The scene is captured in bright daylight, casting shadows on the gravel.

Edgewood Village

RESOLUTION 2020-24

**RESOLUTION APPROVING SIGNAGE FOR APPLICANT
EDGEWOOD VILLAGE APARTMENTS AT
1400 EDGEWOOD AVE, PARCEL MUKV 2091-998**

WHEREAS, pursuant to Section 64-32, an application for signage is required to be accepted by the Zoning Administrator to review the applications for zoning compliance, which said application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application was submitted by Warren Hansen, Edgewood Village Apartments, 1400 Edgewood Ave, and

WHEREAS, Section 64-32, subsection (b), requires Plan Commission review and recommendation of all signage for single tenant properties 3.01 acres or greater in size, and

WHEREAS, the proposed wall sign and monument sign presented as meeting the requirements of Section 64-32 has been reviewed and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the proposed monument sign for Edgewood Village Apartments at 1400 Edgewood Avenue, and

BE IT FURTHER RESOLVED this monument sign approval shall be subject to the plans submitted by Warren Hanson, as recommended by the Plan Commission on June 9, 2020, and on file in the office of the Zoning Administrator, with the following conditions:

1. A building permit application shall be filed for the signage to ensure proper construction standards are met for all signage.

Passed and dated this 17th day of June, 2020.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana A Dykstra, Village Clerk-Treasurer

AGENDA ITEM REQUEST FORM

Committee/Board:	Plan Commission
Topic:	Recommend to the Village Board an extension of time request to complete construction for approved Special Use Permit granted for Haase House in effect for property at 312 Roberts Drive.
From:	Ben Kohout
Department:	Planning & Zoning
Presenter:	Ben Kohout, Village Zoning Administrator/Planner
Date of Committee Action (if required)	
Date of Village Board Action (if required)	June 17, 2020

Information

Subject:

Recommend to the Village Board an extension of time request to complete construction for approved Special Use Permit granted for Haase House in effect for property at 312 Roberts Drive.

Background Information/Rationale:

The Haase House is a residence which was granted a Special Use Permit by the Village Board on July 17, 2019. The terms of approval of the SUP included a provision that all construction improvements to meet the standards outlined in the criteria to accommodate the use be completed by July 17, 2020.

The director for Haase house has requested a three month extension, by which time, all necessary improvements shall be in place to finalize construction and open up the Haase House. In speaking with the director, the Village Planner has noted the director expressed the COVID-19 pandemic as a reason for the delay in that the contractors were delayed in working on the project.

Staff finds the request reasonable and offers no objections or concerns with the request.

Key Issues for Consideration:
Fiscal Impact (if any):

n/a

Requested Action by Committee/Board:

Attachments

Haase email requesting 3 mo ext 20200521
Haase House recorded SUP

Ben Kohout

From: Mary Haase <haasehouse16@gmail.com>
Sent: Thursday, May 21, 2020 1:33 PM
To: Ben Kohout
Subject: The Haase House Extension Request

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon Mr. Cohout,

I, Mary Haase, owner and director of the Haase House, LLC am requesting a 3-month extension on our Special Use Permit requirement to complete a handicapped accessible bathroom and entrance at 312 Roberts Drive. Although moving forward on this project, we are unsure if our permit for the entrance will be approved and that our contractor has time in his schedule to complete our project prior to July 19th. I am specifically asking for an extension to complete these projects no later than October 19th, 2020.

Thank you, Mr. Cohout, for reaching out to me on this matter. Your timeliness is greatly appreciated.

Respectfully,
Mary Haase
Program Director

Mobile: 262-501-2926
haasehouse16@gmail.com

visit us at www.thehaasehouse.com



**HIPPENMEYER, REILLY, BLUM
SCHMITZER, FABIAN & ENGLISH, S.C.**

MARK G. BLUM
THOMAS G. SCHMITZER
LORIE J. FABIAN
RONALD E. ENGLISH III

720 CLINTON STREET
P.O. BOX 176
WAUKESHA, WISCONSIN 53182-0176
TELEPHONE: (262) 549-8181
FAXSIMILE: (262) 549-8187
www.hrblawfirm.com

RICHARD E. HIPPEMEYER
(1911-1979)
WILLIAM F. REILLY
(1909-2007)

EMAIL: MGBLUM@HRBLAWFIRM.COM

September 11, 2019

Via Email (ddykstra@villageofmukwonago.com) and US Mail

Ms. Diana Dyksatra
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

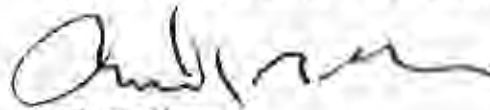
Re: The Haase House - Special Use Permit

Dear Diana:

Enclosed please find the recorded original Special Use Permit for The Haase House, which was recorded on August 26, 2019 as Document No. 4417273. The original will be sent to you via US Mail for retention with the Village's records.

Thank you for your consideration of this matter.

HIPPENMEYER, REILLY, BLUM,
SCHMITZER, FABIAN & ENGLISH, S.C.


Mark G. Blum

MGB/jb
Enc.

Cc: Attorney David Sparer (via email)
Mr. John Weidl (via email)

SPECIAL USE PERMIT

Document Number

Title of Document

The property affected by this Agreement is legally described as follows:

Lot 9, Block 3 Field Park, PT SW1/4, Section 26, Township 5 North, Range 19 East; Document No. 4265679

4417273

REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON

August 26, 2019 01:32 PM
James R. Behrend
Register of Deeds

13 PGS
TOTAL FEE \$30.00
TRANS FEE \$0.00

Book Page



Record this document with the Register of Deeds

Name and Return Address

Atty. Mark G. Blum
Hippenmeyer, Reilly, Blum, et. al.
PO Box 766
Waukesha, WI 53187-0766

MUKV 1963028

(Parcel Identification Number)

Drafted By:

Attorney Mark G. Blum
Hippenmeyer, Reilly, Blum,
Schmitzer, Fabian & English, S.C.
720 Clinton St., PO Box 766
Waukesha, WI 53187-0766
Phone: (262) 549-8181
Email: mgblum@hrblawfirm.com



Mukwonago – Place of the Bear
a Waubesa County blue chip community

www.villageofmukwonago.com

Village of Mukwonago

CERTIFICATION

I, Diana Dykstra, the duly appointed Village Clerk/Treasurer of the Village of Mukwonago, do hereby certify that the attached photos and maps are a true and correct copy of the original and if they are not legible or readable, a copy of the original is available from the Village of Mukwonago Clerk's Office.

Dated this 30th day of August, 2019


 Diana Dykstra, Village Clerk/Treasurer

This certification relates to the Special Use Permit with The Haase House and the Village of Mukwonago.

SPECIAL USE PERMIT

WHEREAS, the Village of Mukwonago (hereafter referred to as the "Village") has received a request from The Haase House, LLC (hereinafter referred to as "THH"), which is desirous of providing self-directed support services pursuant to Medicaid and Department of Health Standards in the Village of Mukwonago; and

WHEREAS, THH intends to serve young adults between the ages of 18-35 with autism spectrum disorder, as well as intellectual and development disabilities, at a property known as 312 Roberts Drive in the Village of Mukwonago (hereinafter referred to as the "Property"); and

WHEREAS, the Property is zoned Single Family Residential and as a result, business or commercial activities are not permitted as either a permitted use or a conditional use under the Mukwonago Village Code; and

WHEREAS, the Americans with Disabilities Act, as well as the Fair Housing Act, require that the Village provide a reasonable accommodation to individuals with disabilities; and

WHEREAS, THH made a claim against the Village asserting that the reasonable accommodation requirements of these federal laws apply to her request and threatened to commence litigation if the parties were not able to negotiate, in good faith, the reasonable accommodation requirement toward an amicable resolution of the controversy; and

WHEREAS, the parties have negotiated in good faith and this Special Use Permit is a product of those discussions.

NOW, THEREFORE, the Village does hereby acknowledge the proposed use described by THH in the attached Business Operation Plan (Exhibit A) for the clientele as identified in said Business Operation Plan (hereinafter the "Plan") represents a protected class under Title II of the Americans with Disabilities Act and therefore, under the Americans with Disabilities and the Fair Housing Acts, the Village is required to reasonably accommodate the clients by allowing THH to provide the services identified in Exhibit A at the Property. The Village hereby consents to the issuing of this Special Use Permit under the terms set forth herein and further, finds that this is a reasonable accommodation under the Americans with Disabilities and the Fair Housing Acts.

THH does hereby agree that as a condition for the issuance of this Special Use Permit, it will conduct its operations and its services to its clients as set forth in its Plan (Exhibit A), as well as in accordance with the following additional conditions:

1. Throughout the use of this Special Use Permit, THH agrees to obtain and maintain such licensure and other permits as may be required by governmental entities with jurisdiction for the operation of its program in accordance with the Plan.
2. THH agrees to comply with their Parking Plan, which is attached hereto and incorporated herein as Exhibit A. There will not be any on-street parking associated

with THH's business except as permitted in the Parking Plan or for temporary parking related to vendors or deliveries

3. THH agrees to construct a handicap accessible bathroom, as well as at least one handicap accessible ingress/egress point to the structure on the Property within one year of the issuance of this Special Use Permit.
4. THH acknowledges that the Property will be subject to fire inspections by the Mukwonago Fire Department and agrees to erect or maintain such equipment and facilities as may be required by the Fire Department, including, if required EXIT lights with battery backups for its ingress/egress locations, as well as to maintain fire extinguishers.
5. THH agrees that the maximum number of clients being served at any one time will not exceed 15, and the total occupancy of the Property at any one time, inclusive of staff, shall not exceed 20.
6. THH and the Village acknowledge that this Special Use Permit, and the rights and obligations hereunder, have been approved by valid and enforceable action of the governing bodies of both parties.
7. THH and the Village acknowledge that this Special Use Permit shall only be effective so long as THH is operating its program in accordance with the Plan attached as Exhibit A and further, agrees that if there are any violations of the terms of this Special Use Permit, the Village may provide notice of said violations, with a right for THH to cure the violation within ten (10) days or to initiate reasonable efforts to cure within the ten (10) days, and diligently follow up on curing. If the Village claims that THH has failed to cure within the cure period, then the Village shall provide the opportunity for a hearing on the violations. In the event the violations are not resolved and the Village Board determines that material violations have, in fact, occurred, this Special Use Permit may be terminated.
8. THH agrees to maintain public liability insurance, as well as professional liability insurance with limits as are typically maintained by other similar programs.
9. The Village and THH acknowledge that this Special Use Permit is the product of a unique set of circumstances (including, but not limited to, THH's expressed recognition through the process leading up to and the issuance of this Special Use Permit, that the parties have worked in good faith to satisfy the reasonable accommodation requirements of the aforementioned federal laws and THH's further expressed acknowledgement that the claim made under those laws is hereby withdrawn, satisfied or made moot by the Village Board's issuance of this Special Use Permit); and the parties further acknowledge that this Special Use Permit shall only continue for so long as the program being run by THH is in operation pursuant to the terms of the Plan attached as Exhibit A. In the event the programs cease to operate, this Special Use Permit shall expire and

the Property shall be returned to a Residential Use as permitted under the Village of Mukwonago Municipal Code.

10. This Special Use Permit is not transferrable or assignable without the approval of the Mukwonago Village Board.
11. The Village and THH acknowledge that this Special Use Permit shall be recorded with the Waukesha County Register of Deeds.
12. By executing this document, the Village of Mukwonago agrees to the issuance of this Special Use Permit and by its signature, THH agrees to the specific terms of this Special Use Permit as set forth herein.
13. This Special Use Permit shall be governed and construed in accordance with the laws of the State of Wisconsin.
14. This Special Use Permit may not be modified except in a written agreement executed by both parties.

[Signature Page To Follow]

VILLAGE:

Village of Mukwonago

By:

Fred Winchowky
Fred Winchowky, President

VILLAGE:

Village of Mukwonago

By:

Judith A. Taubert
Judith Taubert, Clerk/Treasurer

STATE OF WISCONSIN)

) ss.

COUNTY OF WAUKESHA)

Personally came before me, this 17th day of July, 2019, the above-named Fred Winchowky and Judith Taubert, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]

Notary Public, State of Wisconsin

My Commission is permanent/~~expires~~ _____**THH:**

THH House, LLC

By:

Mary L. Haase
Mary L. Haase, Owner
Print Name & Title

STATE OF WISCONSIN)

) ss.

COUNTY OF Waukesha)

Personally came before me, this 6 day of August 2019, the above-named Mary L. Haase, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]

Notary Public, State of Wisconsin

My Commission is permanent/~~expires~~ 10-30-2020

**BUSINESS & SERVICES DESCRIPTION:**

- **Services Provided:** THH is an **Hourly Support Services Program** for young adults with **Intellectual Developmental Disabilities (IDD)**, with 100% of our time devoted to **instruction on "Life Skills" development**. The services that are funded by Centers for Medicare/Medicaid include:
 - **Supportive Home Care (SHC):** Range of services that clients need to meet daily living needs to ensure adequate functioning in a home and safe access to the community. Assistance with eating, exercising, communication, bathing (none at THH), adaptive equipment use, time management, supervision, social skills, wellness, extension of therapy services. These SHC services can be provided in the client's home, in the community or at THH.
 - **Respite Care (RES):** Services that basically relieve the primary caregiver from care demands. Can occur in the client's home, in the community or at THH. These services are primarily used for Special Events/Outings outside of a scheduled service times at THH. They also may be used if there is a need to arrive early or stay late due to unforeseen circumstances (i.e. car trouble, meeting before work, funeral to attend, etc...).
 - **Daily Living Skills (DLS):** Services that provide education and skill development or training to improve the client's ability to independently perform routine daily activities and effectively utilize community resources. May include skill development in personal hygiene, food preparation, home upkeep/maintenance, money management, accessing and using community resources, computer use, parenting and community mobility. It also can be used to provide support at a volunteer site or work setting in our community. Daily Living Skills services can occur in the client's home, in the community or at THH. DLS is provided by 1:1 or 1:2 instruction
 - **Supported Employment Services (SES):** These are the services that help clients obtain and maintain competitive or customized employment in an integrated work setting. Includes vocational/job-related discovery or assessment, person-centered employment planning, assistance with job placement and negotiations with prospective employers, job coaching, and tools/training to maximize effectiveness of client in that role.
 - **Patient Education & Training (PET):** These are educational services provided to the clients and care-givers to support and advance the development of their advocacy skills to exercise control and responsibility over their supported services and other needs. Includes enrollment fees, books and educational materials, structured meetings, information sharing, training, community visits, etc.
- **Business Type:** THH is considered a **"Self-Directed Support Service Provider"** under the **Centers for Medicaid/Medicare and Dept of Health Services**, and there is no other defined term for this type of program yet. THH is not an Adult Day Care or Day Program due to the extensive curriculum taught and the commitment of the families and /or participants to meet our goal-driven requirements needed to become a client at THH.



- **Business Model:** Our model is **instructional and goal driven for each person for every hour** they attend.
- **Certifications:** As a Support Service Provider to IDD adults, there are **NO certifications, regulations, or licences our entity is required to have.** BUT, as individuals providing these support services, many staff at THH are licensed professionals. No standards or requirements exist today for any location where these services are provided.
- **Service Provider Standards:** BUT the Centers for Medicaid/Medicare and Dept of Health do **require their providers to meet these standards at both state and federal levels, and THH does.**
 - Liability Insurance
 - Background checks
 - Business insurance to utmostly protect the young adults
 - THH also chooses to be certified in CPR/First Aid, Blood Borne Pathogens, and run monthly Safety drills although these are not required.
- **"Self-Directed" Support:** Medicare/Medicaid permits those who receive long-term care support services to choose a self-directed option called IRIS. These are "consumer directed" supports that refers to a wide range of approaches designed to maximize choice and control for people who use long-term care services and supports, including control of one's own budget for services, choice of services and supports, and decision-making authority.
- **IC's (Individual Consultants):** The Department of Health Services assigns each IDD adult a consultant who oversees their funds, services, and The Haase House. These consultants visit us regularly to ensure their clients are receiving the right support in the right setting and help support their self-direction..

CLIENTS SERVED:

- Young Adults 18-35 with Autism spectrum disorder (ASD)
 - **ASD Definition:** A complex developmental disability; signs typically appear during early childhood and affect a person's ability to communicate, and interact with others. ASD is defined by a certain set of behaviors and is a "spectrum condition" that affects individuals differently and to varying degrees.
 - There is no known single cause of autism, but increased awareness and early diagnosis/intervention and access to appropriate services/supports lead to significantly improved outcomes.
 - Some of the behaviors associated with autism include delayed learning of language; difficulty making eye contact or holding a conversation; difficulty with executive functioning, which relates to reasoning and planning; narrow, intense interests; poor motor skills and sensory sensitivities.
 - Again, a person on the spectrum might follow many of these behaviors or just a few, or many others besides. The diagnosis of autism spectrum disorder is applied based on analysis of all behaviors and their severity.

- **Young Adults 18-35 with Intellectual and Developmental Disability (IDD)**
 - **IDD Definition:** An intellectual developmental disability is characterised by an IQ below 70 (the median IQ is 100), and **significant difficulty with daily living such as self-care, safety, communication, and socialization**, (i.e. cerebral palsy, autism, down syndrome, epilepsy)
 - People with an intellectual disability may process information more slowly than others, have difficulty communicating and managing daily living skills, and also have difficulty with abstract concepts such as money and time.
 - *Intellectual disability* is a disability characterized by significant limitations in both **Intellectual functioning** and in **adaptive behavior**, which covers many everyday social and practical skills. This disability originates before the age of 18
 - *Intellectual functioning*—also called intelligence—refers to general mental capacity, such as learning, reasoning, problem solving, and so on.
 - *Adaptive behavior* is the collection of conceptual, social, and practical skills that are learned and performed by people in their everyday lives.
 - *Conceptual skills*—language and literacy; money, time, and number concepts; and self-direction.
 - *Social skills*—interpersonal skills, social responsibility, self-esteem, gullibility, naïveté (i.e., wariness), social problem solving, and to avoid being victimized.
 - *Practical skills*—activities of daily living (personal care), occupational skills, healthcare, travel/transportation, schedules/routines, safety, use of money, use of the telephone
- **Goal-Oriented:** Young adults who are desiring to work toward goals are accepted. We focus on self-determination. The young adults and their families must agree to the purpose/intent of our programming for meeting goals and not simply providing care. So the young adults and their families that are served are often highly motivated, goal driven individuals.
- **Behaviors:** Young adults can attend THH as long as they do not impact the instruction of others and act in a respectful manner to staff, other young adults and those in the community. Since funding is to be used for hourly services we need to assure everyone is receiving the services to be rendered. If any behaviors bring about extreme anxiety or fear in others, we feel this can, and has, directly impacted the instruction of others. Part of our contractual agreement with these families is that we can develop a plan to work on behaviors, but it is the discretion of THH to determine if the young adult will continue with services. If there is a history of behavioral problems or they start displaying negative behaviors, this is addressed immediately with the families and it may be determined that THH is not an appropriate setting for that individual. If requested to leave THH, we would offer families suggestions or provide resources to them if possible, and two-week notice if they need time to plan a transition to other support services.
- **Family:** THH has a strong belief in developing a sense of family - we function just like a family that has duties, responsibilities, runs errands into the community, celebrates birthdays/holidays, exercises, eats, and engages in conversations. We stay strongly connected with families and the needs of our young adults outside of THH, addressing the whole person.

CLIENT/STAFF RATIO:

Our ratio of staff to clients at any given time is at maximum of 1:3. We strive to keep our ratios at this level to assure safety, effective skill training and adequate management and supervision within all community settings.

CLIENTS AVERAGE HOURS:

THH serves 15 clients, all with varying days/times, so there is no real average on how many hours a client spends at THH. The grid to the right shows the # of clients that will be on-site at each time throughout the day (as of June '19).

This will also vary based on vacations, illnesses, when special events are offered, changes in their work schedules, changes in the guardian's schedule, etc.

THH HOURLY # CLIENTS - ON SITE

TIME	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
7:00	0	0	1	0	0
7:30	0	1	2	0	0
8:00	3	4	3	1	0
8:30	5	6	4	2	1
9:00	5	6	4	3	1
9:30	4	6	3	2	0
10:00	5	6	4	3	1
10:30	6	6	5	4	2
11:00	6	6	5	4	2
11:30	6	6	5	4	2
12:00	6	6	6	5	3
12:30	7	6	6	5	3
1:00	7	6	6	5	3
1:30	8	7	7	6	4
2:00	8	6	5	4	4
2:30	5	4	4	4	4
3:00	4	3	2	3	2
3:30	2	2	0	2	0
4:00	2	2	0	2	0

IN HOME	MG - 1hr	RL - 2hrs	RL - 2hrs	KW - 2 hrs	MG - 1hr

CLIENT SCHEDULES:

Each new client (and their caregivers) will go through an extensive interview process prior to starting services at THH that will determine the types of support services they will receive and the types of activities they will be involved in based on their personal goals of self-determination. THH then collaborates with each client's Individual Consultant and parents/care-givers to determine the appropriate # of hours/wk and determine what can be provided within their annual budget. Then these services can be scheduled. This could range from 2 hours/week to 40 hours/week.

Based on each client's goals, a DAILY schedule of curriculum and activities is set for each client and staffed appropriately.

- **Daily Schedule Example:**
see example for 1/2 day on right

- **Hours of Operation:**
 - o Normal hours are Mon - Fri, 8:00 a.m. - 5:30 p.m. (No holidays or weekends), but there are times a few clients may need to come earlier or stay later.
 - o There may be times when there is a special event (i.e. birthday, family dinner, visitors, yard work help, etc.) which may fall within or out of standard operating hours.

Monday: June 24th, Morning

May 24, 2019 7:30 AM to 6:30 PM (10:00 AM to 12:00 PM) (10:00 AM to 12:00 PM) (10:00 AM to 12:00 PM) (10:00 AM to 12:00 PM) (10:00 AM to 12:00 PM)

TIME	Activity	Staff	Client	Activity	Staff	Client	Activity	Staff	Client
8:15 AM									Mary Sam
8:30 AM	Shelby parents adding meet (S)	Shelby parents adding meet (S)		Shelby parents adding meet (S)		Shelby parents adding meet (S)			Mary
9:00 AM	Wiggins (S)	Wiggins (S)	Spending (S)	Wiggins (S)		Spending (S)			S
9:30 AM	Family Meal (M)	Family Meal (M)	Family Meal (M)	Family Meal (M)		Family Meal (M)			Mary (S) / S
10:30 AM	Study: Apples	Family Meal (M)	Start painting (M)	Family Meal (M)		Start painting (M)			Mary, Library staff
11:00 AM	Travel to work (S)	Travel to work (S)	Travel to work (S)	Travel to work (S)		Travel to work (S)			Mary
11:30 AM	Work	Travel to Library (S)	Travel to Library (S)	Travel to Library (S)		Travel to Library (S)			Mary
12:00 PM	Work	Travel to Library (S)	Travel to Library (S)	Travel to Library (S)		Travel to Library (S)			Mary
12:30 PM	Work	Travel to Library (S)	Travel to Library (S)	Travel to Library (S)		Travel to Library (S)			Mary
1:00 PM	Work	Travel to Library (S)	Travel to Library (S)	Travel to Library (S)		Travel to Library (S)			Mary
1:30 PM	Work	Travel to Library (S)	Travel to Library (S)	Travel to Library (S)		Travel to Library (S)			Mary
2:00 PM	Work	Travel to Library (S)	Travel to Library (S)	Travel to Library (S)		Travel to Library (S)			Mary
2:30 PM	Work	Travel to Library (S)	Travel to Library (S)	Travel to Library (S)		Travel to Library (S)			Mary
3:00 PM	Work	Travel to Library (S)	Travel to Library (S)	Travel to Library (S)		Travel to Library (S)			Mary
3:30 PM	Work	Travel to Library (S)	Travel to Library (S)	Travel to Library (S)		Travel to Library (S)			Mary
4:00 PM	Work	Travel to Library (S)	Travel to Library (S)	Travel to Library (S)		Travel to Library (S)			Mary
4:30 PM	Work	Travel to Library (S)	Travel to Library (S)	Travel to Library (S)		Travel to Library (S)			Mary
5:00 PM	Work	Travel to Library (S)	Travel to Library (S)	Travel to Library (S)		Travel to Library (S)			Mary
5:30 PM	Work	Travel to Library (S)	Travel to Library (S)	Travel to Library (S)		Travel to Library (S)			Mary

STAFF/VOLUNTEERS:

- **Staff** = THH currently has 8 staff members
 - 1 full-time (Mary-program director)
 - 1 part-time (program managers)
 - 4 part-time (program assistants)
 - 2 part-time (office work)

Typically, 3-4 staff members are at THH at one time to provide client services. There are times it could be up to 5 and potentially would be 5 if each day were servicing young adults at full capacity.

- **Office personnel** = Bookkeeper- 1 day per week for 3 hours
= Ops Mgr. - 3 days, 6-7 hrs/day
- **Volunteers** = There are many people who volunteer time to spend with our clients, mainly to teach them things that they are experts in (ie - gardening, crafts, chess, music, art, etc). These are not regular, weekly visits, but may happen 1-2 times per month.

THH HOME/HUB:

A key element to the business model at THH is to utilize a residential home as a hub for providing the support services, to gather as a group prior to a community outing or special event, and to help create the family environment. The home/yard is utilized as part of the training environment to simulate real home living that these young adults are striving for.

- **Home Features Required/Desired:** Due to the nature of our IDD and ASD clients, safety is the #1 priority for the home chosen, and community integration is #2. Features that allow for this are:
 - Ranch-style home (1 floor, limited stairs)
 - Low traffic area
 - 2+ bathrooms
 - Larger rooms
 - Close proximity to businesses, shopping, parks, schools
 - Adequate parking space on the property for staff and drop-offs/pick-ups
- **Home Capacity:** THH will use the standard of having a minimum of 150 square feet of space in the home per 1 client served. (keeping in mind client/staff ratio is 3:1). Curriculum and activities are usually planned in small groups, so most of the time, the clients are working in different rooms or places in the house.
- **Transportation/Parking:**
 - **Client drop-offs/pick ups:** As the schedule indicates above, clients arrive and depart at many different times throughout the day. Either a family member, Seniors on the Go taxi service, or a THH staff member is providing the transportation to/from THH. We offer this service to our clients when it is possible and helps the family with transportation needs. We attempt to vary the drop-off and pick-up times at THH to minimize traffic or vehicle congestion.
 - **Community Trips:** The Haase House will use a typical family mini-van to transport clients to/from the community. If more than 6 clients needs to go somewhere, the staff's personal car will be used. We keep in mind our numbers on any given day. We often split into two groups. Some are working on

skills in the community while another group works at home, resulting in minimized issues with parking or traffic in a residential area. If there is a larger community outing the drop off and pick ups will be located at a local park in order to ease traffic issues in a residential setting.

- o **Staff Parking:** The average # of cars that will be on-premise are 3-5. See the attached property Parking Plan for THH.

- **Fire/Tornado:** THH will employ the following safety guidelines in the home:

- A written plan indicating procedures in the event of a fire/tornado will be reviewed with all staff and clients quarterly (evacuation routes, meeting place, supervision, special needs for hearing/mobility/sensory/anxiety, contacting families/guardians, access to emergency forms)
- A fire/tornado evacuation plan with routes will be posted in the home, with annual inspections schedule with the local fire department.
- At least one telephone will be accessible on the premises and ALL emergency numbers, including "911" will be clearly posted at each phone location
- Halls leading to all exits will be clear of obstruction at all times, with at least one exit door being at least 3 feet in width (non commercial ADA)
- Within the home, all exits will have an "exit" sign (non-commercial) clearly marked
- Fire drills will be practiced quarterly and documented.
- Extinguishers, alarms, and exit signs will be inspected annually

- **Missing Persons:** THH will develop a procedure in the event there is a missing person from the daily programming,

Insurance: THH Holds this Policy (Renewed January 1, 2019)

Company: Robertson-Ryan & Associates - West Bend Mutual

- Abuse/Molestation - up to \$5 million
- Commercial Property Coverage
- Commercial General Liability
- Commercial Umbrella
- Business Auto Coverage
- Renter's Insurance
- Homeowner's Insurance would be attained if business resided in a home

All staff are covered under Workman's Compensation and current Business Insurance policy



Please note the following guidelines for THH Parking:

(exceptions are anticipated to be minimal throughout the year)

- The right side of garage and driveway will be used for staff parking
- The left front spot near doorway (#2) will be used for THH Mini-Van
- The left-side of driveway will be kept open for client drop-offs/pick ups
- On Thursdays from 8a-11a, the Bookkeeper will park her small car on Roberts Lane (#6) and enter through the side door



Office of the Village Planner

440 River Crest Court, Mukwonago, Wisconsin 53149 - Tel. (262) 363-6420 - Fax (262) 363-6425 – planner@villageofmukwonago.com

Date: May 22, 2020

To: Fred Winchowky, Village President, Chair of Planning Commission AND Plan Commissioners

Cc: John Weidl, Village Administrator (via email); Diana Dykstra, Village Clerk (via email); Bob Harley, Supervisor of Inspections (via email); Mark Blum, Village Attorney (via email); Pete Gesch, Village Engineer (via email); Kevin Schmidt, Police Chief (via email); Jeff Stien, Fire Chief (via email); Ron Bittner, Public Works Director (via email); David Brown, Public Services Director (via email); Tom Herlugson, applicant (via email)

From: Ben Kohout, AICP; Village Zoning Administrator/Planner

Subject: Mukwonago Animal Hospital Parking Lot Expansion to West (13 add'l spaces) / **Site Plan Amendment Request**

Meeting(s): June 9, 2020 Plan Commission; June 17, 2020 Village Board

Property location

1065 N. Rochester Street; MUKV1963996001

Current zoning

B-2, General Commercial District

Proposed zoning

N/a

Previous review(s)

N/a

Description

Staff Reviewed a set of plans, dated May 27, 2020 and original submittals for lighting plans and cut sheets dated May 1, 2020. The plans with these dates show 12 additional asphalt parking stalls to the west of the existing asphalt parking lot and associated drive aisles for the Mukwonago Animal Hospital for use by their employees. The 12 additional stalls results in a total of 37 stalls, two of which are handicap stalls. The number of spaces is sufficient, as are the number of handicap stalls provided.

Staff utilized Section 100-402., c.,3.,e., which states that "All or part of the information to be presented on a site plan for a new or expanded parking lot may be waived by the zoning administrator if a small

size of the new or expanded lot does not merit the improvements.” Staff has reviewed the proposal and finds the existing parking and associated parking expansion do not contain landscaping islands and curb and gutter and, as presented, may meet this criterion. Staff is of the opinion this proposal meets the expectations for development in the Village and therefore have not required the following elements customarily found in new parking lots:

1. Landscaping islands,
2. Curb and Gutter along the edges.

With this being said, because there is lighting and landscaping proposed and potential future residential imminent along the western edge of the property, staff would like to note the following inclusions to satisfy the Code.

1. Lighting. The applicant is providing for one light, to shine southerly across the parking lot additional area, situated on the south side of the existing dog run/outside area. Staff is requiring this light be shielded so as to not project onto the West or Southern property lines. A lighting plan, showing foot/candle intensity levels, is provided. The plan shows compliance with the Code. Code provides for “0” foot candle intensity at the property lines.
2. Landscaping. The applicant is providing for a berm, approximately 2.5 to 3 feet tall, along the western edge of the proposed parking surface area. This would serve to satisfy the requirement of landscaping to visually screen adjoining residential properties from headlights shining into neighboring residential properties.

Off-site water drainage was reviewed by the Village Engineer. There is a proposed stormwater rain garden located along the southern edge of the proposed parking lot addition and the Engineer found this will be sufficient to accommodate the additional and present impervious drainage conditions to meet the Village standards.

Zoning standards

Staff utilized the following Village Code Sections in the Review of this Application:

1. 100-402, Parking Lot Standards,
2. 100-601, Site Plan Standards,
3. 34-100 through 34-115, Storm Water Management

Recommendation

Approval with conditions.

Therefore, I am recommending approval with the following conditions:

1. Site Plan approval is valid for a period of one (1) year from date of Village Board approval. A new application and subsequent required filings as required by ordinance shall be submitted for consideration if no building permit is applied for during said time frame.
2. The stormwater rain garden shall be properly maintained to the standards designed in the plans dated May 27, 2020. Any additional parking lot expansion/alterations resulting in additional impervious surface area shall be reevaluated to ensure stormwater run off compliance.

Attachments

1. Site Plan
2. Lighting Plans

SITE DATA TABLE

DEVELOPMENT SITE AREA :	219,115 S.F. (5.0302 Ac.)
EXISTING BUILDING FLOOR AREA :	3,320 S.F.
PROPOSED BUILDING FLOOR AREA :	2,300 S.F.
TOTAL BUILDING FLOOR AREA :	3,320 + 2,300 = 5,620 S.F.
FLOOR AREA RATIO :	5,620 / 219,115 = 2.6%
EXISTING PARKING LOT:	15,400 S.F.
PROPOSED PARKING LOT:	9,000 S.F.
TOTAL IMPERVIOUS SURFACE AREA:	5,620 + 15,400 + 9,000 = 30,020 S.F.
LANDSCAPE SURFACE AREA (GREEN SPACE RATIO):	189,095 / 219,115 = 86%
LOT COVERAGE (SITE AREA LESS LANDSCAPE SURFACE AREA)	14%
FRONT SET BACK (FSB):	50' (STATE HWY)
REAR SET BACK (RSB):	30'
SIDE YARD SET BACK (SY):	10'
EMPLOYEE PARKING :	15
TOTAL PARKING :	49
NEW ADDED IMPERVOIOUS AREA :	30,020 - 3,320 - 9,000 = 17,680 S.F. (0.40 Ac)

GENERAL CONSTRUCTION NOTES:

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; the State of Wisconsin Plumbing Code AND the Village of Mukwonago Ordinances, unless otherwise called for on the plans, specifications or special provisions.
2. Contractor shall obtain all permits prior to commencing any construction on the site. Any Work within the right of way will require additional permits from the State, County or Village. Contractor is required to contact all agencies for applicable permits.
3. All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth in the Department of Natural Resources Wisconsin Technical Standards.
4. All erosion control devices (i.e., silt fence, etc.), shall be installed prior to commencing any site work on the property.
5. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
6. The owner will provide all surveying and construction staking for this contract. The contractor shall exercise care and diligence in protecting the same.
7. The contractor shall notify Diggers Hotline, all utilities City Departments, and government units whose property may be affected by the contractor's operations of least three (3) days before breaking ground. Diggers Hotline number is 811.
8. Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the TRACKING PAD entrance to the property.
9. Contractor shall be responsible for maintaining the Streets. The Streets shall be kept free of silt or dirt tracked from areas under construction by sweeping within 24hrs.
10. Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed areas and provide seed, fertilizer and erosion control fabric per the WDMR Technical Standards.
11. Stabilization of all disturbed areas must follow NR151 erosion control prescriptive standards which require immediate temporary stabilization of disturbed areas which remain inactive longer than 14 working days and within 7 days of final stabilization. Highway mix #40 shall be used for permanent seeding with an application rate of 4.0 lbs/1000 sq ft.
12. All erosion control devices shall be routinely inspected every seven days or within 24 hours of a rainfall greater than 0.5 inches. INSPECTION BY GENERAL CONTRACTOR.
13. IF PERMANENT SEEDING (W601440) IS NOT COMPLETED BY SEPTEMBER 15, APPLY TEMPORARY SEEDING (SEE BELOW). IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15, DORMANT SEED WITH EROSION CONTROL MATTING OR HYDROMULCH SHALL BE APPLIED TO INACTIVE DISTURBED SOILS BETWEEN OCTOBER 15TH AND MAY 1ST AS A TEMPORARY SOIL STABILIZATION MEASURE DURING THE NON-GROWING SEASON.

W601 Temporary Seed Mix
Temporary seed shall be a seed mixture conforming to W601 630.2.1.5.1.4.
Use winter wheat or rye for fall plantings started after September 1.

CONSTRUCTION PHASING SEQUENCING:

- THE GRADING AND UNDERGROUND CONTRACTORS MUST FOLLOW THIS CONSTRUCTION SEQUENCE AS REQUIRED BY THE WDMR AND THE VILLAGE:
1. INSTALL SILT FENCE AND STONE DITCH CHECK.
 2. STRIP TOPSOIL FROM THE PROPOSED CONSTRUCTION AREA & CONSTRUCT LANDSCAPE BERM. HAUL EXCESS OFFSITE.
 3. RESTORE DISTURBED AREAS WITH TOPSOIL, SEED AND STABILIZE.
 4. CONSTRUCT PARKING LOT.
 5. FOLLOWING SITE STABILIZATION CONSTRUCT RAIN GARDEN.
 6. FOLLOWING COMPLETE SITE STABILIZATION AND VILLAGE APPROVAL, REMOVE ALL EROSION CONTROL MEASURES.

NOTES:
SILT FENCE AND TRACKING PAD SHALL CONFORM TO TECHNICAL STANDARDS 1056 & 1057 RESPECTIVELY.

IF DEWATERING IS NECESSARY DURING EXCAVATION, THE PRACTICES IDENTIFIED IN THE TECH. STD. 1061 SHALL BE UTILIZED TO MEET THE DE-WATERING PERFORMANCE STANDARD TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE (MEP) AS DEFINED IN NR 151.11(6)(C). ALL PUMPED EFFLUENT FROM DEWATERING OPERATIONS (TRENCH DEWATERING OR OTHERWISE SHALL BE DISCHARGED TO A GEOTEXTILE FILTER BAG CONFORMING TO WDMR CONSERVATION PRACTICE STANDARD 1061. THE GEOTEXTILE BAG SHALL BE PLACED ON VEGETATED / STABILIZED GROUND AND DISCHARGE TO A SEDIMENT BASIN OR TRAP. SHOULD NO BASIN / TRAP EXIST, THE GEOTEXTILE BAG SHALL BE PLACED ON FILTER FABRIC AND SURROUNDED BY A SEDIMENT BALE BARRIER CONFORMING TO CONSERVATION PRACTICE STANDARD 1065. THE FILTER FABRIC SHALL BE BROUGHT UP THE SIDES AND OVER THE TOP OF THE HAY BALES AND SECURED. DISCHARGE SHALL NOT BE ALLOWED TO FLOW OVER UNPROTECTED GROUND. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS PRIOR TO SEDIMENT REMOVAL.

THIS GRADING PLAN MUST BE REVIEWED AND APPROVED BY THE VILLAGE ENGINEER.

TOTAL LAND DISTURBANCE SHALL BE LESS THAN 1 ACRE.

SCALE: 1"=30'



FOUND 1" IRON PIPE
0.26' N.
FOUND 1" IRON PIPE
0.49' W. 0.48' E.
FOUND 1" IRON PIPE
0.44' N.

UNPLATTED LANDS
DOC. NO. 3261074

(REC. AS S88°49'49"E 746.00')
S89°49'49"E 744.10'

50'

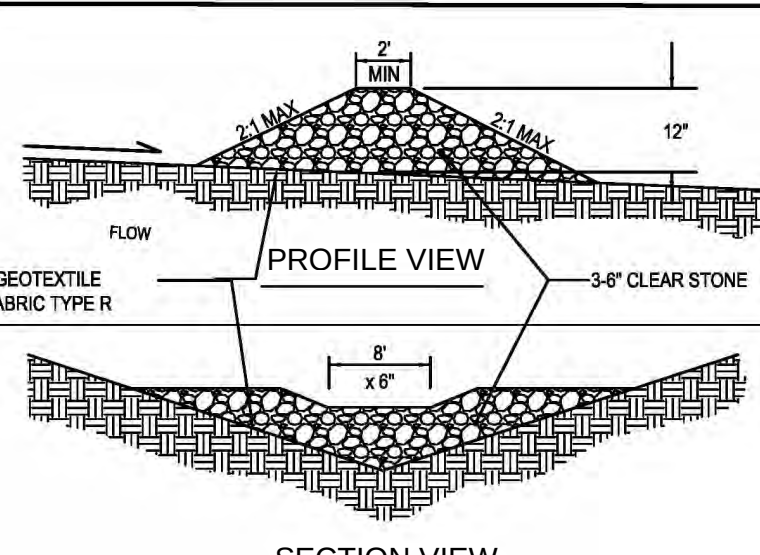
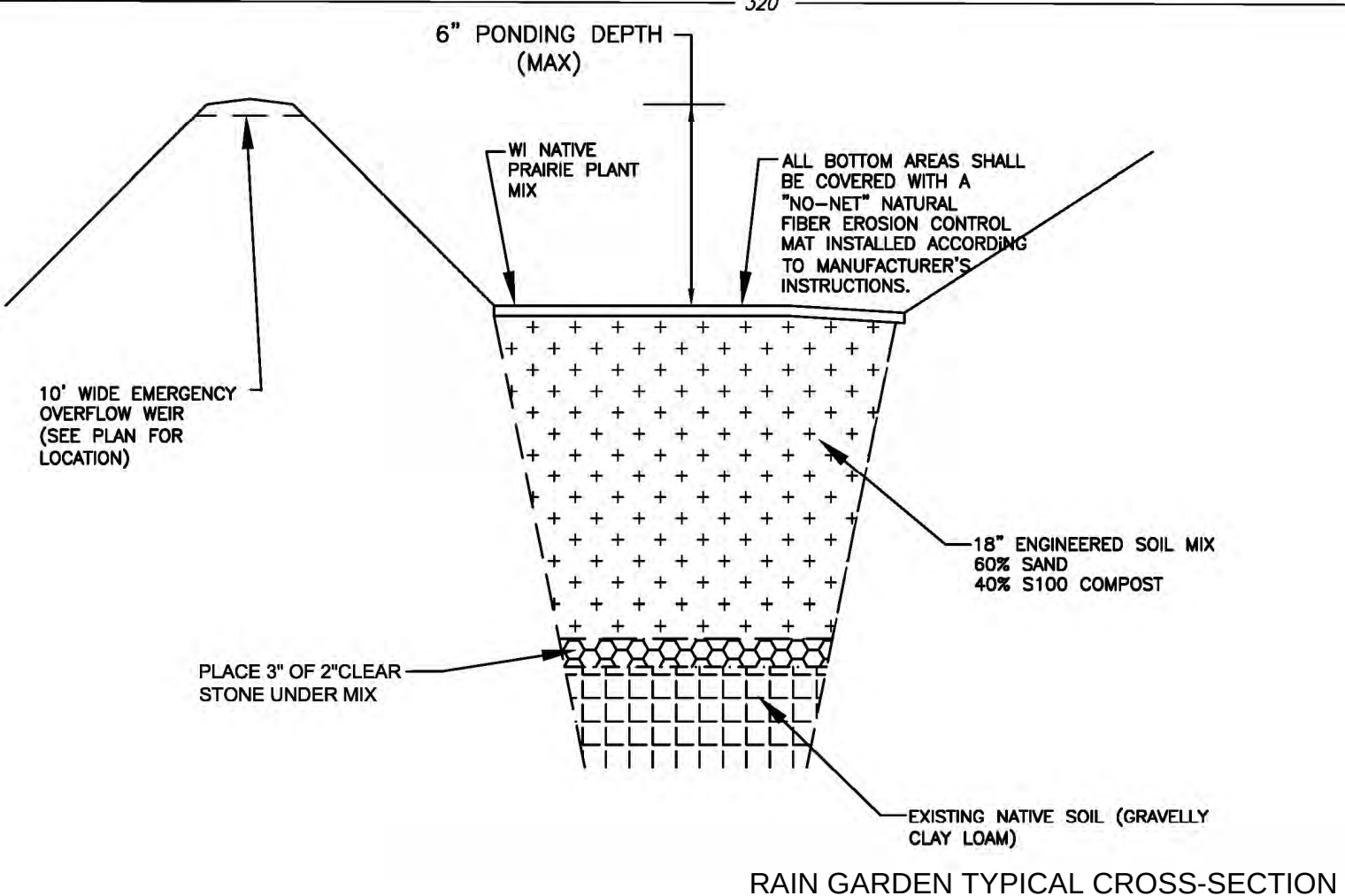
UNPLATTED LANDS
DOC. NO. 3261074

7.07' OVERLAP

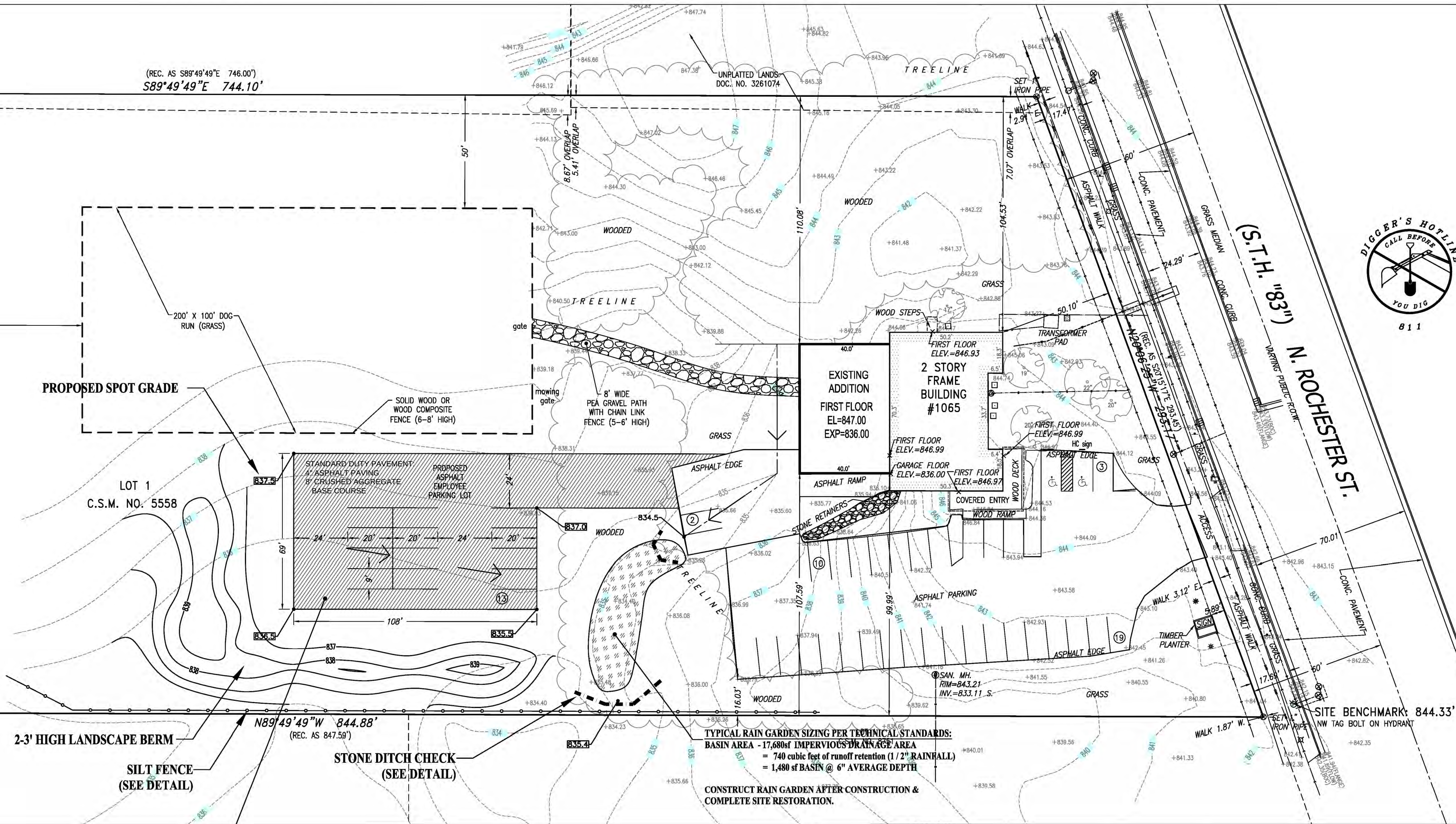
12.9'

(S.T.H. "83") N. ROCHESTER ST.

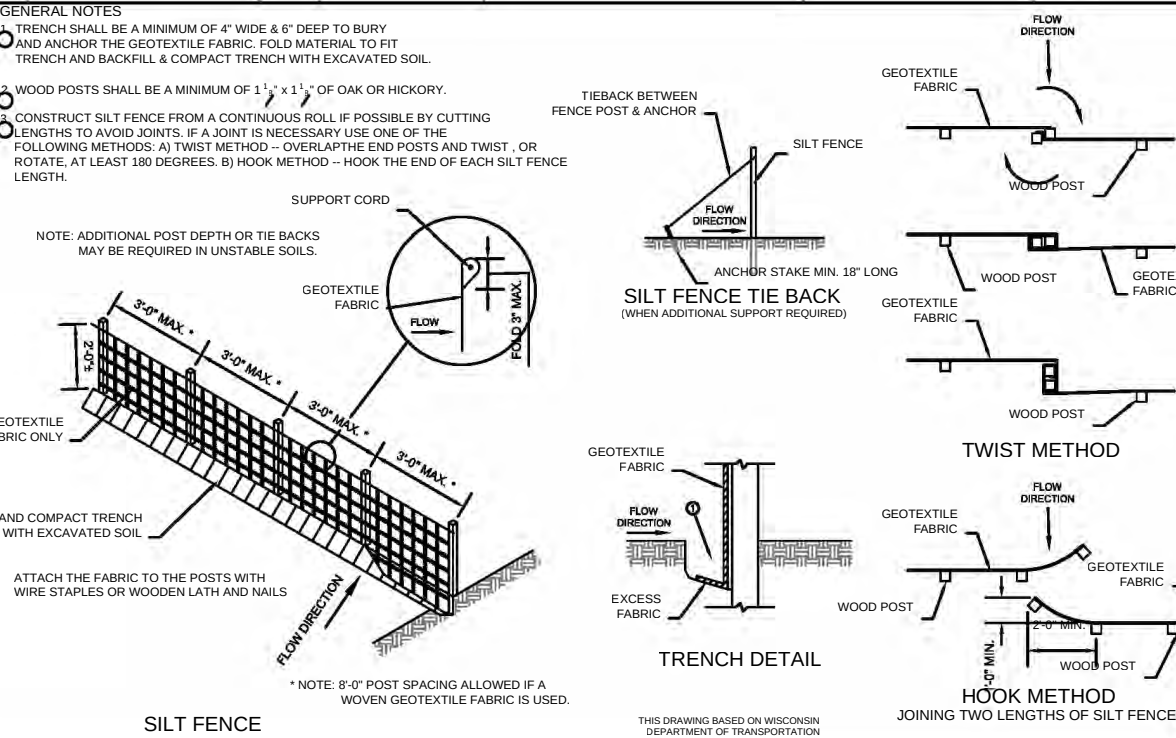
SITE BENCHMARK: 844.33'



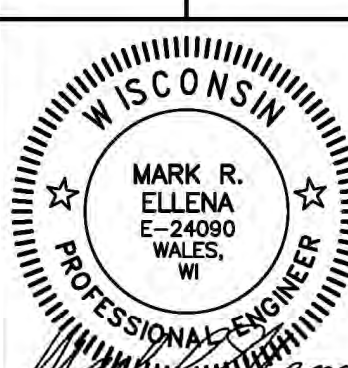
STONE DITCH CHECK DETAIL
NOT TO SCALE



LIGHTING NOTE:
THE PARKING LOT LIGHTING SHALL BE INSTALLED SO THAT IT SHALL BE SHIELDED AS TO NOT PROJECT OR BE VISIBLE FROM ADJACENT PROPERTIES.



REVISIONS	
DATE	DESC.
05-27-2020	REV 1



ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
Ellena Engineering Consultants, LLC • 700 Pilgrim Parkway - Suite 100 • Elm Grove, WI 53122
Phone: 262-719-6183 • Fax: 866-457-2884 • Email: mellenae@eeceng.com

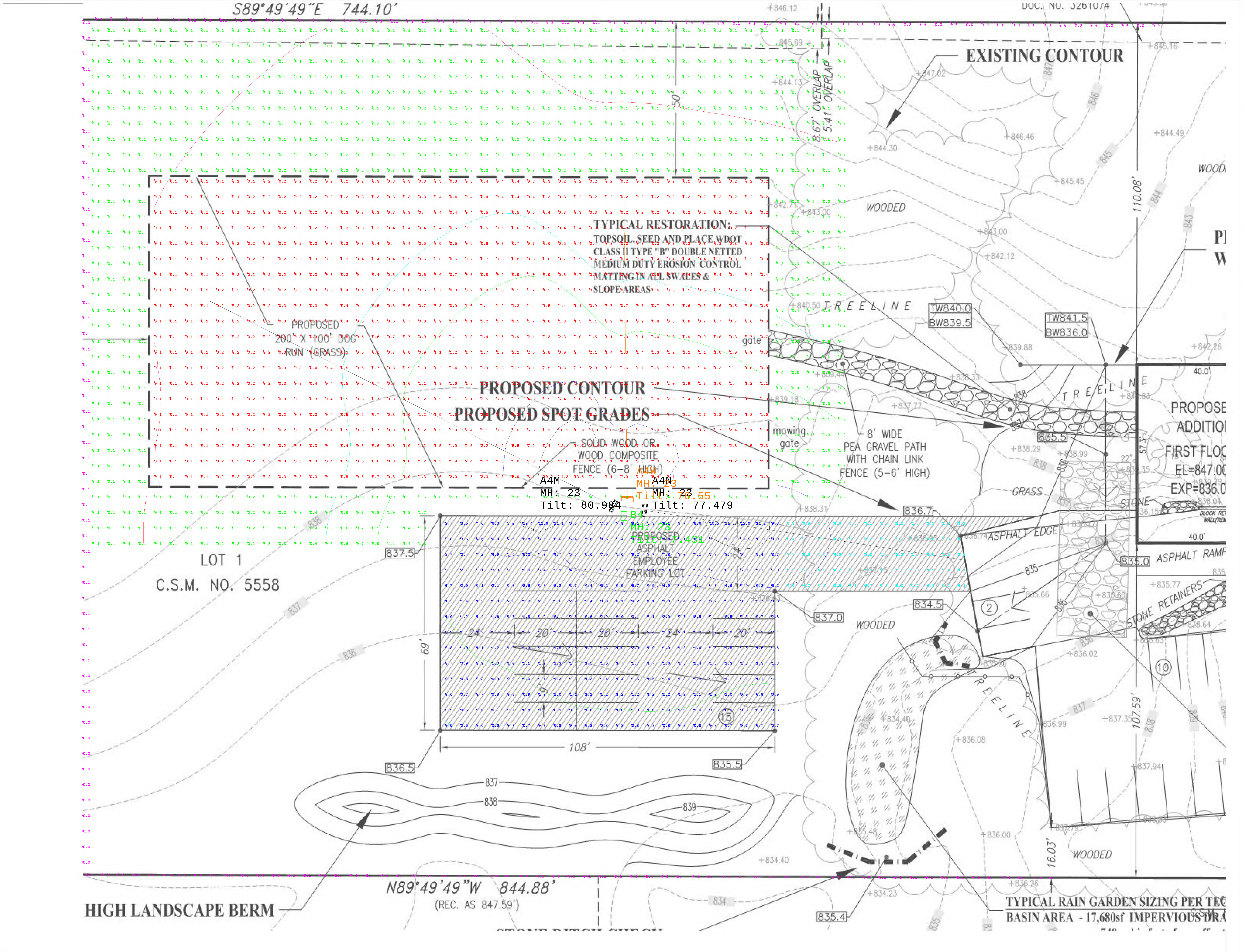
MUKWONAGO ANIMAL HOSPITAL
1065 Rochester Street • Village of Mukwonago • Wisconsin

SITE GRADING, PAVING & DRAINAGE PLAN
WITH EROSION CONTROL

SCALE: 1"=30' JOB NO.: DATE: 03-07-2020

C100

THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY CHARLIE LAND SURVEYS DATED JANUARY, 2018. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.



Luminaire Schedule					
Symbol	Tag	Qty	Lum. Watts	Lum. Lumens	LLF Description
	B4	1	222.88	30578	0.920 RSX3 LED P2 40K R4
	A4M	1	275.1467	41455	0.920 RSXF4 LED P1 40K MFL
	A4N	1	275.1467	40740	0.920 RSXF4 LED P1 40K NFL
	A4W	1	275.1467	40289	0.920 RSXF4 LED P1 40K WFL

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
dog park	Fc	1.32	16.1	0.1	13.20	161.00
new driveway	Fc	3.34	8.4	1.1	3.04	7.64
new parking	Fc	3.28	12.6	0.5	6.56	25.20
perimeter dog park	Fc	0.45	13.7	0.0	N.A.	N.A.
PROP LINE	Fc	0.07	0.1	0.0	N.A.	N.A.



Viking Electric Supply
2600 N. 1st Street, Milwaukee, WI 53222
PH 414-777-3655 • 800-333-7650 • FX 414-475-6607

Comments		Revisions	
REVISION	7-15-19	1	
REVISION	3-26-20	2	

Drawn By: ERIC SVOBODA
Contractor: Tony Pantzlarff
Date: 3/26/2020

Scale: 1" = 10'

MUKWONAGO ANIMAL CLINIC
FENCE DOG AREA

PANTZLAFF ELECTRIC

Page 1 of 2

Date: May 30, 2020

To: Fred Winchowky, Village President, Chair of Planning Commission AND Plan Commissioners

Cc: John Weidl, Village Administrator (via email); Diana Dykstra, Village Clerk (via email); Bob Harley, Supervisor of Inspections (via email); Mark Blum, Village Attorney (via email); Pete Gesch, Village Engineer (via email); Kevin Schmidt, Police Chief (via email); Jeff Stien, Fire Chief (via email); Ron Bittner, Public Works Director (via email); David Brown, Public Services Director (via email); Robert Chandler, applicant (via email)

From: Ben Kohout, AICP; Village Zoning Administrator/Planner

Subject: Senior Care Facility (75 bed One and Two Story Facility) Proposed on vacant site on SW Corner of National Ave. and Van Buren Dr (South of Hidden Lakes Dr. and National Ave.) / **Site Plan and Conditional Use CONCEPT Review**

Meeting(s): June 9, 2020 Plan Commission

Property location

1654 Van Buren Drive; MUKV2091988002

Current zoning

B-3, Community Business District

Proposed zoning

Concept review providing for B-3, Community Business District, with Conditional Use request for CBRF (Nursing Home is a Conditional Use)

Previous review(s)

N/a

Description

Staff received plans by means of an electronic application submittal on May 29, 2020. The applicant, Robert Chandler, is requesting a conceptual review for a nursing home facility. Plans call for a 75 bed one and two story facility located on the Southwest corner of National Avenue (County Highway ES) and Van Buren Drive (newly constructed roadway envisioned to someday connect to roads to the South). There are anticipated 12 employees at any one time and up to 30 total employees.

The proposed use for a nursing home is a conditional use in the existing B-3 zoning district applied on the property and will require a public hearing notice prior to further consideration and evaluation of the Plan Commission and Village Board.

The Village Code affords a conceptual site plan review prior to a formal review of a site plan and associated final civil calculations.

As of the writing of this report, the applicant has submitted plans and the following items have yet to be reviewed and formal reviews within two calendar weeks have not yet been finalized:

1. Public Services such as water and sewer adequacy for the structure needs and availability;
2. Public Works such as streets, sidewalks and streetlights;
3. Engineering such as stormwater surface water run off provisions and accommodations.

This review is conceptual in nature and will cover the overall compliance with zoning provisions. Further information may be available during the June 9 Plan Commission and June 17 Village Board meetings.

Zoning standards

Staff has reviewed the following sections:

1. Section 100-154, B-3 Zoning Standards.

The property is zoned as B-3, which affords a nursing home to be brought forward through a conditional use process. Should the applicant come forward at a later time, a formal site plan is required with a conditional use request.

It should be noted that conditional uses are to be evaluated based not on if the Plan Commission and Village Board desire to grant one, but rather, if the conditions are met, the Plan Commission and Village Board are obligated to do so, if the standards are met. You may recall the Village recently adopted Ordinance No. 967, which amended the Code to identify items the applicant will need to submit for staff and the Commission to evaluate prior to formal consideration. These items generally include, but are not limited to, compliance with storm water provisions, erosion control, anticipated daily traffic and access management into the property, and others.

The B-3 Zoning Standards have been reviewed and evaluated:

1. Principle Building may be a maximum of 35% of lot size. The building size is proposed at 20% of the lot size, at 33,452 s.f.
2. Maximum Lot Coverage (Buildings and Paving) may be a maximum of 75% of lot size. The proposal for buildings and paving is proposed at 36.9% of the lot size, at 61,835 s.f.
3. Greenspace along perimeter of 15 ft. minimum. The proposal shows encroachments for the main entrance way meandering along the northern edge.
4. Minimum building setbacks of 25 ft. from front, side, rear. The proposal shows the building meeting this setback standard.
5. Maximum building height of two stories or 35 feet. The proposal shows two stories, the height is not shown.
6. Minimum building size of 2,400 s.f. is met.
7. Exterior building materials shall convey an impression of durability. Materials such as masonry, stone, stucco, wood, glass, Dryvit, vinyl and aluminum siding are permitted. Metal is not permitted. A minimum of 25 percent of the gross area of street sides of buildings must be masonry. This is not shown.

8. Parking requires meeting a standard of one (1) space for every three beds plus one (1) for every employee on the maximum work shift. This would equate to 75 spaces plus 12 spaces, or 37 spaces. They are providing for 38 spaces.

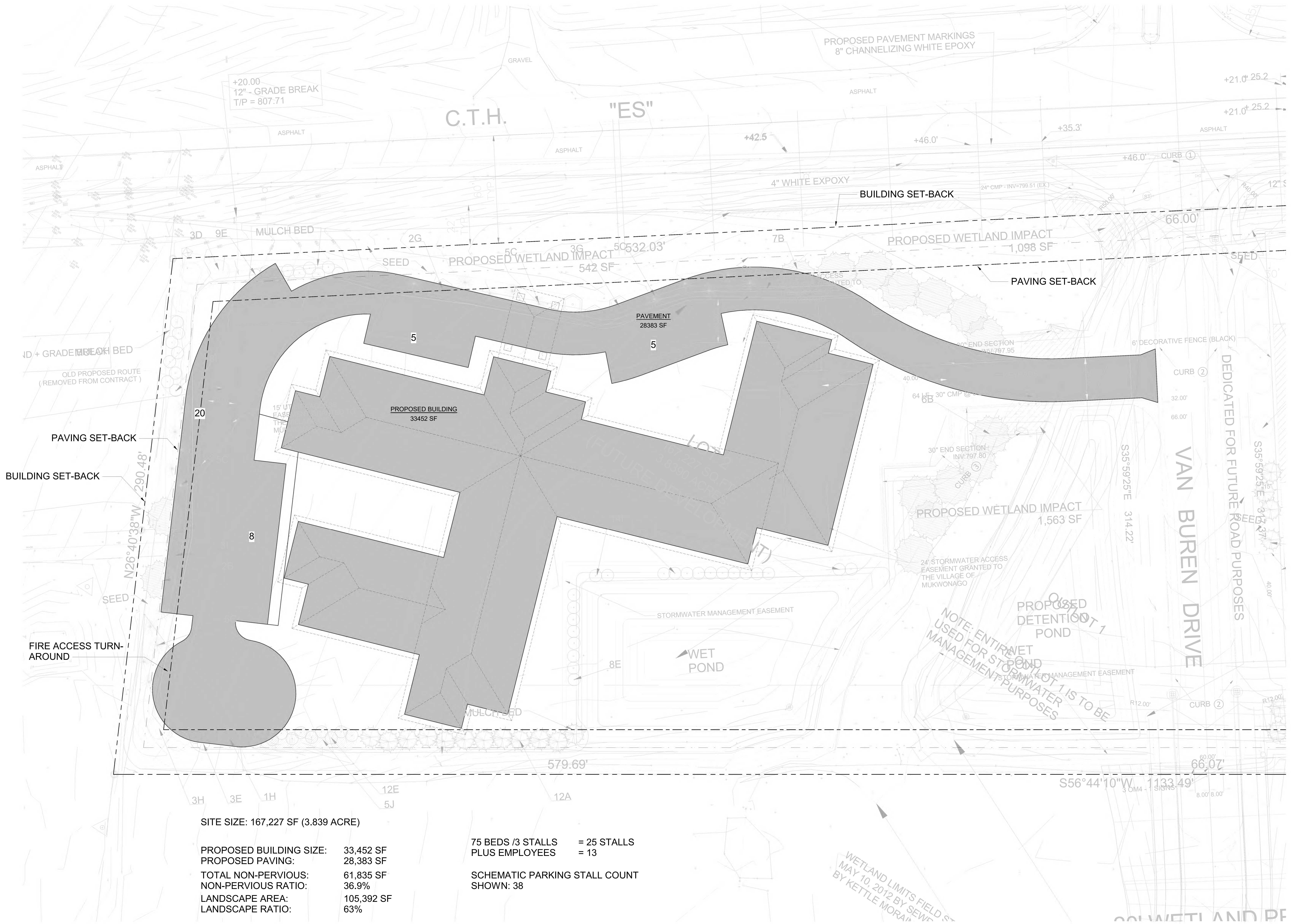
Recommendation

This is a conceptual review and staff is not offering a recommendation. The applicant has come forward seeking general guidance from the Commission on overall layout, scale, and direction for refinements prior to further consideration of the property.

Staff finds the proposal generally meets the intentions of the B-3 zoning district standards, except for the drive aisle along the north edge encroaching into the required setback, and will defer to the Plan Commission and subsequently Village Board on direction to the applicant and staff. Staff advises the formal review of civil plans has not been undertaken and pending further submittal and subsequent review, will withhold formal recommendation at this time.

Attachments

1. Conceptual Plans
2. Project Summary



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



1 SCHEMATIC FIRST FLOOR PLAN
3/32" = 1'-0"

REVISIONS

ANDERSON-
ASHTON, INC.
DESIGN / BUILD
2746 South 16th Street
Mukwonago, WI 53150
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM



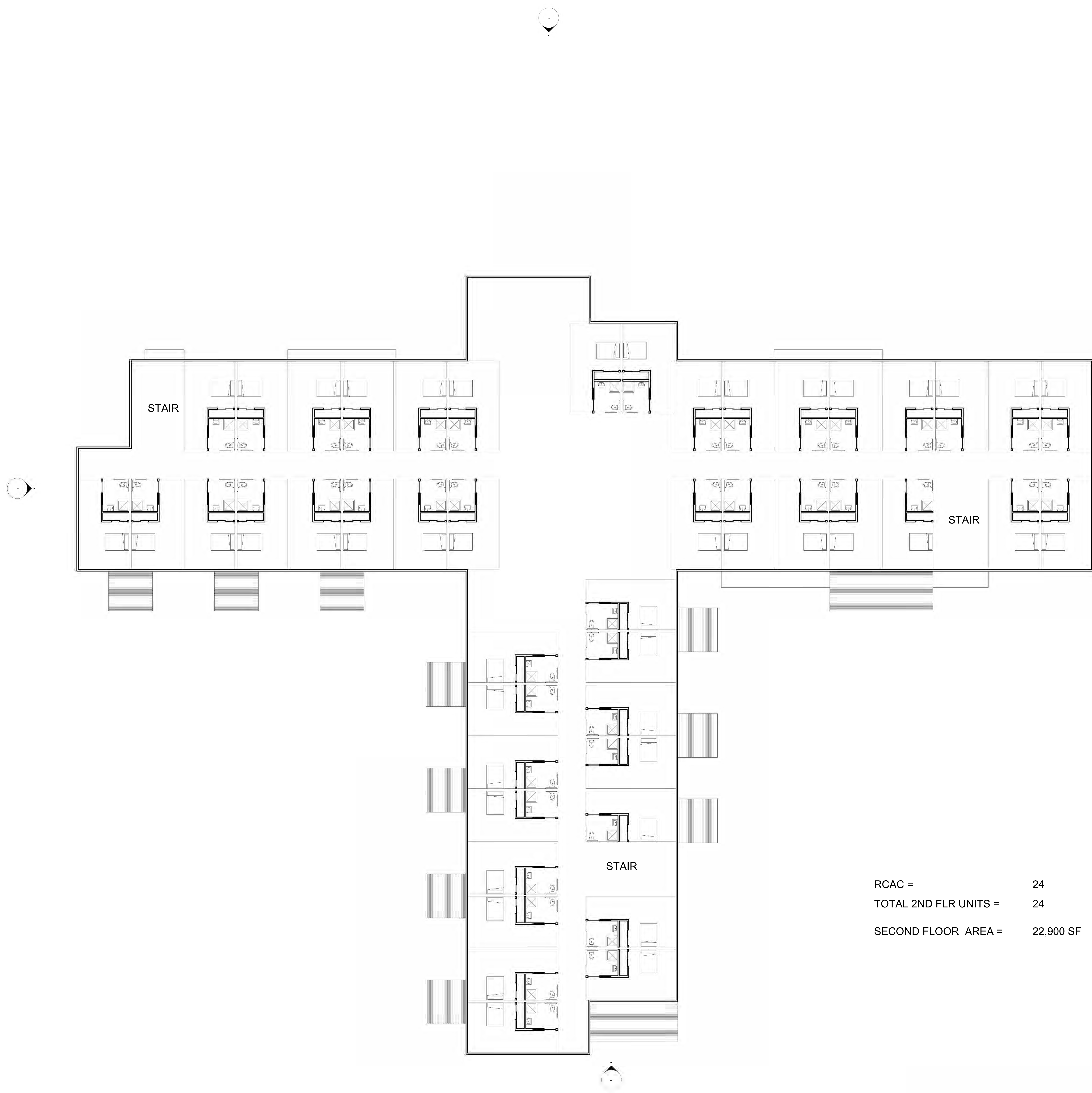
PROPOSED NEW BUILDING FOR:

MUKWONAGO CBRF

MUKWONAGO, WI

DRAFTED BY: UH
DESIGNER: SLW
ISSUE: 5/28/2020 3:26:41 PM
SUBMITTAL DATE: 12-04-19
DESIGN NO. P-01912
CONSTRUCTION NO. ###

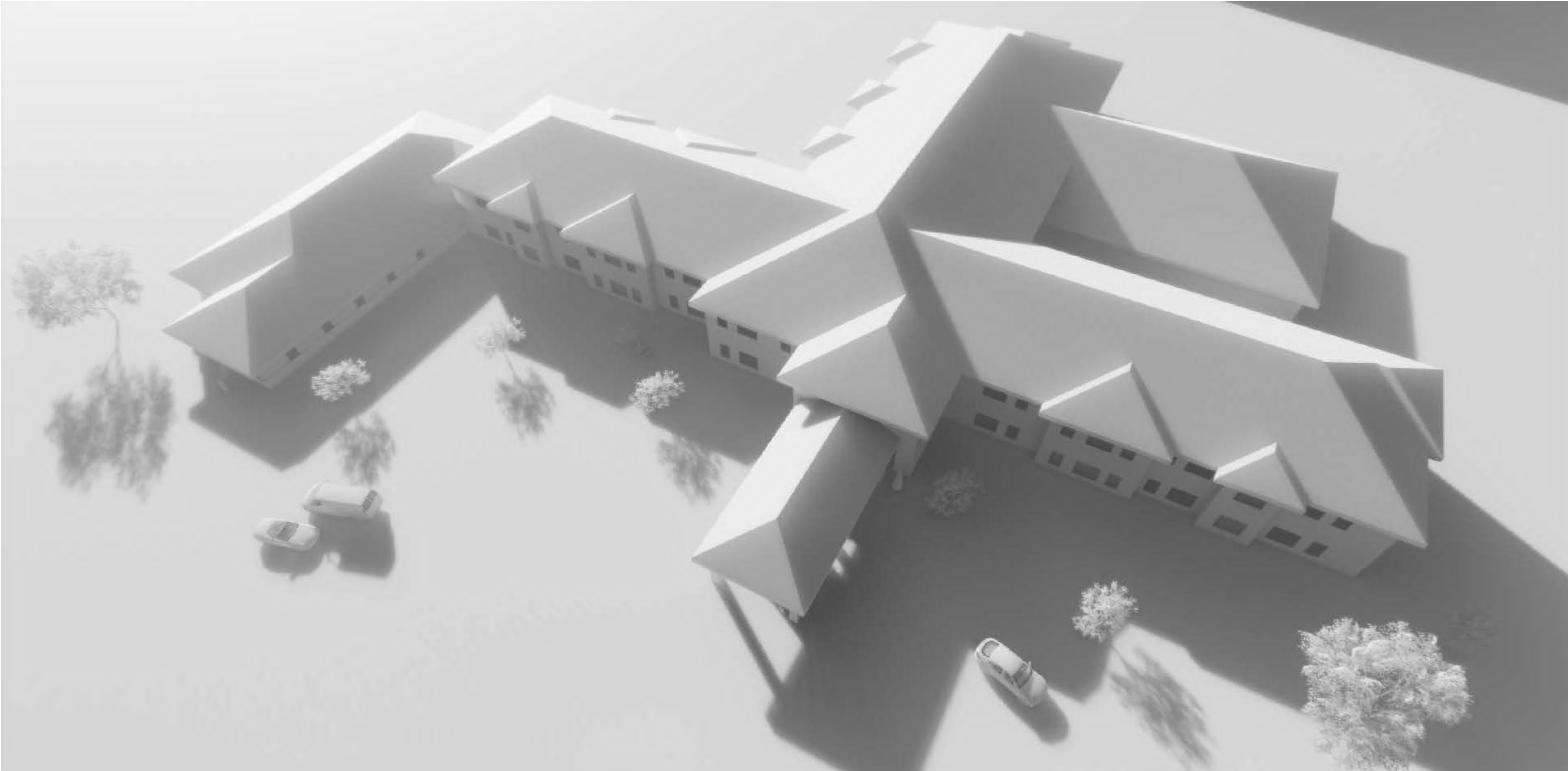
A101



RCAC = 24
TOTAL 2ND FLR UNITS = 24
SECOND FLOOR AREA = 22,900 SF

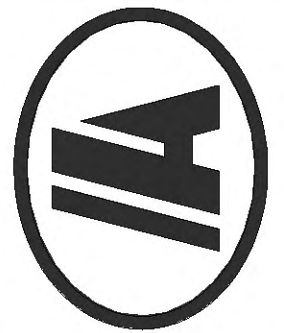
1 SCHEMATIC SECOND FLOOR PLAN
3/32" = 1'-0"





REVISIONS

ANDERSON-
ASHTON, INC.
DESIGN / BUILD
2746 South 16th Street
Mukwonago, WI 53150
Phone: (262) 786-6600
WWW.ANDERSON-ASHTON.COM



PROPOSED NEW BUILDING FOR:

MUKWONAGO CBRF

MUKWONAGO, WI

DRAFTED BY: Author
DESIGNER: SLW
ISSUE: 5/28/2020 5:16:38 PM
SUBMITTAL DATE: 12-04-19
DESIGN NO. P-01912
CONSTRUCTION NO. ###

A201



REVISIONS

ANDERSON-
ASHTON, INC.
DESIGN / BUILD
2746 South 16th Street
Mukwonago, WI 53150
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM



PROPOSED NEW BUILDING FOR:

MUKWONAGO CBRF

MUKWONAGO, WI

DRAFTED BY: Author
DESIGNER: SLW
ISSUE: 9/28/2020 5:18:53 PM
SUBMITTAL DATE: 12-04-19
DESIGN NO. P-01912
CONSTRUCTION NO. ###

A202

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2746 South 166th Street
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Village of Mukwonago
Village Plan Commission & Village Board

05-29-2020

Statement of Operations for proposed multi-story senior care facility

To Whom it may concern,

The proposed 1 and 2 story senior care facility located on the developable land on National Ave & Van Buren Drive/Hidden Lakes Drive in Mukwonago, WI is intended to be a professionally operated continuum of care facility. The comprehensive 24hr facility will offer market rate finishes and services for CBRF and RCAC communities along with a single-story memory care wing. An anticipated 75 beds will be served by between 20-30 employees, of which, approximately 12 employees will be on site during their busiest shift. Because of the anticipate sub terranean water level, all parking will be located in proposed surface parking stalls.

Sincerely,

A handwritten signature in green ink, appearing to be 'Steve Wagner', with a date '2020/5/29' written next to it.

Steve Wagner, Architect
Anderson Ashton, Inc

Date: May 27, 2020

To: Village of Mukwonago Plan Commission
Ben Kohout, AICP, Community Planner

From: Tim Schwecke, AICP

Subject: Village of Mukwonago Sign Code Rewrite – Status Update

Work is progressing on the Village's new sign regulations. The first part of this memo presents a number of general observations relating to the current regulations. That is followed by a summary of anticipated changes (new, remove, change, keep).

The intent of this memo is to give you a broad perspective for how the new sign code will be drafted. As work continues, we will update the tables below.



General Observations

1. **Content-Neutrality** In its ruling in *Reed V. Gilbert*, the U.S. Supreme Court reinforced the principle that sign regulations must be content neutral. That means a municipality cannot impose different standards based on the content of the sign. If a person needs to read the sign copy to determine what regulations apply, those regulations are not content neutral. Sign regulations can control what types of signs are allowed, how big they are, where they are located, how they are lighted. As a whole, the village's existing sign regulations are not content-neutral.

Because an allowable sign can be used for any content, the Village's new regulations will be fundamentally different in terms of organization and substance. By way of example, most of the signs listed in the table labelled as Exhibit A will need to be removed.
2. **Prescriptive design standards.** The existing sign regulations include rather prescriptive design standards. Again, under the principle of content-neutrality, it is not possible to differentiate between a logo, a business name, graphic elements, or any other feature within the bounds of the sign copy. Aside from controlling lighting and construction materials and similar standards, it is hard to control the appearance of a sign.
3. **Ease of use.** The regulations are overly complex, even for staff. The goal of the rewrite project is to write the regulations with the end-user in mind. The end-users will drive how the code is written and organized. Cross-references (i.e., you're here, but you also need to go there and there for the rest of the details) will be kept to the least number as possible. The dimensional standards are summarized in four. These are attached as Exhibit B. The goal will be to simplify the standards so that there is one table instead of four.



New

1. The new sign code standards will be part of the Village's ZoningHub site. That means a person will be able to search for their property by address or in the map interface and get all of the sign standards that apply to the property.
2. The new sign code will have a map showing the different "sign districts." The current code merely describes the extent of the Village Center. Creating a new set of districts, we will be able to tailor standards for the different commercial corridors without having to rely on the zoning code map.
3. While the existing sign code has graphics, the new code will have more drawings to help illustrate various code provisions.



Remove

1. The regulations in the new code will be content-neutral. References to rummage sale signs and for sale signs, for example, have been removed.



Change

1. The existing regulations are in Chapter 64 of the municipal code. To avoid potential confusion in the future, the new regulations will be in chapter . That way, if a person references a section in Chapter 64, everyone will know that that provision is in the old code.



Keep

1. Sign regulations can be either part of the zoning regulations or included in the municipal code as a stand-alone chapter. There are benefits of either approach. The Village's existing regulations are the latter. That will continue because enforcement is much more direct and effective.
2. The Village's existing regulations were fashioned to strike a balance between the need to communicate with signs and the Village's concern for community character. Although the regulation will be different, that overriding goal remains a priority.

Village of Mukwonago Sign Code Summary for Temporary and Quasi-Permanent Signs

This summary is only intended as a guide; see Sign Code (Chapter 64) for specific details

January 1, 2012

Sign Type	Permit Required	Maximum Number	Allowable Sign Area	Maximum Height	Minimum Setback	Comments
Address	No		Maximum 4 square feet			May be larger with approval
Bulletin Boards, Not Lighted Public or other Institutions	No	One (1) per property	Maximum 8 square feet	6 feet	10 feet/5 feet in Village Center	Must be non-illuminated and not readable from street
Bulletin Boards, Illuminated Public or other Institutions	Yes	One (1) per property	Maximum 8 square feet	6 feet	10 feet/5 feet in Village Center	May be readable from street
Contractor and New Development Signs, Large	No-with required registration	One (1) per property	Maximum 32 square feet	8 feet	10 feet/5 feet in Village Center,	Multiple signs require permit
Contractor and New Development Signs, Multiple	Yes	One (1) per street frontage	Maximum 32 square feet per sign	8 feet	10 feet	Permit issued for 1 year, removal 14 days after work
Contractor Signs, Small	No	One (1) per property	Maximum 4 square feet		10 feet/5 feet in Village Center	Removal 14 days after completion of work
Election Campaign Signs	No		16 sq. ft. residential 32 sq. ft. other areas		10 feet	Also regulated by State Law
Flags, Pennants and Other Attention Devices	No; only non- commercial flags	Flags – 1 per 50 feet of frontage	Maximum 24 square feet	30 foot maximum pole		See code for more details for allowed larger flags
Government Flags	No	Three (3) per pole	Maximum 32 square feet per flag	One (1) pole maximum 30 feet		See code for additional or taller poles
Inflated Devices	Yes				10 feet	See code for more detail
Personal Name and Warning Signs	No		Maximum 2 square feet		10 feet	Only for residential and institutional properties
Personal Name and Warning Signs	No		Maximum 2 square feet		10 feet/5 feet in Village Center	Only for business properties
Public Informational Signs Wall Mounted, Temporary	No		Maximum 4 square feet			Advertise community events or activities
Real Estate Signs, Improved Residential Up to 6 Months	No	One (1) per street frontage	Maximum 9 square feet per sign	6 feet	10 feet/5 feet in Village Center	Signs remaining longer than 6 months require a permit
Real Estate Signs Improved Residential	Yes	One (1) per street frontage	Maximum 16 square feet per sign	8 feet	10 feet/5 feet in Village Center	Permit issued for 1 year renewable if requested
Real Estate Signs, Improved Non-Residential Up to 6 Months	No-with required registration	One (1) per street frontage	Maximum 16 square feet	8 feet	10 feet/5 feet in Village Center	Signs remaining longer than 6 months require a permit
Real Estate Signs Improved Non-Residential	Yes	One (1) per street frontage	Maximum 32 square feet per sign	8 feet	10 feet/5 feet in Village Center	Permit issued for 1 year renewable if requested
Real Estate Signs, Unimproved Properties Up to 6 Months	No-with required registration	One (1) per street frontage	Maximum 10 square feet per sign	6 feet	10 feet/5 feet in Village Center	Signs remaining longer than 6 months require a permit
Real Estate Signs Unimproved Properties	Yes	One (1) per street frontage	Maximum 32 square feet per sign	8 feet	10 feet/5 feet in Village Center	Permit issued for 1 year renewable if requested
Rummage or Garage Sale Signs, Residential	No		4 square feet		Must be on private property	Only between 24 hours before and after sale
Special Community Event Sign	No-with required registration	Six (6) per event	Maximum 18 square feet per sign			Removal 2 days after event
Special Community Event Sign	Yes	One (1) per event	Maximum 32 square feet			Removal 2 days after event
Special Event Sign-Commercial	Yes	One (1) per event	Maximum 32 square feet			Removal 2 days after event
Yard Signs Limited Event on Residential	No	One (1)	Maximum 9 square feet		Must be on private property	Maximum 14 days duration

Village of Mukwonago Sign Code Summary for Permanent and Quasi-Permanent Business Signs
This summary within Charts 1 through 6 is only intended as a guide; see Sign Code (Chapter 64) for specific details
January 1, 2012

Chart 1 – Overall Business Signs Summary

Sign Type	Permit Required	Maximum Number	Allowable Sign Area	Maximum Height	Minimum Setback	Comments
Awning with advertising sign	Yes	See Chart 2	See Chart 2			Considered a wall sign
Billboard	Prohibited					Prohibited
Directional Signs for traffic control	Yes	One (1) per driveway	2 square feet per side	3 feet	5 feet	Must be on-site
Directory Signs as part of freestanding sign	Yes	One (1) per business on freestanding sign				See code for more details
Freestanding Sign	Yes	See Chart 3 or 4	See Chart 3 or 4	See Chart 3 or 4	10 feet/5 feet in Village Center	See code for more details
Gas Station Freestanding Sign	Yes	One (1) per property, per Plan Commission review	Maximum 100 square feet	20 feet	10 feet	Business Name-40% Gas Prices-25% Reader Board-25%
Hanging-under awning, canopy or overhang perpendicular to facade	No	One (1) per business	Maximum 4 square feet on each side			Minimum 7 feet clearance over walkways and 14 feet over driveways
Informational Sign	No		4 square feet			Address, main entrance signs
Logo within Business Sign	Yes	One (1) per sign with business name	Maximum of 50% of business sign			Can be on freestanding, projecting, roof or wall sign
Menu Board – with drive-in, drive-thru or window service	Yes	May be limited by Plan Commission	May be limited by Plan Commission	May be limited by Plan Commission	May be set by Plan Commission	Cannot be readable from adjoining property
Off Premise Sign	Prohibited					Prohibited
Pedestal Sign	No-with required registration	One (1) per business	4 square feet	5 feet	Within 15 feet of door	On private property
Projecting Sign	Yes	See Chart 5 or 6	See Chart 5 or 6			See Chart 5 or 6
Reader Board as part of freestanding sign	Yes	One (1) per freestanding sign	50% of single, 33% of multi-tenant sign			See code for more details
Sandwich Board	No-with required registration	One (1) per business	10 square feet	4 feet	Within 15 feet of door	On private property
Structure Sign, properties over 2.01 acres abutting I-43	Yes	One (1) per property	100 square feet	24 feet	10 feet	Approved by Special Exception
Roof Sign- Village Center	Yes	One (1) per property	Maximum 30 square feet	10 feet beyond roof height		May be double faced, or v-shape
Roof Sign- Village Proper	Prohibited					Prohibited
Trailer Sign	Prohibited					Prohibited
Wall Signs	Yes	See Chart 2	See Chart 2			See code for more details
Window Signs-Non Illuminated and Illuminated via outlet connection	No	Unlimited	Cannot cover more than 25% of total glass area			
Window Signs-Illuminated via hard wire connection	Yes	Unlimited	Cannot cover more than 25% of total glass area			Electrical permit only
Window Signs-all signs that cover more than 25% of glass area	Yes	See Chart 2-Wall Signs	Wall sign if cover more than 25%			If over 25% window coverage, wall sign standards apply

Chart 2 - Village of Mukwonago Sign Code Summary for Wall Signs

Max = maximum sign size, Min = minimum sign size, sf = square feet

Location Property Size (Acres)	Single Tenant Properties				Multi-Tenant Properties			
	Front Sign No./Size* (0.75 sf per front building footage)	2 nd Street Front Sign No./Size	Side or Rear Entrance Sign No./Size	Additional Signs***	Front Sign No./Size* (0.75 sf per front tenant footage)	2 nd Street Front Sign** No. Size	Side or Rear Entrance Sign** No./Size	Sign for Business Without Frontage No./Size
Village Center 0.0 to 0.4	1 allowed Max 60 sf Min 9 sf	1 if allowed 50% or equal in size of front sign	1 if allowed 35% or equal in size of front sign		1 Max 48 sf Min 9 sf	1 if allowed 50% or equal in size of 1 st sign	1 if allowed 50% or equal in size of front sign	1 allowed Max 9 sf
Village Center 0.41 to 0.70	1 allowed Max 72 sf Min 12 sf	1 if allowed 50% or equal in size of front sign	1 if allowed 35% or equal in size of front sign		1 allowed Max 60 sf Min 12 sf	1 if allowed 50% or equal in size of front sign	1 if allowed 50% or equal in size of front sign	1 allowed Max 12 sf
Village Center 0.71 to 2.00	1 allowed Max 80 sf Min. 12 sf	1 if allowed 50% or equal in size of front sign	1 if allowed 35% or equal in size of front sign		1 allowed Max 60 sf Min 12 sf	1 if allowed 50% or equal in size of front sign	1 if allowed 50% or equal in size of front sign	1 allowed Max 12 sf
Village Center 2.01 to 3.0	1 allowed Max 100 sf Min 20 sf			4 additional All 5 signs Max 200 sf	1 allowed Max 100 sf Min 20 sf	1 if allowed 50% or equal in size of front sign	1 if allowed 50% or equal in size of front sign	1 allowed Max 20 sf
Village Center Over 3.01	1 allowed Max 150 sf Min 24 sf			4 additional All 5 signs Max 300 sf	1 allowed Max 150 sf Min 24 sf	1 if allowed 50% or equal in size of front sign	1 if allowed 50% or equal in size of front sign	1 allowed Max 20 sf
Village Proper 0.0 to 0.4	1 allowed Max 60 sf Min 9 sf	1 if allowed 50% or equal in size of front sign	1 if allowed 35% or equal in size of front sign		1 allowed Max 48 sf Min 9 sf	1 if allowed 50% or equal in size of front sign	1 if allowed 50% or equal in size of front sign	1 allowed Max 9 sf
Village Proper 0.41 to 1.20	1 allowed Max 80 sf Min 12 sf	1 if allowed 50% or equal in size of front sign	1 if allowed 35% or equal in size of front sign		1 allowed Max 60 sf Min 12 sf	1 if allowed 50% or equal in size of front sign	1 if allowed 50% or equal in size of front sign	1 allowed Max 12 sf
Village Proper 1.21 to 2.00	1 allowed Max 80 sf Min 16 sf	1 if allowed 50% or equal in size of front sign	1 if allowed 35% or equal in size of front sign		1 allowed Max 60 sf Min 12 sf	1 if allowed 50% or equal in size of front sign	1 if allowed 50% or equal in size of front sign	1 allowed Max 12 sf
Village Proper 2.01 to 3.0	1 allowed Max. 100 sf Min 24 sf			4 additional All 5 signs Max 200 sf	1 allowed Max 100 sf Min 24 sf	1 if allowed 50% or equal in size of front sign	1 if allowed 50% or equal in size of front sign	1 allowed Max 20 sf
Village Proper Over 3.01	1 allowed Max 150 sf Min 30 sf			4 additional All 5 signs Max 300 sf	1 allowed Max 150 sf Min 30 sf	1 if allowed 50% or equal in size of front sign	1 if allowed 50% or equal in size of front sign	1 allowed Max 24 sf

*The size of all allowed wall signs are based on 0.75 square feet per linear foot of building frontage for a single tenant building, or per tenant frontage in a multi-tenant building. No wall sign shall exceed the maximum.

**On multi-tenant properties only a 2nd street frontage sign or a side/rear entrance sign allowed, not both. The 2nd street frontage sign or a side/rear entrance sign combined with the front wall cannot exceed 0.75 square feet of the linear frontage or the maximum, whichever applies.

***No additional sign can exceed 50% the size of main front sign.

Chart 3 - Village Center Freestanding Sign Criteria

Property Size Category/Number of Freestanding Signs Allowed	Monument Horizontal		Monument Vertical		Pole	
	Maximum Sign Face Size (square feet)	Maximum Height (feet)	Maximum Sign Face Size (square feet)	Maximum Height (feet)	Maximum Sign Face Size (square feet)	Maximum Sign Structure Height (feet)
0.0 to 0.40 Acres One (1)	32	8	36	8	32	16
0.41 to 0.70 Acres One (1)	36	8	40	8	36	16
0.71 to 1.20 Acres One (1)	42	10	48	10	42	18
1.21 to 2.00 Acres One (1)	50	10	54	10	48	18
2.01 to 3.00 Acres Two (2) Allowed up to a maximum total of 80 square feet.	50	10	58	12	60	18
3.01 Acres or Above Three (3) Allowed up to a maximum total of 120 square feet.	50	10	62	12	72	20

Chart 4 - Village Proper Freestanding Sign Criteria

Property Size Category/Number of Freestanding Signs Allowed	Monument Horizontal		Monument Vertical	
	Maximum Sign Face Size (square feet)	Maximum Height (feet)	Maximum Sign Face Size (square feet)	Maximum Height (feet)
1.0 to 0.40 Acres One (1)	32	8	36	8
0.41 to 0.70 Acres One (1)	40	8	48	8
0.71 to 1.20 Acres One (1)	48	10	54	10
1.21 to 2.00 Acres One (1)	60	10	68	12
2.01 to 3.00 Acres Two (2) Allowed up to a maximum total of 120 square feet.	80	10	84	12
3.01 Acres or Above Three (3) Allowed up to a maximum total of 150 square feet.	100	12	100	14

Exhibit 2. Charts 3 + 4

Chart 5 - Projecting Signs; Village Center Properties

Type and Property Size	Permit Required	Maximum Number of Signs	Area of Sign	Comments
Single Tenant Building; 0.00 to 0.70 Acres in Size	Yes	One (1)	Maximum of 20 square feet each side	Minimum of 8 foot clearance to a maximum of 16 feet above grade level
Multi-Tenant Building; 0.00 to 0.70 Acres in Size	Yes	One (1) per tenant	Maximum of 4 square feet each side	Minimum of 8 foot clearance; only under canopy 90 degrees to building face
Single Tenant Building; 0.71 to 3.00 Acres in Size	Yes	One (1)	Maximum of 36 square feet each side	Minimum of 8 foot clearance to a maximum of 18 feet above grade level
Multi-Tenant Building; 0.71 to 3.00 Acres in Size	Yes	One (1) per tenant	Maximum of 4 square feet each side	Minimum of 8 foot clearance; only under canopy 90 degrees to building face
Single Tenant Building; 3.01 Acres and Over in Size	Yes	One (1)	Maximum of 60 square feet each side	Minimum of 8 foot clearance to a maximum of 20 feet above grade level
Multi-Tenant Building; 3.01 Acres and Over in Size	Yes	One (1) per tenant	Maximum of 4 square feet each side	Minimum of 8 foot clearance; only under canopy 90 degrees to building face

Chart 6 - Projecting Signs; Village Proper Area Properties

Type and Property Size	Permit Required	Maximum Number of Signs	Area of Sign	Comments
Single Tenant Building; 0.00 to 0.70 Acres in Size	Yes	One (1)	Maximum of 20 square feet each side	Minimum of 8 foot clearance to a maximum of 16 feet above grade level
Multi-Tenant Building; 0.00 to 0.70 Acres in Size	Yes	One (1) per tenant	Maximum of 4 square feet each side	Minimum of 8 foot clearance; only under canopy 90 degrees to building face
Single Tenant Building; 0.71 to 2.00 Acres in Size	Yes	One (1)	Maximum of 36 square feet each side	Minimum of 8 foot clearance to a maximum of 18 feet above grade level
Multi-Tenant Building; 0.71 to 2.00 Acres in Size	Yes	One (1) per tenant	Maximum of 4 square feet each side	Minimum of 8 foot clearance; only under canopy 90 degrees to building face
Single Tenant Building; 2.01 to 3.00 Acres in Size	Yes	One (1)	Maximum of 60 square feet each side	Minimum of 8 foot clearance to a maximum of 18 feet above grade level
Multi-Tenant Building; 2.01 to 3.00 Acres in Size	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Single Tenant Building; 3.01 Acres and Over in Size	Yes	One (1)	Maximum of 60 square feet each side	Minimum of 8 foot clearance to a maximum of 20 feet above grade level
Multi-Tenant Building; 3.01 Acres and Over in Size	Not Allowed	Not Allowed	Not Allowed	Not Allowed