

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, September 8, 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**

Please be advised, per Wisconsin Statute Sec. 19.84(2), information and comment will be received from the public by the Plan Commission. The Public Comment Session is granted to the public at the start of each Plan Commission meeting. The Public Comment Session shall last no longer than fifteen (15) minutes and individual presentations are limited to three (3) minutes per speaker. However, these time limits may be extended at the discretion of the Chief Presiding Officer. The Plan Commission may not respond to or have any discussion on information received during the public comment session unless it is placed upon the Agenda for a subsequent meeting.. Public comments should be addressed to the Plan Commission as a body. Presentations shall not deal in personalities personal attacks on members of the Plan Commission, the applicant for any project or Village Employees. Comments shall not be used to engage others in a debate in this forum. All comments, questions and concerns should be presented in a respectful professional manner. Any questions to an individual member of the Plan Commission or Staff will be deemed out of order by the Presiding Officer.

4. Approval of Minutes

- 4.1 Minutes from August 12, 2020
[20200812 PlanCommissionMinutesdraft.pdf](#)

5. Public Hearings

All persons interested in making comments about any of the public hearing items will be heard. Formal petitions and written comments regarding any of the public hearing items may be submitted tonight. During the public hearing(s), if you wish to be heard, the Plan Commission asks that you begin by stating your name and address, speak for no more than three minutes and attempt to avoid duplication. Each person speaking at the public hearing must sign the Public Hearing Appearance sign-in sheet before speaking. The sign-in sheet is available on the table located at the back of the room.

- 5.1 Public hearing to consider a request for a senior care facility as a conditional use pursuant to Section 100-353 of the Village Municipal Code (a/k/a Zoning Ordinance). The Box Self Storage LLC, Applicant is proposing a care facility that consists of a Community Based Residential Facility and a Residential Care Apartment Complex at 1654 Van Buren Dr; Parcel MUKV 2091-988-002
[Public Hearing Notice 1654 Van Buren Dr.pdf](#)

6. New Business

Discussion and Possible Action on the Following Items

- 6.1 Discussion and possible recommendation to the Village Board for proposed text amendment to the Village's zoning code regarding senior care facilities and related matters as drafted.
[Staff report for Proposed Text Amend.pdf](#)
- 6.2 Discussion and possible recommendation to the Village Board for **RESOLUTION 2020-38** for Site Plan and Architectural Review for a Multi-family Residential Project at 200 Grand Ave (Ulrich M & Karen A Jentzsch Revocable Trust, Owner; Ulrich Jentzsch, Applicant); Parcel MUKV 1976-085-001
[200 Grand Staff report.pdf](#)
[RESOLUTION 2020-38 SPAR 200 Grand Ave.pdf](#)
- 6.3 Discussion and possible recommendation to the Village Board for **RESOLUTION 2020-46** approving Conditional Use for a senior care facility at 1654 Van Buren Dr, Parcel MUKV 2091-988-002; The Box Self Storage LLC, Applicant; Robert Chandler, Agent.
[Avenues - Staff report.pdf](#)
[RESOLUTION 2020-46 Conditional use order .pdf](#)
- 6.4 Discussion and possible recommendation to the Village Board for **RESOLUTION 2020-43** approving Site Plan and Architectural Review for The Avenues; The Box Self Storage LLC, Applicant; 1654 Van Buren Dr; Parcel MUKV 2091-988-002
[Avenues - Staff report.pdf](#)
[RESOLUTION 2020-43 SPAR 1654 Van Vuren The Avenues.pdf](#)
- 6.5 Discussion and possible recommendation to the Village Board of **RESOLUTION 2020-45** approving wall sign for Malcolm Drilling located at 102 Hill Ct: Brady Frederick, Applicant; Parcel #A486800002
[Malcolm Staff report.pdf](#)
[Malcom Drilling Wall Sign.pdf](#)
[RESOLUTION 2020-45 Malcolm Drilling Sign.pdf](#)
- 6.6 Discussion and possible recommendation to the Village Board for **RESOLUTION 2020-44** approval of Site Plan and Architectural Review for the Multi-tenant Building; Hill Court Partners LLC, Applicant; Parcel #A486800002 (as of date of approval)
[Hill Court Staff report.pdf](#)
[Hill Ct SPAR.pdf](#)
[RESOLUTION 2020-44 SPAR Hill Court.pdf](#)
- 6.7 Discussion and possible recommendation to the Village Board for proposed amendments to the zoning code with regard to conditional uses.
[CU Amendments to Ordinance.pdf](#)

7. 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.

MINUTES OF THE PLAN COMMISSION MEETING Tuesday, August 12, 2020

Call to Order

Chairman Winchowky called the meeting to order at 6:31 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
Jason Wamser
Mark Penzkover
Eric Brill
Robert Harley
Ken Werner

Also present: Tim Schwenke, Civitek Consulting
Mark Blum, Village Attorney
Ron Bittner, Public Works Director
Kevin Schmidt, Police Chief
Linda Gourdoux, Deputy Clerk/Treasurer

Comments from the Public

Opened at 6:32 pm
Sean Momsen, W304S10544 Lakeview Dr; Thanked Commission for getting his item on agenda so quickly
Scott Reeves, 207 Lincoln Ave; spoke against 200 Grand Ave project, spoke against Blue Bay concept
David Boebel, 815 Parkview Ln; spoke against 200 Grand Ave project, spoke against Police Dept LED sign
Closed at 6:41 pm

Minutes

Motion made by Decker/Penzkover to approve the minutes of the July 14, 2020 regular meeting, carried.

New Business

Recommend to the Village Board approval of RESOLUTION 2020-36 for the LED sign located at the Mukwonago Police Department, 627 S Rochester St (Village of Mukwonago, Owner; Ron Bittner, Applicant); Parcel MUKV 1976-936.

Schwecke gave overview of project

Motion made by Decker/Penzkover to approve RESOLUTION 2020-36 for the LED sign located at the Mukwonago Police Department, 627 S Rochester St (Village of Mukwonago, Owner; Ron Bittner, Applicant); Parcel MUKV 1976-936, carried

Recommend to the Village Board approval of RESOLUTION 2020-37 for the update of the wall sign located at the Lynch Ford, 1017 Main St (Lynch Ford, Applicant); Parcel MUKV 2009-963.

Schwecke gave overview of project

Motion by Decker/Wamser to approve RESOLUTION 2020-37 for the update of the wall sign located at the Lynch Ford, 1017 Main St (Lynch Ford, Applicant); Parcel MUKV 2009-963, carried

Recommend to the Village Board approval of RESOLUTION 2020-41 for the monument sign located at The Pointe Apartments, 907 Main St (The Pointe Apartments, Owner; Mikko Erkamaa, Applicant); Parcel MUKV 2009-965-003.

Schwecke gave overview of project

Motion by Decker/Penzkover to approve RESOLUTION 2020-41 for the monument sign located at The Pointe Apartments, 907 Main St (The Pointe Apartments, Owner; Mikko Erkamaa, Applicant); Parcel MUKV 2009-965-003, carried

Recommend to the Village Board approval of RESOLUTION 2020-038 on the Site Plan and Architectural Review Request for the Mufti-family Residential Project at 200 Grand Ave (Jentzsch Properties, Ulrich M & Karen A Jentzsch, Owner; Ulrich Jentzsch, Applicant); Parcel MUKV 1976-085-001.

Schwecke gave overview of project

Ulrich Jentzsch, Owner/Applicant gave overview of project

Item tabled to the September 14, 2020 meeting

Recommend to the Village Board approval of RESOLUTION 2020-39 on the Site Plan and Architectural Review Request for Addition to Existing Detached Garage at 1341 Bear Pass (Meadows of Mukwonago LLC, Owner and Applicant); Parcel MUKV 2015-012.

Schwecke gave overview of project

Kathy Piala gave overview of project

Motion by Penzkover/Decker to approve RESOLUTION 2020-39 on the Site Plan and Architectural Review Request for Addition to Existing Detached Garage at 1341 Bear Pass (Meadows of Mukwonago LLC, Owner and Applicant); Parcel MUKV 2015-012, carried with the following additional conditions.

3. Residential purpose only, no independent business. Storage for maintenance and property equipment.
4. No outside storage adjacent to garage.

Recommend to the Village Board approval of RESOLUTION 2020-40 of the Extraterritorial Certified Survey Map Review of property located outside of and within 1.5 miles of Village Boundary in Town of Mukwonago for Sean Mommsen at W304S10581 Lakeview Dr and W304S10544 Lakeview Dr (Sean Mommsen, Applicant); Parcel MUKT 2005-213-001.

Schwecke gave overview of project

Mommsen gave overview of project

Motion by Decker/Wamser to approve RESOLUTION 2020-40 of the Extraterritorial Certified Survey Map Review of property located outside of and within 1.5 miles of Village Boundary in Town of Mukwonago for Sean Mommsen at W304S10581 Lakeview Dr and W304S10544 Lakeview Dr (Sean Mommsen, Applicant); Parcel MUKT 2005-213-001, carried

Concept Review Request for a proposed Blue Bay Development at 927 Main St (Victor & Zani Islami, Owner; Jay Campbell, Applicant); Parcel MUKV 2009-964-001.

Harley and Penzkover recused from discussion

Schwecke gave overview of project

Campbell gave overview of project

Discussion on Proposed Amendments to the Zoning Code with Regard to Conditional Uses. Possible direct staff to set a public hearing date for the proposed ordinance and work with the Village Attorney as to final form.

Schwecke gave overview of project

Blum gave overview of project

Tabled to September 14, 2020 meeting for further discussion and possible action

Adjournment

Meeting adjourned at 8:12 p.m.

Respectfully Submitted,
Linda Gourdoux
Deputy Clerk/Treasurer

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO
PLAN COMMISSION TO CONSIDER A CONDITIONAL USE APPLICATION
FOR A SENIOR CARE FACILITY
(1654 VAN BUREN DRIVE)**

Please take notice there will be a public hearing before the Village of Mukwonago Plan Commission in the Board Room of the Village Hall, 440 River Crest Court, Mukwonago, Waukesha and Walworth Counties, on Tuesday, September 8, 2020, commencing at 6:30 P.M. or soon thereafter to consider the following matter:

- REGARDING:** Consider a request for a senior care facility as a conditional use pursuant to Section 100-353 of the Village Municipal Code (a/k/a Zoning Ordinance). Applicant is proposing a care facility that consists of a Community Based Residential Facility and a Residential Care Apartment Complex.
- TAX KEY/LOCATION:** MUKV2091988002; 1654 Van Buren Drive, currently an undeveloped parcel
- APPLICANT:** The Box Self Storage LLC
- LEGAL DESCRIPTION:** LOT 2 CSM #11850 VOL 119/257 REC AS DOC #4396796
REDIVISION OF LOT 1 CSM 7679 PT SE1/4 OF NW1/4 & NE1/4
OF SW1/4 SEC 19 T5N R19E :: SUBJECT TO STORMWATER
ACCESS EASEMENT AS SHOWN ON CSM #11850 RECORDED ON
5/15/2019

The proposal may be viewed at Village Hall, 440 River Crest Court, Mukwonago, WI during business hours.

All interested parties will be heard. Written comments will be accepted up to the time of the hearing. For more information, please contact the village planner at (262) 363-6420 x. 2111, or at planner@villageofmukwonago.com.

Diana Dykstra, Village Clerk

To be published: August 25, 2020 and September 1, 2020

Date: September 1, 2020

To: Village of Mukwonago Plan Commission

From: Tim Schwecke, AICP, Consulting Planner

Subject: Proposed text amendment of the Village's zoning code regarding senior care facilities and related matters; The Box Self Storage LLC, applicant; Robert Chandler, agent

Meeting: September 8, 2020 Plan Commission meeting

The Box Self Storage LLC (Robert Chandler) owns property in the Village and has submitted a petition to revise the Village's zoning code that if approved would create a new type of land use. As defined, a senior care facility must include at least two of the following types of uses:

- (1) Community based residential facility
- (2) Residential care apartment complex
- (3) Nursing home

Senior care facilities would only be allowed in the B-3 zoning district as a conditional use.

Review procedures As set forth in s. 100-854 of the zoning code, the Plan Commission reviews all proposed changes and provides a recommendation to the Village Board to (1) approve the petition as requested, (2) approve the petition as revised, or (3) deny the petition.

A public hearing will be held at the Village Board meeting on September 16, 2020.

Potential motion for approval:

Recommend to the Village Board the approval of the proposed ordinance as drafted.

Attachments:

- 1. Draft Ordinance

VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES

ORDINANCE NO.

ORDINANCE TO AMEND CHAPTER 100 OF THE VILLAGE OF MUKWONAGO MUNICIPAL
CODE REGARDING SENIOR CARE FACILITIES AND RELATED MATTERS

- Draft August 26, 2020 -

SECTION 1

Insert the following term and definition in Section 100-29 in alphabetical order:

Senior care facility A residential care facility that includes at least two of the following types of residential care and is operated as a fully integrated facility by a single operating entity:

- (1) community based residential facility (CBRF), as defined in s. 50.01(1g), Wis. Stats.;
- (2) residential care apartment complex (RCAC), as defined in s. 50.01(6d), Wis. Stats.;
- (3) nursing home, as defined in s. 50.01(10), Wis. Stats.

SECTION 2

Repeal and recreate subsection 100-154(a) to read as follows

- (a) *Intent.* The B-3 community business district is intended to provide for the development in appropriate locations of larger commercial services consisting primarily of retail stores, shops, offices, and individual service establishments catering to the daily needs of businesses and residents of the Village of Mukwonago, along with Senior Care Facilities. Development and uses shall be compatible in character with village atmosphere. The following requirements are intended to help carry out this intent:
- (1) All business establishments shall be retail or service establishments dealing directly with consumers.
 - (2) All goods produced on the premises shall be sold on premises where produced.
 - (3) All business, servicing or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.
 - (4) Senior Care Facilities should have 50 units or more.

SECTION 3

Revise the table in Section 100-157, by inserting “Senior Care Facility” in the “Shelter Care Facilities” group in alphabetical order and designating that use as a conditional use in the B-3 district.

SECTION 4

All Ordinances or parts of Ordinances contravening the terms and conditions of this Ordinance are hereby to that extent repealed.

SECTION 5

The several sections of this Ordinance shall be considered severable. If any section shall be considered by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other portions of the Ordinance.

SECTION 6

This Ordinance shall take effect upon passage and publication as approved by law, and the Village Clerk shall so amend the Code of Ordinances of the Village of Mukwonago, and shall indicate the date and number of this amending ordinance therein.

PASSED AND ADOPTED by the Village Board this day of **September**, 2020.

APPROVED:

Fred Winchowky, Village President

Countersigned:

Diana Dykstra, Village Clerk/Treasurer

Date: September 2, 2020
To: Village of Mukwonago Plan Commission
From: Tim Schwecke, AICP, Consulting Planner
Subject: Multi-family residential project at 200 Grand Avenue; Ulrich Jentzsch, applicant
Meeting: September 8, 2020 Plan Commission meeting

Location 200 Grand Avenue

Previous review(s)

- The developer submitted a concept plan which the Plan Commission reviewed at its meeting on July 14, 2020. No decisions were rendered.
- The Plan Commission reviewed the project on August 12, 2020. The matter was tabled to the September meeting.

Summary of changes

1. There is now a common wall between Units 1 and 2.
2. Meters for gas and electric are depicted.
3. AC units are depicted as wall mounts.
4. The driveway is now shown as 20 feet wide (previously 14 feet).
5. Each of the units will have an installed elevator.
6. The footprint for Building A has been reduced to 2578 sf (previously 2754 sf). The footprint for building B remains at 2160 sf.
7. The layout for some of the on-site parking stalls has been revised.
8. The developer has provided details for the wall-mounted lights.

Modification of access drive width As set forth in Section 100-403(3)(d)) of the zoning code, a developer can propose a 20-foot wide driveway instead of the typical width of 24 feet and provide justification for the request.

Potential motion for approval Approve the request to utilize a 20-foot wide driveway for this project at 200 Grand Avenue based on the following justifications:

1. ____
2. ____

Furthermore, this decision is particular to this situation and the overall project as designed.

Potential motion for denial Deny petitioner's request to utilize a 20-foot wide driveway because the petitioner did not provide sufficient justification for the request.

Review procedures The proposed project is subject to site plan and architectural review. The Plan Commission is advisory to the Village Board.

Potential motion for approval if modification of driveway width is approved:

Recommend to the Village Board the approval of Resolution 2020-38 as revised, including the conditions.

Attachments:

1. Developer statement with regard to the driveway width
2. Updated application materials
3. Resolution 2020-38, revised

Developer Statement with Regard to Driveway Width

The AIA's "Architectural Graphic Standards" (the architect's bible), in its transportation chapter (Chapter 1) identifies "Private Roads Intersecting Public Roads" and calls out a range of 18' – 22' for a two-way traffic private road at its intersection with a public road.

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MUKWONAGO CONDOS

200 Grand Avenue
Mukwonago, WI

DRAWING INDEX:

SP-1	SITE PLAN, SITE LOCATION MAP, DRAWING INDEX, PLANTING SCHEDULE
A-1	BUILDING "B" FOUNDATION PLAN, TYPICAL UNIT FLOOR PLANS
A-2	BUILDING "B" ELEVATIONS
A-3	ELEVATION SKETCHES
A-4	ELEVATION SKETCHES

PROJECT DESCRIPTION:

NEW CONDO COMPLEX WITH 6 TOTAL UNITS BETWEEN TWO BUILDINGS.

BUILDING "A" INFORMATION:

BUILDING MAIN FLOOR:	2,578 S.F.
TOTAL BUILDING AREA (3 FLOORS):	7,734 S.F.
NO. OF FLOORS:	3
BUILDING HEIGHT	35 FT

SINGLE UNIT FOOTPRINT (UNIT 1 AND 2): 784 S.F.
SINGLE UNIT TOTAL AREA (3 FLOORS): 2,352 S.F.

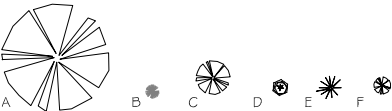
SINGLE UNIT FOOTPRINT (UNIT 3): 900 S.F.
SINGLE UNIT TOTAL AREA (3 FLOORS): 2,700 S.F.

SITE INFORMATION:

SITE AREA:	12,901 S.F. (.297 ACRE)
FOOTPRINT AREA:	4,738 S.F. (36.7 %)
PAVED AREA:	5,465 S.F. (42.4 %)
SIDEWALK AREA:	100 S.F. (.8 %)
GREEN SPACE AREA:	2,598 S.F. (20.1 %)
PARKING SPACES:	6

BUILDING "B" INFORMATION:

BUILDING MAIN FLOOR:	2,160 S.F.
TOTAL BUILDING AREA (3 FLOORS):	6,480 S.F.
NO. OF FLOORS:	3
SINGLE UNIT FOOTPRINT:	720 S.F.
SINGLE UNIT TOTAL AREA (3 FLOORS):	2,160 S.F.
BUILDING HEIGHT	35 FT

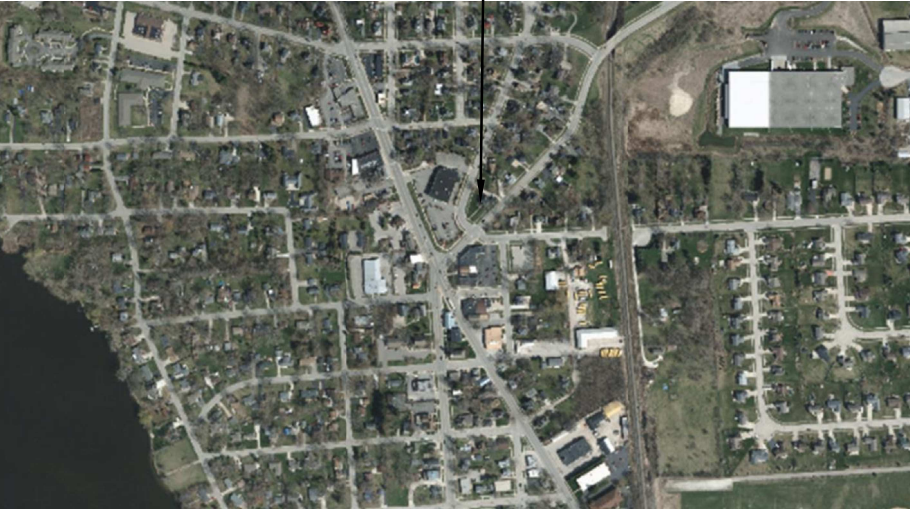


PLANTING SCHEDULE

TYPE	DESCRIPTION	PLANTING SIZE	MATURE SIZE
A	FLOWERING CRAB 'RADIANT'	6-8"H	4' DIA
B	HETZ MIDGET ARBOR VITAE	15-18" H	10' DIA
C	EUONYMUS 'ALATUS' (BURNING BUSH)	2-3' H	6' DIA
D	HOSTA 'GRAND MARMALADE'	12"H	2.5' DIA
E	TAXUS 'TAUNTONI'	18-24"H	4' DIA
F	DWARF SPIREA 'FROEBELI'	15-18"H	3' DIA

NOTE: MATURE SIZES GIVEN ARE FOR PLANT SIZE AFTER 7-12 YEARS GROWTH TYP.

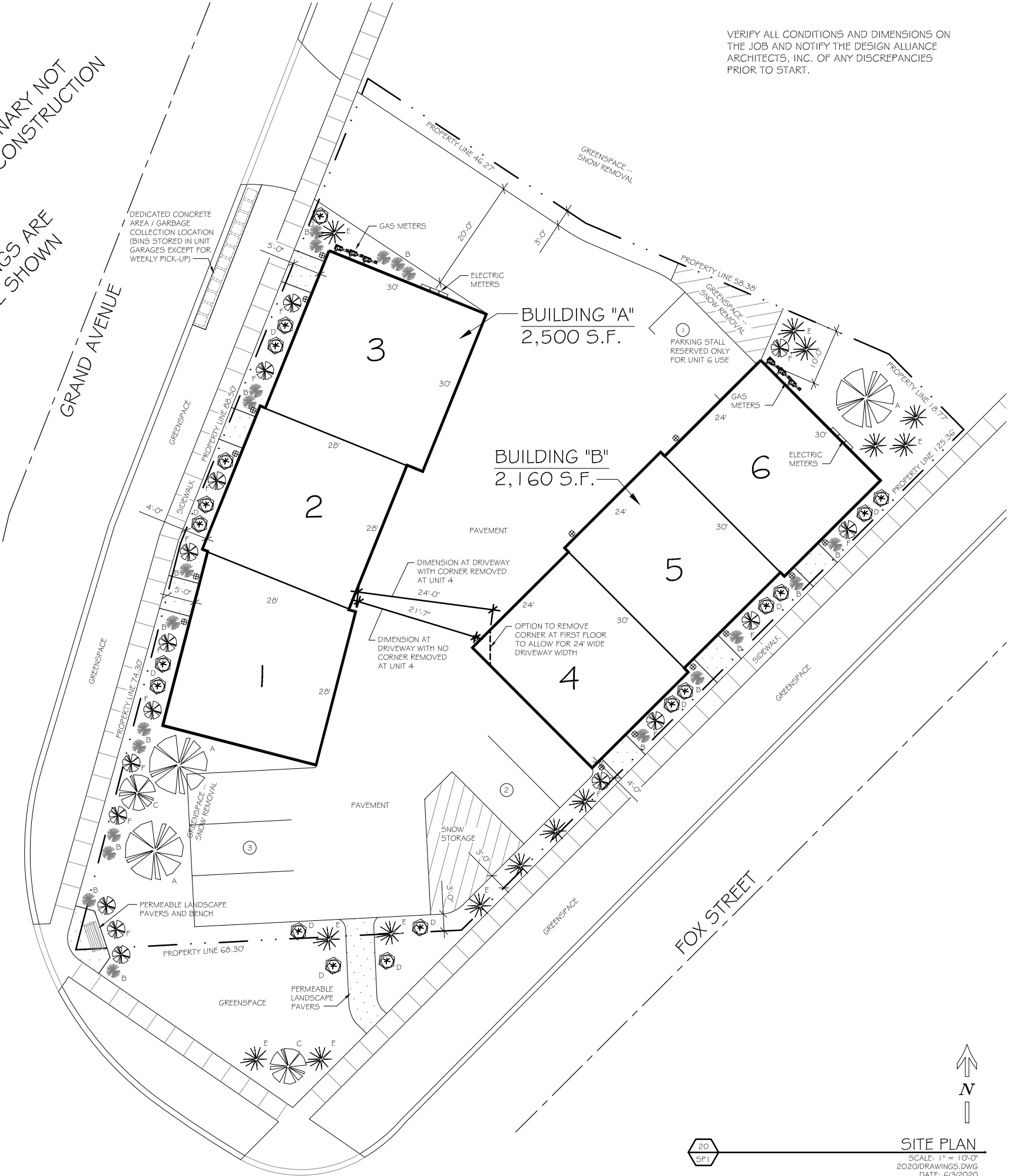
SITE LOCATION



SITE LOCATION MAP

SCALE: N.T.S.
2020/DRAWINGS.DWG
DATE: 6/3/2020

PRELIMINARY NOT FOR CONSTRUCTION
ALL DRAWINGS ARE 1/2 SCALE SHOWN



VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

MUKWONAGO CONDOS
200 Grand Avenue
Mukwonago, WI

DRAWING NAMES

SITE PLAN
DRAWING INDEX
PLANTING SCHEDULE
SITE LOCATION MAP

REVISIONS

1	8/20/2020
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PROJECT DATA

DATE:	7/29/2020
DRAWN BY:	C.J.
CHECKED BY:	P.W.

SHEET NO.

SP-1

Design Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404

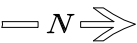
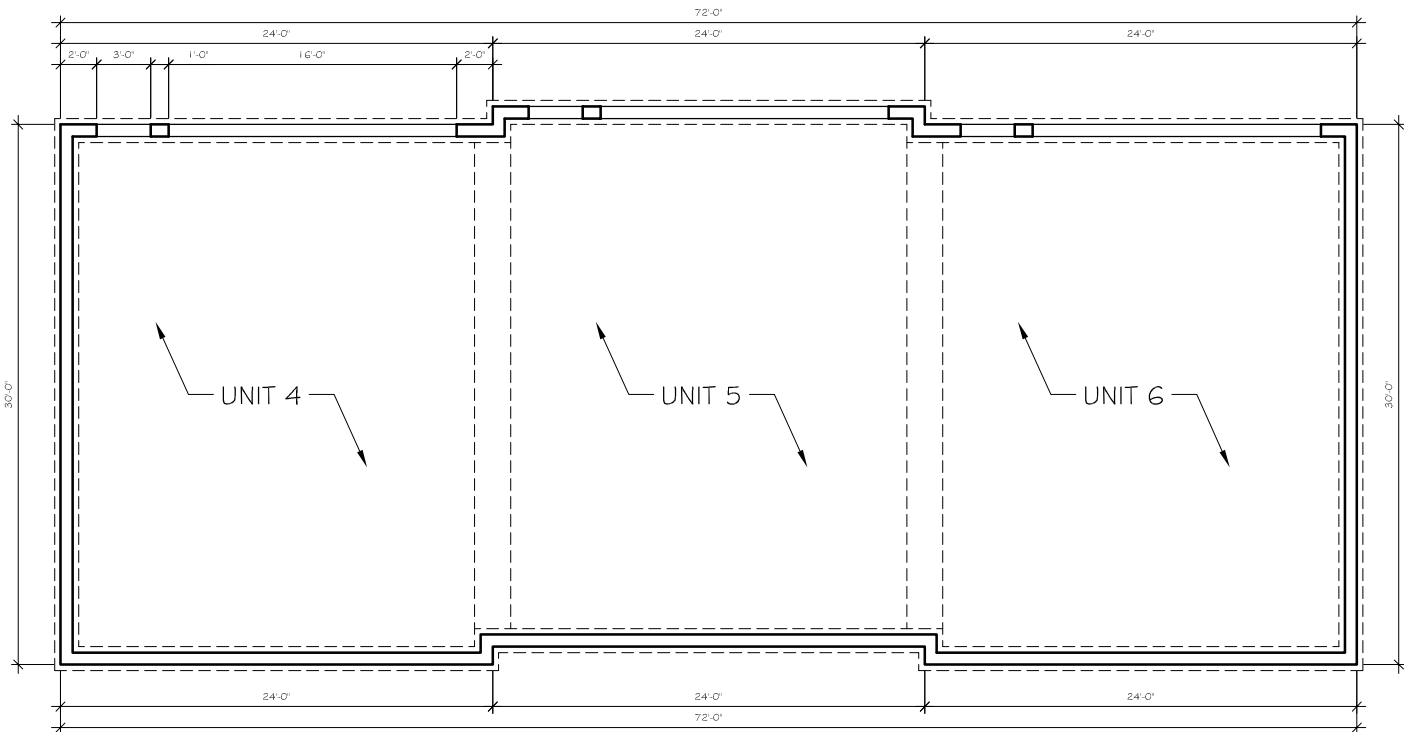
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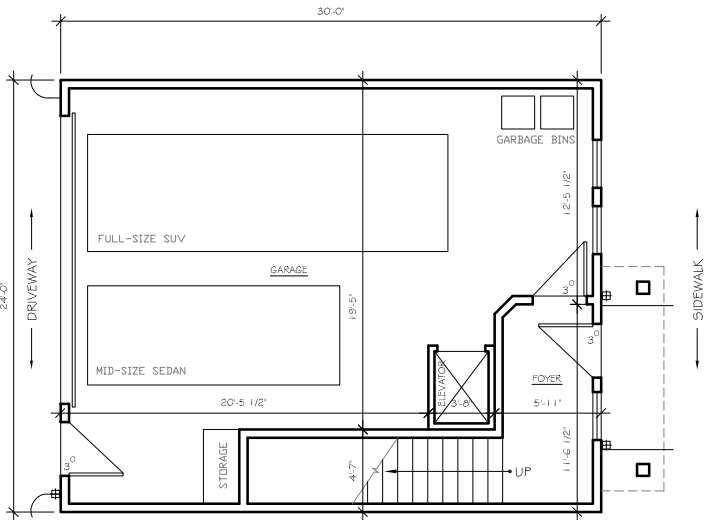
VERIFY ALL CONDITIONS AND DIMENSIONS ON
THE JOB AND NOTIFY THE DESIGN ALLIANCE
ARCHITECTS, INC. OF ANY DISCREPANCIES
PRIOR TO START.

BUILDING "A" NOTE:

BUILDING "A" TO HAVE SIMILAR LAYOUT AS BUILDING "B"
-- INCREASES AT EACH UNIT FLOOR WILL ENLARGE
GARAGE / GREAT ROOM / BEDROOMS.

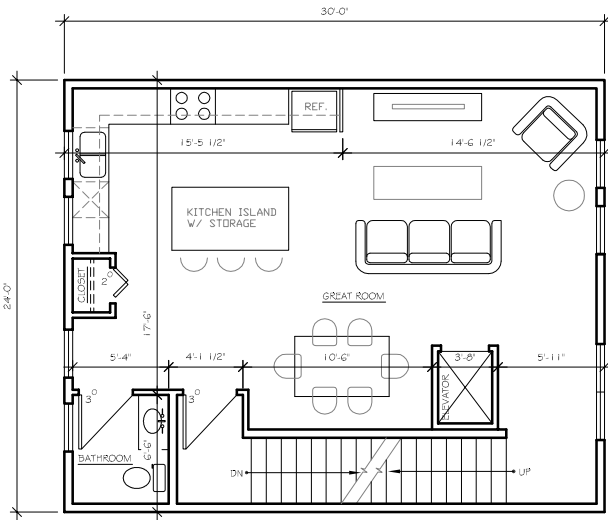


BUILDING "B" FOUNDATION PLAN
SCALE: 3/16" = 1'-0"
2020/DRAWINGS.DWG
DATE: 6/3/2020

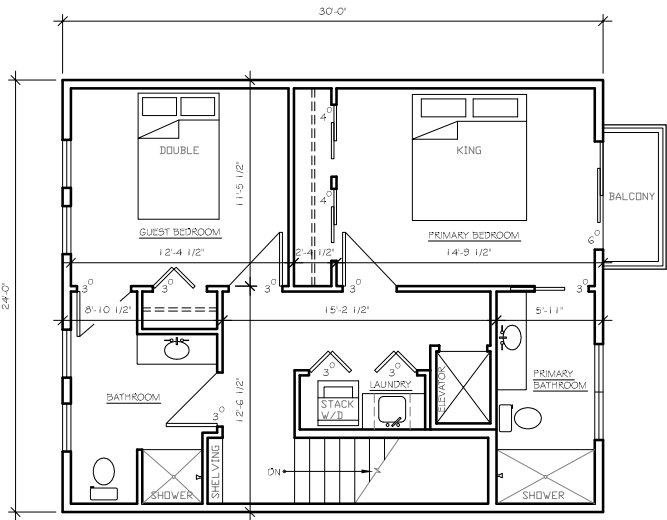


UNIT FOOTPRINT: 720 S.F.
TOTAL UNIT AREA: 2,160 S.F.

**BUILDING "B"
TYPICAL UNIT FIRST FLOOR**
SCALE: 3/16" = 1'-0"
2020/DRAWINGS.DWG
DATE: 6/3/2020



**BUILDING "B"
TYPICAL UNIT SECOND FLOOR**
SCALE: 3/16" = 1'-0"
2020/DRAWINGS.DWG
DATE: 6/3/2020

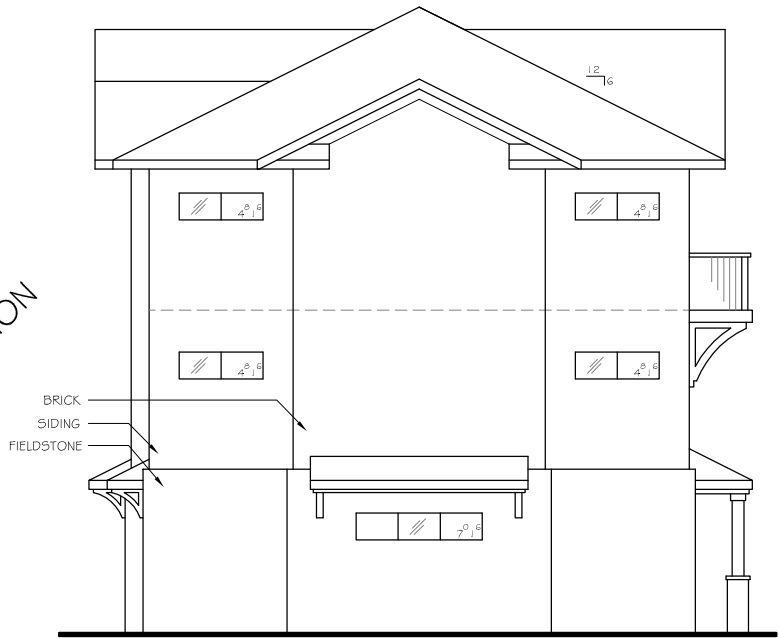


**BUILDING "B"
TYPICAL UNIT THIRD FLOOR**
SCALE: 3/16" = 1'-0"
2020/DRAWINGS.DWG
DATE: 6/3/2020

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE
1/2 SCALE SHOWN

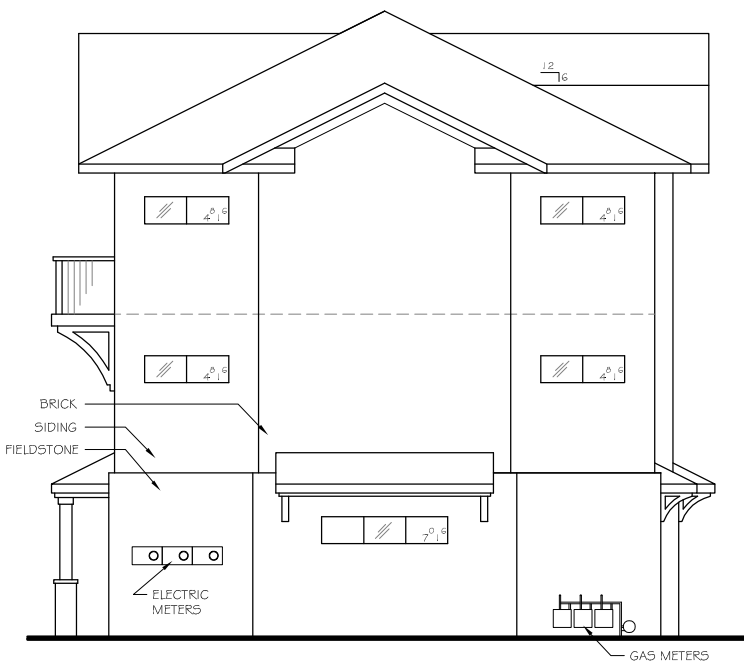
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7 BUILDING "B" SOUTH ELEVATION
A2 SCALE: 3/16" = 1'-0"
2020/DRAWINGS.DWG
DATE: 6/3/2020



10 BUILDING "B" WEST ELEVATION
A2 SCALE: 3/16" = 1'-0"
2020/DRAWINGS.DWG
DATE: 6/3/2020



17 BUILDING "B" NORTH ELEVATION
A2 SCALE: 3/16" = 1'-0"
2020/DRAWINGS.DWG
DATE: 6/3/2020



20 BUILDING "B" EAST ELEVATION
A2 SCALE: 3/16" = 1'-0"
2020/DRAWINGS.DWG
DATE: 6/3/2020

Design Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

17

MUKWONAGO CONDOS
200 Grand Avenue
Mukwonago, WI

DRAWING NAMES

BUILDING "B" ELEVATIONS

REVISIONS

1 8/20/2020

PROJECT DATA

DATE: 7/29/2020

DRAWN BY: C.J.

CHECKED BY: P.W.

SHEET NO.

A-2

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

PRELIMINARY NOT FOR CONSTRUCTION

ALL DRAWINGS ARE 1/2 SCALE SHOWN

Design Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404

MUKWONAGO CONDOS
200 Grand Avenue
Mukwonago, WI

DRAWING NAMES

ELEVATION SKETCHES

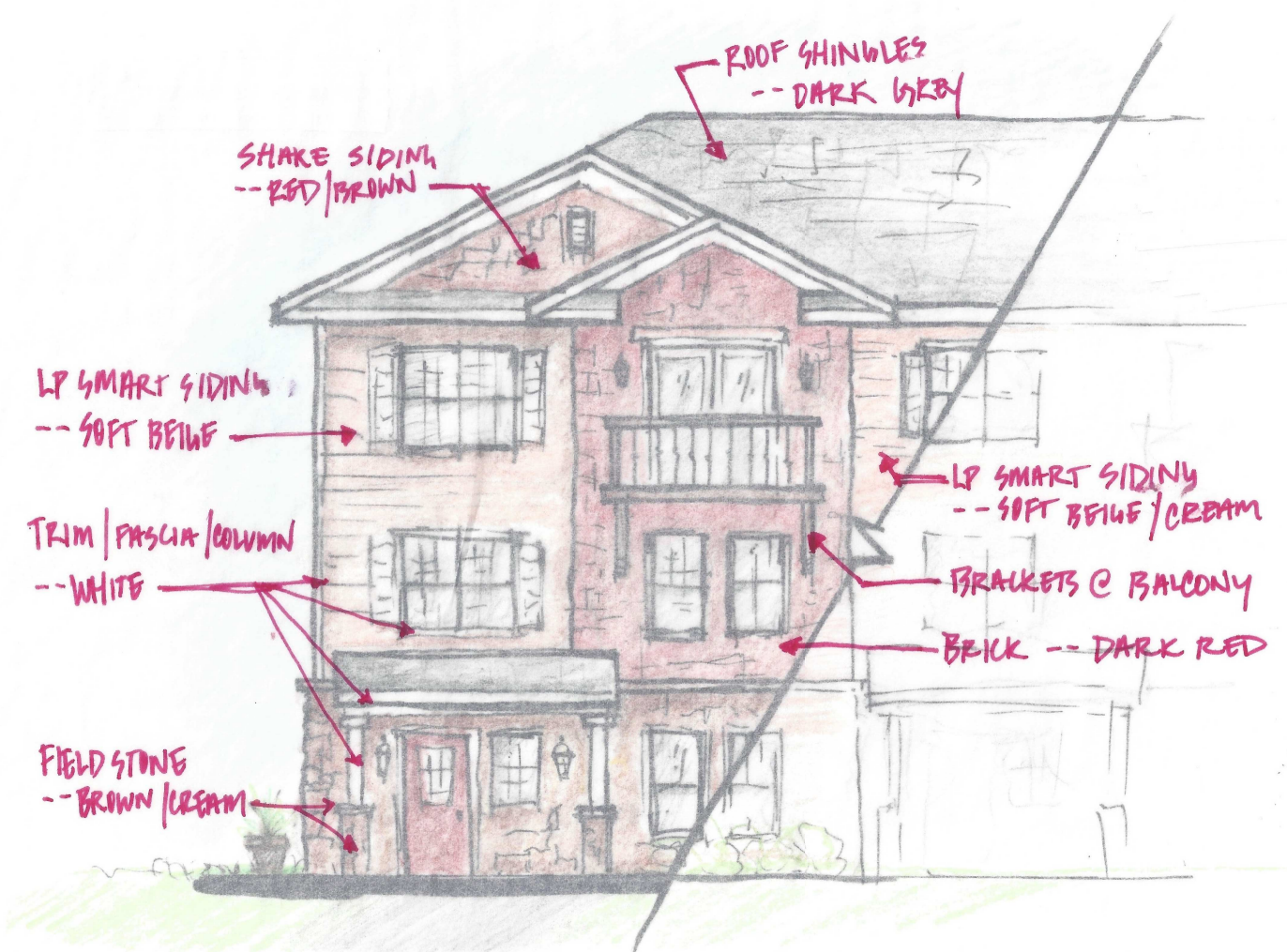
REVISIONS

PROJECT DATA

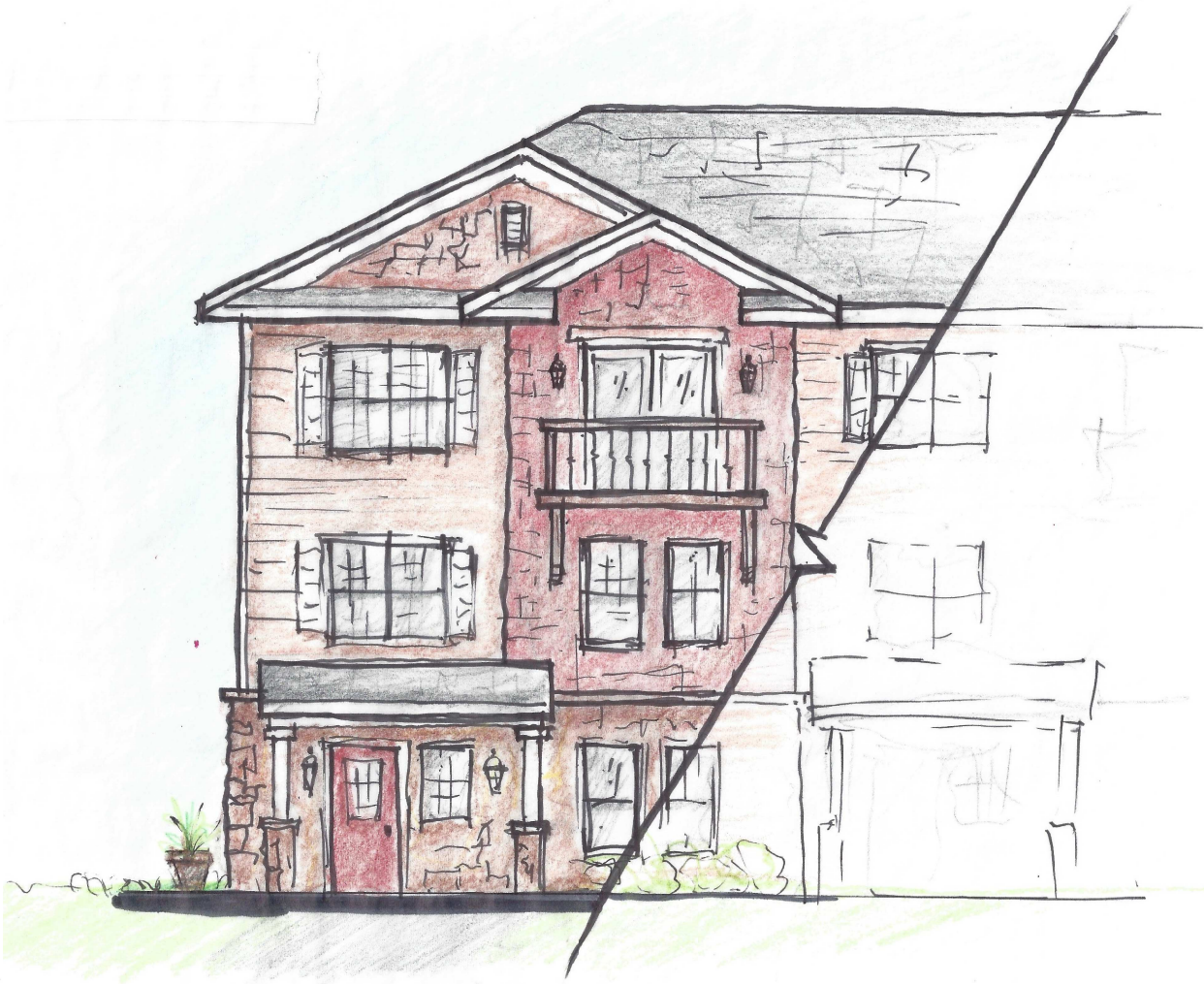
DATE: 7/29/2020
DRAWN BY: C.J.
CHECKED BY: P.W.

SHEET NO.

A-3



ELEVATION SKETCH / MATERIALS
SCALE: N.T.S.
2020/DRAWINGS.DWG
DATE: 6/3/2020



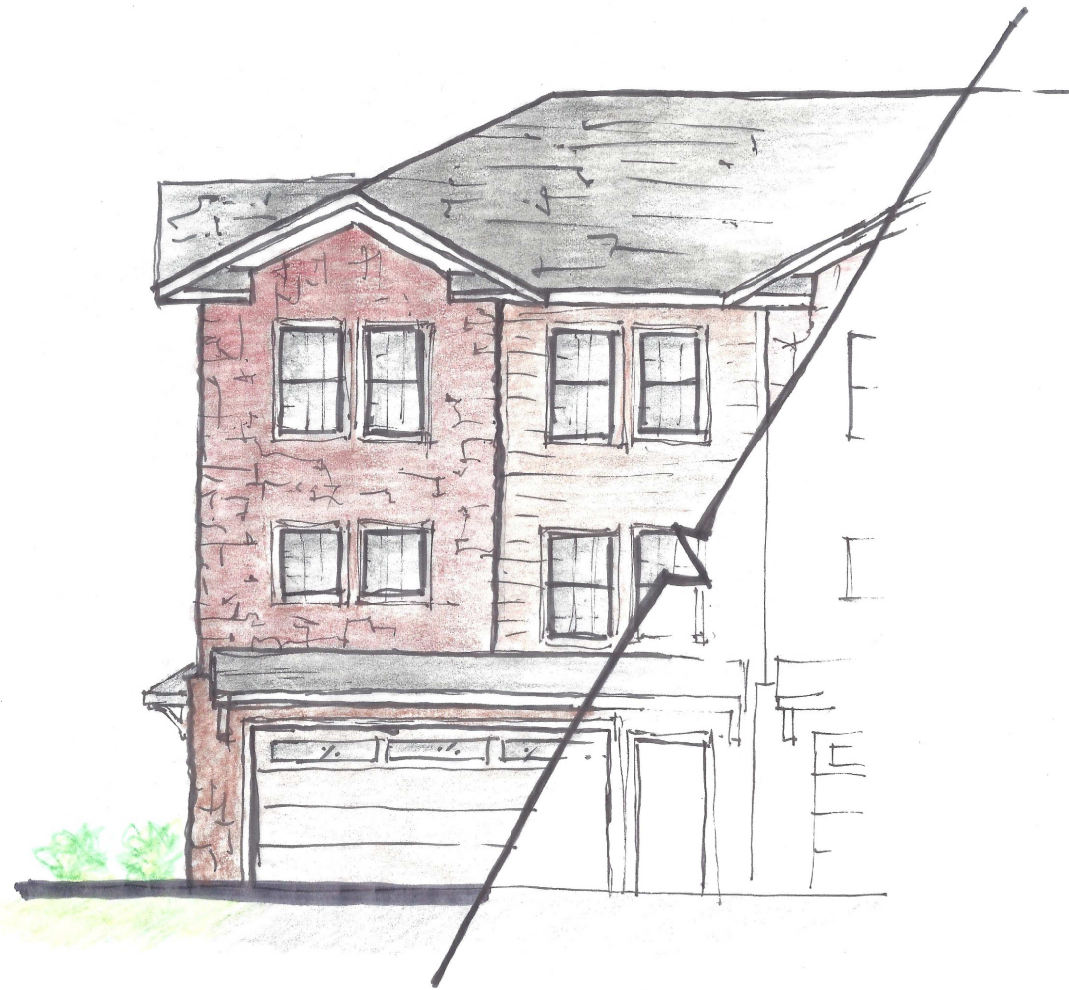
FRONT ELEVATION SKETCH
SCALE: N.T.S.
2020/DRAWINGS.DWG
DATE: 6/3/2020



18
A4

SIDE ELEVATION SKETCH

SCALE: N.T.S.
2020/DRAWINGS.DWG
DATE: 6/3/2020



20
A4

REAR ELEVATION SKETCH

SCALE: N.T.S.
2020/DRAWINGS.DWG
DATE: 6/3/2020

PRELIMINARY NOT
FOR CONSTRUCTION

ALL DRAWINGS ARE
1/2 SCALE SHOWN

VERIFY ALL CONDITIONS AND DIMENSIONS ON
THE JOB AND NOTIFY THE DESIGN ALLIANCE
ARCHITECTS, INC. OF ANY DISCREPANCIES
PRIOR TO START.

MUKWONAGO CONDOS
200 Grand Avenue
Mukwonago, WI

DRAWING NAMES

ELEVATION SKETCHES

REVISIONS

PROJECT DATA

DATE: 7/29/2020
DRAWN BY: C.J.
CHECKED BY: P.W.

SHEET NO.

A-4

Design
Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404

RESOLUTION 2020-38

**RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW
FOR MULTI-FAMILY RESIDENTIAL PROJECT;
ULRICH JENTZSCH, APPLICANT
200 GRAND AVE; MUKV 1976-085-001**

WHEREAS, pursuant to Section 100-601, and 100-153 of the Zoning Code, an application for a site plan and architectural review has been filed for the approval of multi-family residential project, a permitted use within the B-1, Neighborhood Business Commercial with Village Center Overlay, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by Ulrich Jentzsch, and

WHEREAS, a multi-family residential project in the B-1, Neighborhood Business Commercial with Village Center Overlay Zoning District in which the subject property is located, and

WHEREAS, the plan of operation and plans have 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 site plan and architectural review for multi-family residential project located at 200 Grand Ave, based upon the plan of operation and plans submitted to the Village.

NOW, THEREFORE, BE IT FURTHER RESOLVED this site plan and architectural review approval shall be subject to the following conditions:

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and Village department heads and representatives.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
4. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.
6. If the project is to be operated as a condo, the developer will need to prepare a condo plat consistent with Village and State requirements and submit the same to the Village for review and approval.
7. The developer must comply with all requirements related to impact fees imposed by the Village.

8. The developer shall be responsible for removing excess snow from the site that cannot be stockpiled on site. Alternatively, the condo association must be responsible for removing excess snow.
9. The developer shall comply with all parts of the Municipal Code as it relates to this project.
10. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Supervisor of Inspections are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.

NOW, THEREFORE, BE IT FURTHER RESOLVED the applicant, upon the approval of this site plan and architectural review shall agree to accept the same in writing.

Passed and dated this 16th day of September 2020.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk-Treasurer

Date: September 1, 2020

To: Village of Mukwonago Plan Commission

From: Tim Schwecke, AICP, Consulting Planner

Subject: A. Conditional use for a senior care facility at 1654 Van Buren Drive; The Box Self Storage LLC, applicant; Robert Chandler, agent

B. Site plan and architectural review for a senior care facility at 1654 Van Buren Drive; The Box Self Storage LLC, applicant; Robert Chandler, agent

Meeting: September 8, 2020 Plan Commission meeting

A. Conditional Use

General description The Box Self Storage LLC (Robert Chandler) owns the property at 1654 Van Buren Road and has submitted a petition to establish a senior care facility as a conditional use. The proposed facility would be a professionally operated continuum of care facility and will include CBRF and RCAC units along with a 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.



Zoning The subject property is zoned B-3. The proposed use is not allowed in the Village's zoning code although a petition has been submitted to accommodate the proposal.

Public notice A public hearing notice was published two times in the Waukesha Freeman, and letters were mailed to surrounding property owners.

Public comment As of this date, staff has not received any comments or other communications regarding this proposal.

Review procedures The Plan Commission holds the public hearing and makes a recommendation to the Village Board which makes the final decision. Following the close of the public hearing, the Plan Commission may recommend (1) approval, (2) approval with conditions, or (3) denial. If approval is recommended, the Plan Commission can recommend conditions deemed necessary to protect the public health, safety, and welfare.

Decision criteria To approve the proposed conditional use, the following must be satisfied as set forth in Section 100-354 of the zoning code:

- (1) The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or welfare of the Village.

- (2) The uses, values and enjoyment of other property in the surrounding neighborhood that are already permitted shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
- (3) The establishment of the conditional use will not impede the normal and ordinary development and improvement of the surrounding property for uses permitted within the district and/or which are consistent with the standards in the Comprehensive Plan.
- (4) Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the use.
- (5) Adequate measures have been taken or will be taken providing ingress and egress to minimize traffic congestion on public streets so as not to diminish the level of service of any intersection which is impacted by traffic arising from the conditional use.

These findings are incorporated into the draft conditional use order which is attached.

The Plan Commission shall approve a conditional use application if the terms and conditions of the zoning regulations are met. However, in the event the terms and conditions of the ordinance are not consented to and complied with by the applicant, the Commission may deny the application. In addition, the Commission may deny the application or place conditions on it if substantial evidence, as defined in §62.23(7) Wis. Stats. is presented. That evidence must demonstrate the inability of the applicant to comply with or meet the conditions of the zoning regulations or that the conditions to be applied by the Plan Commission are necessary to protect the public health, safety or welfare of the community based upon the presentation of substantial evidence.

Potential motion for approval Recommend to the Village Board approval of the project as a conditional use as set forth in the attached conditional use order as drafted, provided (1) the Village Board approves the proposed text amendment relating to senior care facilities and (2) the Village Attorney approves the final form of the conditional use order.

B. Site Plan and Architectural Review

Architectural Review The facility consists of one-story and two-story construction. Exterior materials include lap siding, board and batten, and brick veneer and natural stone. The applicant will provide color/material samples during the Plan Commission meeting. The building has four-sided architecture. The applicant will need to verify the building height and that at least 25 percent of the building face fronting on CTH ES is masonry (brick or stone).

Utilities Site improvements are located within existing utility easements (See Certified Survey Map 11850 and other resources). The applicant should either revise the plans or provide other alternatives acceptable to the Village. The applicant will need to work with the Director of Public Works to address technical issues related to water and sewer.

Stormwater management A wet pond will be established onsite for stormwater management. The basin located in the Outlot 1 to the east will not be utilized. The two basins are separated by a buffer of grasses and wetlands. The Village Engineer has reviewed the stormwater management plan and has determined the proposed project will likely comply with required standards. Final approval is a condition of approval.

In this regard, it is not clear how the applicant will provide an access to the wet pond for maintenance – see landscape plan. If the proposed plan needs to be reworked the site plan may need to be resubmitted for Plan Commission review.

Wetlands As indicated on Sheet C1.0 of the plan set (and others), there are wetlands on the subject property. The applicant will need to work with the Wisconsin DNR to obtain approval to fill a wetland area for the access road.

Signage No signage is planned at this time.

Parking The site plan shows 39 parking spaces; 37 are required based on the standard in s. 100-402 of the zoning code (one space per three patient beds plus one space per employee). All of the on-site parking will be provided in surfaced parking areas.

Landscaping A landscaping plan has been submitted and complies with applicable requirements.

Trash enclosure A trash enclosure is located on the west side of the building. As a condition of approval, the applicant will need to submit construction drawings to the Village planner and obtain approval of the same.

Fencing The project does not include any fencing. The applicant should consider installing fencing around the wet pond to enhance resident safety, given the close proximity of the pond to the building and the exterior access doors on the rear of the building,

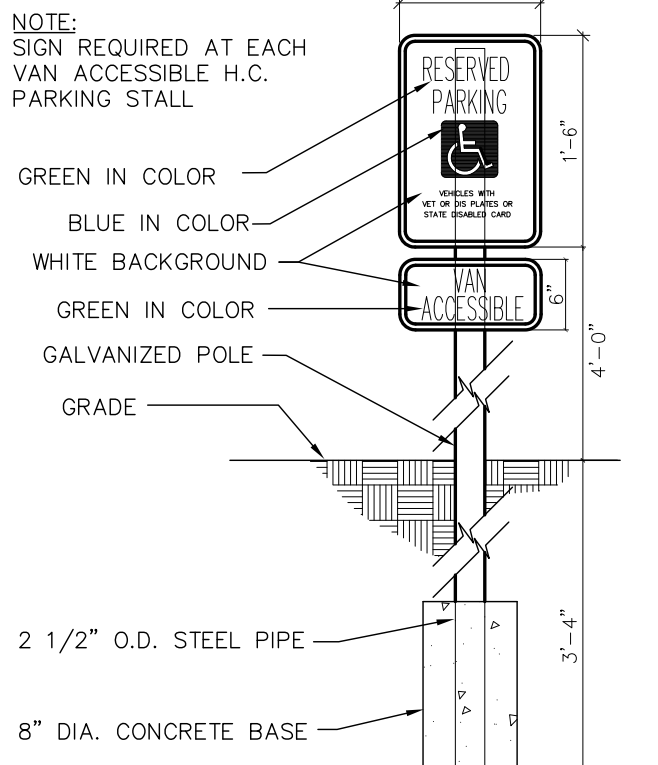
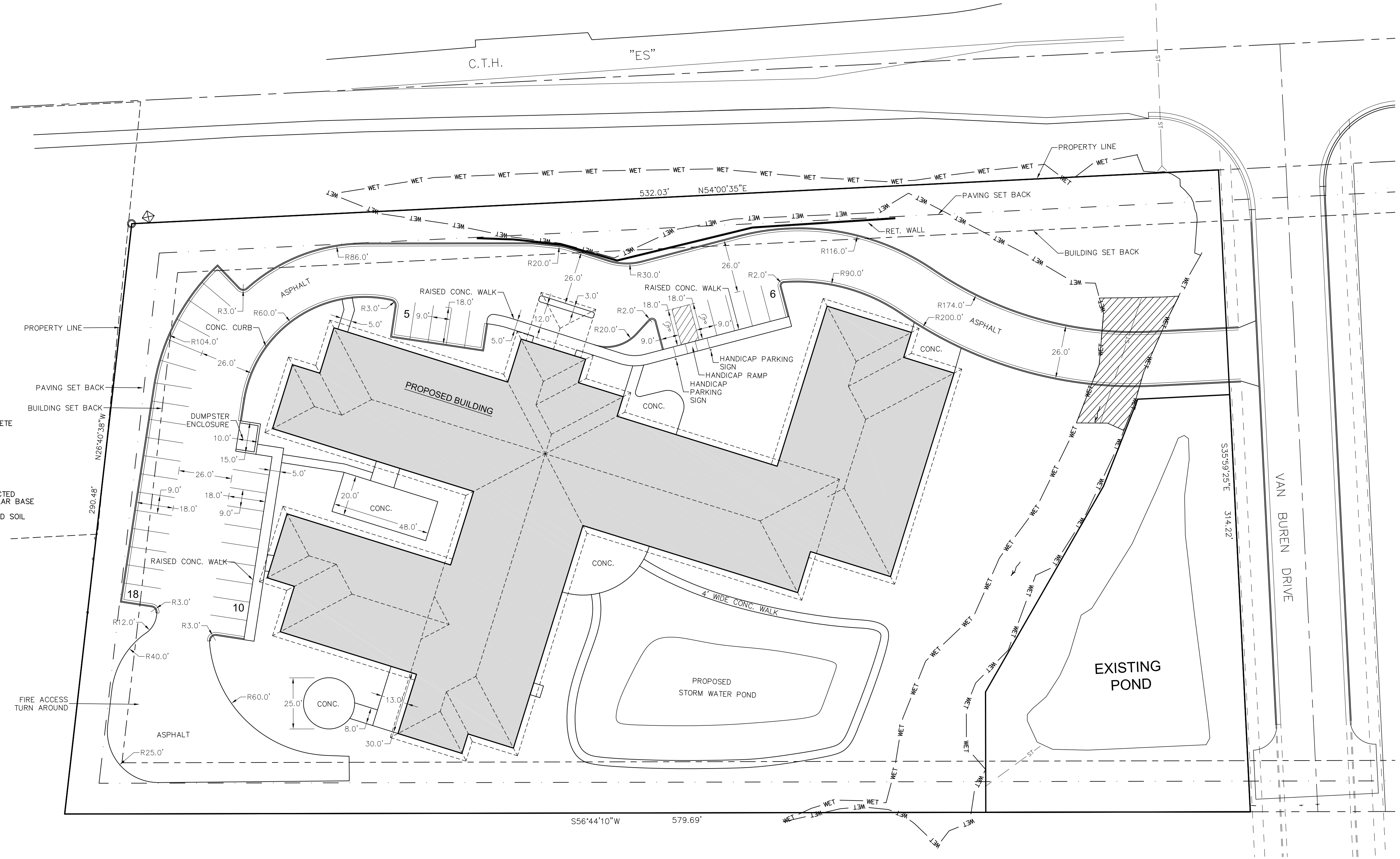
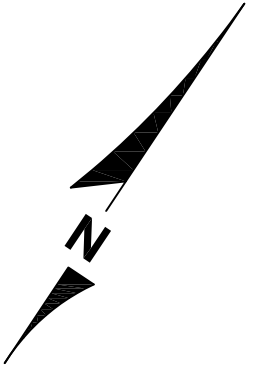
Outdoor lighting Outdoor lighting consists of wall packs, under-canopy lighting, and parking lot lights. Light poles comply with the maximum height of 25 feet. All fixtures are full cutoff. Lighting levels at the lot lines is zero footcandles as required.

Msc. performance standards Article X of the zoning regulations identifies a number of performance standards. The proposed project complies with those requirements.

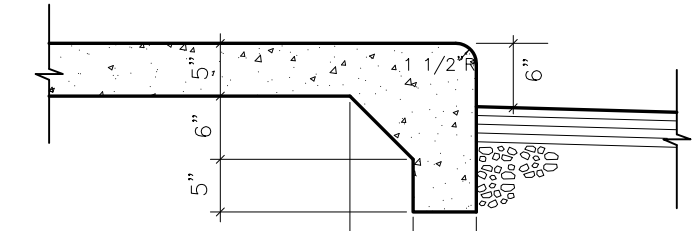
Potential motion Recommend approval of the project as set forth in Resolution 2020-43.

Attachments:

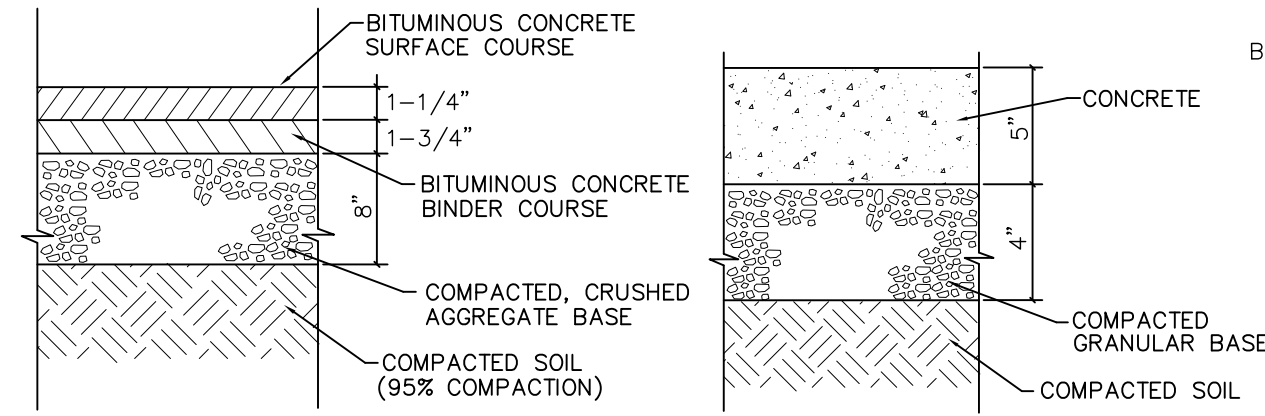
1. Plan materials
2. Conditional use order dated September 1, 2020
3. Resolution 2020-43 for approval of the Site Plan and Architectural Review



**HANDICAPPED PARKING SIGN DETAIL
(VAN ACCESSIBLE)**
NOT TO SCALE

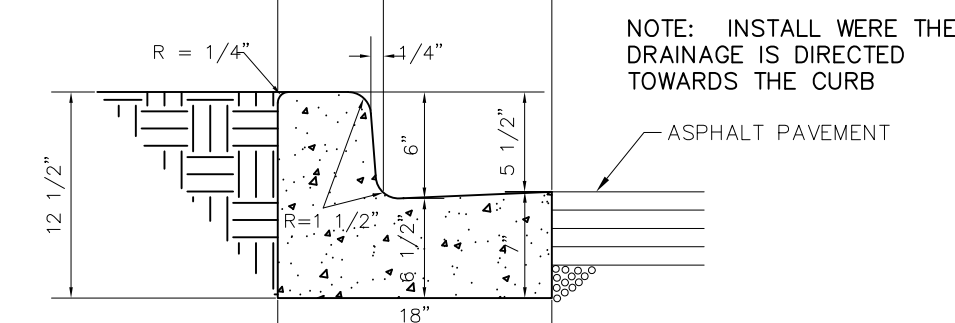


CONCRETE WALK WITH INTEGRAL CURB
NOT TO SCALE

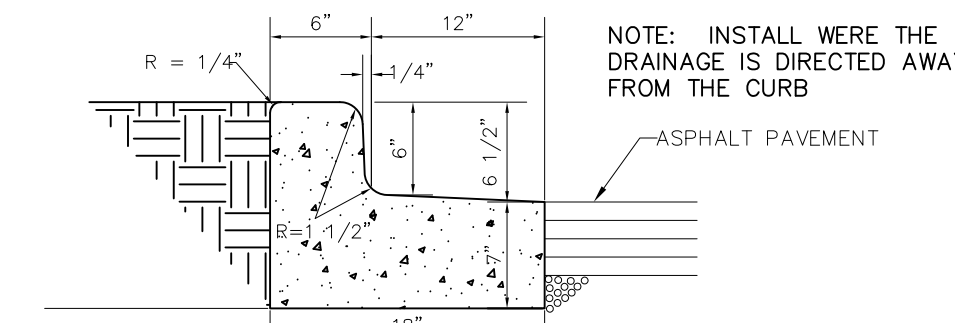


ASPHALT PAVEMENT
NOT TO SCALE

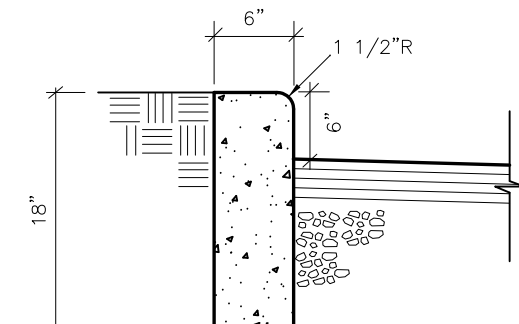
CONCRETE SIDEWALK
NOT TO SCALE



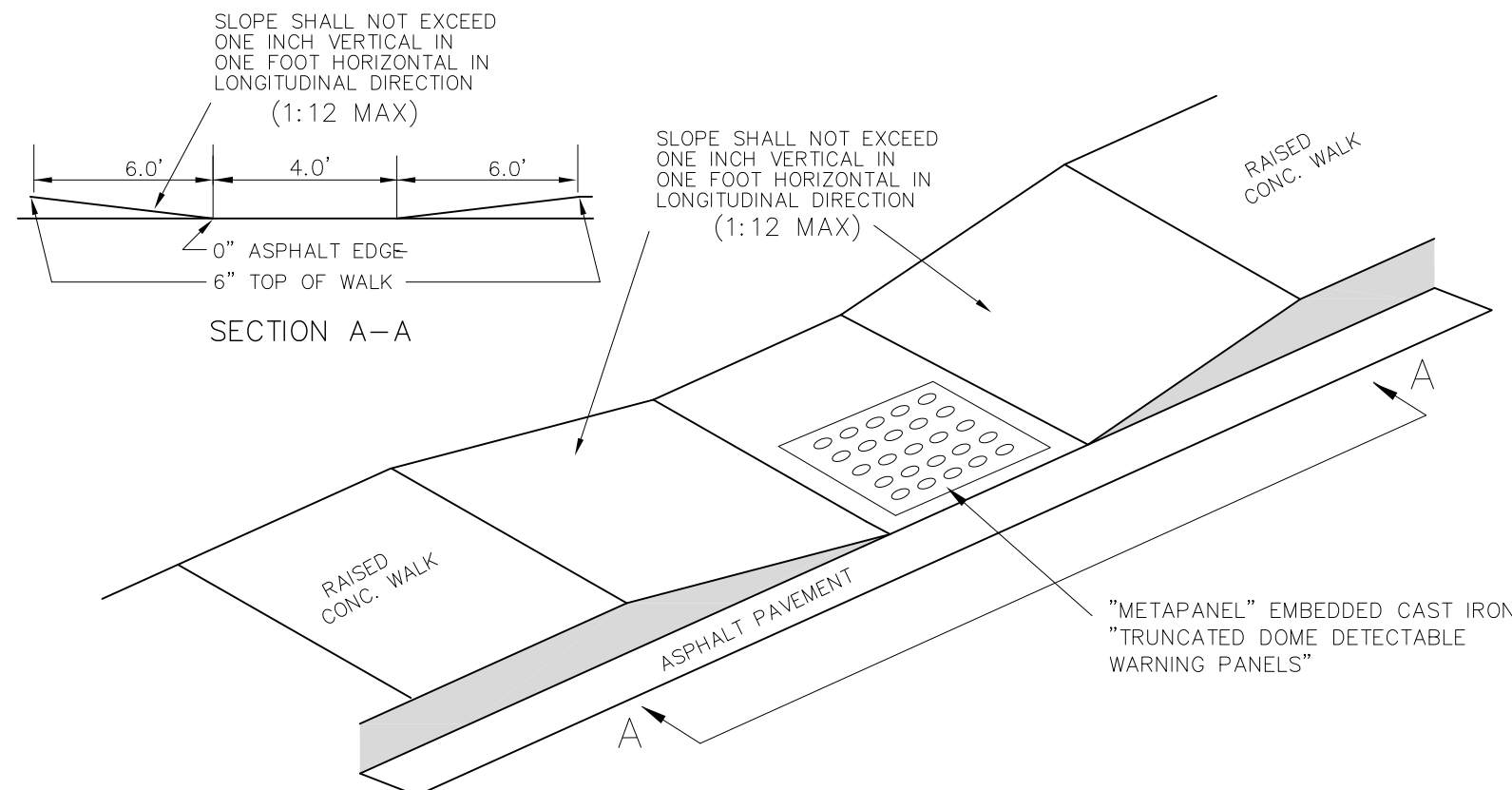
LOW SIDE CONCRETE CURB (L.S. C&G) DETAIL
NOT TO SCALE



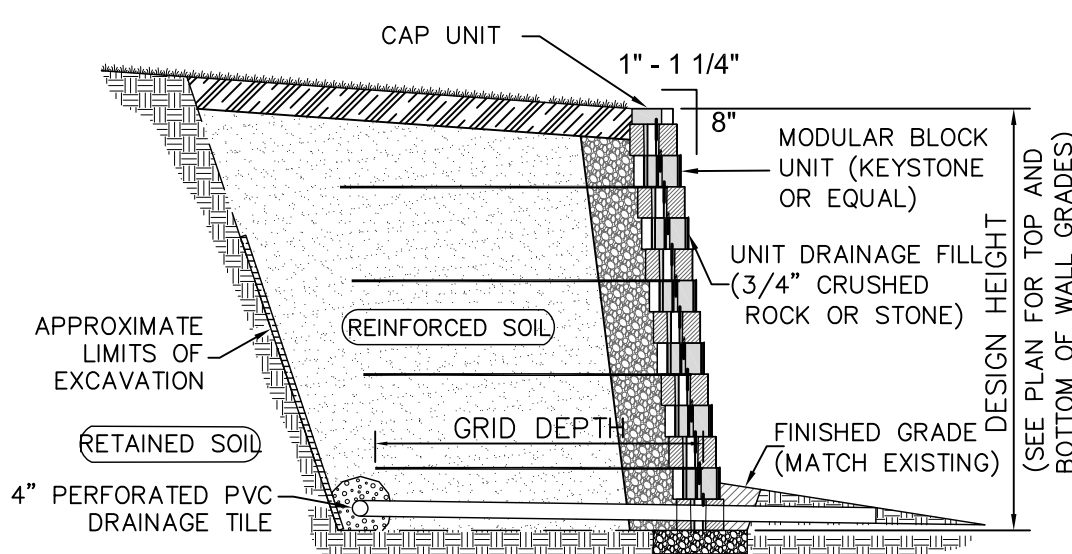
HIGH SIDE CONCRETE CURB (H.S. C&G) DETAIL
NOT TO SCALE



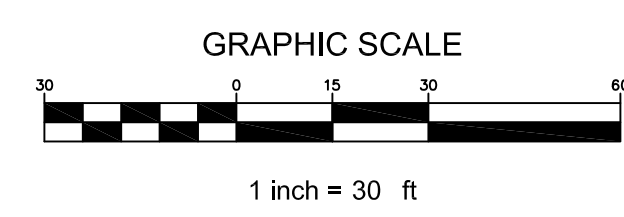
CONCRETE CURB
NOT TO SCALE



HANDICAP CURB AND SIDEWALK RAMP
NOT TO SCALE



TYPICAL RETAINING WALL SECTION
NOT TO SCALE

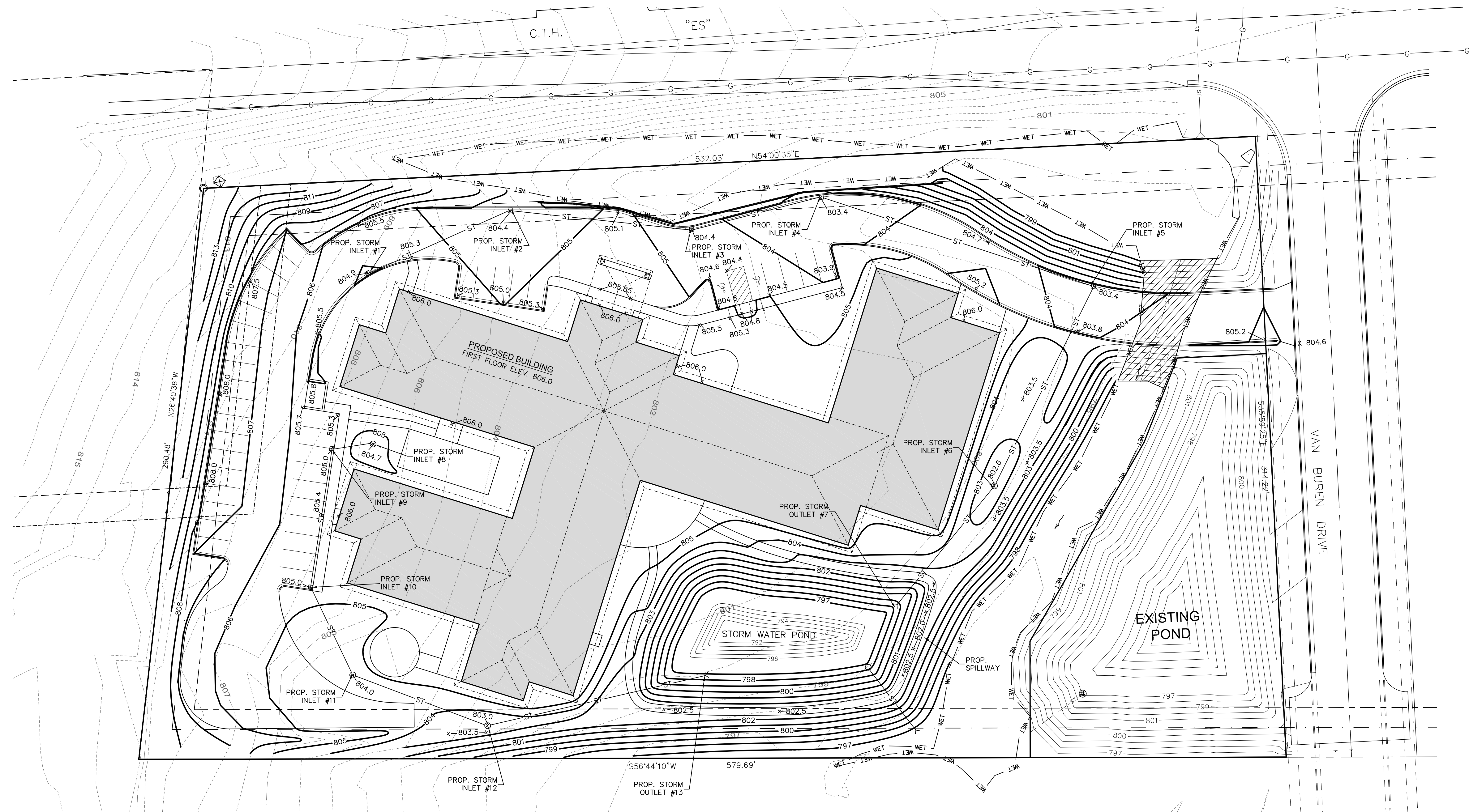
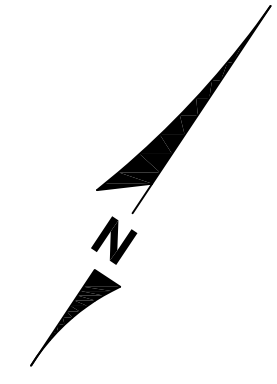


SITE AREAS:
ASPHALT: 30,343 S.F. (0.697 ACRES)
CONCRETE: 7,289 S.F. (0.167 ACRES)
BUILDING: 33,536 S.F. (0.770 ACRES)
IMPERVIOUS: 71,168 S.F. (1.634 ACRES) [43%]
OPEN: 96,059 S.F. (2.205 ACRES) [57%]
TOTAL: 167,227 S.F. (3.839 ACRES)
DISTURBED AREA: 124,610 S.F. (2.681 ACRES)
PARKING:
REGULAR: 37 SPACES
HC ACCESSIBLE: 2 SPACES
TOTAL: 39



NOTE:
1. EXISTING CONDITIONS (INCLUDING WETLAND LOCATION) BASED ON SURVEY & 2017 CONSTRUCTION PLAN BY JAHNKE & JAHNKE ASSOCIATES, INC.

CJE NO.: 2009R0
JUNE 29, 2020

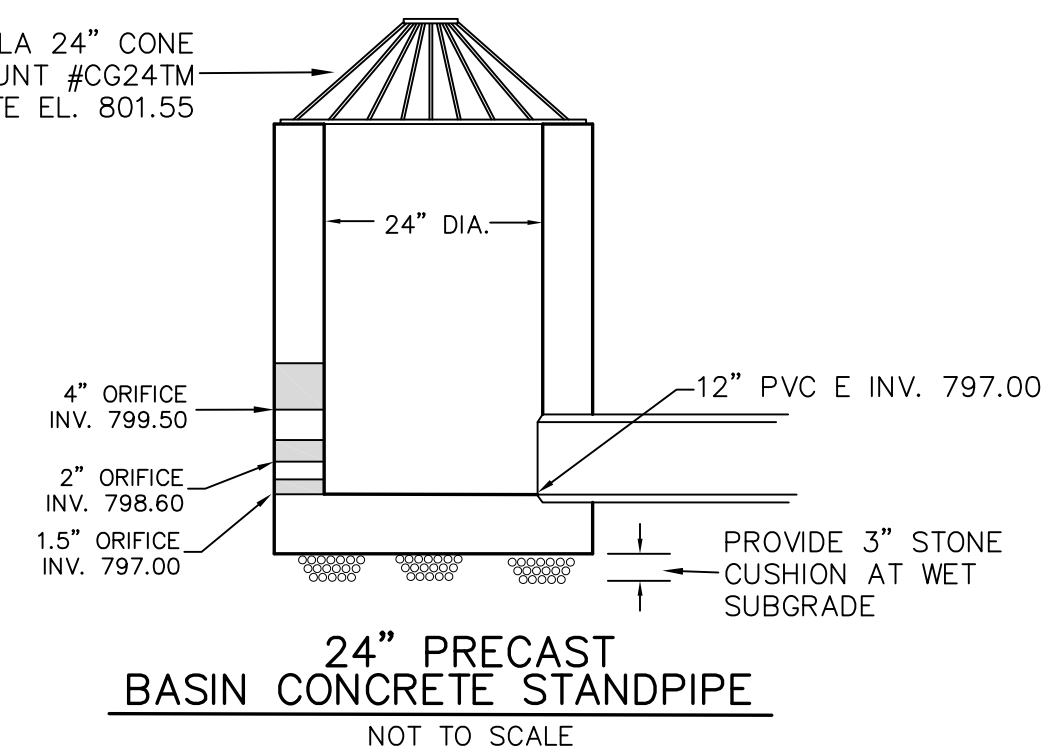


- NOTES:**
1. ALL PROPOSED SPOT GRADES SHOWN ARE AT CURB AND GUTTER FLANGE LINE, UNLESS OTHERWISE NOTED.
 2. DISTURBED AREA: 124,610 S.F. (2.681 ACRES)
 3. EXISTING CONDITIONS (INCLUDING WETLAND LOCATION) BASED ON SURVEY & 2017 CONSTRUCTION PLAN BY JAHNKE & JAHNKE ASSOCIATES, INC.

www.DiggersHotline.com

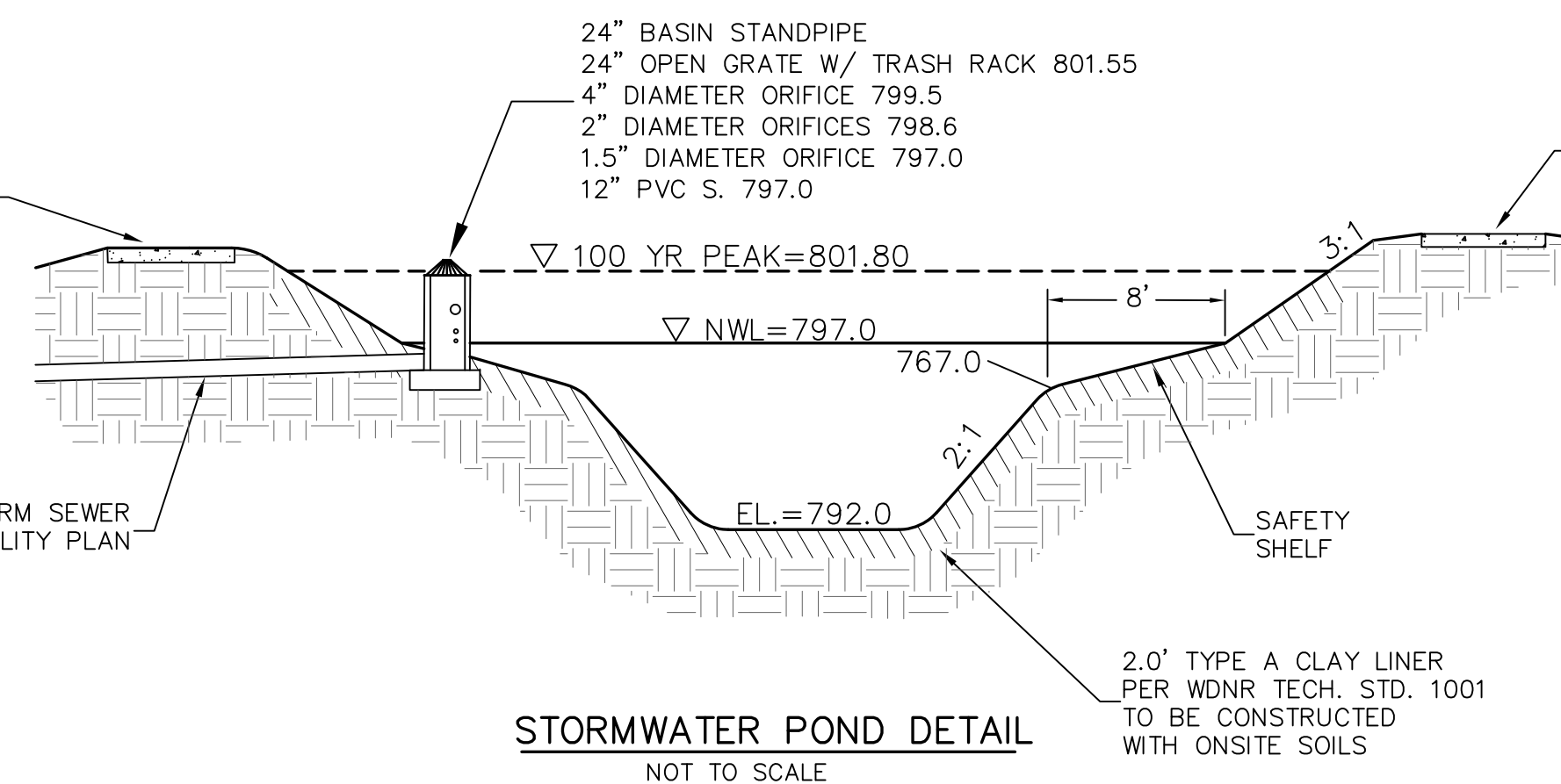


HAALA 24" CONE
GRATE TOP MOUNT #CG24TM
GRATE EL. 801.55

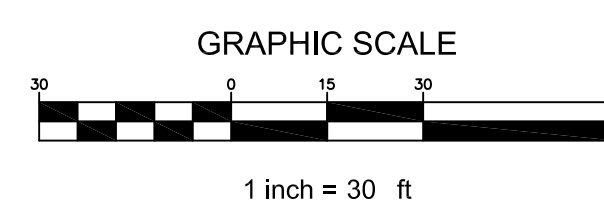
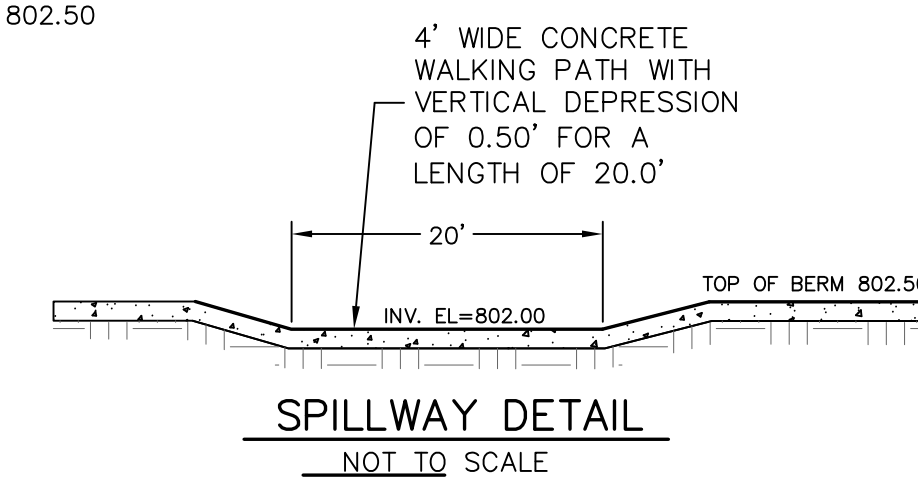


EMERGENCY
SPILLWAY
EL. 802.0

12" STORM SEWER
SEE UTILITY PLAN



CONCRETE WALK
"TOP OF BERM"
EL. 802.50

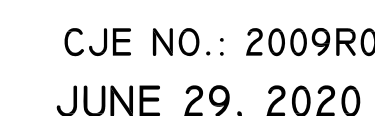


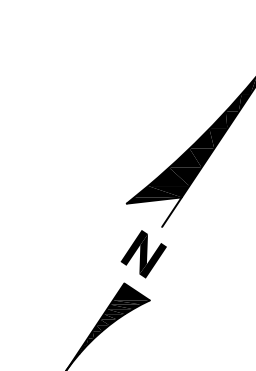
SITE GRADING PLAN

C2.0

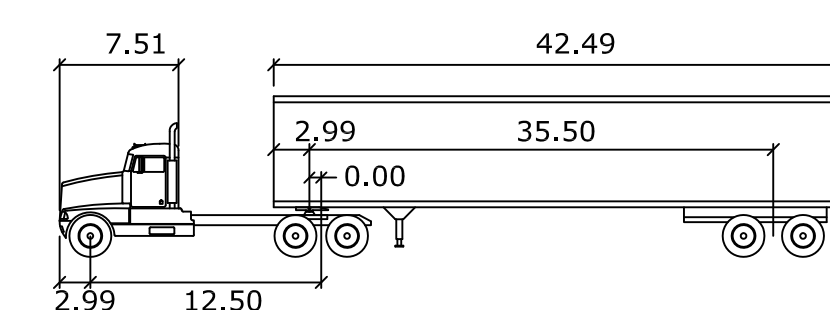
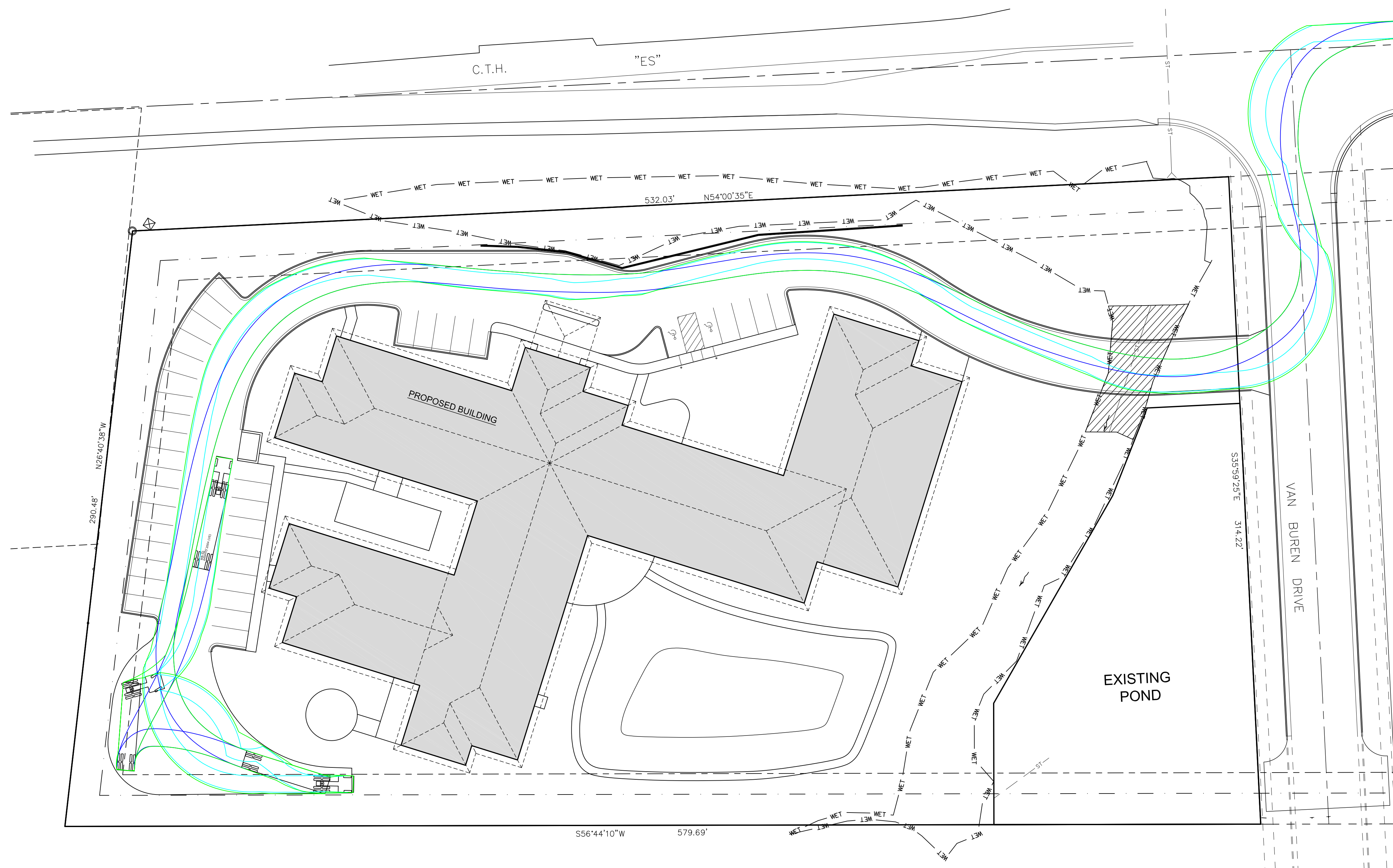
CJE NO.: 2009R0
JUNE 29, 2020

THE AVENUES MUKWONAGO
NATIONAL AVENUE (C.T.H. ES) MUKWONAGO, WISCONSIN



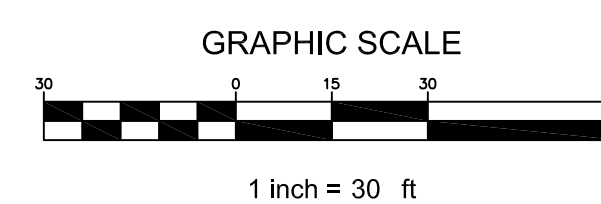


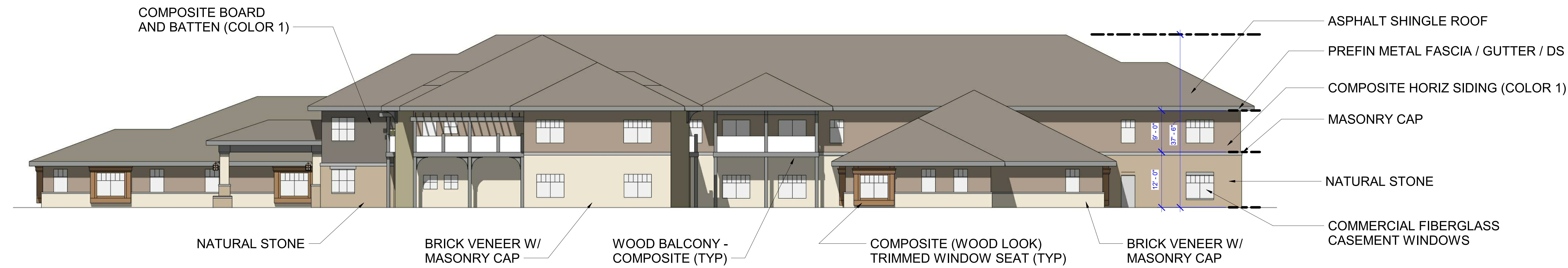
THE AVENUES MUKWONAGO
NATIONAL AVENUE (C.T.H. ES) MUKWONAGO, WISCONSIN



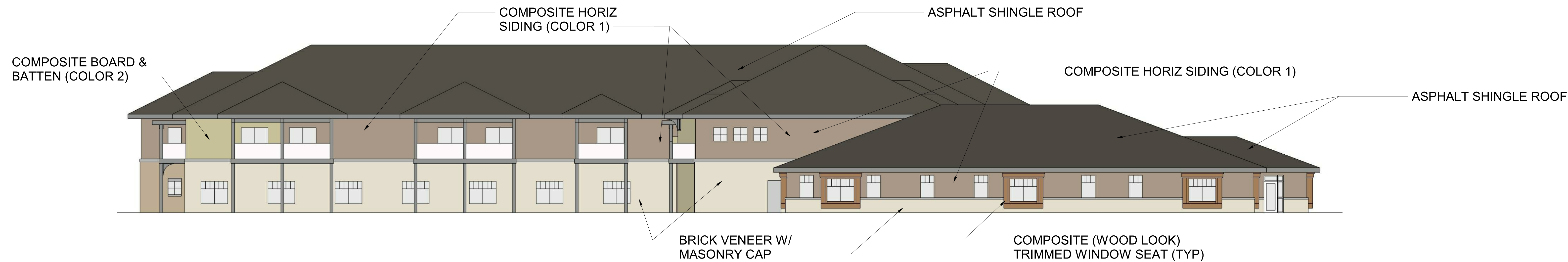
WB-50
NOT TO SCALE

Tractor Width	: 8.01	Lock to Lock Time	: 6.0 s
Trailer Width	: 8.50	Steering Angle	: 17.7 deg
Tractor Track	: 8.01	Articulating Angle	: 70.0 deg
Trailer Track	: 8.50		

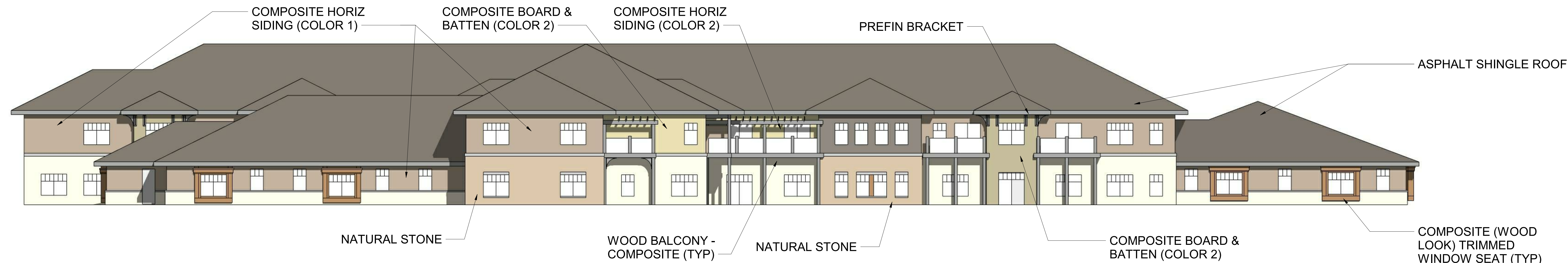




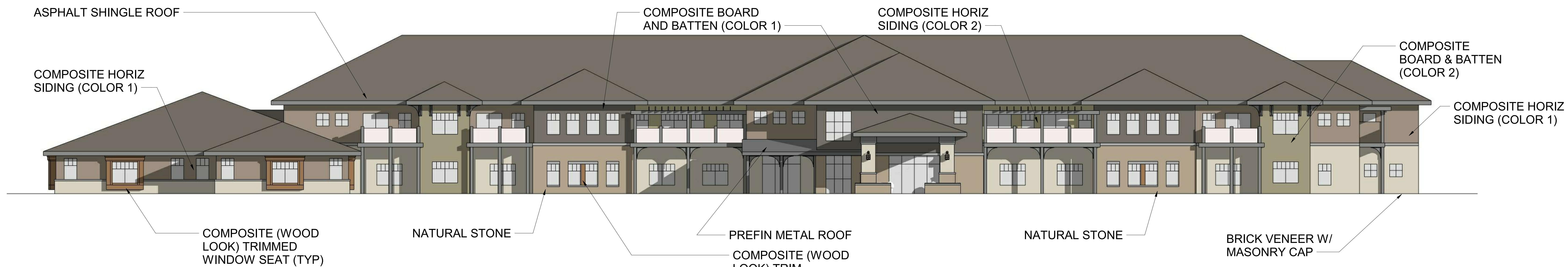
4 WEST ELEVATION
3/32" = 1'-0"



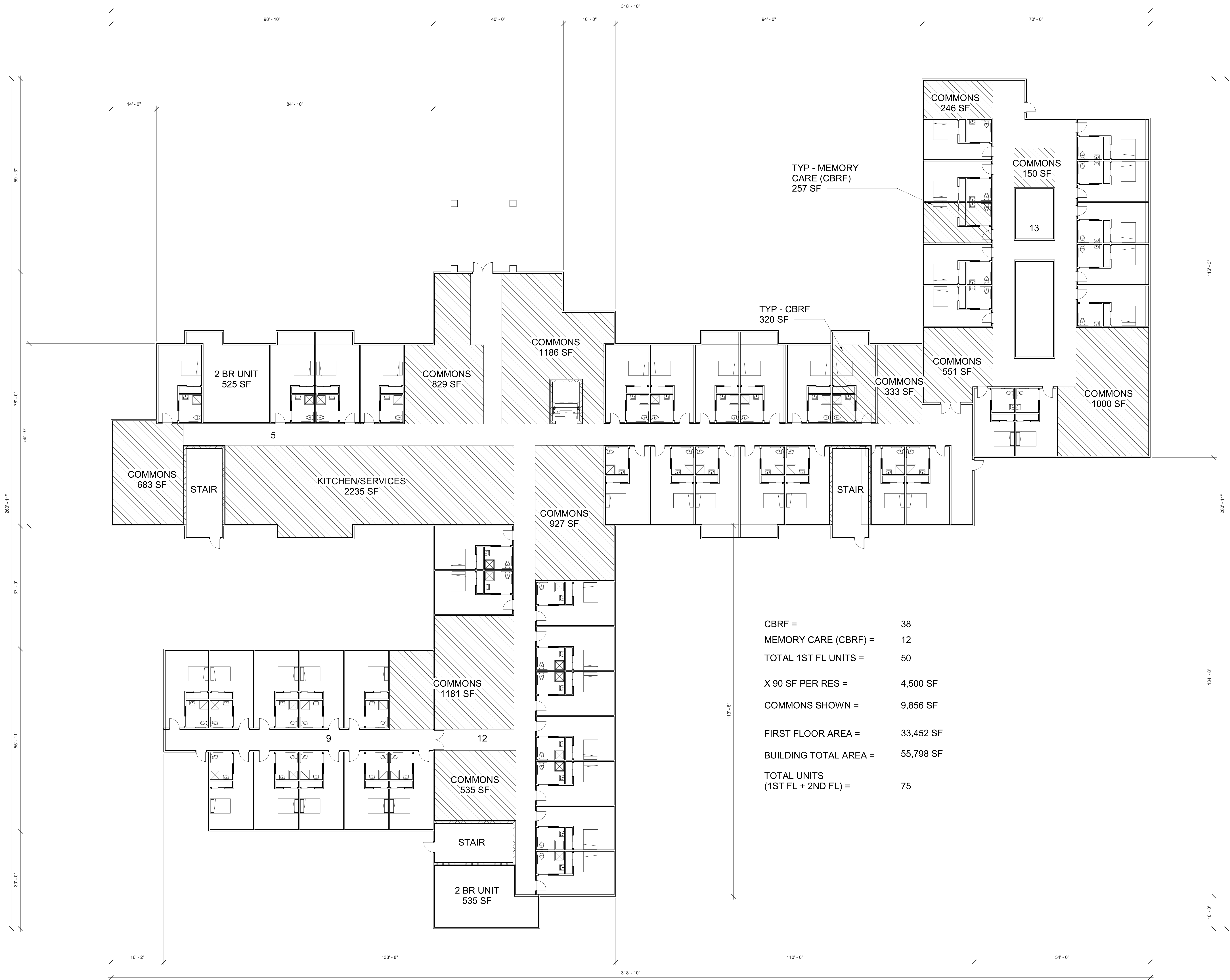
3 EAST ELEVATION
3/32" = 1'-0"



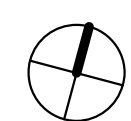
2 SOUTH ELEVATION
3/32" = 1'-0"



1 NORTH ELEVATION
3/32" = 1'-0"



CBRF =	38
MEMORY CARE (CBRF) =	12
TOTAL 1ST FL UNITS =	50
X 90 SF PER RES =	4,500 SF
COMMONS SHOWN =	9,856 SF
FIRST FLOOR AREA =	33,452 SF
BUILDING TOTAL AREA =	55,798 SF
TOTAL UNITS (1ST FL + 2ND FL) =	75



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

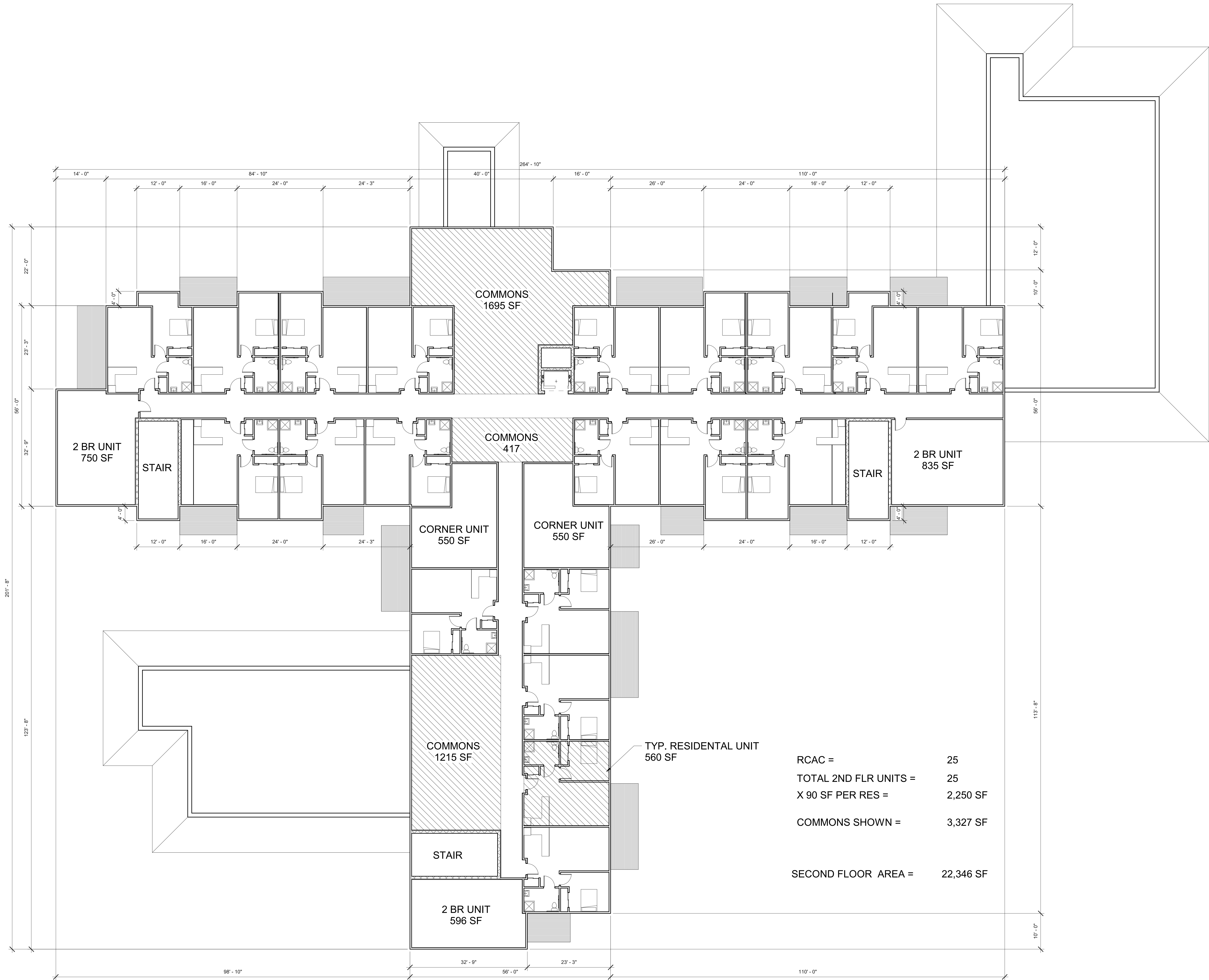
REVISIONS

ANDERSON-
ASHTON, INC.
DESIGN / BUILD
2746 South 16th Street
Mukwonago, WI 53150
Phone: (262) 798-4640
WWW.ANDERSONASHTON.COM

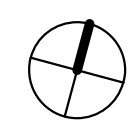
PROPOSED NEW BUILDING FOR:
THE AVENUES
MUKWONAGO, WI

DRAFTED BY: UH
DESIGNER: SLW
ISSUE: 7/2/2020 4:12:49 PM
SUBMITTAL DATE: 12-04-19
DESIGN NO. P-01912
CONSTRUCTION NO. ###

A101



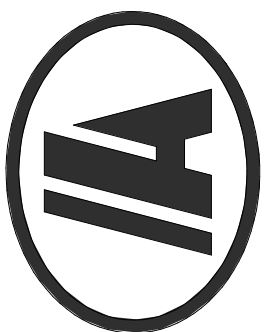
RCAC =	25
TOTAL 2ND FLR UNITS =	25
X 90 SF PER RES =	2,250 SF
COMMONS SHOWN =	3,327 SF
SECOND FLOOR AREA =	22,346 SF



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:
THE AVENUES
MUKWONAGO, WI

DRAFTED BY: UH
DESIGNER: SLW
ISSUE: 7/2/2020 4:22:42 PM
SUBMITTAL DATE: 12-04-19
DESIGN NO. P-01912
CONSTRUCTION NO. ###

A102



32

PERENNIALS EVERGREEN SHRUBS
HS Hosta seiboldiana 'Elegans'



0 30' 60'

Horizontal Scale In Feet

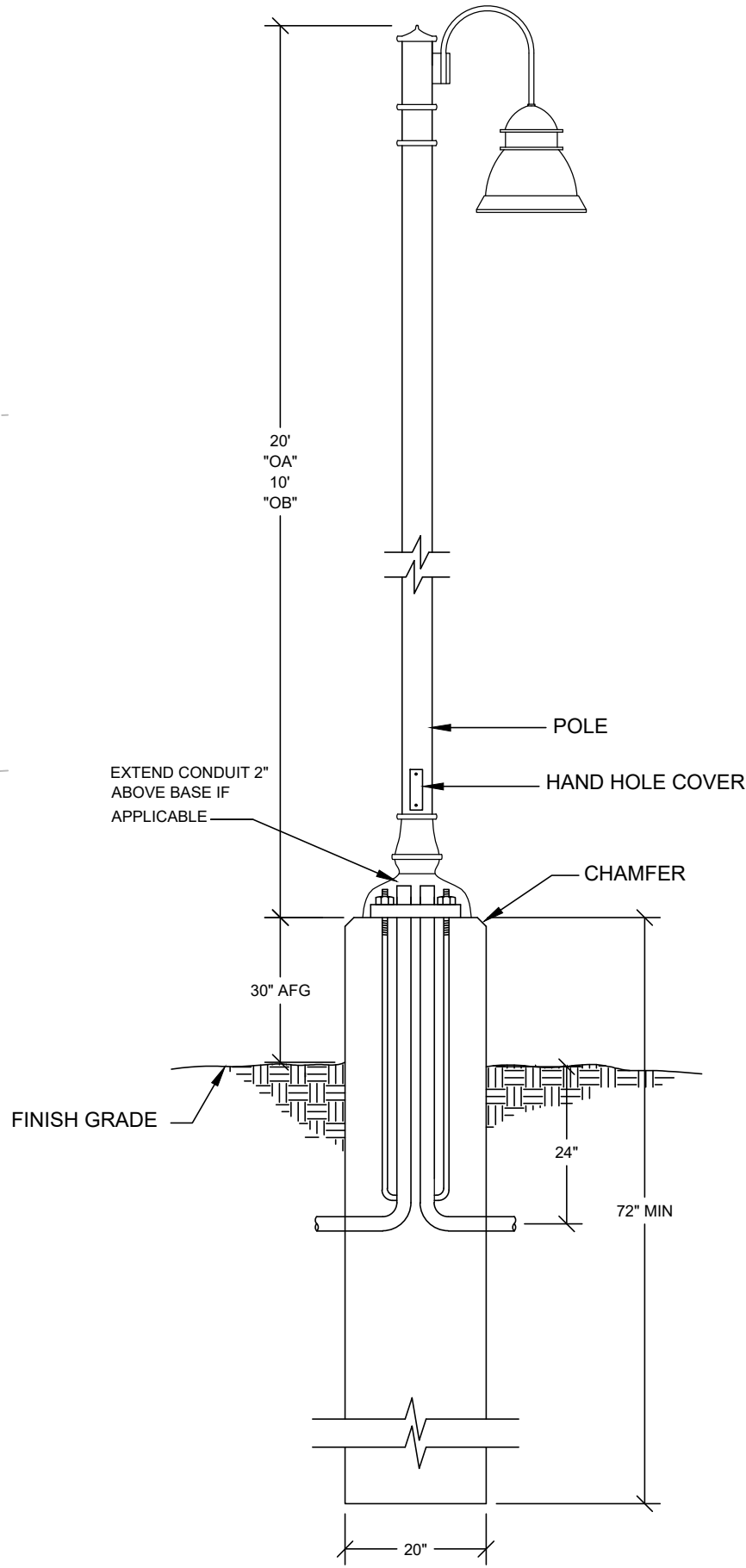
 Premier Landscapes

5611 S. Calhoun Road
New Berlin, WI 53151
Phone: (262) 679-5200
treesonthemove.com

LUMINARE SCHEDULE								
QTY	TYPE	DESCRIPTION	LAMP DATA		PART NUMBERS		MOUNTING	VOLTAGE
			#	TYPE	MFG	CATALOG #		
16	A	20' SINGLE HEAD POLE	LED	54 WATT-4,000K-70CRI-5,826 LUMENS	LUMEC	DMS50-55W48LED4K-T-LE4F-208-DMG-HS-BK	POLE	208
1	C	10' SINGLE HEAD POLE	LED	54 WATT-4,000K-70CRI-5,826 LUMENS	LUMEC	DMS50-55W48LED4K-T-LE4F-208-DMG-HS-BK	POLE	208
4	CH	4" ROUND RECESSED CAN	LED	16 WATT-4,000K-80CRI-1,500 LUMENS	CALCULITE	C4RND4L15840WZ10UC4RDLCLP	RECESSED	120
3	CW	WALL PACK	LED	50 WATT-4,000K-70CRI-5,149 LUMENS	OPTEC	OLWP3L-050-UNV-40-4-SM-BL-DM	RECESSED	120
-	-	-	-	-	-	-	-	-

NOTES: 1. 4,000K TEMPERATURE
2. BLACK FINISH
3. TYPE IV DISTRIBUTION
4. MOUNTED TO A 20' TALL POLE #NM-1A-R4-BK/RA61U-20-BK/3/4"X27"-12-1/2-DEC-BK
5. MOUNTED TO A 10' TALL POLE #NM-1A-R4-BK/RA61U-10-BK/3/4"X27"-12-1/2-DEC-BK
6. MOUNTED AT 12" ABOVE FINISHED FLOOR
7. MOUNTED RECESSED IN UNDERSIDE OF DROP OFF CANOPY
8. POLE SET ON 20" DIAMETER CONCRETE BASE THAT IS 30" ABOVE FINISHED GRADE TO TOP OF CONCRETE.
9. SPECULAR CLEAR TRIM

CALCULATION SUMMARY						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
PARKING/PEDESTRIAN ZONE	Illuminance	Fc	1.6	4.5	0.6	7.5:1
VEHICLE ZONE	Illuminance	Fc	1.0	2.1	0.3	7.0:1
ENTIRE PROPERTY	Illuminance	Fc	0.6	20.2	0.0	N/A



TYPICAL POLE BASE DETAIL
NTS

GENERAL NOTES:

- SWITCH ARC IS DRAWN FOR REFERENCE ONLY AND DOES NOT REPRESENT ACTUAL BRANCH WIRING.
- ALL NIGHT LIGHTS, EXIT LIGHTS, EBU'S AND OCCUPANCY SENSORS SHALL BE WIRED AHEAD OF ANY LIGHTING CONTROL SYSTEM THE PROJECT MAY CONTAIN.
- REFER TO SHEET E000 FOR MOUNTING STYLES, HEIGHTS AND FIXTURE PART NUMBERS.
- RECORD ANY AND ALL CHANGES TO THIS SHEET IN RED PEN FOR AS BUILT PURPOSES. SUBMIT AS BUILTS TO SUPERINTENDENT AT THE END OF THE PROJECT. MAKE REVISIONS AS JOB PROGRESSES NOT ALL AT ONCE IN THE END PLEASE WRITE LEGIBLY.
- TEST LIGHTS, EXITS, EBU'S AND ALL SWITCHES PRIOR TO THE END OF THE PROJECT AND REPORT ANY FAILED COMPONENTS.
- PROGRAM AND TEST ALL OCCUPANCY SENSORS AND TIME CLOCKS AND LIGHTING CONTACTORS PRIOR TO THE END OF THE PROJECT AND REPORT ANY FAILED COMPONENTS.
- INSTALL TYPED PANEL SCHEDULES UPON COMPLETION OF THE PROJECT.
- INSTALL ALL WALL PLATES LEVEL WITH THE SLOTS OF THE SCREW HEAD IN A VERTICAL POSITION.
- INSTALL ARC FLASH STICKERS AND PANEL IDENTIFICATION PER NEC.
- ALL NEW DEVICES MUST MATCH COLOR OF EXISTING DEVICES.

ALL DRAWINGS ARE SCHEMATIC ONLY. THE INSTALLING ELECTRICAL CONTRACTOR SHALL BE THE ENGINEER OF RECORD. THE INSTALLING ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CALCULATIONS, SIZING, ENGINEERING AND MEETING OF NEC.



SITE PHOTOMETRIC STUDY
1" = 30'-0"

REVISIONS		
NO.	DESCRIPTION	DATE

FIRM NAME AND ADDRESS:
TC LYONS ELECTRIC
75 ENTERPRISE ROAD
DELAFIELD, WI 53018

CONTACT INFORMATION:
ANDY GROSS
MAIN: (262)-646-6828
FAX: (262)-646-6829

PROJECT NAME:
THE AVENUES
NATIONAL AVENUE (C.T.H. ES)
MUKWONAGO, WI 53149

SHEET TITLE:	
SITE PHOTOMETRIC STUDY	
DRAWN BY: DMG	JOB NUMBER: XXXX
DATE DRAWN: 07-01-2020	APPROVED BY: KRK
SHEET 1 OF 1	
SHEET #:	

ES100

RESOLUTION 2020-46
Village of Mukwonago Order Granting a
Conditional
Use and Prescribing Conditions for a Senior
Care Facility Located at 1654 Van Buren Drive

WHEREAS, The Box Self Storage LLC (hereinafter "property owner") owns the property located at 1654 Van Buren Drive (hereinafter "subject property") in the Village of Mukwonago, more particularly described as follows:

LOT 2 CSM #11850 VOL 119/257 REC AS DOC
#4396796 REDIVISION OF LOT 1 CSM 7679 PT
SE1/4 OF NW1/4 & NE1/4 OF SW1/4 SEC 19 T5N
R19E :: SUBJECT TO STORMWATER ACCESS
EASEMENT AS SHOWN ON CSM #11850
RECORDED ON 5/15/2019; and

WHEREAS, the property owner has, consistent with the Village of Mukwonago's zoning regulations, submitted a conditional use application for a senior care facility; and

WHEREAS, upon receipt of the petition submitted by the property owner/operator, the Village Clerk properly referred such petition to the Plan Commission; and

WHEREAS, allowing for required public notice, the Plan Commission conducted a public hearing on September 8, 2020 to consider the petitioner's request; and

WHEREAS, members of the public in attendance were given ample opportunity to provide comment regarding the petitioner's request; and

WHEREAS, the Plan Commission passed a motion recommending to the Village Board that the conditional use be approved subject to certain conditions; and

WHEREAS, the Plan Commission, in passing on the matter, has made the following determinations consistent with Section 100-354 of Mukwonago's zoning regulations:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or welfare of the Village.
2. The uses, values and enjoyment of other property in the surrounding neighborhood that are already permitted shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and ordinary development and improvement of the surrounding property for uses permitted within the district and/or which are consistent with the standards in the Comprehensive Plan.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the use.
5. Adequate measures have been taken or will be taken providing ingress and egress to minimize traffic congestion on public streets so as not to diminish the level of service of any intersection which is impacted by traffic arising from the conditional use.

In addition, the petitioner has shown compliance with the requirements set forth in the Village's zoning regulations for the specified use.

Return to:

Diana Dykstra, Clerk-Treasurer
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Parcel Number: MUKV2091988002

WHEREAS, the Village Board has carefully reviewed the recommendation of the Plan Commission and concurs with the Plan Commission's findings set forth above, provided the conditional use is operated pursuant to the conditions of approval set forth in this order.

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED AS FOLLOWS:

1. **Authorized uses.** Subject to the terms and conditions of this approval and the sections of the zoning code that apply, the property owner is authorized to operate a senior care facility as set forth herein and as specified in the Village's zoning code.
2. **Issuance of permit required.** The zoning administrator is authorized to issue the property owner a conditional use permit when all conditions enumerated in section 3 have been satisfied to his or her satisfaction. Such permit is the last approval before the property owner/tenant can begin to establish the use as authorized herein.
3. **Initial conditions of approval.** The following conditions shall be satisfied prior to the issuance of the conditional use permit:
 - a. The property owner must submit site/architectural plans to the Village for review and obtain approval of the same within 9 months of the date of this decision.
 - b. The property owner must accept the terms and conditions of this conditional use order in its entirety in writing within 6 months of the date of this decision. Prior to such expiration, the property owner may request an extension to this time period and the Village Clerk may approve an extension with good cause.
 - c. This order must be recorded against the subject property in the Waukesha County register of deeds office (only if subsections 3(a) through 3(b) have been satisfied).

In the event the requirements enumerated in subsections 3(a) and 3(b) above are not satisfied, this order shall automatically be null and void without any further action by the Village of Mukwonago on the aforementioned date.

4. **Ongoing conditions of approval.** The following conditions shall constitute an ongoing obligation:
 - a. The authorized use shall not be conducted in such a way so as to exceed on-site parking.
 - b. The authorized use shall not be conducted in such a way so as to violate fire-related building capacity standards established by the local fire department or the state of Wisconsin.
 - c. The authorized use shall not be conducted in such a way so as to constitute a public or private nuisance as determined by the Plan Commission.
 - d. Potable water and sanitation must be provided and maintained.
 - e. The Plan Commission may unilaterally amend an approved site plan/plan of operation by revising existing provisions or adding new provisions. Such amendment shall be limited in scope to address negative impacts the use is having on surrounding properties and/or the public health, safety, and welfare.
 - f. The use of the subject property shall at all times be in compliance with all applicable laws, rules, regulations or orders, and ordinances of the federal government, State of Wisconsin, Walworth County, and Village of Mukwonago.
 - g. All buildings on the subject property shall comply with all applicable building requirements as may be

adopted by the Village of Mukwonago or the state of Wisconsin.

- h. The subject property must be in a clean and neat appearance as determined by the Plan Commission.
- i. The property owner shall obtain and maintain all licenses for the operation of this facility, as may be required by the Village or the State of Wisconsin.

5. **Expansion or changes.** The conditional use hereby authorized shall be confined to the subject property without extension or expansion. Any expansion or change in use shall require issuance of a new conditional use approval pursuant to the requirements in effect at the time of application.

6. **Modification of property boundary lines.** The property owner shall not change the size and/or shape of the subject property by any means without the approval of the Village Board. If the Village Board determines that a proposed change is substantial with regard to the overall size of the parcel and/or configuration, such change shall require issuance of a new conditional use approval pursuant to the requirements in effect at the time of application.

7. **Plans and related matters.** Unless otherwise expressly stated herein, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the amendment to be minor and consistent with the conditional use order and permit. Any change in any plan that the Plan Commission feels, in its sole discretion to be substantial, shall require a new approval and all procedures in place at the time must be followed.

8. **Inspection.** The property owner shall allow Village of Mukwonago staff, officials, and other authorized agents to inspect the subject property, at any reasonable time and for any proper purpose related to compliance with this conditional use order.

9. **Discontinuance.** Should the conditional use be discontinued in use for 365 consecutive days the use shall be terminated as set forth in the Village of Mukwonago's zoning regulations.

10. **Private rights.** This approval is given under the Village of Mukwonago's zoning regulations and is not to be interpreted to abrogate any private rights other property owners may have pursuant to deed restrictions or restrictive covenants.

11. **Interpretation.** If any aspect of this conditional use order is in conflict with any other aspect of the conditional use order, the more restrictive provisions shall be controlling, as determined by the Plan Commission.

12. **Other permits.** This order shall not be deemed to constitute a building permit, or constitute any other license or permit required by Village ordinance, or other local, state, or federal law.

13. **Severability.** In the event a court of competent jurisdiction determines that a paragraph or phrase of this conditional use order is unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use order and the remainder shall continue in full force and effect.

14. **Heirs, successors, and assigns.** This conditional use order shall be binding upon the property owner and their heirs, successors, and assigns. Upon a change in ownership, the property owner shall notify the Village Clerk.

15. **Ongoing review.** This conditional use may be reviewed by the Plan Commission with notice to the property owner at any time upon complaint or upon Plan Commission initiative. If it is determined that the authorized use is no longer compatible, or that the provisions of this approval have not been complied with, the Village Board may revoke or amend this order after recommendation by the Plan Commission and holding of a public hearing.

16. **Amendment.** The property owner may propose an amendment to this conditional use order at anytime by submitting a written petition to the Village Clerk, which shall be reviewed pursuant to the requirements in effect at the time of application.

17. **Violation.** Any violation of this order may be treated as a violation of Mukwonago's zoning regulations and each day of each violation of each condition herein shall be treated as a separate violation.

Approved this 16th day of September, 2020

BY THE VILLAGE BOARD OF THE VILLAGE OF MUKWONAGO

Fred Winchowky, Village President

Attest:

Diana Dykstra, Village Clerk

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

Personally came before me this ____ day of _____ 2020, the persons described above, Fred Winchowky, Village President, and Diana Dykstra, Village Clerk, to me known to be the persons who executed the foregoing instrument and to me known to be such Village President and Village Clerk of the Village of Mukwonago and acknowledged that they executed the foregoing instrument as such officers of said municipal corporation by its authority and pursuant to the authorization by the Village Board from their meeting on the 16th day of September, 2020.

NOTARY PUBLIC

My Commission Expires:

The remainder of this page left intentionally blank

Conditional use order for a senior care facility located
at 1654 Van Buren Drive, Village of Mukwonago

Page 5

Acceptance by Property Owner

I, Robert Chandler, verify that I am an authorized agent for The Box Self Storage LLC and that The Box Self Storage LLC accepts the terms stated herein.

Dated this _____ day of _____, 2020

Robert Chandler, agent

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

Personally, came before me this _____ day of _____, 2020, the above-named person, Robert Chandler, to me known to be the person who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC

My Commission Expires:

Drafted by Tim Schwecke at the direction of the Mukwonago Village Board.

Date: September 1, 2020

To: Village of Mukwonago Plan Commission

From: Tim Schwecke, AICP, Consulting Planner

Subject: A. Conditional use for a senior care facility at 1654 Van Buren Drive; The Box Self Storage LLC, applicant; Robert Chandler, agent

B. Site plan and architectural review for a senior care facility at 1654 Van Buren Drive; The Box Self Storage LLC, applicant; Robert Chandler, agent

Meeting: September 8, 2020 Plan Commission meeting

A. Conditional Use

General description The Box Self Storage LLC (Robert Chandler) owns the property at 1654 Van Buren Road and has submitted a petition to establish a senior care facility as a conditional use. The proposed facility would be a professionally operated continuum of care facility and will include CBRF and RCAC units along with a 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.



Zoning The subject property is zoned B-3. The proposed use is not allowed in the Village's zoning code although a petition has been submitted to accommodate the proposal.

Public notice A public hearing notice was published two times in the Waukesha Freeman, and letters were mailed to surrounding property owners.

Public comment As of this date, staff has not received any comments or other communications regarding this proposal.

Review procedures The Plan Commission holds the public hearing and makes a recommendation to the Village Board which makes the final decision. Following the close of the public hearing, the Plan Commission may recommend (1) approval, (2) approval with conditions, or (3) denial. If approval is recommended, the Plan Commission can recommend conditions deemed necessary to protect the public health, safety, and welfare.

Decision criteria To approve the proposed conditional use, the following must be satisfied as set forth in Section 100-354 of the zoning code:

- (1) The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or welfare of the Village.

- (2) The uses, values and enjoyment of other property in the surrounding neighborhood that are already permitted shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
- (3) The establishment of the conditional use will not impede the normal and ordinary development and improvement of the surrounding property for uses permitted within the district and/or which are consistent with the standards in the Comprehensive Plan.
- (4) Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the use.
- (5) Adequate measures have been taken or will be taken providing ingress and egress to minimize traffic congestion on public streets so as not to diminish the level of service of any intersection which is impacted by traffic arising from the conditional use.

These findings are incorporated into the draft conditional use order which is attached.

The Plan Commission shall approve a conditional use application if the terms and conditions of the zoning regulations are met. However, in the event the terms and conditions of the ordinance are not consented to and complied with by the applicant, the Commission may deny the application. In addition, the Commission may deny the application or place conditions on it if substantial evidence, as defined in §62.23(7) Wis. Stats. is presented. That evidence must demonstrate the inability of the applicant to comply with or meet the conditions of the zoning regulations or that the conditions to be applied by the Plan Commission are necessary to protect the public health, safety or welfare of the community based upon the presentation of substantial evidence.

Potential motion for approval Recommend to the Village Board approval of the project as a conditional use as set forth in the attached conditional use order as drafted, provided (1) the Village Board approves the proposed text amendment relating to senior care facilities and (2) the Village Attorney approves the final form of the conditional use order.

B. Site Plan and Architectural Review

Architectural Review The facility consists of one-story and two-story construction. Exterior materials include lap siding, board and batten, and brick veneer and natural stone. The applicant will provide color/material samples during the Plan Commission meeting. The building has four-sided architecture. The applicant will need to verify the building height and that at least 25 percent of the building face fronting on CTH ES is masonry (brick or stone).

Utilities Site improvements are located within existing utility easements (See Certified Survey Map 11850 and other resources). The applicant should either revise the plans or provide other alternatives acceptable to the Village. The applicant will need to work with the Director of Public Works to address technical issues related to water and sewer.

Stormwater management A wet pond will be established onsite for stormwater management. The basin located in the Outlot 1 to the east will not be utilized. The two basins are separated by a buffer of grasses and wetlands. The Village Engineer has reviewed the stormwater management plan and has determined the proposed project will likely comply with required standards. Final approval is a condition of approval.

In this regard, it is not clear how the applicant will provide an access to the wet pond for maintenance – see landscape plan. If the proposed plan needs to be reworked the site plan may need to be resubmitted for Plan Commission review.

Wetlands As indicated on Sheet C1.0 of the plan set (and others), there are wetlands on the subject property. The applicant will need to work with the Wisconsin DNR to obtain approval to fill a wetland area for the access road.

Signage No signage is planned at this time.

Parking The site plan shows 39 parking spaces; 37 are required based on the standard in s. 100-402 of the zoning code (one space per three patient beds plus one space per employee). All of the on-site parking will be provided in surfaced parking areas.

Landscaping A landscaping plan has been submitted and complies with applicable requirements.

Trash enclosure A trash enclosure is located on the west side of the building. As a condition of approval, the applicant will need to submit construction drawings to the Village planner and obtain approval of the same.

Fencing The project does not include any fencing. The applicant should consider installing fencing around the wet pond to enhance resident safety, given the close proximity of the pond to the building and the exterior access doors on the rear of the building,

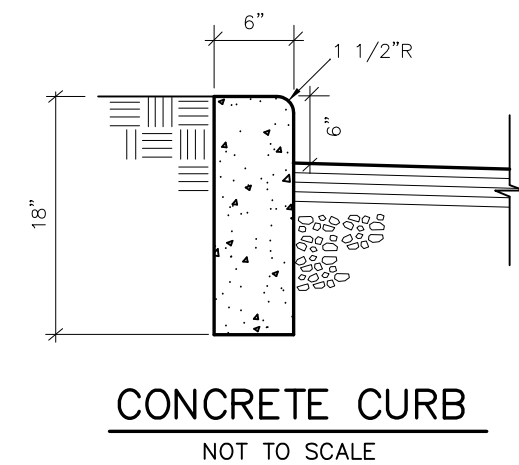
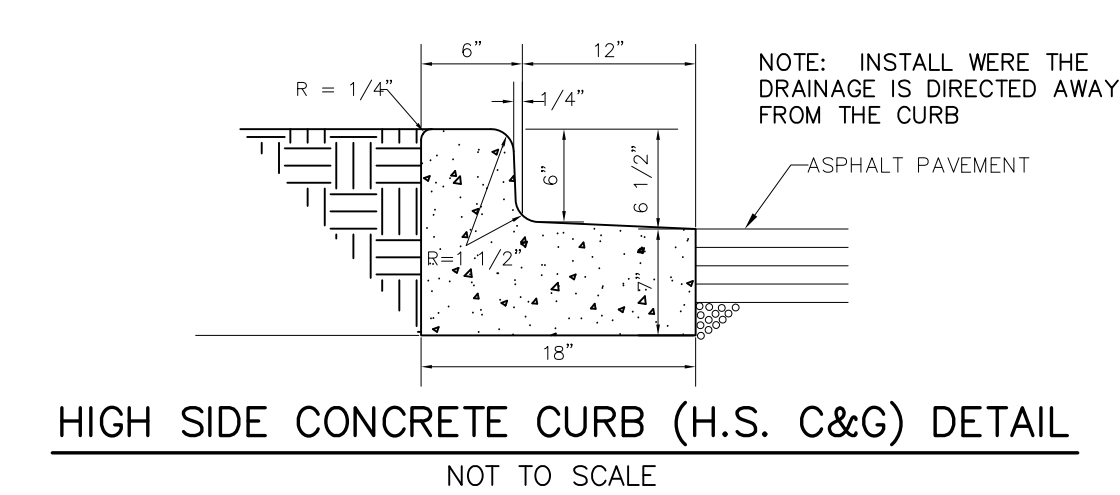
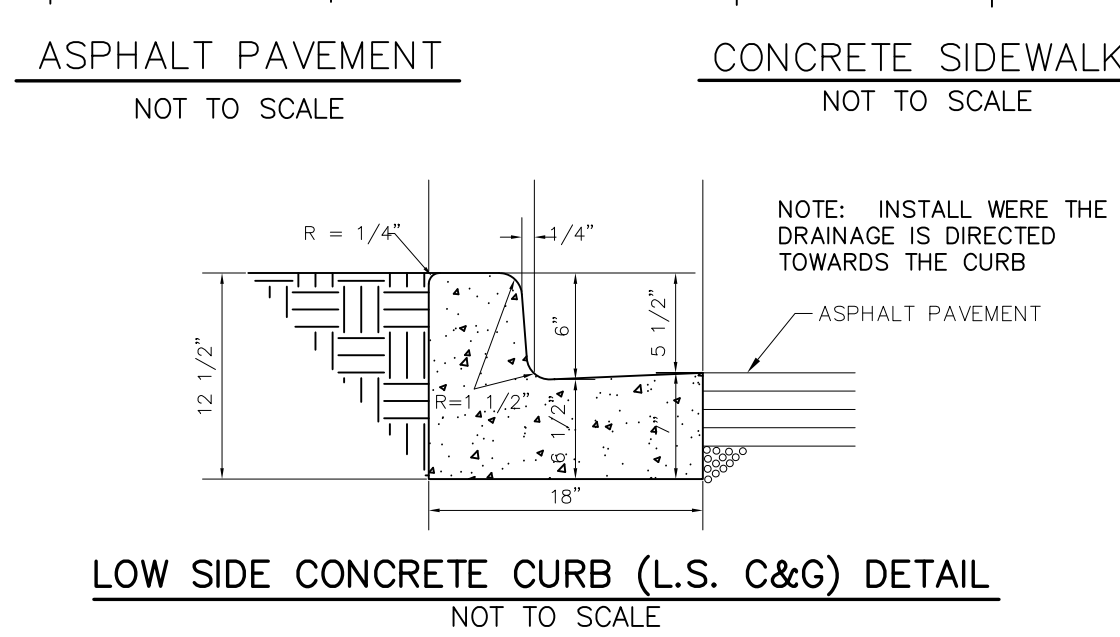
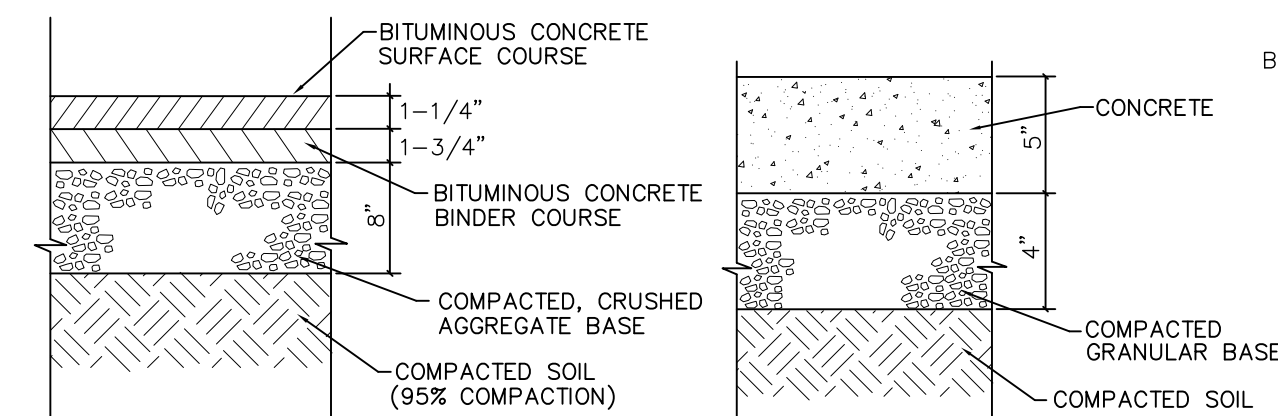
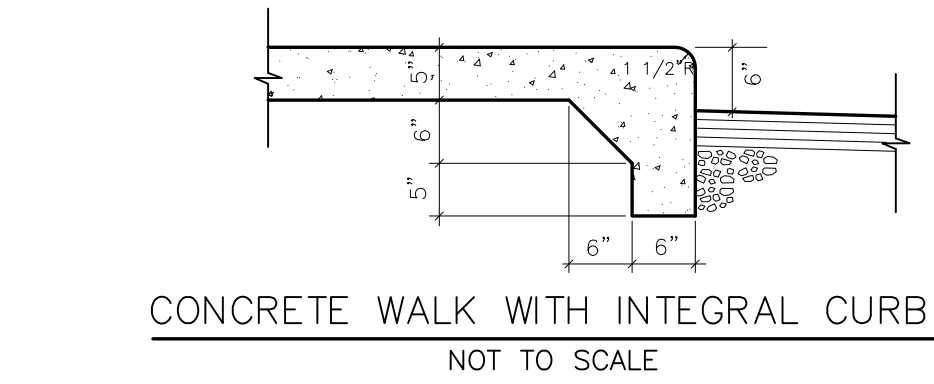
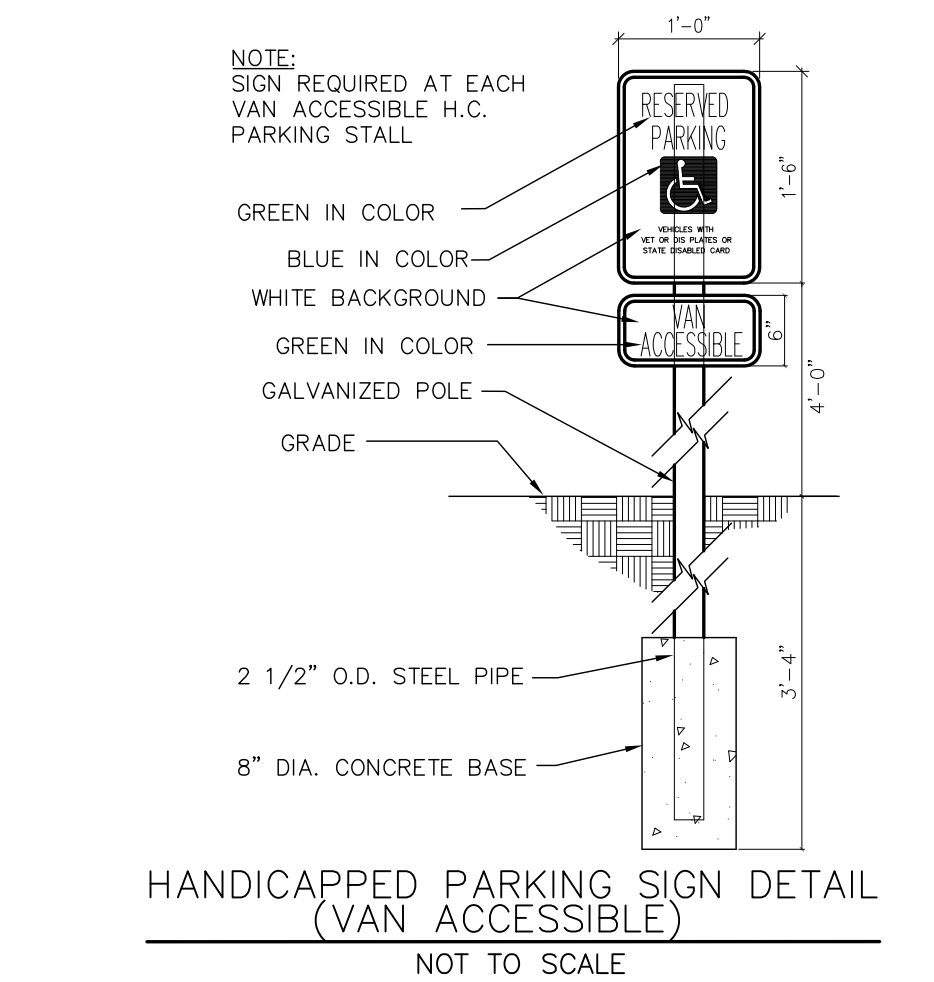
Outdoor lighting Outdoor lighting consists of wall packs, under-canopy lighting, and parking lot lights. Light poles comply with the maximum height of 25 feet. All fixtures are full cutoff. Lighting levels at the lot lines is zero footcandles as required.

Msc. performance standards Article X of the zoning regulations identifies a number of performance standards. The proposed project complies with those requirements.

Potential motion Recommend approval of the project as set forth in Resolution 2020-43.

Attachments:

1. Plan materials
2. Conditional use order dated September 1, 2020
3. Resolution 2020-43 for approval of the Site Plan and Architectural Review



SITE AREAS:

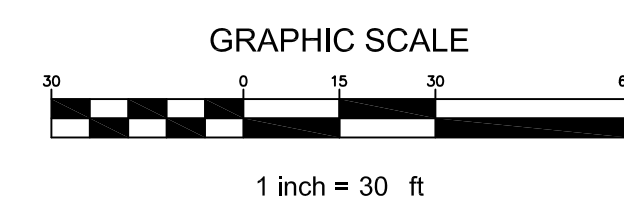
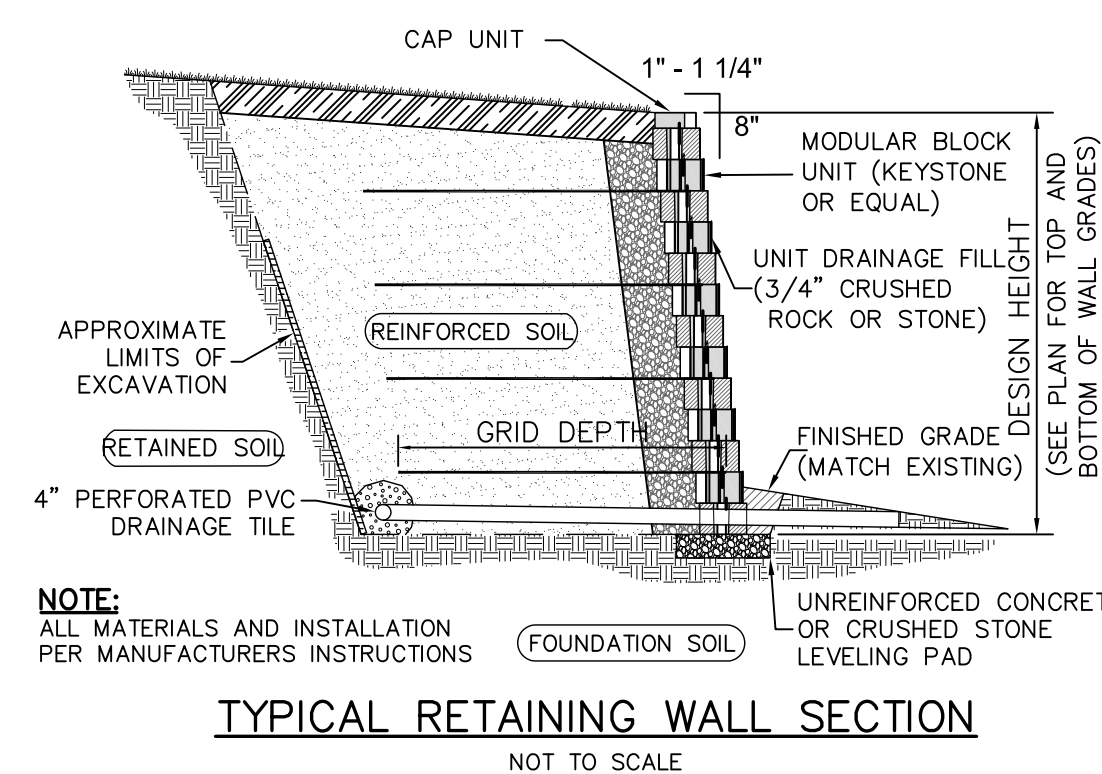
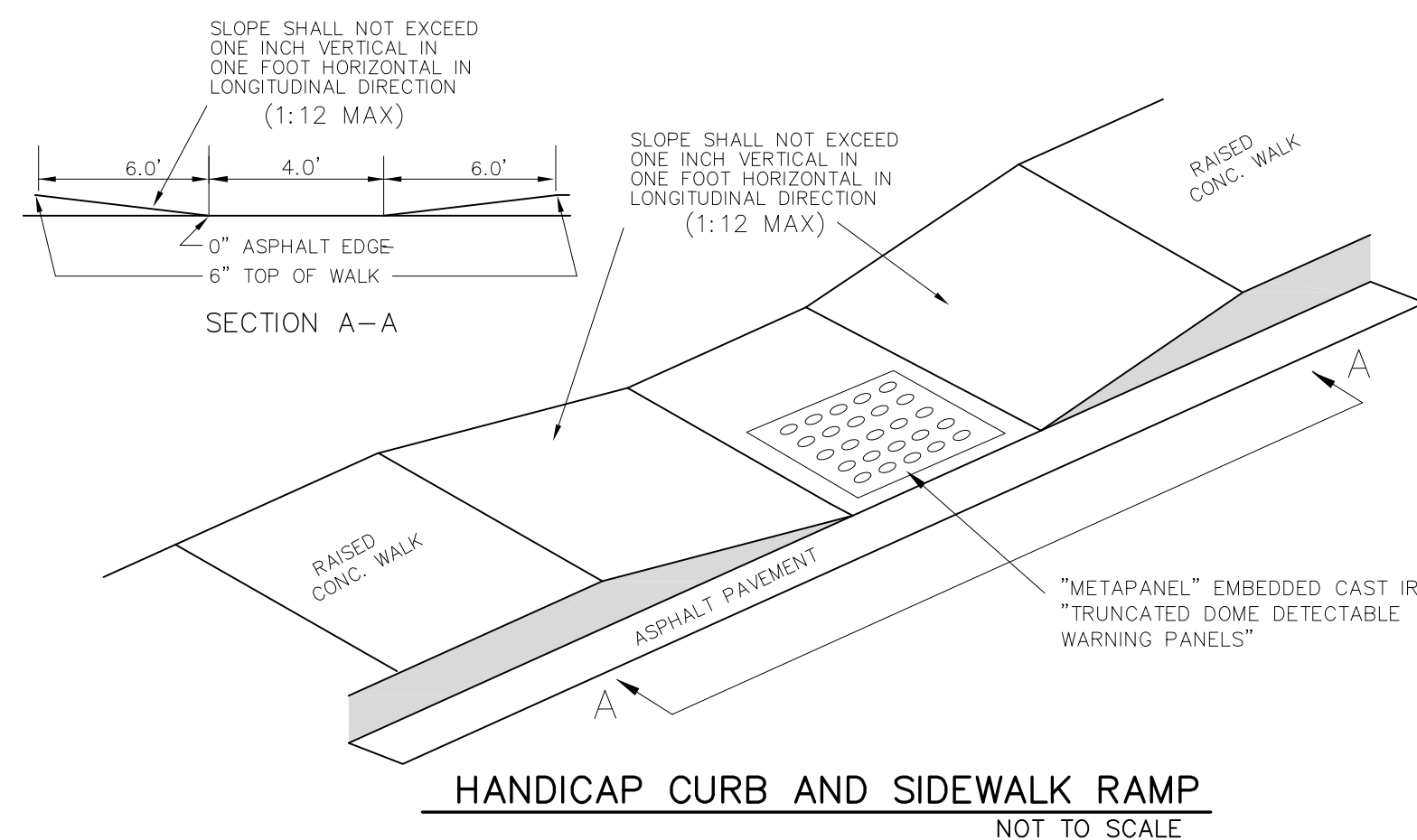
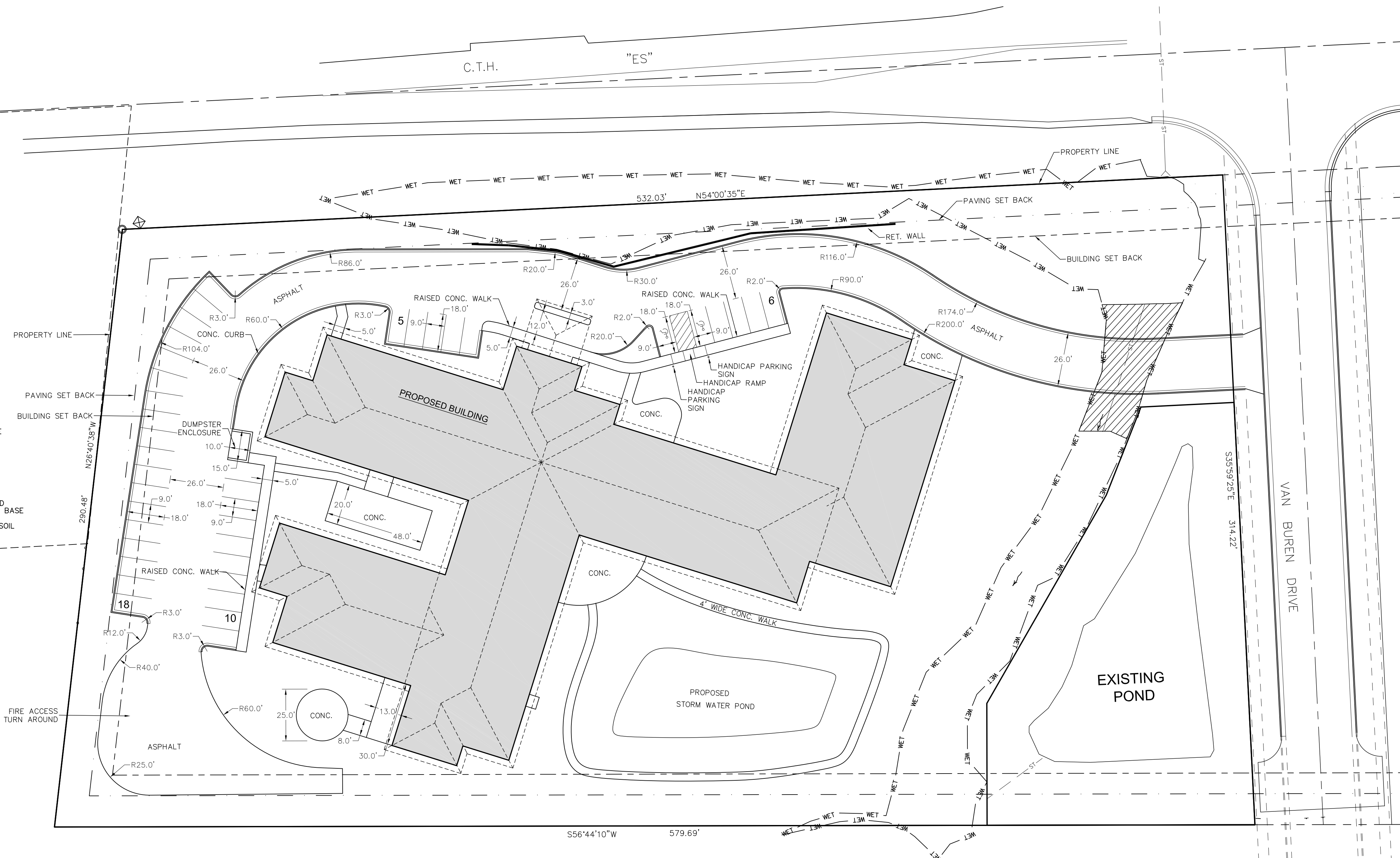
ASPHALT: 30,343 S.F. (0.697 ACRES)
CONCRETE: 7,289 S.F. (0.167 ACRES)
BUILDING: 33,536 S.F. (0.770 ACRES)
IMPERVIOUS: 71,168 S.F. (1.634 ACRES) [43%]
OPEN: 96,059 S.F. (2.205 ACRES) [57%]
TOTAL: 167,227 S.F. (3.839 ACRES)
DISTURBED AREA: 124,610 S.F. (2.681 ACRES)

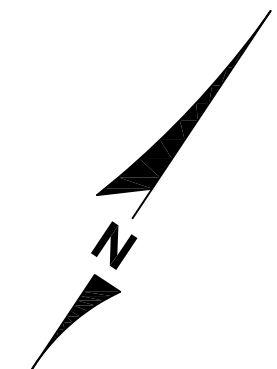
PARKING:

REGULAR: 37 SPACES
HC ACCESSIBLE: 2 SPACES
TOTAL: 39



NOTE:
1. EXISTING CONDITIONS (INCLUDING WETLAND LOCATION) BASED ON SURVEY & 2017 CONSTRUCTION PLAN BY JAHNKE & JAHNKE ASSOCIATES, INC.





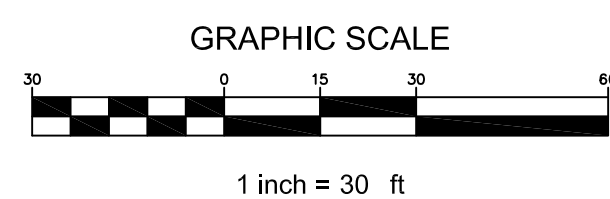
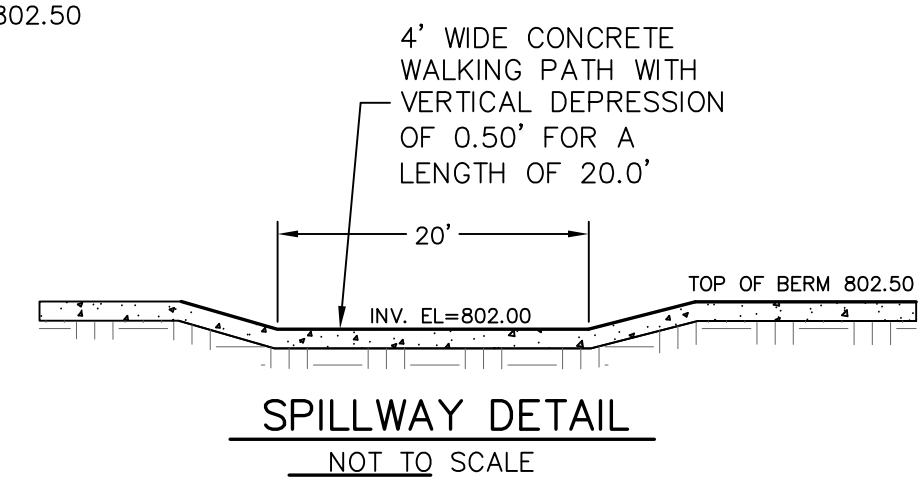
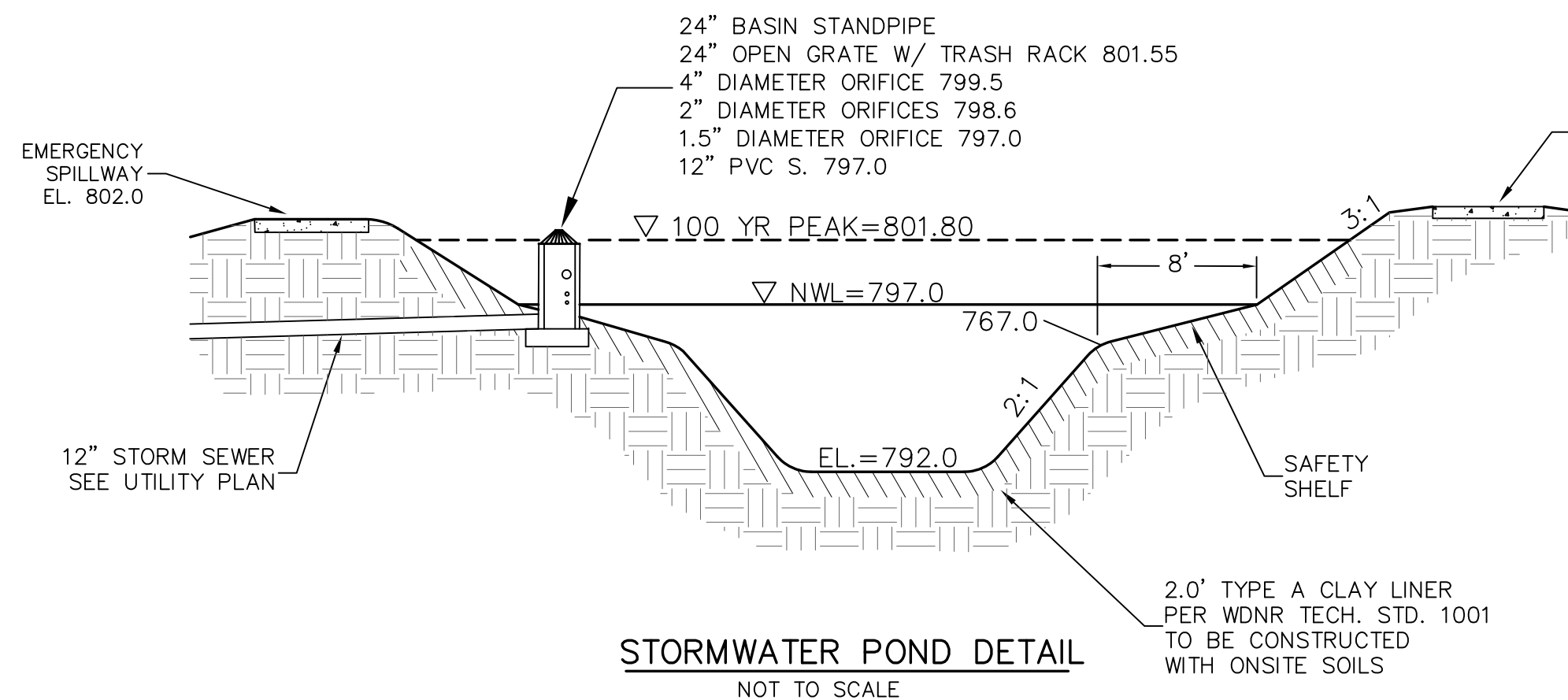
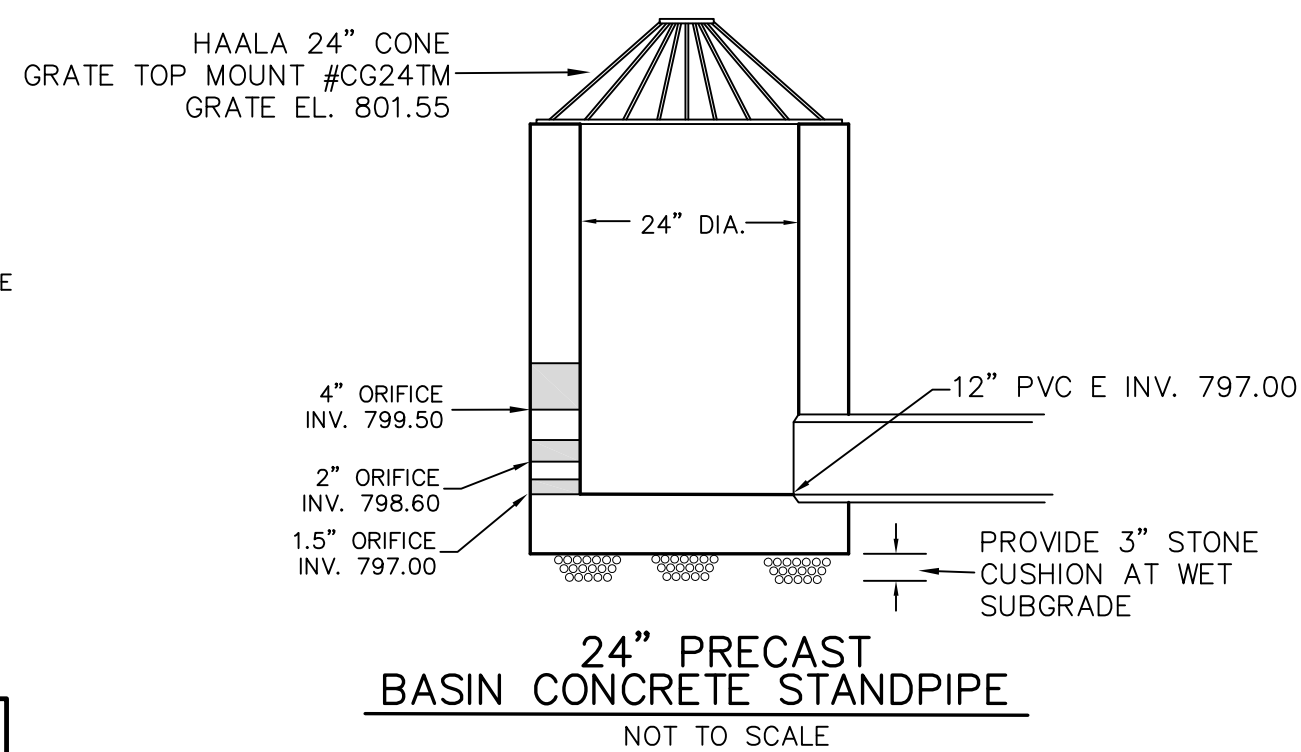
- NOTES:
1. ALL PROPOSED SPOT GRADES SHOWN ARE AT CURB AND GUTTER FLANGE LINE, UNLESS OTHERWISE NOTED.
 2. DISTURBED AREA: 124,610 S.F. (2.681 ACRES)
 3. EXISTING CONDITIONS (INCLUDING WETLAND LOCATION) BASED ON SURVEY & 2017 CONSTRUCTION PLAN BY JAHNKE & JAHNKE ASSOCIATES, INC.

www.DiggersHotline.com

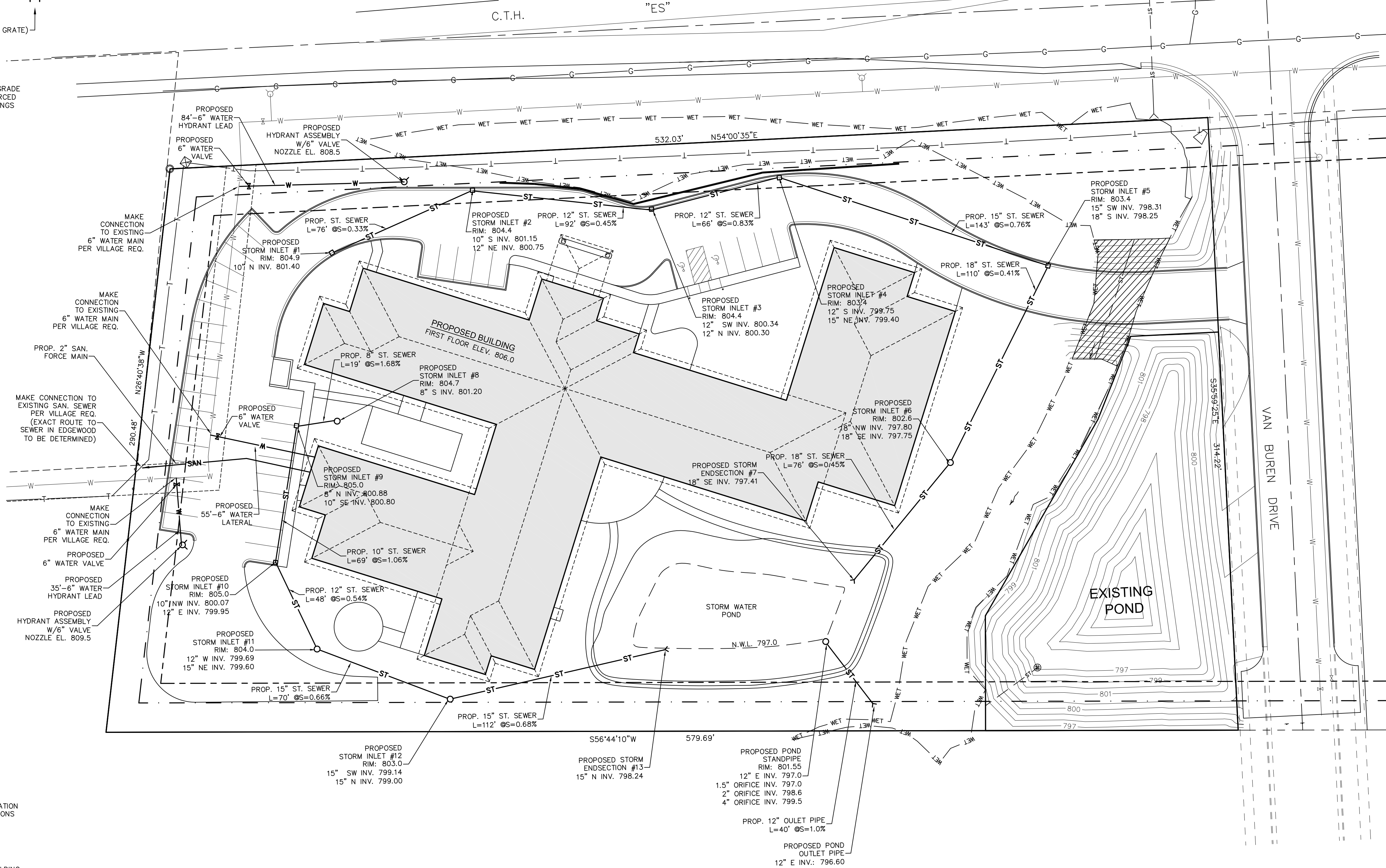
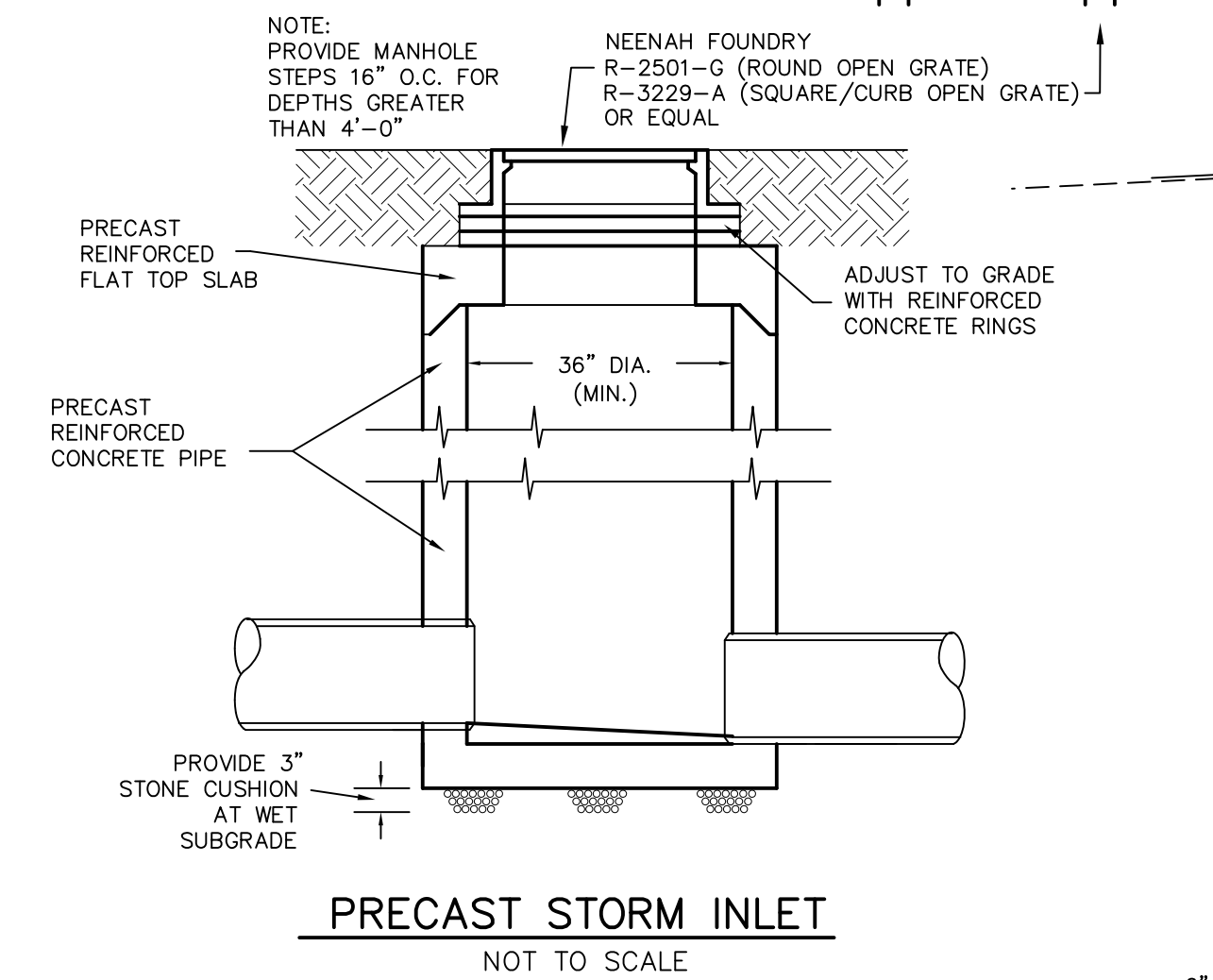
DIGGERS HOTLINE

DIAL 811 OR (800) 242-8511

LEGEND	
---	EXISTING CONTOUR
—	PROPOSED CONTOUR
x 805.5	PROPOSED ELEVATION
—ST—	PROPOSED STORM SEWER
---	EXISTING STORM SEWER



THE AVENUES MUKWONAGO
NATIONAL AVENUE (C.T.H. ES) MUKWONAGO, WISCONSIN

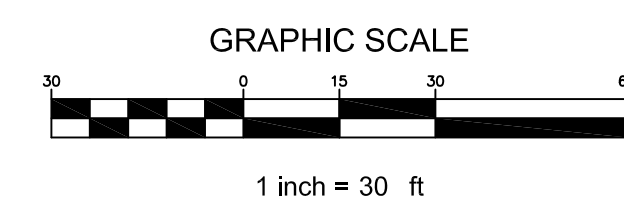


NOTES:

1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE VILLAGE OF MUKWONAGO REQUIREMENTS.
2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING BY PLUMBING CONSULTANT/CONTRACTOR. EXISTING SANITARY AND WATER SERVICE LOCATIONS TO BE VERIFIED BY CONTRACTOR.
4. PROPOSED WATER SERVICE SHALL HAVE A MINIMUM 6 FEET OF COVER.
5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
6. EXISTING CONDITIONS (INCLUDING WETLAND LOCATION) BASED ON SURVEY & 2017 CONSTRUCTION PLAN BY JAHNKE & JAHNKE ASSOCIATES, INC.
7. PROPOSED STORM SEWER HAS BEEN SIZED FOR THE 100-YEAR DESIGN STORM.

LEGEND

— ST —	EXISTING STORM SEWER
— ST —	PROPOSED STORM SEWER
— T —	EXISTING SANITARY SEWER
— SAN —	PROPOSED SANITARY SEWER
— W —	EXISTING WATER MAIN
— W —	PROPOSED WATER MAIN
— G —	BURIED GAS MAIN
— // —	OVER HEAD WIRE
— E —	BURIED ELECTRIC

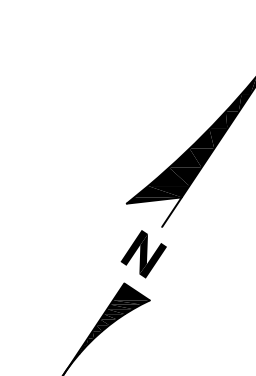


THE AVENUES MUKWONAGO
NATIONAL AVENUE (CTH ES) MUKWONAGO, WISCONSIN

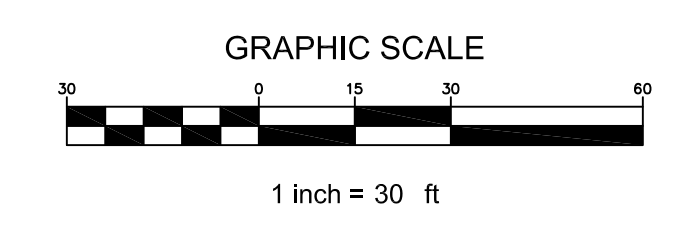
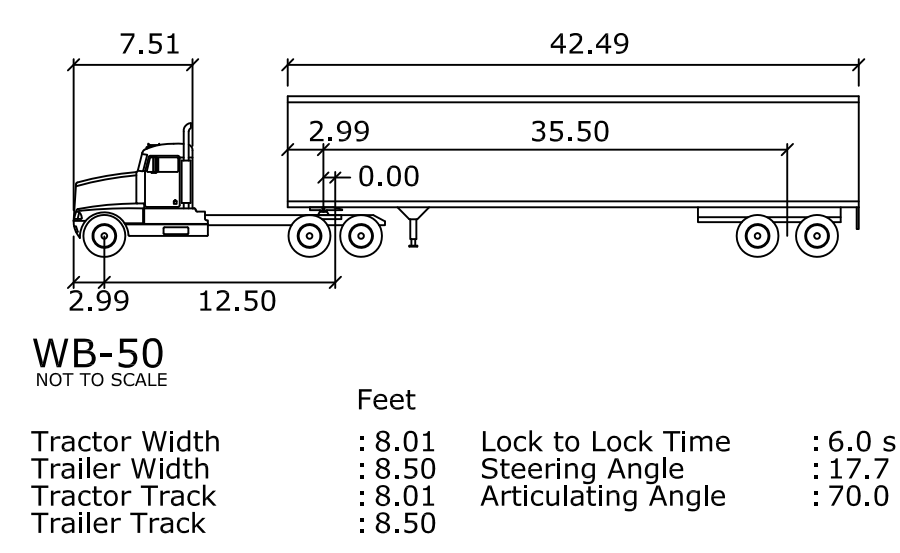
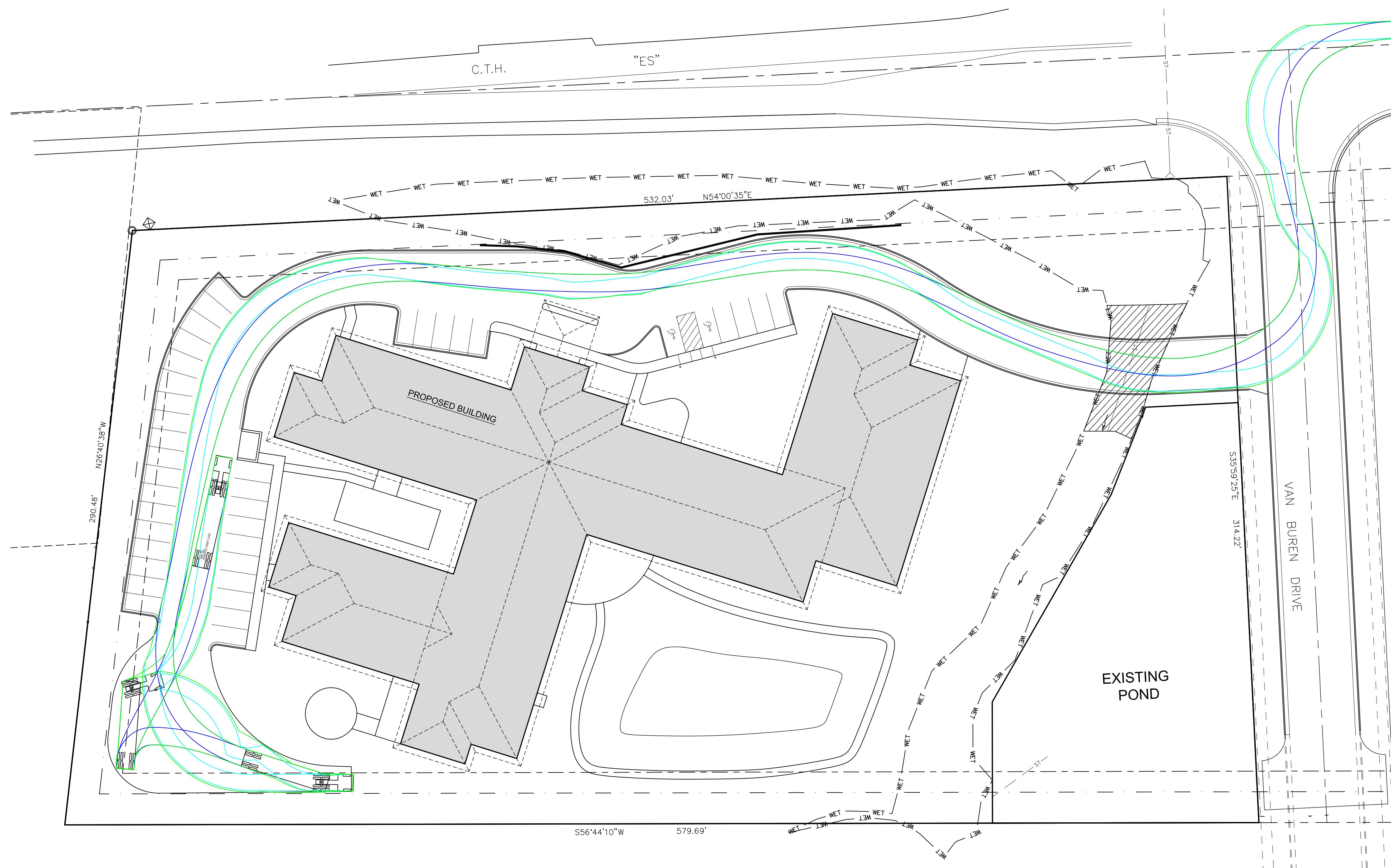
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JUNE 29, 2020

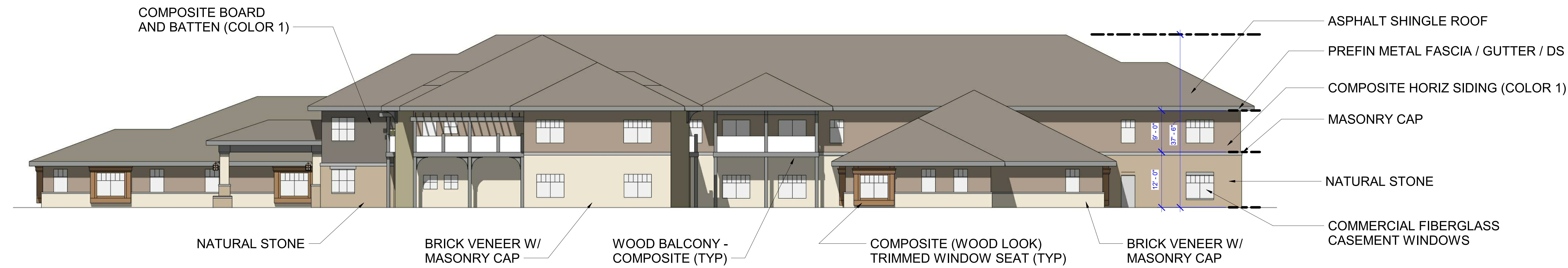
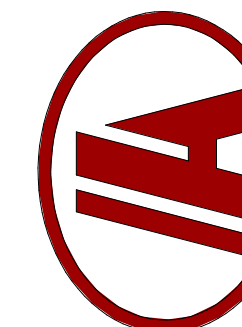
SITE UTILITY PLAN

C3.0

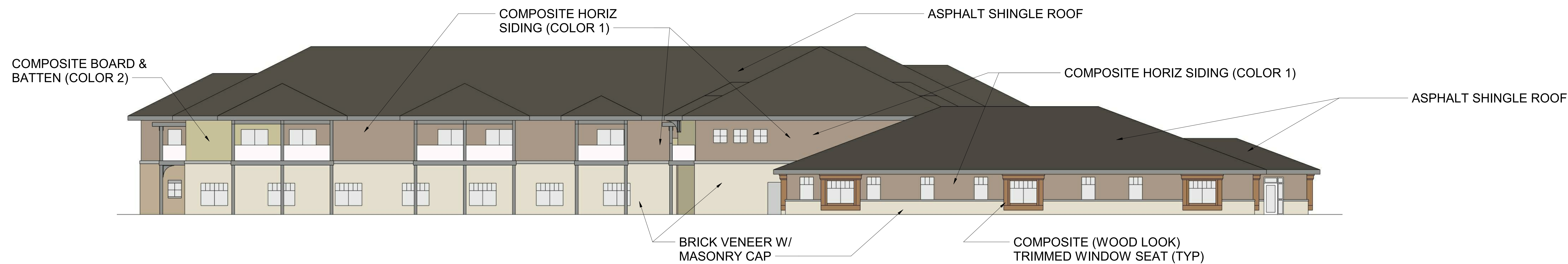


THE AVENUES MUKWONAGO
NATIONAL AVENUE (C.T.H. ES) MUKWONAGO, WISCONSIN

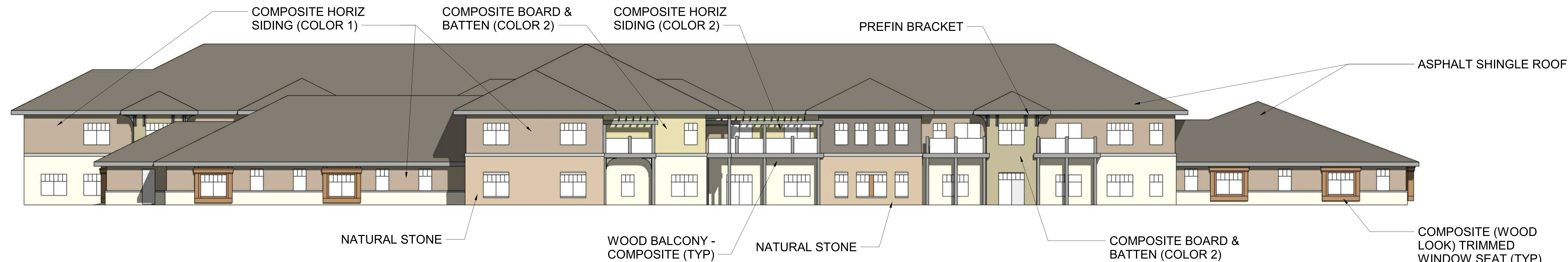




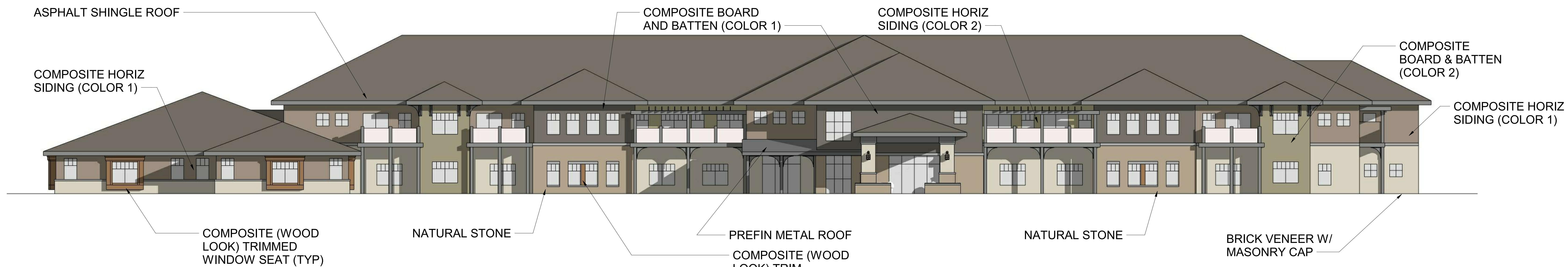
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3/32" = 1'-0"



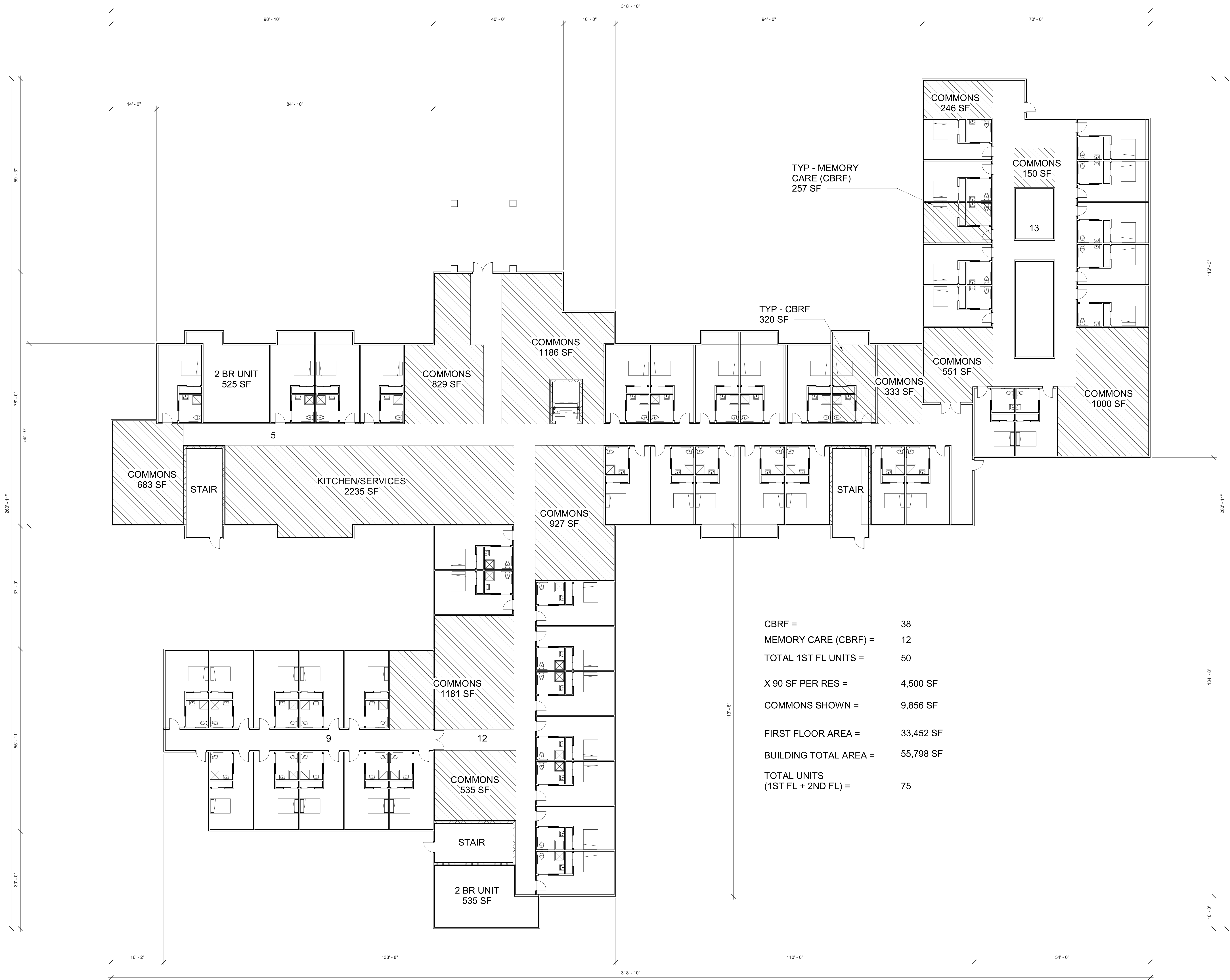
3 EAST ELEVATION
3/32" = 1'-0"



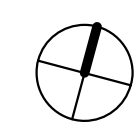
2 SOUTH ELEVATION
3/32" = 1'-0"



1 NORTH ELEVATION
3/32" = 1'-0"



CBRF =	38
MEMORY CARE (CBRF) =	12
TOTAL 1ST FL UNITS =	50
X 90 SF PER RES =	4,500 SF
COMMONS SHOWN =	9,856 SF
FIRST FLOOR AREA =	33,452 SF
BUILDING TOTAL AREA =	55,798 SF
TOTAL UNITS (1ST FL + 2ND FL) =	75



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

REVISIONS

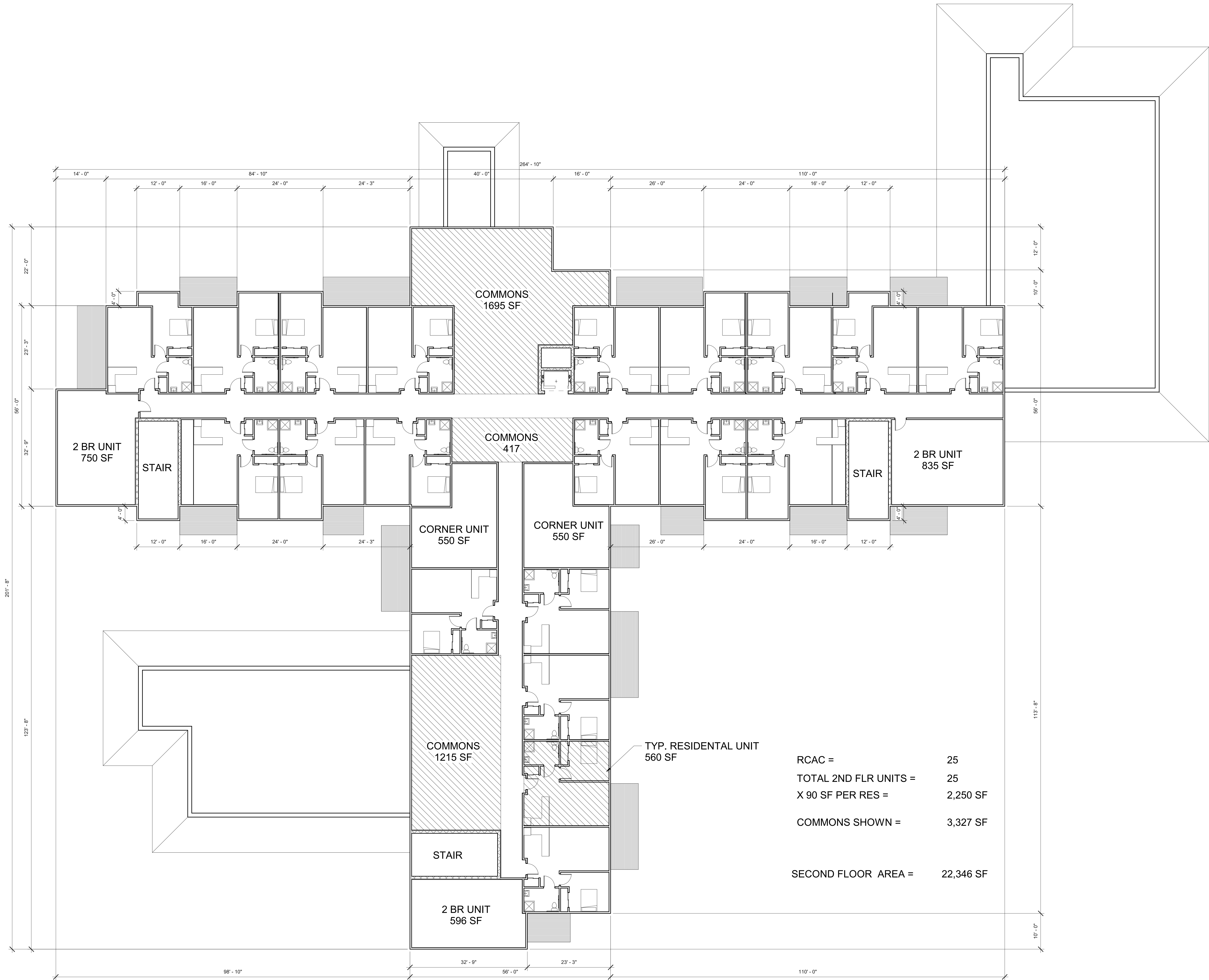
ANDERSON-
ASHTON, INC.
DESIGN / BUILD
2746 South 16th Street
Mukwonago, WI 53150
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM

PROPOSED NEW BUILDING FOR:
THE AVENUES
MUKWONAGO, WI

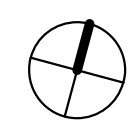
DRAFTED BY: UH
DESIGNER: SLW
ISSUE: 7/2/2020 4:12:49 PM
SUBMITTAL DATE: 12-04-19
DESIGN NO. P-01912
CONSTRUCTION NO. ###

A101

47



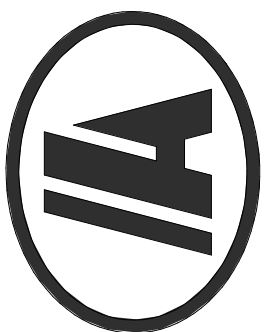
RCAC =	25
TOTAL 2ND FLR UNITS =	25
X 90 SF PER RES =	2,250 SF
COMMONS SHOWN =	3,327 SF
SECOND FLOOR AREA =	22,346 SF



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:
THE AVENUES
MUKWONAGO, WI

DRAFTED BY: UH
DESIGNER: SLW
ISSUE: 7/2/2020 4:22:42 PM
SUBMITTAL DATE: 12-04-19
DESIGN NO. P-01912
CONSTRUCTION NO. ###

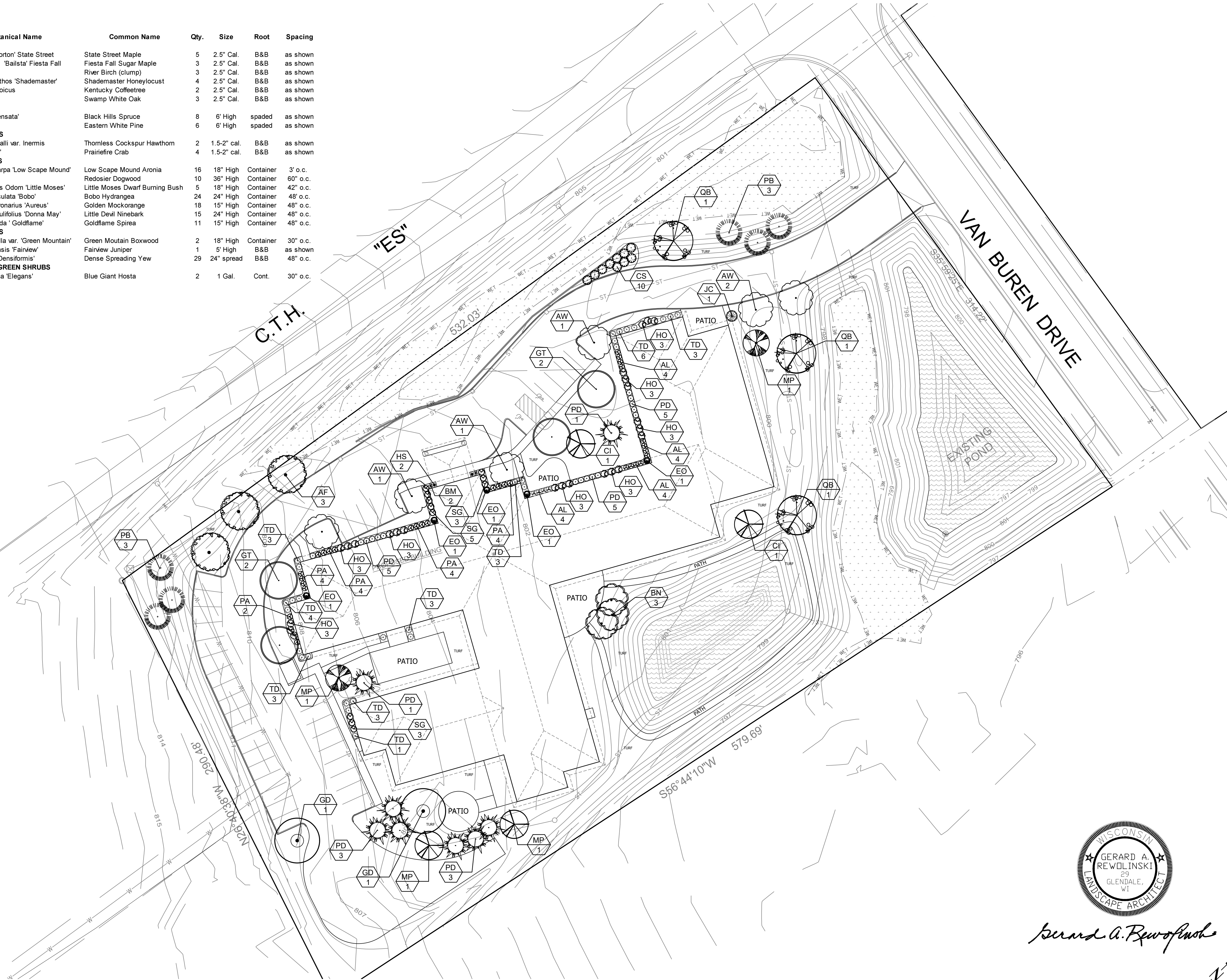
A102



WISCONSIN'S LARGEST
TREE TRANSPLANTERS

Plant Schedule

Key	Botanical Name	Common Name	Qty.	Size	Root	Spacing
SHADE TREES						
AW	Acer miyabei 'Morton'	State Street Maple	5	2.5" Cal.	B&B	as shown
AF	Acer saccharum 'Bailista'	Fiesta Fall Sugar Maple	3	2.5" Cal.	B&B	as shown
BN	Betula nigra	River Birch (clump)	3	2.5" Cal.	B&B	as shown
GT	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	4	2.5" Cal.	B&B	as shown
GD	Gymnocladus dioicus	Kentucky Coffeetree	2	2.5" Cal.	B&B	as shown
QB	Quercus bicolor	Swamp White Oak	3	2.5" Cal.	B&B	as shown
EVERGREEN TREES						
PD	Picea glauca 'Densata'	Black Hills Spruce	8	6' High	spaded	as shown
PB	Pinus strobus	Eastern White Pine	6	6' High	spaded	as shown
ORNAMENTAL TREES						
CI	Crataegus crusgalli var. Inermis	Thornless Cockspur Hawthorn	2	1.5-2" cal.	B&B	as shown
MP	Malus 'Prairiefire'	Prairiefire Crab	4	1.5-2" cal.	B&B	as shown
DECIDUOUS SHRUBS						
AL	Aronia melanocarpa 'Low Scape Mound'	Low Scape Mound Aronia	16	18" High	Container	3' o.c.
CS	Cornus sericea	Redosier Dogwood	10	36" High	Container	60" o.c.
EO	Euonymus alatus 'Little Moses'	Little Moses Dwarf Burning Bush	5	18" High	Container	42" o.c.
HO	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	24	24" High	Container	48" o.c.
PA	Philadelphus coronarius 'Aureus'	Golden Mockorange	18	15" High	Container	48" o.c.
PD	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	15	24" High	Container	48" o.c.
SG	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	11	15" High	Container	48" o.c.
EVERGREEN SHRUBS						
BM	Buxus microphylla var. 'Green Mountain'	Green Moutain Boxwood	2	18" High	Container	30" o.c.
JC	Juniperus chinensis 'Fairview'	Fairview Juniper	1	5' High	B&B	as shown
TD	Taxus x media 'Densiformis'	Dense Spreading Yew	29	24" spread	B&B	48" o.c.
PERENNIALS EVERGREEN SHRUBS						
HS	Hosta seiboldiana 'Elegans'	Blue Giant Hosta	2	1 Gal.	Cont.	30" o.c.



Gerard A. Rewolinski

LANDSCAPE PLAN

0 30' 60'
Horizontal Scale In Feet



PLANTINGS, STRUCTURES AND OTHER REPRESENTATIONS SHOWN ON THIS PLAN ARE FOR THE PURPOSE OF CONVEYING LANDSCAPE DESIGN FEATURES. REFER TO PREPARED CONTRACT DOCUMENTS FOR SPECIFIC ITEMS INCLUDED IN ANY PARTICULAR PHASE OF LANDSCAPE CONSTRUCTION.



Premier Landscapes

LANDSCAPE DEVELOPMENT FOR

THE AVENUES MUKWONAGO
NATIONAL AVENUE (CTH ES)
MUKWONAGO, WISCONSIN

LANDSCAPE
ARCHITECTURE

DESIGN BY: GAR

DRAWN BY: GAR

DATE: 6/30/2020

REVISED:

SCALE: 1"=30'-0"

SHEET: L100

**TREES
ON THE MOVE**

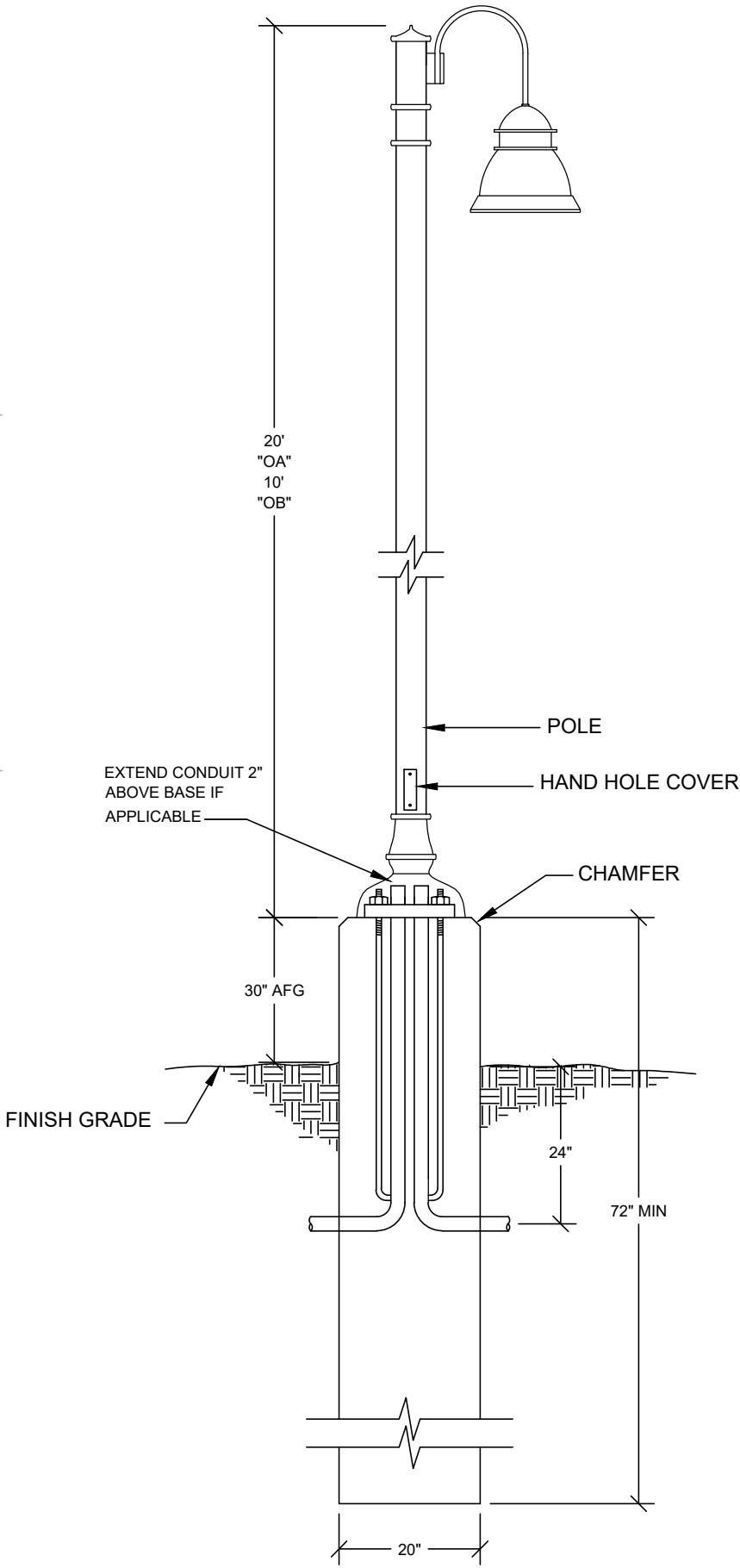
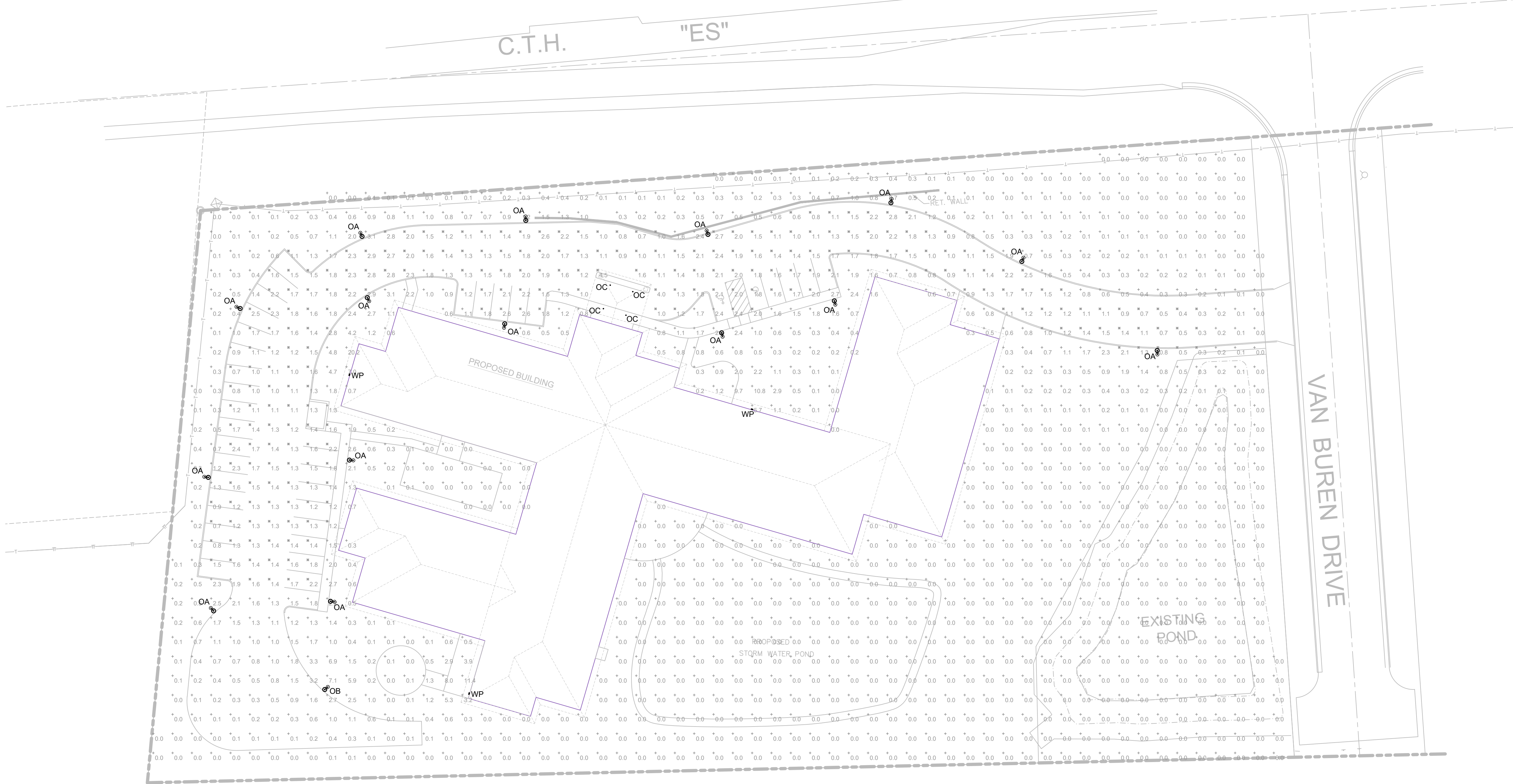
5611 S. Calhoun Road
New Berlin, WI 53151
Phone: (262) 679-5200
treesonthemove.com

VILLAGE
SUBMITTAL
07-02-2020

LUMINARE SCHEDULE								
QTY	TYPE	DESCRIPTION	LAMP DATA		PART NUMBERS		MOUNTING	VOLTAGE
			#	TYPE	MFG	CATALOG #		
16	A	20' SINGLE HEAD POLE	LED	54 WATT-4,000K-70CRI-5,826 LUMENS	LUMEC	DMS50-55W48LED4K-T-LE4F-208-DMG-HS-BK	POLE	208
1	C	10' SINGLE HEAD POLE	LED	54 WATT-4,000K-70CRI-5,826 LUMENS	LUMEC	DMS50-55W48LED4K-T-LE4F-208-DMG-HS-BK	POLE	208
4	CH	4" ROUND RECESSED CAN	LED	16 WATT-4,000K-80CRI-1,500 LUMENS	CALCULITE	C4RN04L15840WZ10U/C4RDLCPL	RECESSED	120
3	CW	WALL PACK	LED	50 WATT-4,000K-70CRI-5,149 LUMENS	OPTEC	OLWP3L-050-UNV-40-4-SM-BL-DM	RECESSED	120
-	-	-	-	-	-	-	-	-

NOTES: 1. 4,000K TEMPERATURE
2. BLACK FINISH
3. TYPE IV DISTRIBUTION
4. MOUNTED TO A 20' TALL POLE #NM-1A-R4-BK/RA61U-20-BK/3/4"X27"-12-1/2-DEC-BK
5. MOUNTED TO A 10' TALL POLE #NM-1A-R4-BK/RA61U-10-BK/3/4"X27"-12-1/2-DEC-BK
6. MOUNTED AT 12" ABOVE FINISHED FLOOR
7. MOUNTED RECESSED IN UNDERSIDE OF DROP OFF CANOPY
8. POLE SET ON 20" DIAMETER CONCRETE BASE THAT IS 30" ABOVE FINISHED GRADE TO TOP OF CONCRETE.
9. SPECULAR CLEAR TRIM

CALCULATION SUMMARY						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
PARKING/PEDESTRIAN ZONE	Illuminance	Fc	1.6	4.5	0.6	7.5:1
VEHICLE ZONE	Illuminance	Fc	1.0	2.1	0.3	7.0:1
ENTIRE PROPERTY	Illuminance	Fc	0.6	20.2	0.0	N/A

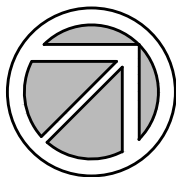


TYPICAL POLE BASE DETAIL
NTS

GENERAL NOTES:

1. SWITCH ARC IS DRAWN FOR REFERENCE ONLY AND DOES NOT REPRESENT ACTUAL BRANCH WIRING.
2. ALL NIGHT LIGHTS, EXIT LIGHTS, EBU'S AND OCCUPANCY SENSORS SHALL BE WIRED AHEAD OF ANY LIGHTING CONTROL SYSTEM THE PROJECT MAY CONTAIN.
3. REFER TO SHEET E000 FOR MOUNTING STYLES, HEIGHTS AND FIXTURE PART NUMBERS.
4. RECORD ANY AND ALL CHANGES TO THIS SHEET IN RED PEN FOR AS BUILT PURPOSES. SUBMIT AS BUILTS TO SUPERINTENDENT AT THE END OF THE PROJECT. MAKE REVISIONS AS JOB PROGRESSES NOT ALL AT ONCE IN THE END PLEASE WRITE LEGIBLY.
5. TEST LIGHTS, EXITS, EBU'S AND ALL SWITCHES PRIOR TO THE END OF THE PROJECT AND REPORT ANY FAILED COMPONENTS.
6. PROGRAM AND TEST ALL OCCUPANCY SENSORS AND TIME CLOCKS AND LIGHTING CONTACTORS PRIOR TO THE END OF THE PROJECT AND REPORT ANY FAILED COMPONENTS.
7. INSTALL TYPED PANEL SCHEDULES UPON COMPLETION OF THE PROJECT.
8. INSTALL ALL WALL PLATES LEVEL WITH THE SLOTS OF THE SCREW HEAD IN A VERTICAL POSITION.
9. INSTALL ARC FLASH STICKERS AND PANEL IDENTIFICATION PER NEC.
10. ALL NEW DEVICES MUST MATCH COLOR OF EXISTING DEVICES.

ALL DRAWINGS ARE SCHEMATIC ONLY. THE INSTALLING ELECTRICAL CONTRACTOR SHALL BE THE ENGINEER OF RECORD. THE INSTALLING ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CALCULATIONS, SIZING, ENGINEERING AND MEETING OF NEC.



NORTH

SITE PHOTOMETRIC STUDY

1" = 30'-0"



REVISIONS		
NO.	DESCRIPTION	DATE

FIRM NAME AND ADDRESS:

TC LYONS ELECTRIC
75 ENTERPRISE ROAD
DELAFIELD, WI 53018

CONTACT INFORMATION:
ANDY GROSS
MAIN: (262)-646-6828
FAX: (262)-646-6829

PROJECT NAME:

THE AVENUES

NATIONAL AVENUE (C.T.H. ES)
MUKWONAGO, WI 53149

SHEET TITLE:	
SITE PHOTOMETRIC STUDY	
DRAWN BY: DMG	JOB NUMBER: XXXX
DATE DRAWN: 07-01-2020	APPROVED BY: KRK
SHEET OF 1 1	
SHEET #:	

ES100

RESOLUTION 2020-43

**RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW
FOR THE AVENUES;
THE BOX SELF STORAGE LLC, APPLICANT
1654 VAN BUREN DRIVE; MUKV 2091-988-002**

WHEREAS, pursuant to Section 100-601, and 100-153 of the Zoning Code, an application for a site plan and architectural review has been filed for the approval of a senior care facility, a permitted use within the B-3 zoning district, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by The Box Self Storage LLC, and

WHEREAS, the plan of operation and plans have 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 site plan and architectural review for senior care facility located at 1654 Van Buren Dr, based upon the plan of operation and plans submitted to the Village.

NOW, THEREFORE, BE IT FURTHER RESOLVED this site plan and architectural review approval shall be subject to the following conditions:

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village Planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and Village department heads and representatives.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
4. Prior to any land-disturbing activity, the applicant must obtain all necessary approvals from those entities having jurisdiction to fill wetlands for the construction of the access drive.
5. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
6. All work related to this project must comply with all project plans approved by the Village.
7. 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 building in accordance with approved plans and all applicable codes.
 - c. Completion of paving of driveways and parking lots, including parking space pavement markings and all other pavement markings including handicapped parking signs, and installation of on-site traffic control signs.

- d. Completion of all utility connections.
8. 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. 7 above.
 - b. Installation of dumpster enclosure, site lighting and site landscaping, as shown on approved plans.
 - c. The Zoning Administrator must verify installation of the landscaping as set forth in the approved landscaping plan.
9. The applicant must address all of the concerns of the Village engineer with regard to stormwater management, including access easements and maintenance agreements.
10. Certified survey map 11850 must be corrected with regard to the storm water management easements or a new certified survey map must be prepared to address such easements.
11. All on-site signs (freestanding and wall signs) shall be approved by separate review and permit. Any directional and traffic control signage shall comply with the sign regulations as set forth in the municipal code.
12. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Supervisor of Inspections are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.

NOW, THEREFORE, BE IT FURTHER RESOLVED the applicant, upon the approval of this site plan and architectural review shall agree to accept the same in writing.

Passed and dated this 16th day of September 2020.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk-Treasurer

Date: September 2, 2020

To: Village of Mukwonago Plan Commission

From: Tim Schwecke, AICP, Consulting Planner

Subject: Wall sign for Malcolm Drilling located at 102 Hill Court; Brady Frederick, applicant (Dave Salkin, Bauer Sign and Lighting)

Meeting: September 8, 2020 Plan Commission meeting

Summary of Proposal Malcolm Drilling has applied for a sign permit for a wall sign on their new building. The sign consists of channel letters with internal LED lighting.

Review comments:

1. Standards for wall signs are set forth in Section 64-23(b) of the Village's sign code. The proposed sign and location comply with all applicable standards.

Review procedure The Plan Commission is advisory to the Village Board, which makes the final decision.

Potential motion for approval:

Recommend to the Village Board the approval of Resolution 2020-45 as drafted, including the conditions.

Attachments:

1. Application materials
2. Draft Resolution 2020-45

Village of Mukwonago
440 River Crest Ct
Mukwonago, WI 53149
Phone: (262) 363-6420
Fax: (262) 363-6425
www.villageofmukwonago.com

VILLAGE OF MUKWONAGO

SIGN PERMIT REVIEW APPLICATION

Application Fee: Below

Date Submitted: 9 / 2 / 2020

Total Fees Paid: _____

FEES

(Please check one)

- ☒ Basic Sign Review: \$100
☐ Sign Special Exception: \$450

CONTACTS

Zoning and Planning Department

Contact:
Phone: (262) 363-6420 ex 2111
Fax: (262) 363-6425
Email: planner@villageofmukwonago.com

GUIDELINES

The undersigned petition is to consider a request, as stated herein, for a sign permit and will be reviewed by the Plan Commission of the Village of Mukwonago. The application packet must be filed with the Village Clerk **at least 30 days prior** to the meeting of the Planning Commission at which action is desired. The Plan Commission meets on the second Tuesday of each month at 6:30 p.m.

Materials listed on page 3 must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 64 and other pertinent sections of Village ordinances and as necessary to permit review that is consistent with proper planning practice. The Village will strive to accommodate reasonable requests for informal preliminary staff review, however the Village shall not place any items on the agenda for Plan Commission consideration until such time as the application is complete in accordance with all requirements specified on this and other attached application forms.

Mail completed applications to: Village Planner
ATTN: Sign Permit Review
440 River Crest Ct
Mukwonago, WI 53149
Deliver to: Village Clerk's Office
440 River Crest Court
Email to: planner@villageofmukwonago.com

Complete, accurate and specific information must be entered. Please Print.

APPLICANT (Full Legal Name)

Name: Brady Frederick
Company: Malcolm Drilling Co
Address: 543 AJ Allen Circle, Suite B City: Wales State: WI Zip: 53183
Daytime Phone: 414 -574-4033 Fax: _____
E-Mail: bfrederick@malcomdrilling.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Dave Salkin
Company: Bauer Sign and Lighting
Address: 2500 S 170th Street City: New Berlin State: WI Zip: 53151
Daytime Phone: 262-784-0500 Fax: _____
E-Mail: dsalkin@bauersignusa.com

SIGN CONTRACTOR

Name: Dave Salkin
Company: Bauer Sign and Lighting
Address: 2500 S 170th Street City: New Berlin State: WI Zip: 53151
Daytime Phone: 414-397-1147 Fax: _____
E-Mail: dsalkin@bauersignusa.com

PROPERTY AND PROJECT INFORMATION

Address/Location: 102 Hill Court Mukwonago, WI 53149

A. The property is presently used as:

Construction site as new building is currently being built

B. Size of property (in acres):

6

C. Project Timetable: Start Date: 9/15/2020 Completion Date: 10/31/20

D. Type/Description of Sign(s):

Wall Sign that will be illuminated with LED's.

PROCEDURAL CHECKLIST FOR SIGN PERMIT REVIEW AND APPROVAL

This form is designed to be a guide for submitting a complete application for a conditional use.

Application Submittal Packet Requirements for Village and Applicant Use (Check off List)

Application:

- ☐ Completed application form including the procedural checklist and justification of the proposed special exception (if necessary).
- ☐ Application fee: See page 1.
- ☐ Agreement for Reimbursable Services (separate application)

Required site drawings:

- ☐ Survey of the property
- ☐ Professional drawings of the sign showing exact dimensions of the perimeter of the sign.
- ☐ Colors of the sign.

Other Documents:

- ☐ Special exceptions only: Overview of the adjoining lots (including list of parcel identification numbers and names and mailing addresses of the current owners for all properties within 300 feet of the subject property)
- ☐ **Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to planner@villageofmukwonago.com.
- ☐ Any additional information as determined by Village staff

JUSTIFICATION OF THE PROPOSED SIGN SPECIAL EXCEPTION

The Plan Commission of the Village of Mukwonago will base their decisions on the category standards listed below. It is in the best interest of the applicant to base their presentation on the same applicable set of standards when presenting their petition.

Applicant: Please fill out ALL of the questions. Use additional sheets of paper if needed.

A. State the category of special exception pursuant to Sec. 64-34 (b) of Chapter 64 of the Municipal Code (Sign Code).

B. State the size and percentage of additional signage requested.

C. State how the proposed special exception (the exception in general, independent of its location) is in harmony with the purposes, goals, objectives, policies and standards of the Village of Mukwonago Comprehensive Plan, the Zoning Ordinance, and Chapter 64 of the Municipal Code (Sign Code).

D. State the unusual factors that preclude construction of the sign(s) in accordance with Chapter 64 of the Municipal Code (Sign Code).

E. State the hardship that would occur if completed to conform with Chapter 64 of the Municipal Code (Sign Code).

F. State how the requested special exception would not be harmful to the general public.

G. State how the requested special exception supports the public safety, health and welfare of the public.

H. State other reasons for the request pursuant to justification needed for the category of special exception as listed in Sec. 64-34 (b) of Chapter 64 of the Municipal Code (Sign Code).

CERTIFICATION

Applicant hereby certifies that:

1. All of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.
2. Affirms that no Village of Mukwonago elected or appointed official or employee has a proprietary interest in the above referenced property for which this applications being filed.
3. None of the above referenced individuals has been promised or given any contract for consultation, planning or construction in relation to this project.
4. Applicant has read and understands all information in this packet.
5. Applicant has read and understands all pertinent regulation in Chapter 64 of the Municipal Code.

Applicant further understands the policies of the Village regarding signage and property development. Conditions of the resolution regarding all approvals are strictly followed.

By the execution of this application, applicant hereby authorizes the Village of Mukwonago or its agents to enter upon the property during the hours of 7:00 am to 7:00 pm daily for the purpose of inspection. Applicant grants this authorization to enter even if this land has been posted against trespassing pursuant to Section 943.13 WI Stats.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

Signature - Property Owner

Signature - Applicant

Name & Title (PRINT)

Name & Title (PRINT)

Date

Date

FOR OFFICE USE ONLY			
Date Paid	Receipt #	Date(s) Notice Published	Date Notices Mailed
Public Hearing Date	Plan Commission Date(s)	Village Board Date(s)	Resolution Number
Plan Commission Disposition			

RESOLUTION 2020-45

**RESOLUTION APPROVING SIGNAGE FOR APPLICANT
BRADY FREDERICK; MALCOLM DRILLING CO, OWNER AT
102 HILL COURT; PARCEL #A486800002**

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 Brady Frederick, 102 Hill Ct, 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 presented as meeting the requirements of Section 64-23(b) 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 wall sign for Malcolm Drilling Co at 102 Hill Ct, and

BE IT FURTHER RESOLVED this wall sign approval shall be subject to the plans submitted by Pointe Apartments, as recommended by the Plan Commission on September 8, 2020, and on file in the office of the Zoning Administrator, with the following conditions:

1. The property owner must obtain a building permit for the approved work within 6 months of this date and begin construction and work in good faith to completion.
2. The property owner must pay any outstanding application fees and other charges that may apply.

Passed and dated this 16th day of September, 2020.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana A Dykstra, Village Clerk-Treasurer

Date: September 2, 2020

To: Village of Mukwonago Plan Commission

From: Tim Schwecke, AICP, Consulting Planner

Subject: Site plan and architectural review for a multitenant industrial/warehouse building at Hill Court; Hill Court Partners LLC, applicant; Nelson Williams, agent

Meeting: September 8, 2020 Plan Commission meeting

General description Hill Court Partners LLC will be purchasing 15.8 acres off of Hill Court to develop a multitenant industrial/warehouse building with a footprint of 157,488 square feet. There are three planned tenant spaces.



Zoning The subject property is zoned M-4 (Medium - Heavy Industrial). In the event a tenant proposes occupancy that constitutes a conditional use in the M-4, all appropriate review procedures would be done at that time.

Architectural review Exterior materials consist of painted precast concrete insulated panels. There entries are located along the front façade.

Fire protection The site has been designed to accommodate fire protection vehicles (WB-50 vehicle).

Rooftop mechanicals Rooftop mechanicals will be screened as required.

Access Two access points are proposed – one at the end of Hill Court and one off of Boxhorn Drive.

Utilities Water and sewer service is available with sufficient capacity. The applicant will need to work with the Public Works Department and Utilities Department to address technical issues related to water and sewer and related matters.

Stormwater management The subject property is located in an industrial park served by a regional stormwater basin. Onsite stormwater management will manage stormwater that will not be directed to the regional basin. The Village Engineer has reviewed preliminary plans. Review and approval of final plans is a condition of approval.

Wetlands As indicated on Sheet C1.0 of the plan set (and others), there are wetlands on the subject property. None of the wetlands will be affected by the proposed development.

Signage No signage is planned at this time.

Parking The site plan shows 133 parking spaces with another 44 spaces that could be developed in the future if the occupancy required such parking. Ultimately, the property owner will need to manage what tenants occupy the various spaces so that collectively there is enough parking for all tenants.

Landscaping The subject property has a significant wooded area in the southwest corner of the property with mature trees. A tree inventory has been conducted and found 306 trees with a diameter of 8 inches and more. These trees are subject to the Village's tree protection ordinance. As set forth in that code, up to 20 percent of those large-diameter trees can be removed ($306 \times 0.2 = 61$). As proposed, 66 trees will need to be removed; 5 more than what is otherwise allowed. As required the landscape plan has been designed to mitigate the removal of these 5 trees.

A landscaping plan has been submitted and complies with applicable requirements.

Trash enclosure Two trash enclosures are located on the back of the building. They are not readily visible from the street or adjoining parcels. They however, comply with the design requirements.

Fencing The project does not include any fencing.

Outside storage Although outside storage is permissible with screening, none is planned. If the desired in the future, the site plan would need to be revised.

Outdoor lighting Outdoor lighting consists of wall packs and parking lot lights. Light poles comply with the maximum height of 25 feet. All fixtures are full cutoff. Lighting levels at the lot lines is zero footcandles as required.

Msc. performance standards Article X of the zoning regulations identifies a number of performance standards. The proposed project complies with those requirements.

Potential motion Recommend to the Village Board the approval of the project as set forth in Resolution 2020-44.

Attachments:

1. Plan materials
2. Resolution 2020-44 for approval of Site Plan and Architectural Review

DESCRIPTION OF PROPOSAL FOR A NEW 157,488 SQUARE FOOT MULTI-TENANT INDUSTRIAL BUILDING TO BE CONSTRUCTED FOR HILL COURT PARTNERS LLC AT THE INTERSECTION OF HILL COURT AND BOXHORN DRIVE (IN BEAR CORPORATE CENTER BUSINESS PARK IN THE VILLAGE OF MUKWONAGO)

August 5, 2020

Paul Grzeszczak of Briohn Design Group, LLC

Cary Bilicki of Briohn Building Corporation

3885 N. Brookfield Road, Suite 200

Brookfield, Wisconsin 53045

SUBMITTED: On behalf of the building owner Hill Court Partners LLC:

Briohn is submitting this “Description of Proposal” on behalf of Hill Court Partners LLC. Briohn Design Group LLC and Briohn Building Corp are acting as the representative applicant. The Village of Mukwonago Plan Commission Application is included, as well as supporting documents required by the Village of Mukwonago, which includes site plan, building plan, lighting plan with fixture cut sheets, utility plan, site grading plan, storm water management information, and landscaping plans.

The Description of the Proposal and the Plan of Operation:

Hill Court Partners LLC will purchase an approximate 15.79 acre parcel at the south/southwest corner of Hill Court and Boxhorn Drive, to construct a multi-tenant industrial/warehouse building of 157,488 sf. (Please note: final site size to be coordinated between purchaser and the Village ownership.) The initial tenant, proposing to occupy the space closest to the intersection, will be Banker Wire. The initial tenant, Banker Wire, currently operates a facility across Hill Court from this project, and will use the facility in conjunction with the current operations. They are a manufacturer of wire mesh products and perform secondary fabrication processes on their wire mesh as well as the processing of drawn wire.

The remaining tenant spaces could vary in size and in function. Discussions are ongoing with potential tenants. Uses proposed could include any of those noted as Permitted or Conditional Uses in the M-4 Zoning. As a multi-tenant building, it has the potential for multi-shift 24 hr./ 7 day per week operation, depending upon individual tenant needs. The possible tenant mix could include a variety of industrial types such as a light or medium duty manufacturing, assembly, processing, warehousing, and distribution. Therefore, parking needs will vary. We are indicating on the site plan 138 initial parking spaces (133 in the front and 5 at the rear), and 44 future spaces along the north end. Per municipal standards, the site has potential for at least 472 total parking stalls, if it were to be required per user needs. We also indicate

potential for semi-trailer parking stalls at rear of site; this area will not be paved initially, and will be done as-needed per tenant requirements.

Note we do not include any unscreened outside storage as part of this proposal. We include the precast concrete screen walls at trash enclosures at rear of building, which also help screen dock activities. The proposed roof top units (RTU's) shall be screened by use of an extended front wall parapet which is 4 feet higher than the roof plane. These specific locations will be finalized with each tenant.

The facility will be constructed of painted precast concrete insulated wall panels for all four sides of the proposed building, with insulated tinted glazing with clear anodized aluminum framing for all the fenestration. The paint scheme uses three main color tones, with an accent color at details. There are projected entry-portions of the building, which also have raised parapets, to give rhythm to the façade, define potential office areas, and are used to screen roof top equipment.

We respectfully ask the Village of Mukwonago to review and evaluate our proposal including the submitted drawings and other support materials. We look forward to your approval and our continued mutual success, and appreciate the assistance provided and afforded by the Village of Mukwonago in the approval process.

Please contact us if you have any questions or need additional information.

Sincerely,
Paul Grzeszczak, AIA
Director of Architecture, Briohn Design Group LLC

PROPOSED NEW MULTI-TENANT INDUSTRIAL / WAREHOUSE BUILDING FOR:

MUKWONAGO MULTITENANT

HILL COURT
MUKWONAGO, WI 53149



1 PERSPECTIVE VIEW LOOKING SOUTHWEST
3/4" = 1'-0"

SHEET INDEX	
0-GENERAL	
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T1.2	PERSPECTIVE RENDERING
1-SPECIFICATIONS	
GS.1	SPECIFICATIONS
GS.2	SPECIFICATIONS
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C2.0	SITE GRADING PLAN
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7-ELECTRICAL	
E1.0	EXTERIOR PHOTOMETRIC LIGHTING PLAN

B R I O H N

DESIGN GROUP

3885 N. BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

TITLE SHEET

MUKWONAGO MULTITENANT
Multitenant Industrial Building:
Hill Court
Mukwonago, WI 53149

MUKWONAGO PLAN COMMISSION
AUGUST 6, 2020

OWNER :

HILL COURT PARTNERS LLC
Nelson Williams

3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

GENERAL CONTRACTOR :

BRIOHN BUILDING CORPORATION
Cary Bilicki, VP

3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
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(262) 790-0505 FAX

ARCHITECT :

BRIOHN DESIGN GROUP LLC
Domenico Ferrante, AIA

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STRUCTURAL ENGINEER:

BRIOHN DESIGN GROUP LLC
Kevin Jankowski, PE

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(262) 790-0505 FAX

CIVIL ENGINEER:

CJ ENGINEERING
Christopher A. Jackson, P.E.

9205 WEST CENTER STREET, SUITE 214
MILWAUKEE, WISCONSIN 53222
(414) 443-1312 PHONE
(262) 443-1317 FAX

LANDSCAPE ARCHITECT:

HELLER & ASSOCIATES
David Heller, ASLA

PO BOX 1359
LAKE GENEVA, WISCONSIN 53147
(262) 639-9733 PHONE
(262) 639-9739 FAX

PROJECT LOCATION:

CODE CALCULATIONS AND ANALYSIS:

OCCUPANCY CALCULATION:

OCCUPANCY S-1 STORAGE (PRIMARY)
500 SQUARE FEET IS MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT
157,488 SQUARE FEET GROSS / 500 SQUARE FEET PER PERSON = 255 PEOPLE MAXIMUM
OCCUPANCY B BUSINESS (SECONDARY)
100 SQUARE FEET IS MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT
0 SQUARE FEET GROSS / 100 SQUARE FEET PER PERSON = 0 PEOPLE MAXIMUM
OCCUPANCY F-1 FACTORY (SECONDARY)
100 SQUARE FEET IS MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT
0 SQUARE FEET GROSS / 100 SQUARE FEET PER PERSON = 0 PEOPLE MAXIMUM
TOTAL OCCUPANCY = 255 PEOPLE MAXIMUM

AREA AND HEIGHT LIMITATION CALCULATIONS:

PER IBC TABLE 504.3, 504.4 AND 504.2:
FOR OCCUPANCY GROUP F-1 WHICH IS MORE RESTRICTIVE THAN S-1 AND B (TYPE 2B CONSTRUCTION - WITH AUTOMATIC SPRINKLER INCREASE)
3 STORIES AND 15,500 S.F. ALLOWED FROM TABLE 503 WITH AUTOMATIC SPRINKLER SYSTEM INCREASE 15,500 + 46,500 = 62,000 S.F. MAXIMUM ALLOWED. (WITH FRONTAGE INCREASE) 73,625 S.F. MAXIMUM ALLOWED
THE ACTUAL OVERALL SIZE IS 174,145 S.F. AND 1 (ONE) STORY.
THE BUILDING AREA WITH THE PROPOSED ADDITION WAS AND IS MORE THAN ABOVE THE MAXIMUM ALLOWABLE AREA LIMITS PER TABLE 506.2 WITH AUTOMATIC SPRINKLER AND FRONTAGE INCLUDED. THE BUILDING IS CLASSIFIED AS CONSTRUCTED (TYPE 2B). THE BUILDING WAS AND IS CLASSIFIED AS AN UNLIMITED AREA BUILDING PER IBC 507.
BUILDING IS BELOW ALLOWABLE HEIGHT LIMIT OF 75 FEET. THE ACTUAL IS 33'-6" FEET MAXIMUM WHICH BELOW THE 75 FEET MAXIMUM HEIGHT ALLOWED PER TABLE 504.3
BUILDING IS BELOW ALLOWABLE HEIGHT LIMIT OF 55 FEET. THE ACTUAL HEIGHT IS 33'-6" FEET. PER TABLE 503.
MULTIPLE OCCUPANCIES:
BUILDING DESIGN IS BASED ON NON-SEPARATED OCCUPANCIES PER IBC 508.3. THE ALLOWABLE AREA, STORY AND HEIGHT BELOW IS THE MORE RESTRICTIVE OCCUPANCY GROUP, WHICH IS F-1. REFER TO IBC TABLE 506.2
CONSTRUCTION CLASSIFICATION REQUIREMENTS:
PER IBC TABLE 601 AND TABLE 602:
TYPE IIB CONSTRUCTION:
PRIMARY STRUCTURAL FRAME "0" RATING REQUIRED
INTERIOR BEARING WALLS "0" RATING REQUIRED
EXTERIOR BEARING WALLS "0" RATING REQUIRED
NONBEARING WALLS AND PARTITIONS "0" RATING REQUIRED
FLOOR CONSTRUCTION AND SECONDARY MEMBERS "0" RATING REQUIRED
ROOF CONSTRUCTION AND SECONDARY MEMBERS "0" RATING REQUIRED
BUILDING ENVELOPE REQUIREMENTS: PROPOSED TO USE PRESCRIPTIVE METHOD. PER SPS 363.0402 BUILDING ENVELOPE REQUIREMENTS. (1) OPAQUE ASSEMBLIES. SUBSTITUTE 2009 IECC TABLE 502.2 (1) PER SPS 363.5402 BUILDING ENVELOPE REQUIREMENTS. (1) INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT. REFER TO SHEET A5.1 ARCHITECTURAL ELEVATIONS.

EXIT WIDTH REQUIRED AND EXIT ACCESS TRAVEL DISTANCE:

EXIT WIDTH REQUIRED 255 x 20 = 51 INCHES OR 32 INCHES EACH MINIMUM CLEAR X (2) EXITS
EXIT WIDTH PROVIDED (12) 36" WIDE DOORS X 34" = 432" WIDTH
TOTAL EXIT WIDTH PROVIDED OF 306" EXCEEDS REQUIRED EXIT WIDTH CALCULATED (51")
TOTAL NUMBER OF EXISTING EXITS PROVIDED (102 EXCEEDS THE NUMBER OF EXITS REQUIRED (2)
REFER TO SHEET A0.1 FOR ADDITIONAL INFORMATION
EXIT TRAVEL DISTANCE:
CURRENT TRAVEL DISTANCE TO EXITS ALONG EXIT EGRESS DOES NOT EXCEED CODE MAXIMUM OF 250 FEET. REFER TO EXITING DIAGRAM ON SHEET A1.0.

PROJECT INFORMATION:

CODE:

SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE
(IBC 2015, IECC 2015, IEBC 2015, IMC 2015 AND IFGC 2015)
SPS 314 FIRE PREVENTION
SPS 316 ELECTRICAL
SPS 381-387 PLUMBING

OCCUPANCY:

PRIMARY S-1/F-1 (STORAGE OR MANUF)

CLASS OF CONSTRUCTION:

TYPE 2B UNLIMITED AREA BUILDING PER IBC 507
NFPA 13 OVERALL

FLOOR LEVELS:

1

NUMBER OF STORIES

1

TOTAL SITE AREA:

687,905 SF, 15.79 ACRES

TOTAL BUILDING AREA:

157,488 SF

NOTE:

ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERING BY DESIGN-BUILD CONTRACTORS

JOB: 3270

DRAWN: CK

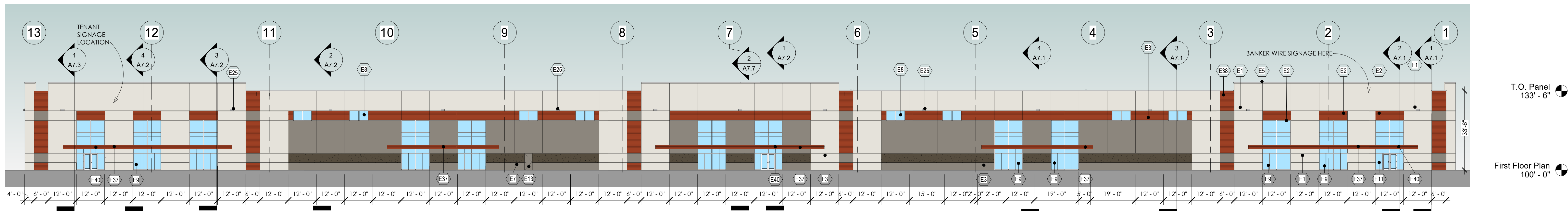
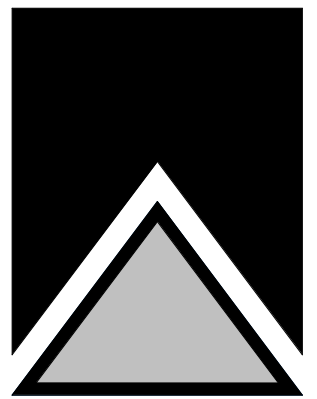
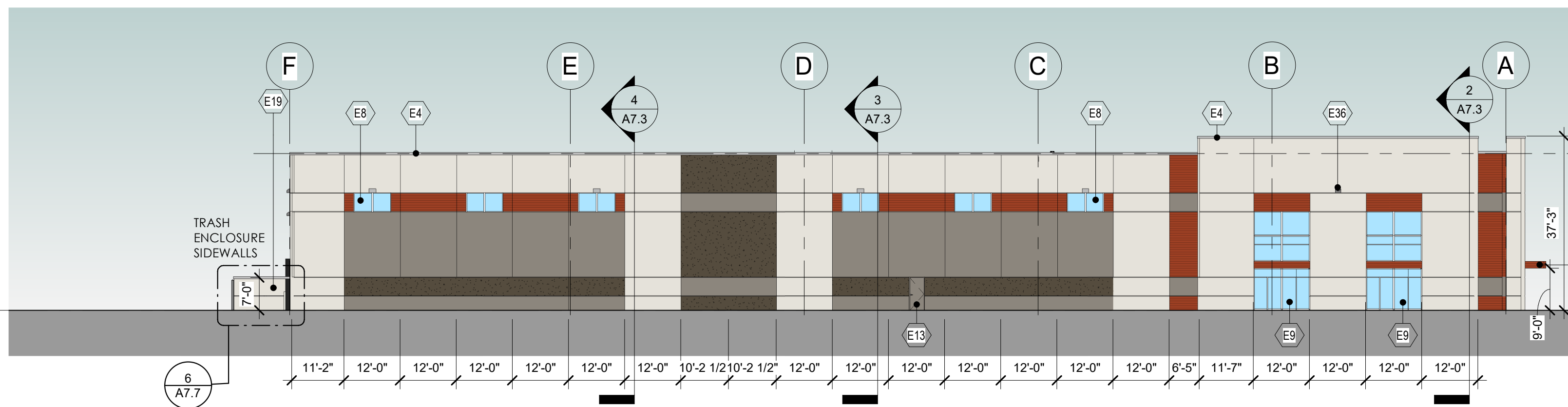
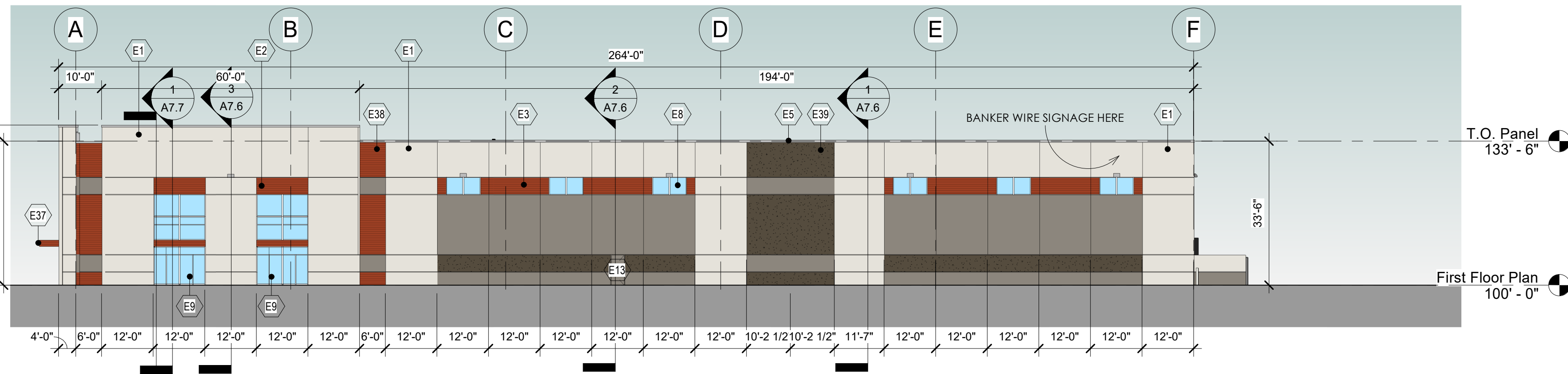
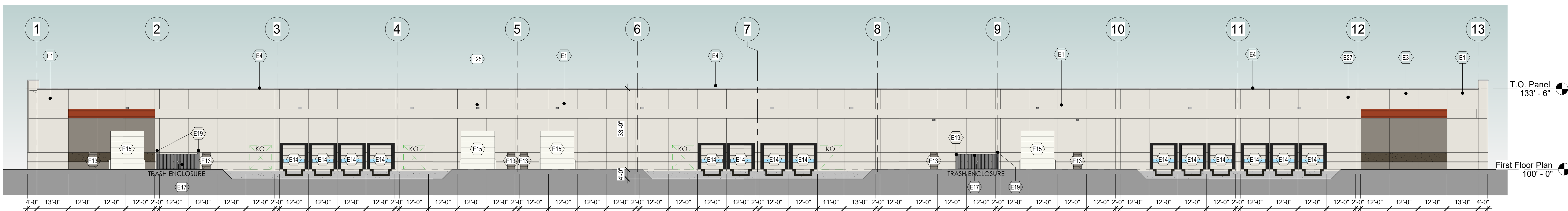
CHECKED: DF / JH

DATE: 08/06/2020

SHEET:

T1.1



1 EAST ELEVATION
1" = 20'-0"2 SOUTH ELEVATION
1" = 20'-0"3 NORTH ELEVATION
1" = 20'-0"4 WEST ELEVATION
1" = 20'-0"**THE PROPOSED COMMERCIAL NON-RESIDENTIAL BUILDING TO BE LOCATED IN CLIMATE ZONE 6 (PER IECC SECTION 502).
PER TABLE 502.2 (1) BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES.**

ROOFS - PROPOSED ROOF INSULATION ENTIRELY ABOVE DECK R-20ci REQUIRED AND R-25ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

WALLS ABOVE GRADE PROPOSED EXTERIOR WALL - MASS (PRECAST INSULATED CONCRETE) R-13.3ci REQUIRED AND R-16ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

SLAB-ON-GRADE FLOORS - PROPOSED UNHEATED SLABS R-10 FOR 24 INCHES BELOW REQUIRED AND R-10 FOR 24 INCHES OR MORE PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

PER TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS; FENESTRATION

VERTICAL FENESTRATION (40% MAXIMUM ALLOWED ABOVE GRADE) 5% ACTUAL PROVIDE REQUIRED U - FACTOR .40 ACTUAL PROVIDED .29 AND SHGC .41

PER 2015 IECC;

C402.5 AIR LEAKAGE THERMAL ENVELOPE.

PROPOSED BUILDING COMPLIES.

C402.5.1 AIR BARRIER PER C402.5.1.2.1 MATERIALS SEE EXCEPTION 13 CAST-IN-PLACE AND PRECAST CONCRETE.

PROPOSED BUILDING COMPLIES.

C402.5.2 AIR LEAKAGE FENESTRATION SEE EXCEPTION 1. FIELD FABRICATED FENESTRATION ASSEMBLIES THAT ARE SEALED IN ACCORDANCE WITH SECTION C402.5.1.

PROPOSED BUILDING COMPLIES.

C402.5.3 ROOMS CONTAINING FUEL - BURNING APPLIANCES EXCEPTION 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO OUTSIDE.

PROPOSED BUILDING COMPLIES.

C402.5.4 DOORS AND ACCESS OPENINGS TO SHAFTS, CHUTES, STAIRWAYS AND ELEVATOR LOBBIES.

NOT APPLICABLE TO PROPOSED BUILDING.

C402.5.5 AIR INTAKES, EXHAUST OPENINGS, STAIRWAYS AND SHAFTS. IF REQUIRED TO BE DAMPERED.

PROPOSED BUILDING COMPLIES.

C402.5.6 LOADING DOCK WEATHER SEALS TO BE PROVIDED FOR LOADING DOCK DOORS.

PROPOSED BUILDING COMPLIES.

C402.5.7 VESTIBULES EXCEPTION 2. DOORS NOT INTENDED TO BE USED BY THE PUBLIC, SUCH AS DOORS TO MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS, ON INTENDED SOLELY FOR

EMPLOYEE USE, EXCEPTION 4 DOORS THAT OPEN DIRECTLY FROM A SPACE LESS THAN 3,000 SQUARE FEET IN AREA, EXCEPTION 6 DOORS USED PRIMARILY TO FACILITATE

VEHICULAR MOVEMENT OR MATERIAL HAND LINE AND ADJACENT PERSONAL DOORS.

PROPOSED BUILDING COMPLIES.

C402.5.8 RECESSED LIGHTING.

NOT APPLICABLE TO PROPOSED BUILDING.

NOTE:
ALL WINDOWS SHALL BE LOW 'E' COATED BRONZE-GREY TINTED 1"
INSULATED GLAZING SET IN THERMALLY BROKEN "CLEAR" ANODIZED
ALUMINUM WINDOW FRAMES WITH ACCENT METAL WHERE
REFERENCED ON THE ELEVATIONS SHALL MATCH "CLEAR" COLOR.
SPANDREL GLASS SHALL BE "BRONZE" TO COMPLIMENT VISION
GLASS.
U - VALUE / FACTOR - .29 WITH SH GC - .41

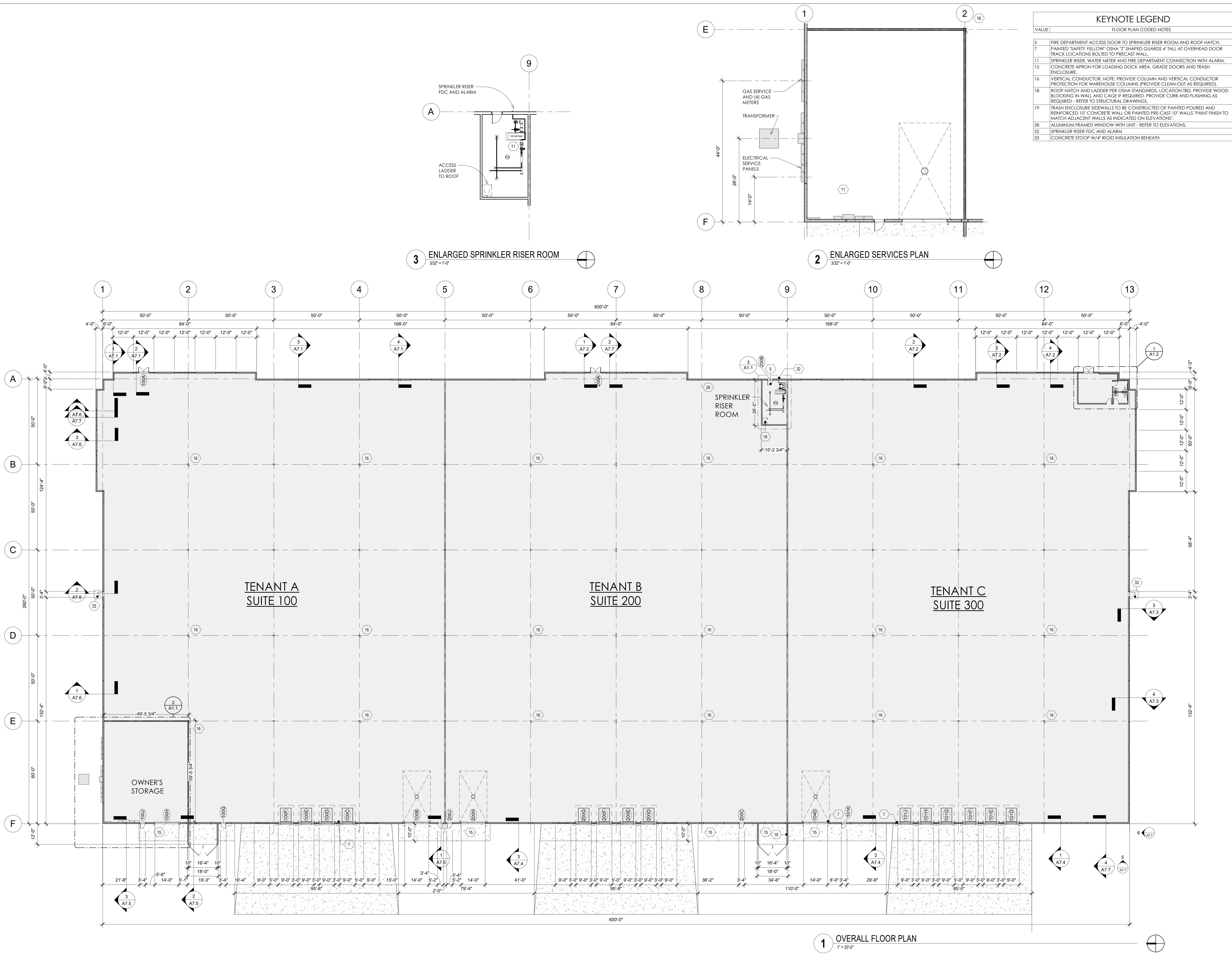
KEYNOTE LEGEND ELEVATION

VALUE	PLAN CODED NOTES
E1	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - LIGHT GRAY 01 BASE FIELD COLOR.
E2	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - LIGHT GRAY 01 BASE PRIMARY FIELD COLOR, ACCENT COLOR 01.
E3	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BY INSULATED WITH PAINTED FINISH - LIGHT GRAY 01, MEDIUM GRAY 01, DARK GRAY 01 AND ACCENT COLOR 01.
E4	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH".
E5	PRE FINISHED METAL 24 GA. METAL CAP/CORNING FINISH COLOR SHALL BE "CLEAR ANODIZED FINISH".
E7	FIRE DEPARTMENT CONNECTION AND ALARM AS REQUIRED BY MUKWONAGO FIRE DEPARTMENT - REFER TO FLOOR PLAN.
E8	FIXED AND THERMALLY BROKEN PRE FINISHED CLEAR ANODIZED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED CLERESTORY WINDOW UNITS.
E9	FIXED AND THERMALLY BROKEN PRE FINISHED CLEAR ANODIZED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED LOWER STANDARD WINDOW UNITS.
E11	FIXED AND THERMALLY BROKEN PRE FINISHED CLEAR ANODIZED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED LOWER WIDE WINDOW AND ENTRY UNITS.
E13	3'-0" X 7'-0" INSULATED AND PAINTED GALVANIZED HOLLOW METAL DOOR AND FRAME WITH ADA HARDWARE - PAINTED TO MATCH ADJACENT WALL COLOR.
E14	9'-0" X 10'-0" INSULATED FACTORY PRE FINISHED "ALMOND" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL-PRE-FINISH COLOR TO COMPLIMENT LIGHT CREAM COLOR OF WALL COLOR. NOTE PROVIDE SHELTER, FULL PANEL VISION LITES AND DOCK LEVELER (R-13.3).
E15	14'-0" X 16'-0" INSULATED FACTORY PRE FINISHED "ALMOND" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL-PRE-FINISH COLOR TO COMPLIMENT LIGHT CREAM COLOR OF WALL COLOR. NOTE PROVIDE FULL PANEL VISION LITES (R-13.3).
E17	CORRUGATED METAL PANEL ATTACHED TO GALVANIZED STEEL FRAME AND 6" DIAMETER HINGED POSTS FOR SUPPORT PAINT FINISH TO MATCH LIGHT CREAM COLOR OF WALL COLOR.
E19	TRASH ENCLOSURE SIDEWALLS TO BE CONSTRUCTED OF PAINTED POURED AND REINFORCED 10" CONCRETE WALLS OR PAINTED PRE CAST CONCRETE 10" WALLS "PAINT FINISH TO MATCH ADJACENT WALLS AS INDICATED ON ELEVATIONS".
E25	WALL MOUNTED LED LIGHT FIXTURES - 25 FEET - REFER TO EXTERIOR LIGHTING PLAN.
E27	APPROXIMATE LOCATIONS OF PRE FINISHED METAL LOUVERS IF REQUIRED FOR AIR HANDLING. TBD.
E36	WALL MOUNTED LIGHT FIXTURE (SEE ELECTRICAL SITE PLAN FOR FIXTURE INFORMATION AND LOCATIONS)
E37	PAINTED STEEL TUBE SUNSHADE - SEE STRUCTURAL & REFERENCED ARCHITECTURAL SECTIONS
E38	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BY INSULATED WITH PAINTED FINISH - MEDIUM GRAY 01 AND ACCENT COLOR 01.
E39	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BY INSULATED WITH PAINTED FINISH - DARK GRAY 01 AND MEDIUM GRAY 01.
E40	PREFABRICATED CANOPY INSERT TO BE INSTALLED OVER EVERY ENTRY. DOWNSPOUT TO DISCHARGE TO GRADE - PROVIDE SPLASH BLOCK.

JOB: 3270
DRAWN: PGRS/CC
CHECKED: DF / CB
DATE: 07/23/2020

SHEET:

A5.1



KEYNOTE LEGEND	
VALUE	FLOOR PLAN CODED NOTES
5	FIRE DEPARTMENT ACCESS DOOR TO SPRINKLER RISER ROOM AND ROOF HATCH.
7	PAINTED "SAFETY YELLOW" OSHA "T" SHAPED GUARDS 4' TALL AT OVERHEAD DOOR TRACK LOCATIONS BOLTED TO PRE-CAST WALL.
11	SPRINKLER RISER, WATER METER AND FIRE DEPARTMENT CONNECTION WITH ALARM. CONCRETE APRON FOR LOADING DOCK AREA, GRADE DOORS AND TRASH ENCLOSURE.
15	VERTICAL CONDUCTOR. NOTE: PROVIDE COLUMN AND VERTICAL CONDUCTOR PROTECTION FOR WAREHOUSE COLUMNS (PROVIDE CLEAN-OUT AS REQUIRED).
16	ROOF HATCH AND LADDER PER OSHA STANDARDS. LOCATION TBD. PROVIDE WOOD BLOCKING IN WALL AND CAGE IF REQUIRED. PROVIDE CURB AND FLASHING AS REQUIRED - REFER TO STRUCTURAL DRAWINGS.
18	TRASH ENCLOSURE SIDEWALLS TO BE CONSTRUCTED OF PAINTED POURED AND REINFORCED 10" CONCRETE WALL OR PAINTED PRE-CAST 10" WALLS "PAINT FINISH TO MATCH ADJACENT WALLS AS INDICATED ON ELEVATIONS".
28	ALUMINUM FRAMED WINDOW WITH UNIT - REFER TO ELEVATIONS.
32	SPRINKLER RISER FDC AND ALARM.
33	CONCRETE STOOP W/ 4" RIGID INSULATION BENEATH.

BRIORN

DESIGN GROUP

3805 N. BROADFIELD ROAD, SUITE 200
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(262) 780-6505 FAX

OVERALL FLOOR PLAN

MUKWONAGO MULTITENANT
Multitenant Industrial Building:
Hill Court
Mukwonago, WI 53149

REVISION - 10.12.2018

JOB:	3270
DRAWN:	CK
CHECKED:	DF/JH
DATE:	07/18/18
SHEET:	

A1.1

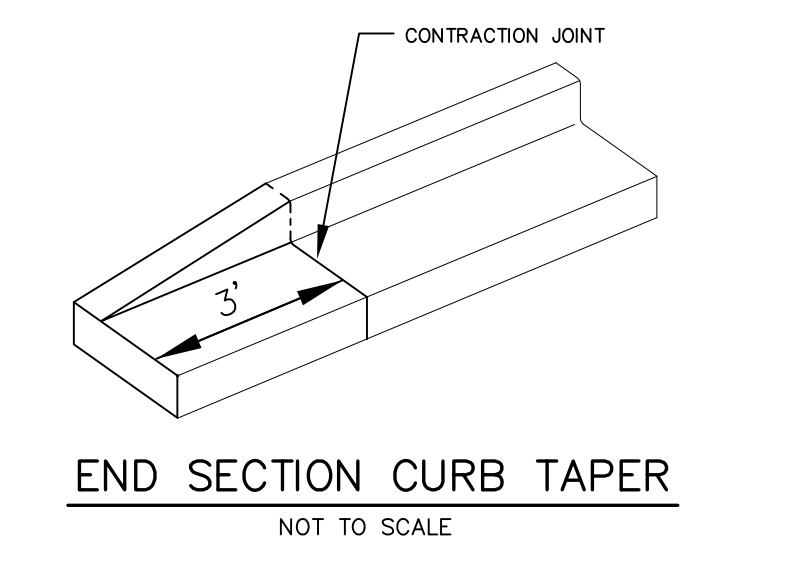
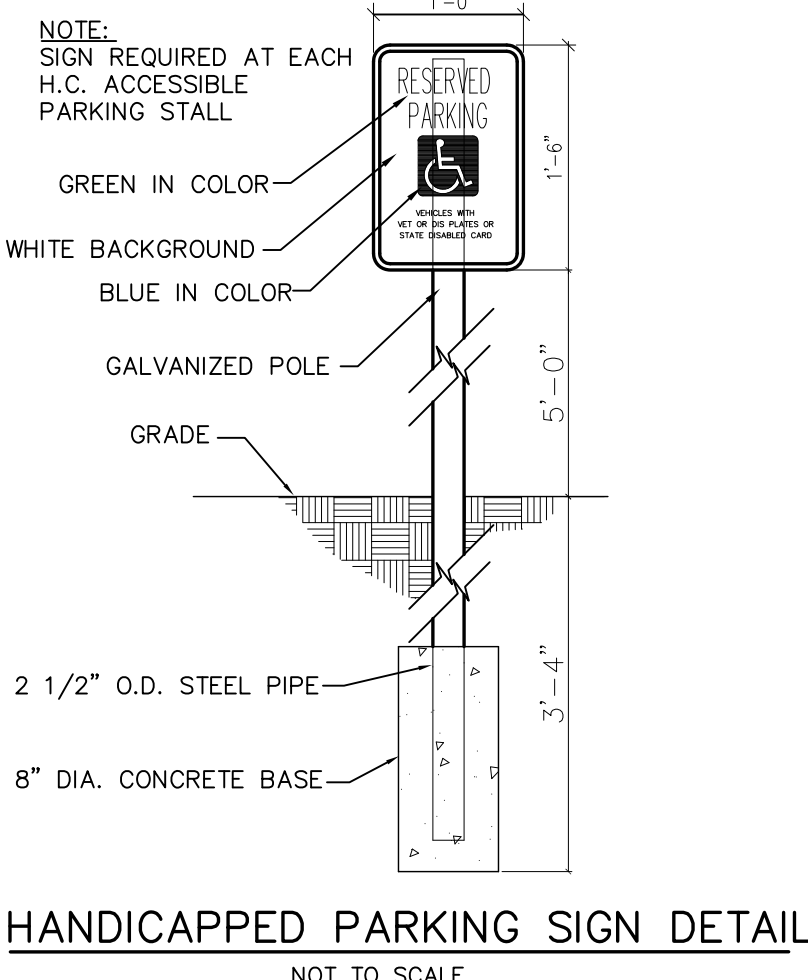
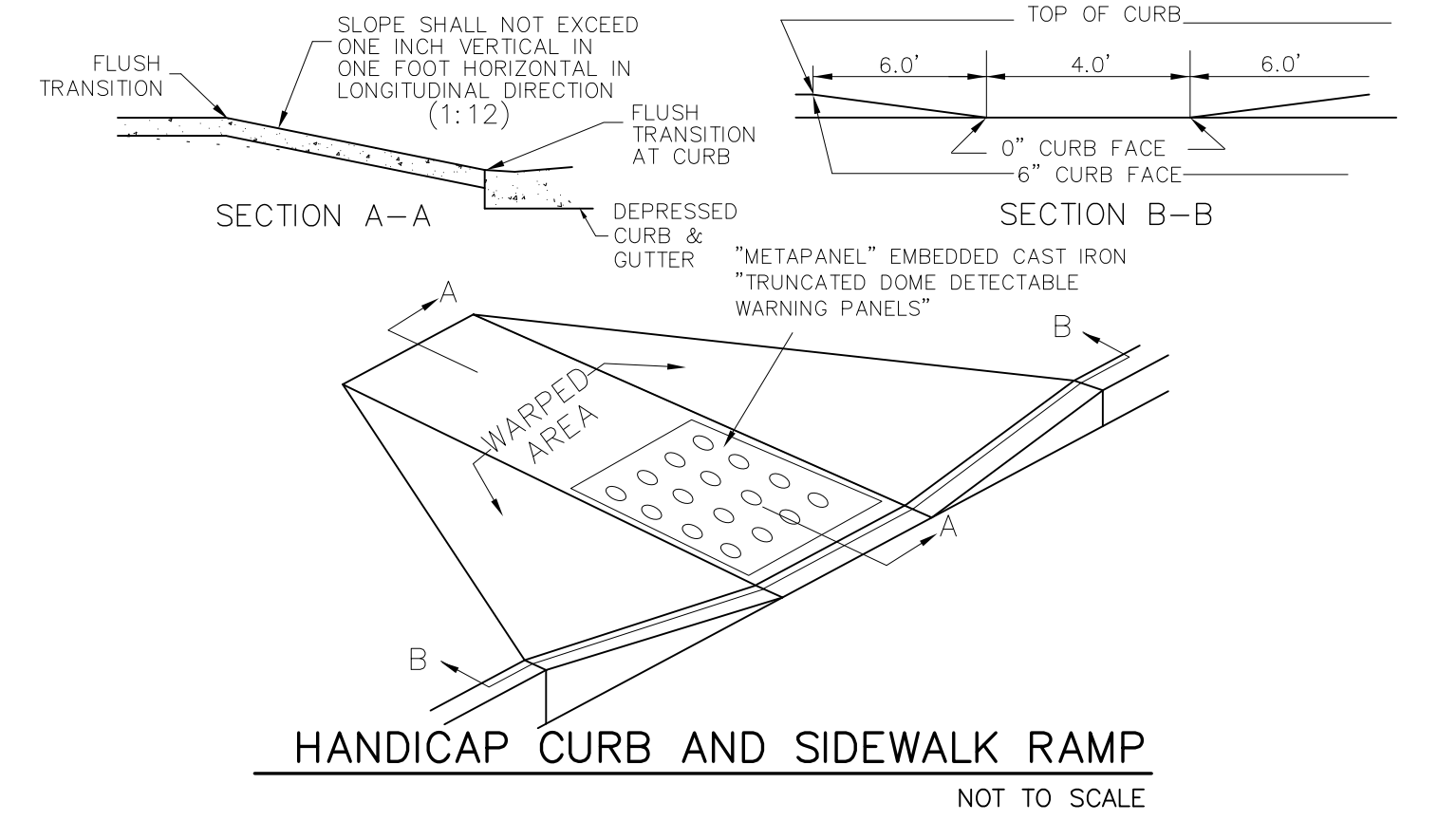
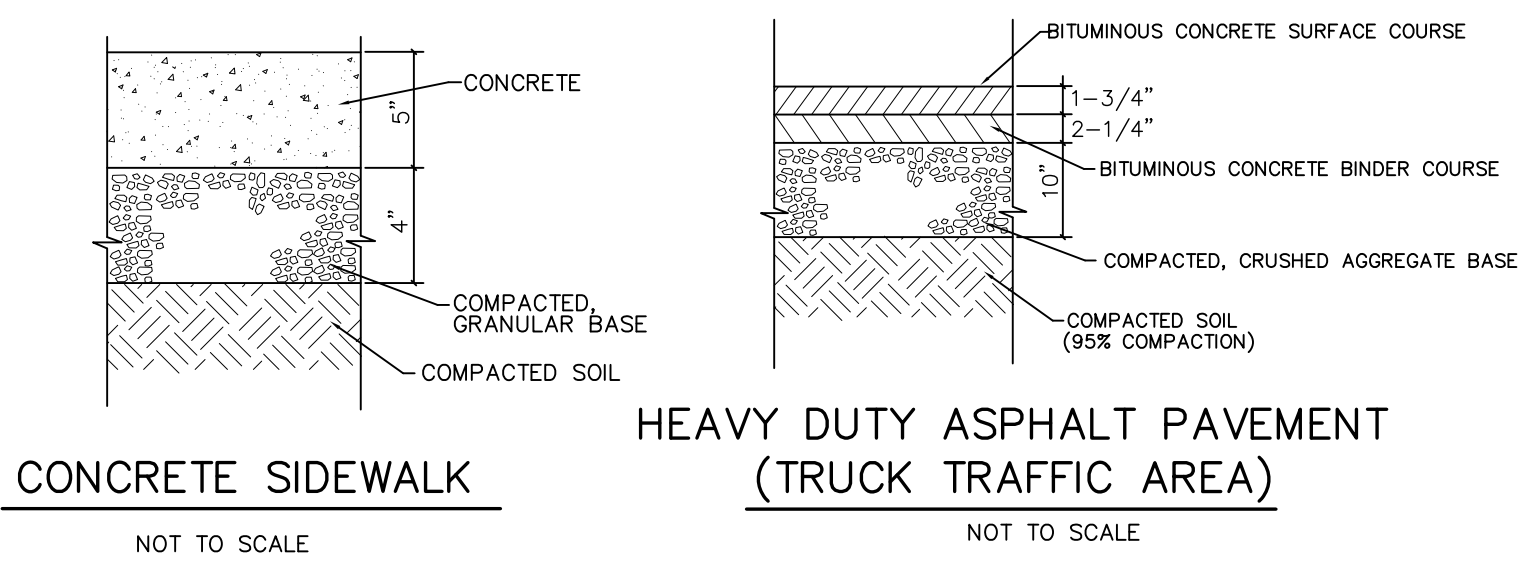
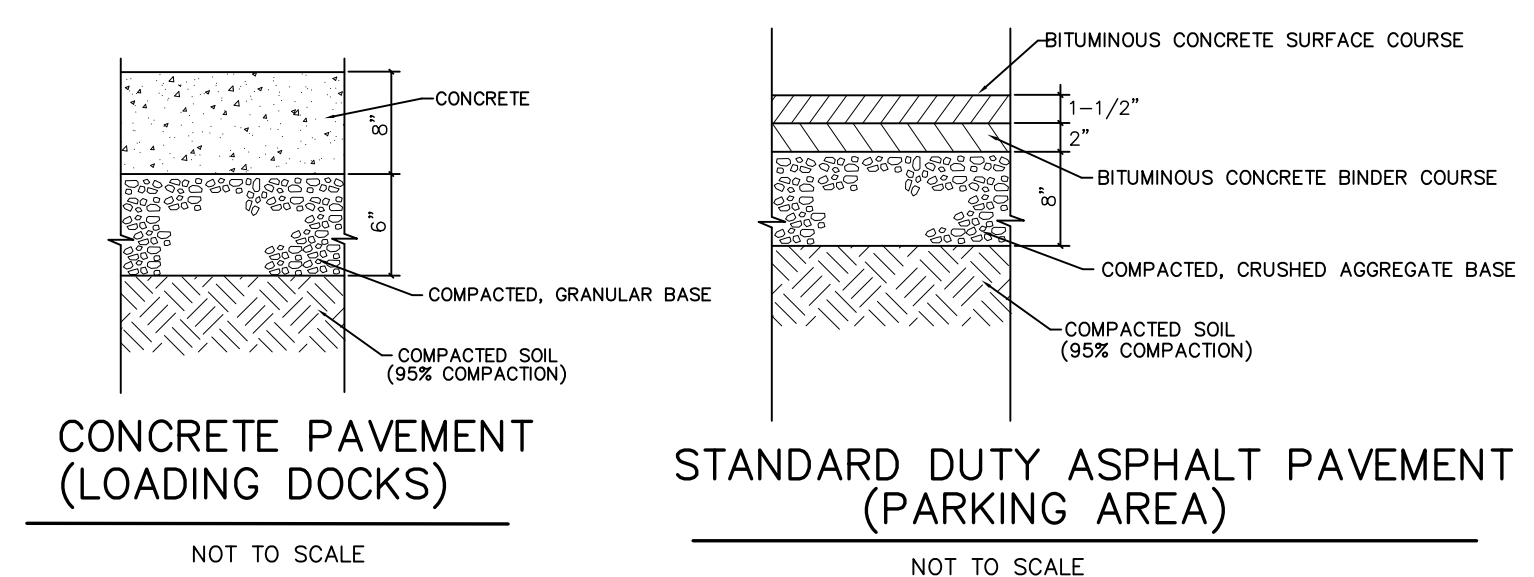
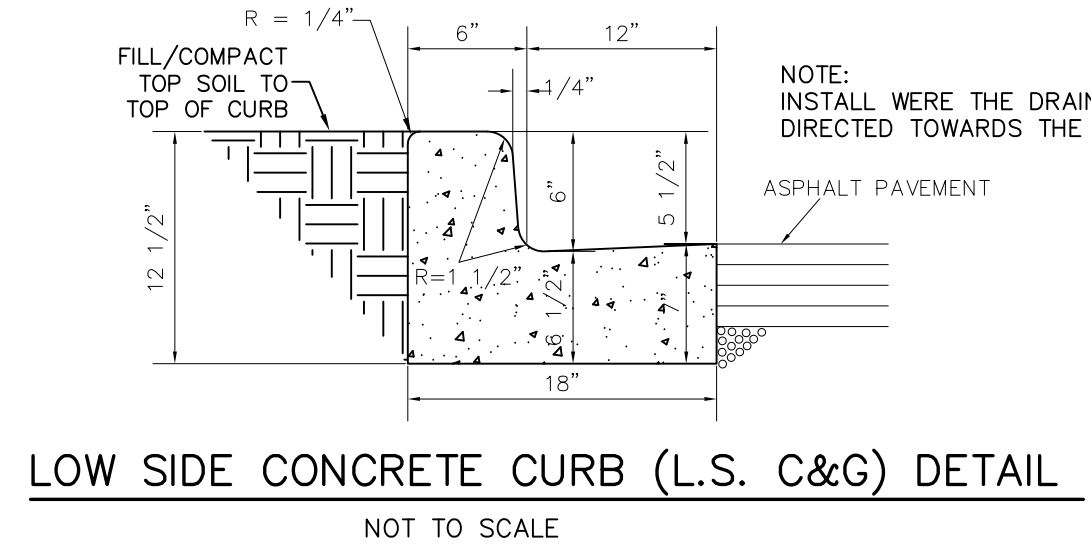
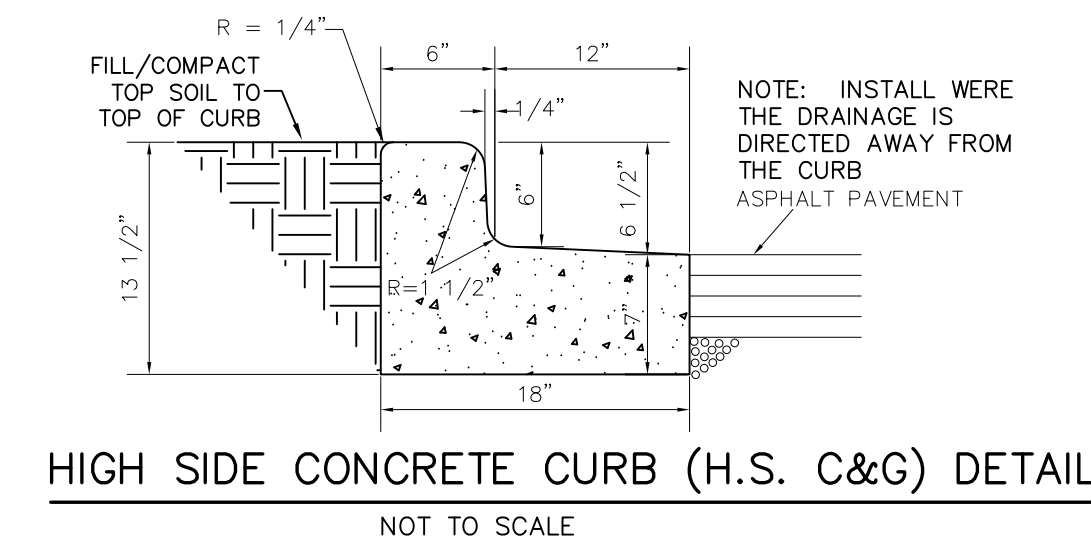
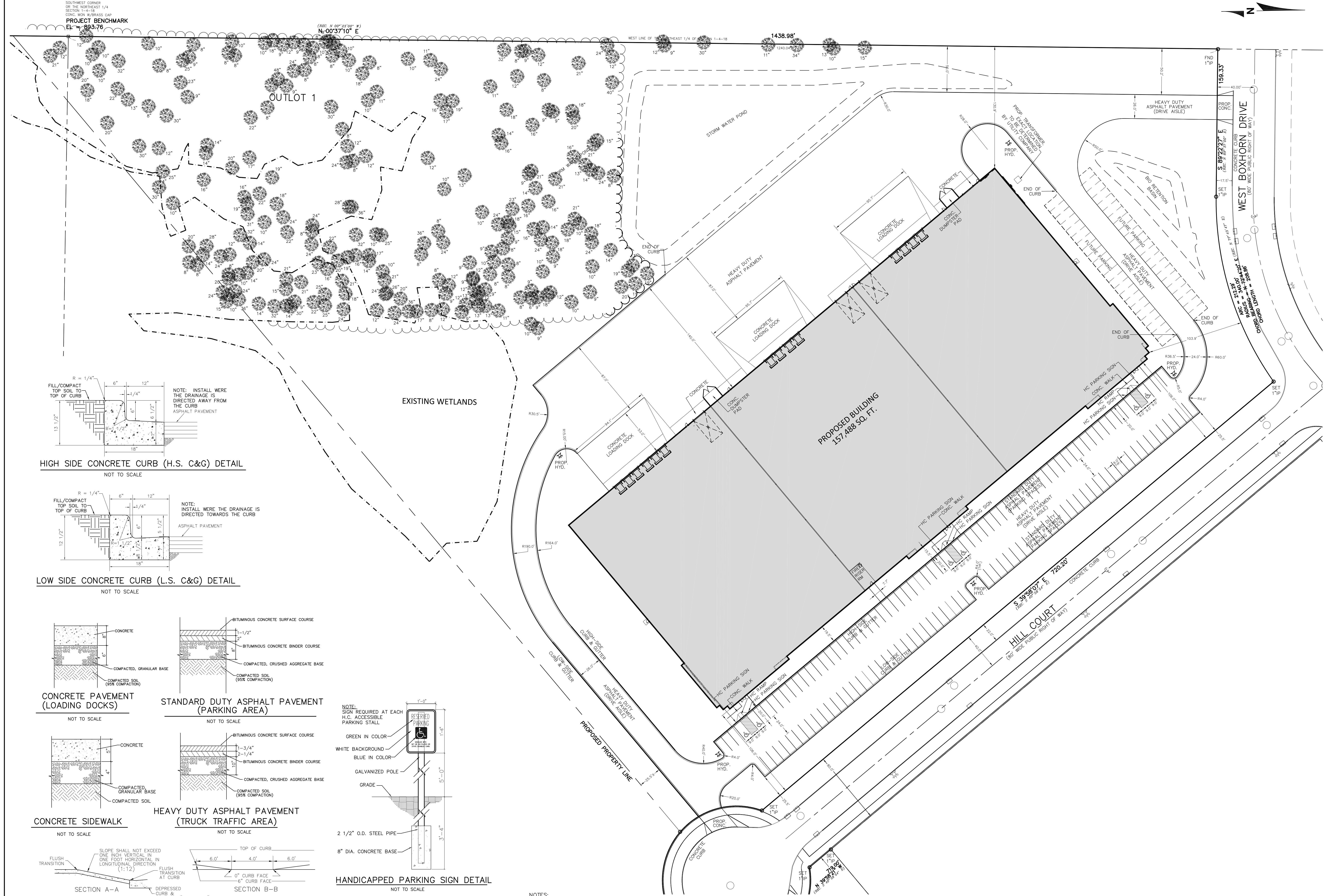
68

HILL COURT MULTI-TENANT BUILDING
MUKWONAGO, WISCONSIN

CJE NO.: CJE1927R6
SEPTEMBER 2, 2020

SITE PLAN C1.0

SHEET 1 OF 5



NOTES:

SITE AREAS:

TOTAL AREA: 687,905 S.F. (15.792 ACRES)

TOTAL DISTURBED AREA: 456,083 S.F. (10.470 ACRES)

PROPOSED BUILDING: 157,488 S.F. (3.615 ACRES)

PROPOSED PAVEMENT: 151,161 S.F. (3.470 ACRES)

ULTIMATE PAVEMENT: 159,048 S.F. (3.651 ACRES)

PROPOSED IMPERVIOUS AREA: 308,609 S.F. (7.085 ACRES)

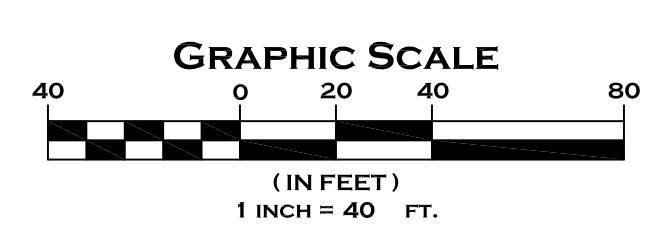
ULTIMATE IMPERVIOUS AREA: 316,496 S.F. (7.266 ACRES)

SITE AREA BASED ON PROPOSED PROPERTY BOUNDARY TO BE VERIFIED BY CSM.

ZONING:
SUBJECT PROPERTY ZONED: M-4,
MEDIUM/HEAVY INDUSTRIAL DISTRICT

BUILDING SETBACK INFORMATION FOR PROPERTIES ZONED M-4 ARE AS FOLLOWS:
STREET = 25' PER 25' OF GREENSPACE
SIDE = 15' PER 15' OF GREENSPACE
REAR = 35' PER 10' OF GREENSPACE

SITE PARKING:
REGULAR PARKING SPACES = 127
ACCESSIBLE PARKING SPACES = 6
FUTURE PARKING SPACES = 44
TOTAL PARKING SPACES = 133
ULTIMATE PARKING SPACES = 177



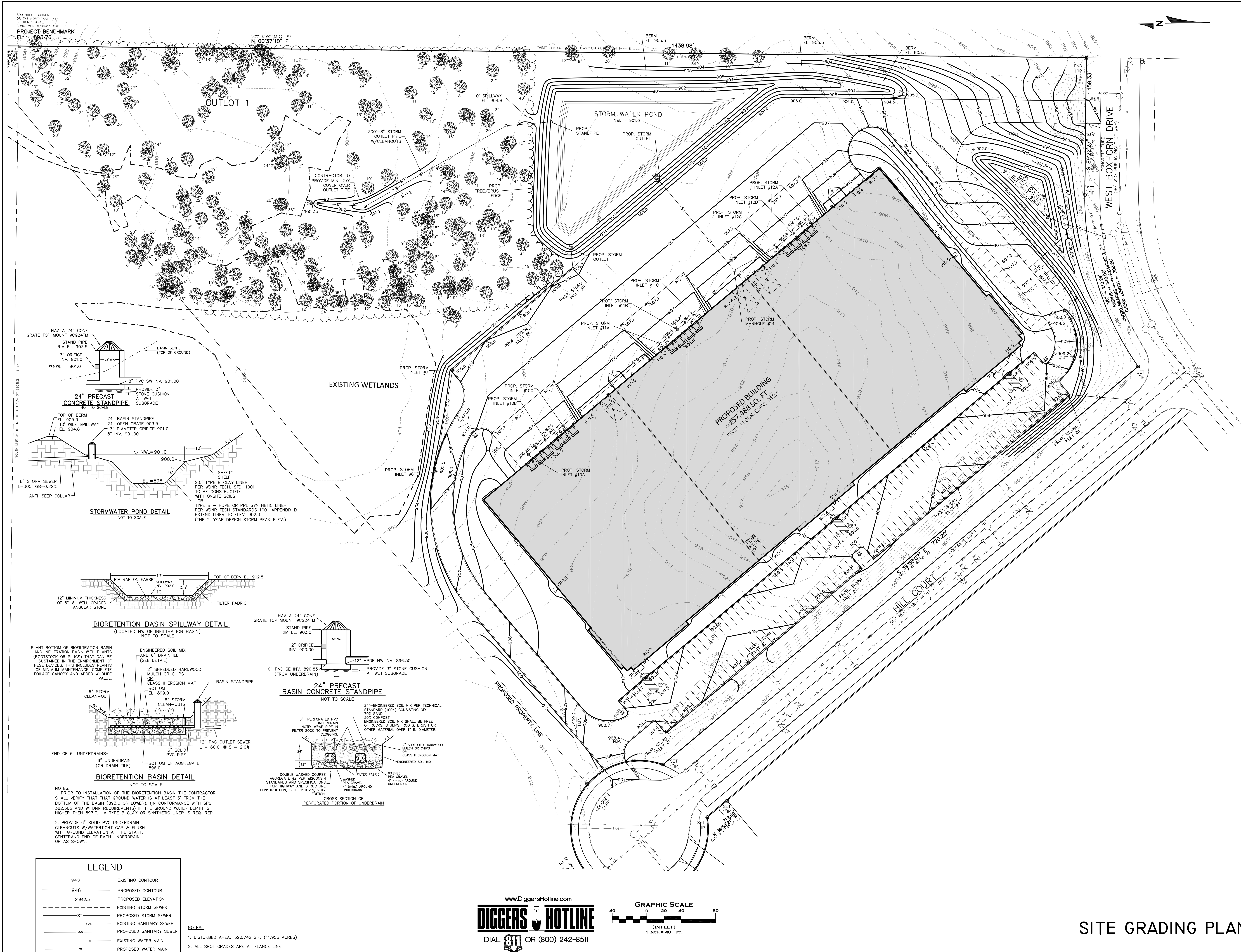
HILL COURT MULTI-TENANT BUILDING

MUKWONAGO, WISCONSIN

CJE NO.: CJEI927R6
SEPTEMBER 2, 2020

SITE GRADING PLAN **C2.0**

SHEET 2 OF 5



SOUTHWEST CORNER
OR THE NORTHEAST 1/4
SECTION 14-18-18
CONC. MON. W/BRASS CAP
PROJECT BENCHMARK
EL. = 893.76

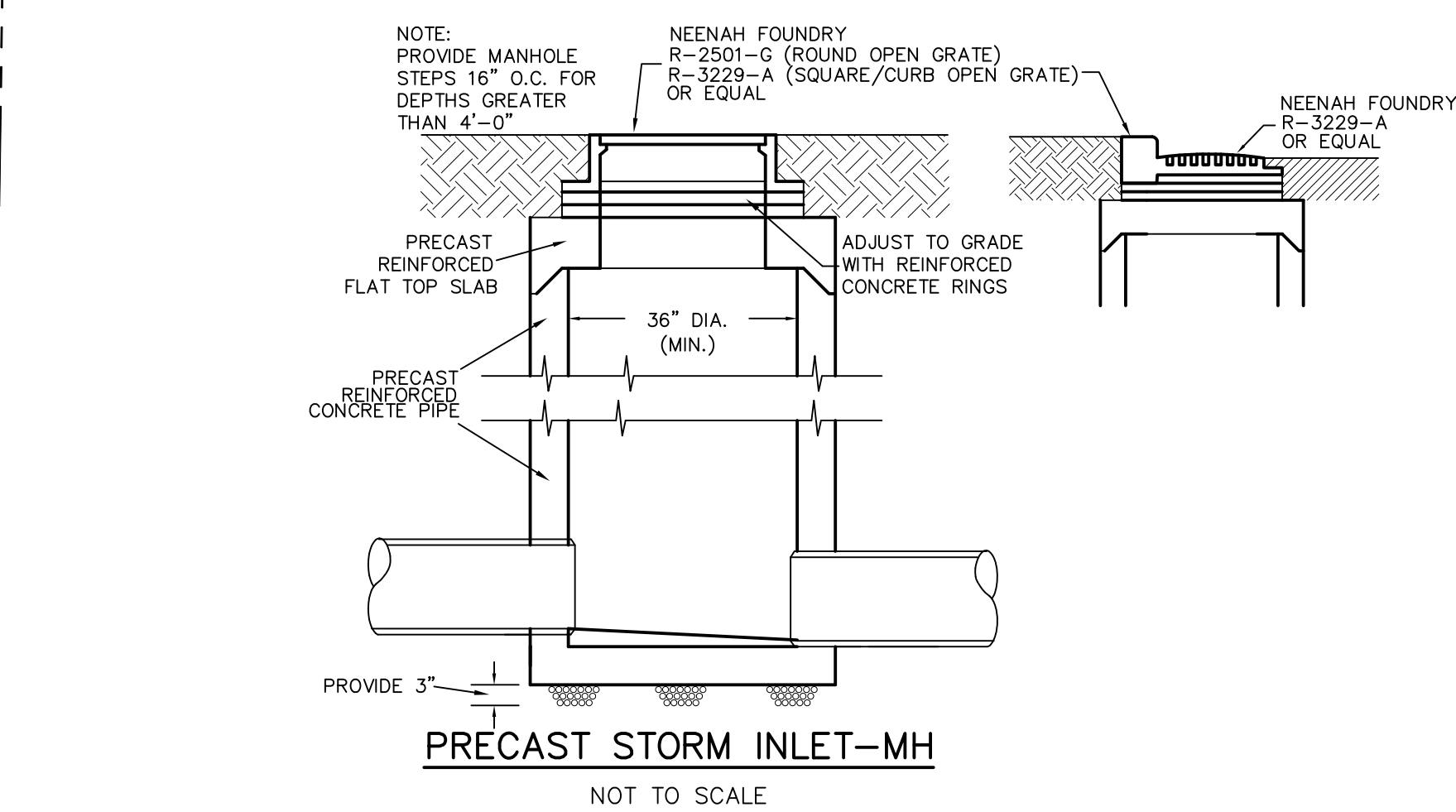
(R.B. N 00°33'10" E
N-00°37'10" E

WEST LINE OF
NEAST 1/4 OF
SECTION 14-18-18

1438.98'



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Milwaukee, WI 53222
PH: (414) 443-1312
www.cj-engineering.com



LEGEND

---	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
---	EXISTING SANITARY SEWER
SAN	PROPOSED SANITARY SEWER
---	EXISTING WATER MAIN
W	PROPOSED WATER MAIN

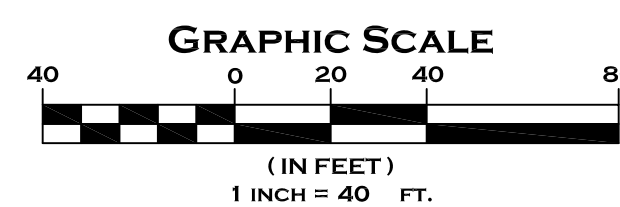
NOTES:

1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE VILLAGE OF MUKWONAGO REQUIREMENTS.
2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS SECTION 8.4.3 AND PER FILE NO.4 COMPACTED SECTION (CLASS "B" BEDDING).
3. PRIOR TO ANY UTILITY CONSTRUCTION, THE CONTRACTOR AND PLUMBER SHALL VERIFY THE SIZE, SLOPE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING. DOCUMENTATION CONFIRMING THE SIZING REQUIREMENTS SHALL BE PROVIDED TO THE VILLAGE PRIOR TO ANY CONSTRUCTION OF THE SANITARY AND WATER SERVICES.
4. PROPOSED WATER SERVICE SHALL HAVE A MINIMUM 6.0 FEET OF COVER.
5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
6. DISTURBED AREA: 520,742 S.F. (11,955 ACRES)

www.DiggersHotline.com

DIGGERS HOTLINE

DIAL 811 OR (800) 242-8511



SITE UTILITY PLAN

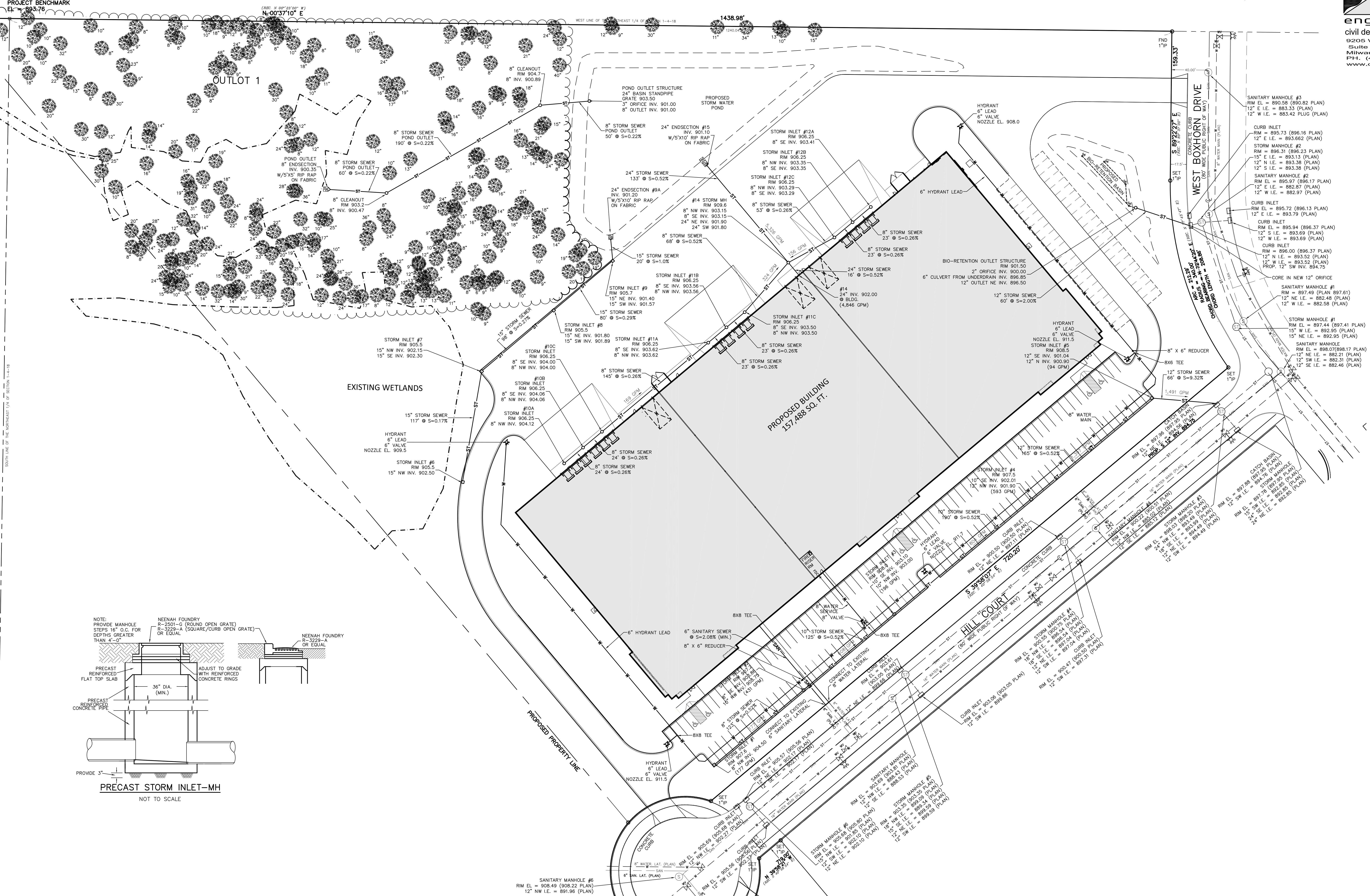
CJE NO.: CJE1927R6
SEPTEMBER 2, 2020

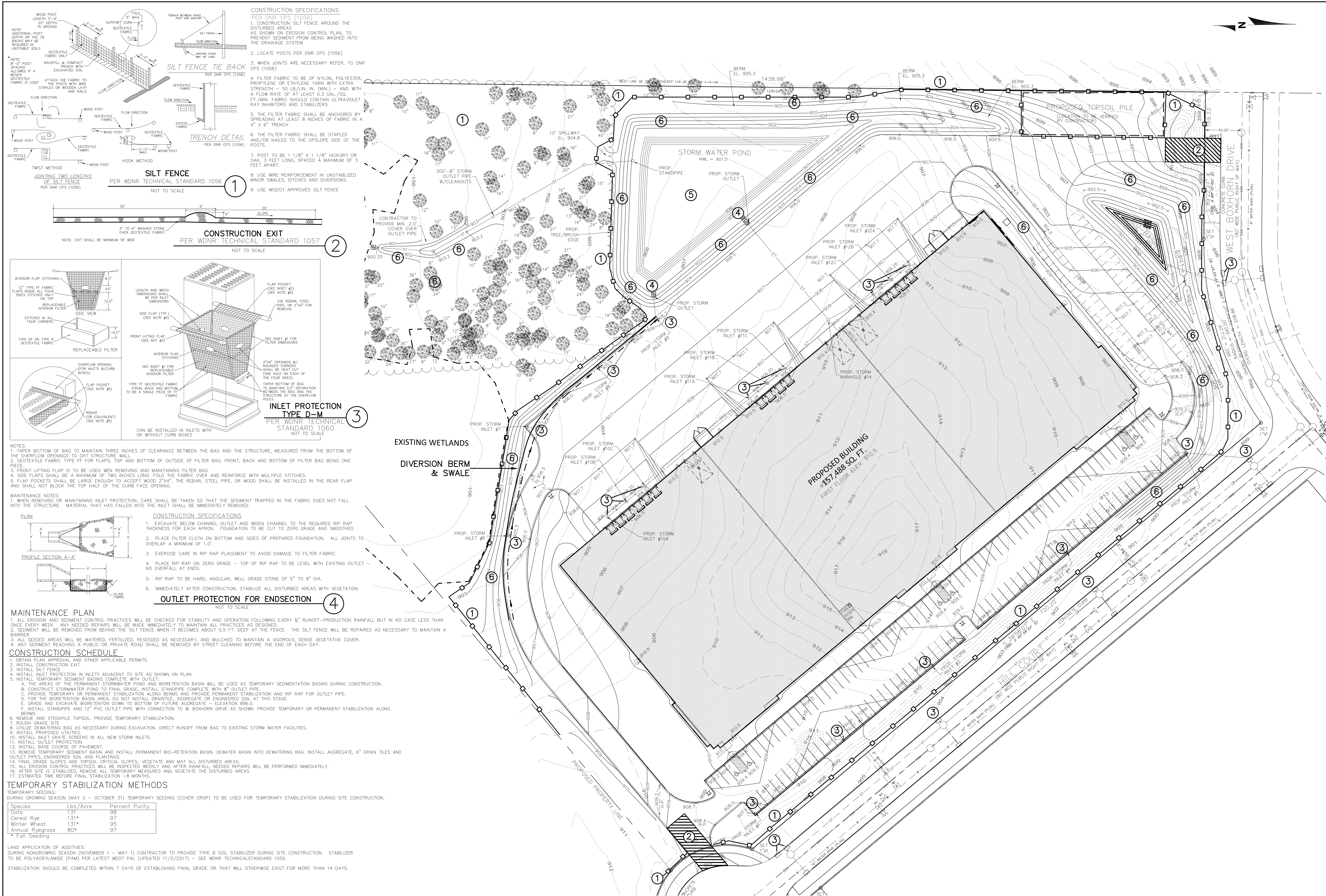
C3.0
SHEET 3 OF 5

HILL COURT MULTI-TENANT BUILDING

MUKWONAGO, WISCONSIN

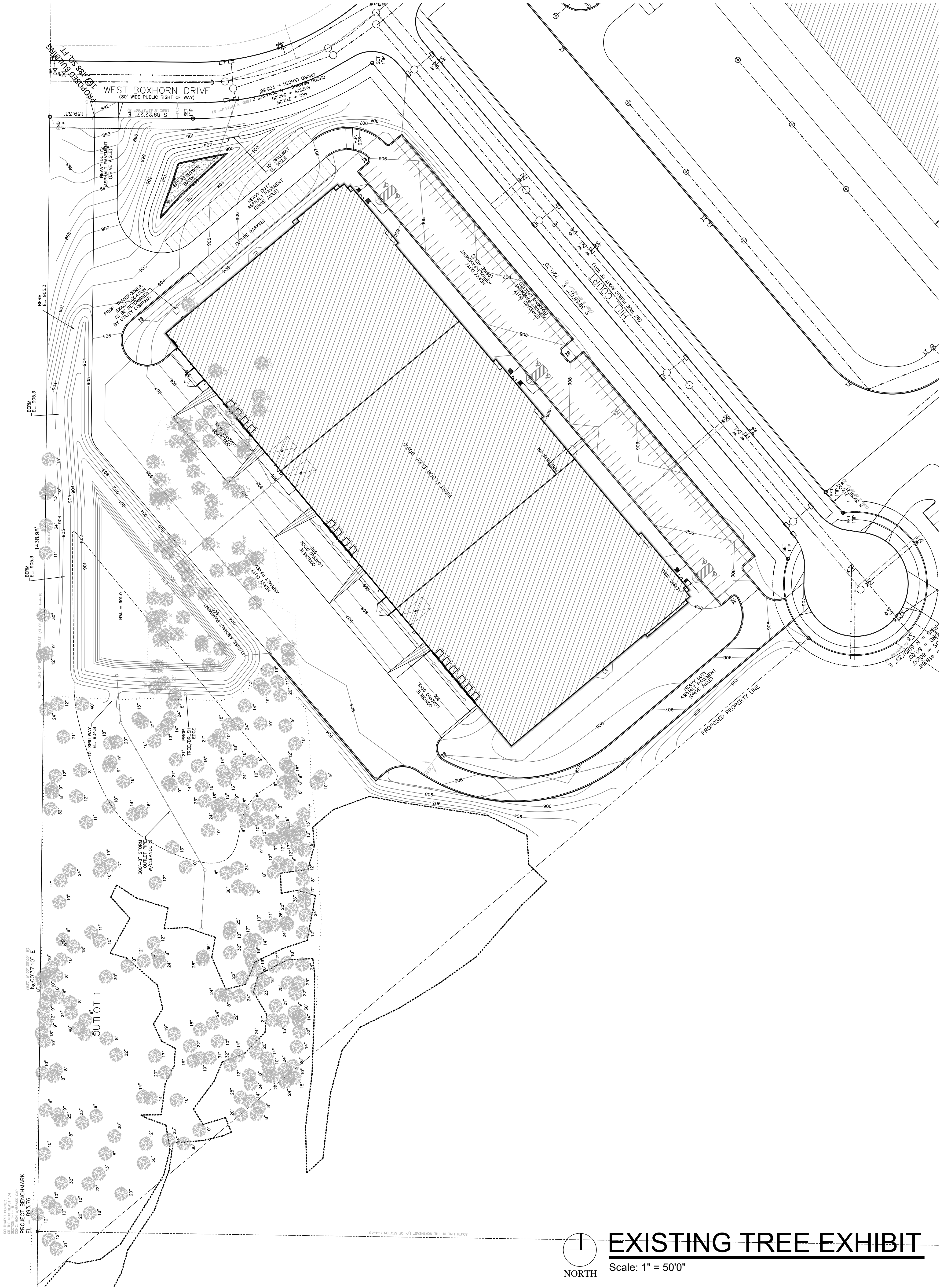
SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 14-18-18





Total Existing Trees on Parcel (8" DBH +)	306 Trees
Percent Allowed to be removed:	20% Trees
Allowed Removals without mitigation:	61.2 Trees
Existing Trees To Remain:	242 Trees
Existing Trees Being Removed:	66 Trees
Number of Excess Tree Removals	4.8 Trees
Required Number of Trees:	19 Trees
Number of Trees Shown:	40 Trees
Over Required Needed:	21 Trees

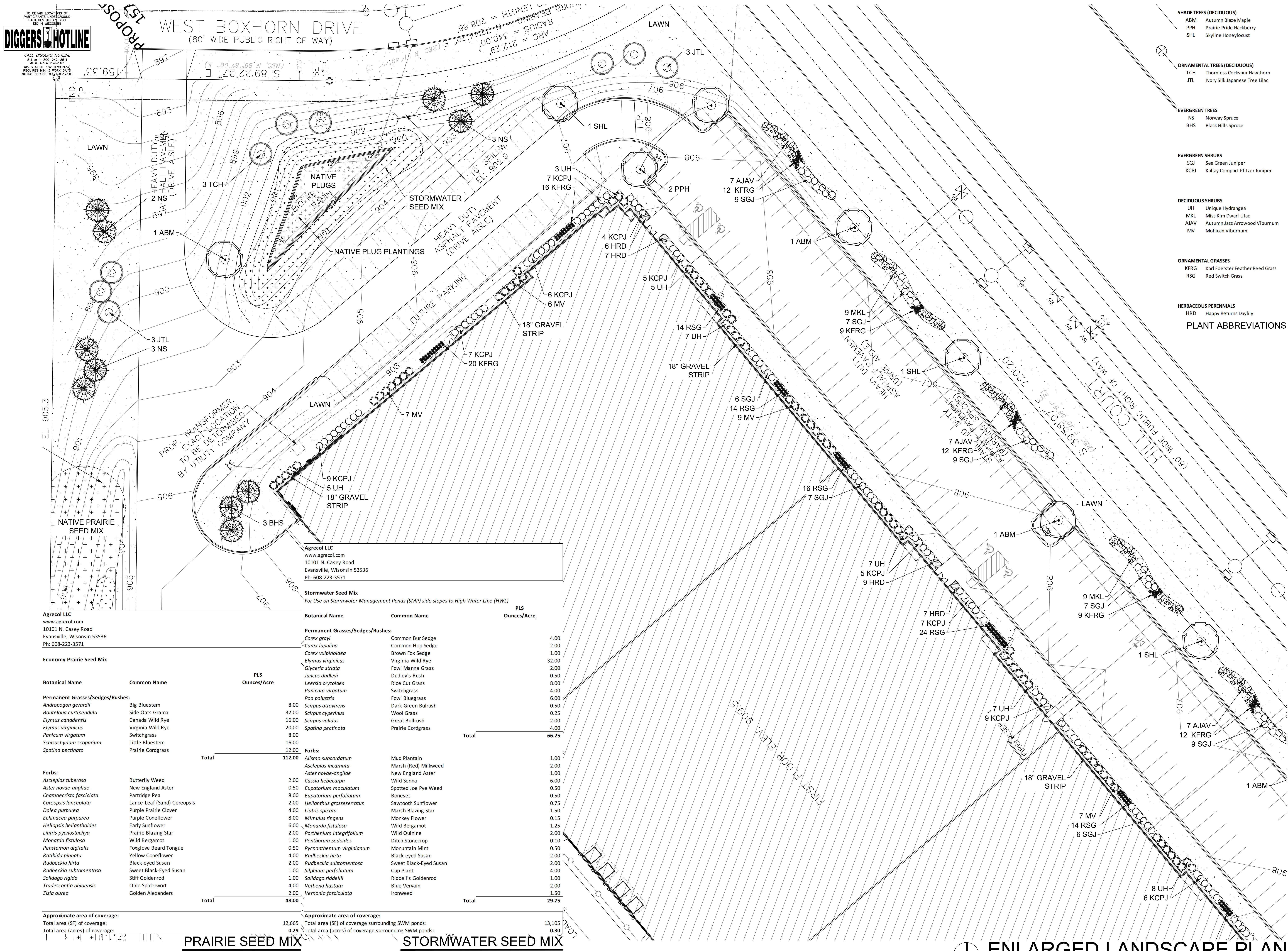
SITE TREE DATA



EXISTING TREE EXHIBIT
Scale: 1" = 50'0"

EXISTING TREE EXHIBIT

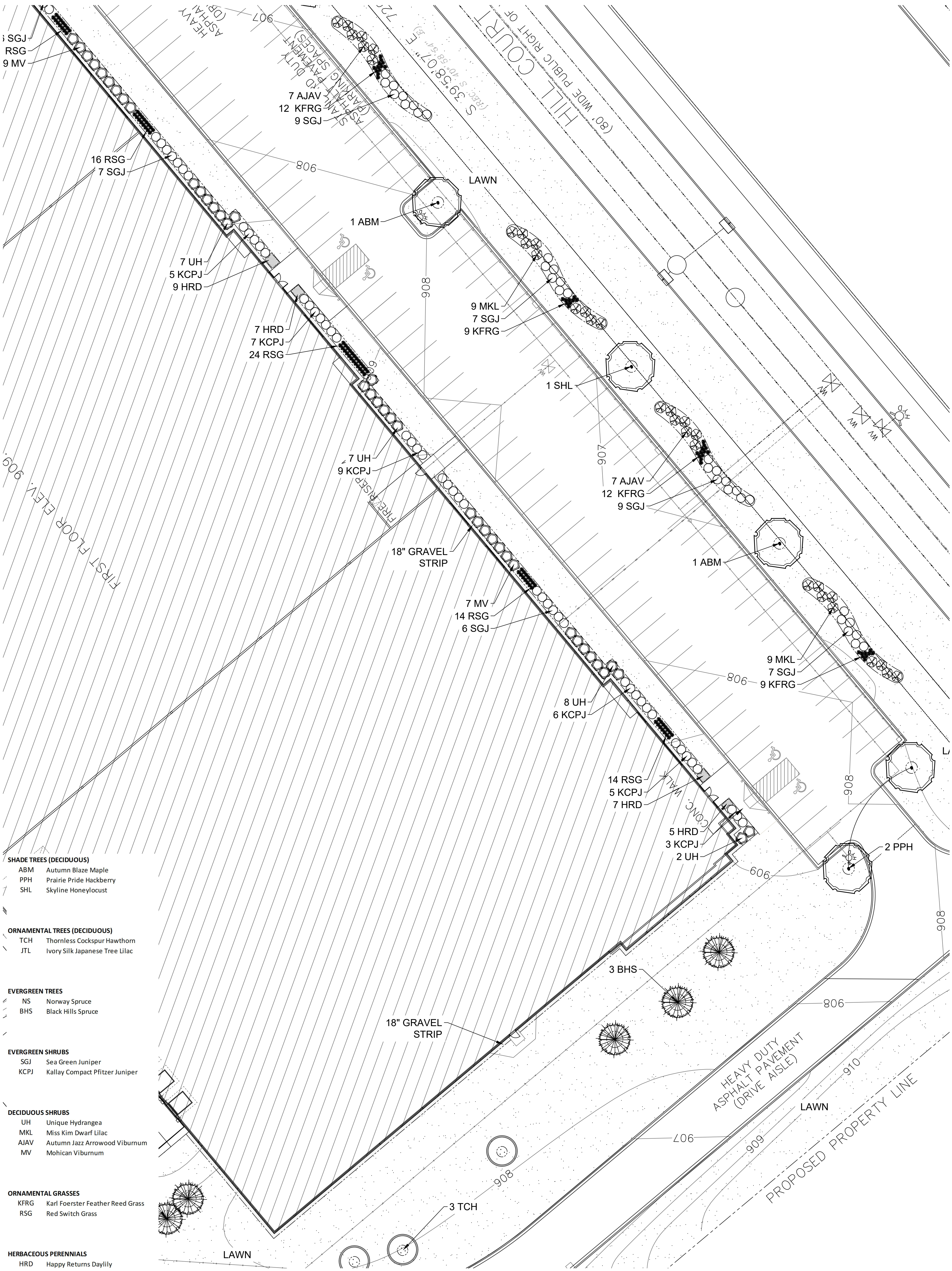
**MUKWONAGO MULTITENANT
Multitenant Industrial Building:**
Hill Court
Mukwonago, WI 53149



P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

- LANDSCAPE GENERAL NOTES

LANDSCAPE GENERAL NOTES



SHADE TREES (DECIDUOUS)

ABM	Autumn Blaze
PPH	Prairie Pride H
SHL	Skyline Honey

ORNAMENTAL TREES (DECIDUOUS)

TCH	Thornless Cockspur Ha
JTL	Ivory Silk Japanese Tre

EVERGREEN TREES

NS	Norway Spruce
BHS	Black Hills Spruce

EVERGREEN SHRUBS

SGJ	Sea Green Juniper
KCPJ	Kallay Compact Pfitzer Juniper

DECIDUOUS SHRUBS	
UH	Unique Hydrangea
MKL	Miss Kim Dwarf Lilac
AJAV	Autumn Jazz Arrowwood Viburnum
MV	Mohican Viburnum

ORNAMENTAL GRASSES

KFRG	Karl Foerster Feather Reed Grass
RSG	Red Switch Grass

HERBACEOUS PERENNIALS
HRD Happy Returns Daylily

Village of Mukwonago
440 River Crest Ct
Mukwonago, WI 53149
Phone: (262) 363-6420
Fax: (262) 363-6425
www.villageofmukwonago.com

VILLAGE OF MUKWONAGO
SITE PLAN, ARCHITECTURAL, AND PLANNED
UNIT DEVELOPMENT (PUD) APPLICATION
Application Fee: Below

Date Submitted: _____

RECEIVED
AUG 06 2020

FEES

(Please check one)

BY: _____

- ☐ Minor Site Plan (Buildings less than 600 sq. ft.): \$135.00 plus \$.02 per sq. ft.
- ☒ Site Plan and/or Architectural Review: \$250.00 plus \$.02 per sq. ft.
- ☐ Conceptual Site Plan and/or Architectural Review: \$200.00 plus \$.02 per sq. ft.
- ☐ Planned Unit Development (PUD) Review: \$185.00 plus \$25.00/unit
- ☐ Resubmittal of or Amendment to Site Plan and/or Architectural Review: \$200.00

CONTACTS

Zoning and Planning Department

Contact:

Phone: (262) 363-6420 ex 2111

Fax: (262) 363-6425

Email: planner@villageofmukwonago.com

GUIDELINES

The undersigned petition is to consider a request, as stated herein, for the specified parcel(s) of land and will be reviewed by the Plan Commission and Village Board of the Village of Mukwonago. The application packet must be filed with the Village Clerk at least 30 days prior to the meeting of the Planning Commission at which action is desired. The Plan Commission meets on the second Tuesday of each month at 6:30 p.m.

Materials listed below must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100 Article IX. Section 100-601(f) and other pertinent sections of Village ordinances, and, as necessary, to permit review that is consistent with proper planning practice. The Village will strive to accommodate reasonable requests for informal preliminary staff review, however the Village shall not place any items on the agenda for Plan Commission consideration until such time as the application is complete in accordance with all requirements specified on this and other attached application forms.

Mail completed applications to: Village Planner
ATTN: Site Plan/Architectural Plan/Planned Unit Development
440 River Crest Ct
Mukwonago, WI 53149
Deliver to: Village Clerk's Office
440 River Crest Ct
Email to: planner@villageofmukwonago.com

Complete, accurate and specific information must be entered. Please Print.

APPLICANT (Full Legal Name)

Name: Nelson Williams
Company: Hill Court Partners LLC
Address: 3885 N. Brookfield Rd Ste. 200 City: Brookfield State: WI Zip: 53045
Daytime Phone: 262-790-0500 Fax: 262-790-0505
E-Mail: nwilliams@briohn.com

Hill Ct
#A477300002

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: PAUL GRZESZCZAK, AIA
Company: Briohn Design Group LLC
Address: 3885 N. Brookfield Rd Ste. 200 City: Brookfield State: WI Zip: 53045
Daytime Phone: 262-790-0500 Fax: 262-790-0505
E-Mail: paul.g@briohn.com

ARCHITECT

Name: Paul Grzeszczak, AIA
Company: Briohn Design Group LLC
Address: 3885 N. Brookfield Rd Ste. 200 City: Brookfield State: WI Zip: 53045
Daytime Phone: 262-790-0500 Fax: 262-790-0505
E-Mail: paul.g@briohn.com

PROFESSIONAL ENGINEER

Name: Christopher Jackson
Company: CJ Engineering
Address: 9205 W. Center St. Ste. 214 City: Milwaukee State: WI Zip: 53222
Daytime Phone: 414-443-1312 Fax: _____
E-Mail: chris@cj-engineering.com

REGISTERED SURVEYOR

Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

CONTRACTOR

Name: Cary Bilicki
Company: Briohn Building Corporation
Address: 3885 N. Brookfield Rd Ste. 200 City: Brookfield State: WI Zip: 53045
Daytime Phone: 262-790-0500 Fax: 262-790-0505
E-Mail: cbilicki@briohn.com

CERTIFICATION

Applicant hereby certifies that:

1. All of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.
2. Affirms that no Village of Mukwonago elected or appointed official or employee has a proprietary interest in the above referenced property for which this applications being filed (except as stated below under "Exceptions").
3. None of the above referenced individuals has been promised or given any contract for consultation, planning or construction in relation to this project (except as stated below under "Exceptions").
4. Applicant has read and understands all information in this packet.

Applicant further understands the policies of the Village regarding change of zonings and property development. Conditions of the resolution regarding all approvals are strictly followed. Certificates of Occupancy are not given until all conditions of approval have been met

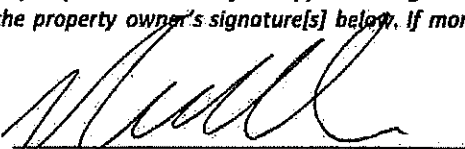
By the execution of this application, applicant hereby authorizes the Village of Mukwonago or its agents to enter upon the property during the hours of 7:00 am to 7:00 pm daily for the purpose of inspection. Applicant grants this authorization to enter even if this land has been posted against trespassing pursuant to Section 943.13 WI Stats.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

Signature - Property Owner

Name & Title (PRINT)

Date


Signature - Applicant

HILL COURT PARTNERS, LLC
Name & Title (PRINT) NELSON WILLIAMS, MANAGING MEMBER

8/5/20
Date

Signature - Property Owner

Name & Title (PRINT)

Date


Signature - Applicant's Representative

PAUL GRZESZCZAK, AIA
Name & Title (PRINT)

8/5/2020
Date

FOR OFFICE USE ONLY	
Date Paid <u>8-24-2020</u>	Receipt # <u>47065</u>
Plan Commission Date(s)	Village Board Date(s)
Escrow Required? ☐ Yes ☐ No	Escrow Amount
Plan Commission Disposition	
Village Board Disposition	

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): Village of Mukwonago
Address: 440 River Crest Court City: Mukwonago State: WI Zip: 53149
Daytime Phone: 262-363-6420 Fax: _____
E-Mail: jweidl@villageofmukwonago.com
Present Zoning: M-4 Tax Key No(s): To be determined by owner/Village
Location/Address: Site at southwest of Hill Court + Barnhorn Drive
Present Use: Vacant land Intended Use: Medium industrial multitenant

PROCEDURAL CHECKLIST FOR SITE PLAN/ARCHITECTURAL PLAN/PUD REVIEW AND APPROVAL

Submittals for review must include and be accompanied by the following:

Application:

- ☐ Completed application form including the procedural checklist.
- ☐ Application fee: See page 1.
- ☐ Agreement for Reimbursable Services (separate application).

Other Documents:

- ☐ Five(5) complete sets of Application and materials, in addition to the original, for Village of Mukwonago review.
 - ☐ Project Summary: Please attach a statement detailing the reasons and background for this request including: details of proposal, services provided, wares sold, plans and hours of operation, number of employees, frequency of customer visits, frequency of deliveries to site, description of any interior/exterior modifications or additions to be made to property, any outside storage (dumpsters, trucks, materials...), number of parking stalls, screening/buffer type, any other information available. **PLEASE EXPLAIN IN DETAIL.**
 - ☐ **Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to planner@villageofmukwonago.com.
 - ☐ Any additional information as determined by Village staff.
- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
 - All Site Plan, Architectural, and Planned Unit Development review requests require Plan Commission review and Village Board approval.

DESCRIPTION OF PROPOSAL FOR A NEW 157,488 SQUARE FOOT MULTI-TENANT INDUSTRIAL BUILDING TO BE CONSTRUCTED FOR HILL COURT PARTNERS LLC AT THE INTERSECTION OF HILL COURT AND BOXHORN DRIVE (IN BEAR CORPORATE CENTER BUSINESS PARK IN THE VILLAGE OF MUKWONAGO)

August 5, 2020

Paul Grzeszczak of Briohn Design Group, LLC
Cary Bilicki of Briohn Building Corporation
3885 N. Brookfield Road, Suite 200
Brookfield, Wisconsin 53045

SUBMITTED: On behalf of the building owner Hill Court Partners LLC:

Briohn is submitting this "Description of Proposal" on behalf of Hill Court Partners LLC. Briohn Design Group LLC and Briohn Building Corp are acting as the representative applicant. The Village of Mukwonago Plan Commission Application is included, as well as supporting documents required by the Village of Mukwonago, which includes site plan, building plan, lighting plan with fixture cut sheets, utility plan, site grading plan, storm water management information, and landscaping plans.

The Description of the Proposal and the Plan of Operation:

Hill Court Partners LLC will purchase an approximate 15.79 acre parcel at the south/southwest corner of Hill Court and Boxhorn Drive, to construct a multi-tenant industrial/warehouse building of 157,488 sf. (Please note: final site size to be coordinated between purchaser and the Village ownership.) The initial tenant, proposing to occupy the space closest to the intersection, will be Banker Wire. The initial tenant, Banker Wire, currently operates a facility across Hill Court from this project, and will use the facility in conjunction with the current operations. They are a manufacturer of wire mesh products and perform secondary fabrication processes on their wire mesh as well as the processing of drawn wire.

The remaining tenant spaces could vary in size and in function. Discussions are ongoing with potential tenants. Uses proposed could include any of those noted as Permitted or Conditional Uses in the M-4 Zoning. As a multi-tenant building, it has the potential for multi-shift 24 hr./ 7 day per week operation, depending upon individual tenant needs. The possible tenant mix could include a variety of industrial types such as a light or medium duty manufacturing, assembly, processing, warehousing, and distribution. Therefore, parking needs will vary. We are indicating on the site plan 138 initial parking spaces (133 in the front and 5 at the rear), and 44 future spaces along the north end. Per municipal standards, the site has potential for at least 472 total parking stalls, if it were to be required per user needs. We also indicate

potential for semi-trailer parking stalls at rear of site; this area will not be paved initially, and will be done as-needed per tenant requirements.

Note we do not include any unscreened outside storage as part of this proposal. We include the precast concrete screen walls at trash enclosures at rear of building, which also help screen dock activities. The proposed roof top units (RTU's) shall be screened by use of an extended front wall parapet which is 4 feet higher than the roof plane. These specific locations will be finalized with each tenant.

The facility will be constructed of painted precast concrete insulated wall panels for all four sides of the proposed building, with insulated tinted glazing with clear anodized aluminum framing for all the fenestration. The paint scheme uses three main color tones, with an accent color at details. There are projected entry-portions of the building, which also have raised parapets, to give rhythm to the façade, define potential office areas, and are used to screen roof top equipment.

We respectfully ask the Village of Mukwonago to review and evaluate our proposal including the submitted drawings and other support materials. We look forward to your approval and our continued mutual success, and appreciate the assistance provided and afforded by the Village of Mukwonago in the approval process.

Please contact us if you have any questions or need additional information.

Sincerely,
Paul Grzeszczak, AIA
Director of Architecture, Briohn Design Group LLC

RESOLUTION 2020-44

**RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW
FOR THE MULTI-TENANT BUILDING;
HILL COURT PARTNERS LLC, APPLICANT
PARCEL #A486800002 (AS OF DATE OF APPROVAL)**

WHEREAS, pursuant to Section 100-601, and 100-153 of the Zoning Code, an application for a site plan and architectural review has been filed for the approval of a multi-tenant industrial/warehouse building, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by Hill Court Partners LLC, and

WHEREAS, the plan of operation and plans have 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 site plan and architectural review for multi-tenant industrial/warehouse building based upon the plan of operation and plans submitted to the Village.

NOW, THEREFORE, BE IT FURTHER RESOLVED this site plan and architectural review approval shall be subject to the following conditions:

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village Planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and Village department heads and representatives.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
4. Prior to any land-disturbing activity, the applicant must obtain all necessary approvals from those entities having jurisdiction to fill wetlands for the construction of the access drive.
5. Prior to any land-disturbing activity, the certified survey map (CSM) creating the parcel for the project must be recorded in the Walworth County register of deeds office, as approved by the Village of Mukwonago.
6. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
7. All work related to this project must comply with all project plans approved by the Village.
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 building in accordance with approved plans and all applicable codes.
 - c. Completion of paving of driveways and parking lots, including parking space pavement markings and all other pavement markings including handicapped parking signs, and installation of on-site traffic control signs.
 - d. Completion of all utility connections.
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. 7 above.
 - b. Installation of dumpster enclosure, site lighting and site landscaping, as shown on approved plans.
 - c. The Zoning Administrator must verify installation of the landscaping as set forth in the approved landscaping plan.
10. All on-site signs (freestanding and wall signs) shall be approved by separate review and permit. Any directional and traffic control signage shall comply with the sign regulations as set forth in the municipal code.
11. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Supervisor of Inspections are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.
12. In the event a potential tenant proposes a use that is classified as a conditional use, the property owner and tenant shall submit all appropriate application materials which shall be reviewed using the procedures in effect at the time of application.

NOW, THEREFORE, BE IT FURTHER RESOLVED the applicant, upon the approval of this site plan and architectural review shall agree to accept the same in writing.

Passed and dated this 16th day of September 2020.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk-Treasurer

Date: September 2, 2020
To: Village of Mukwonago Plan Commission
From: Tim Schwecke, AICP, Consulting Planner
Subject: Proposed amendments to the zoning code with regard to conditional uses
Meeting: September 8, 2020 Plan Commission meeting

Previous reviews The Plan Commission reviewed the first draft of the proposed ordinance at their meeting on August 4, 2020. Since that time Attorney Blum, has reviewed the ordinance and suggested two revisions.

They are found on page 10 and 13 of the attached ordinances. Double underline and double strike through denote the most recent revisions (add / ~~delete~~).

Potential motion: Direct staff to set a public hearing date for the proposed ordinance

Attachments:

1. Draft ordinance, dated September 2, 2020

**Village of Mukwonago
Walworth and Waukesha Counties**

ORDINANCE NO.

**ORDINANCE TO AMEND VARIOUS SECTIONS IN CHAPTER 100 OF THE VILLAGE
OF MUKWONAGO MUNICIPAL CODE REGARDING CONDITIONAL USES**

- DRAFT September 2, 2020 -

The Village Board of the Village of Mukwonago, Waukesha and Walworth counties, do ordain as follows:

SECTION I

Repeal and recreate subsection 100-14(8) to read as follows:

- (8) A building permit shall be granted or denied in writing by the building inspector within 30 days after application. ~~All conditional use permits shall be granted or denied by the board of zoning and building appeals within 60 days after application, unless the time is extended by mutual consent of the applicant and the village.~~ The building permit ~~or conditional use permit~~ shall expire within six months unless substantial work has commenced, and within 18 months if the structure for which the permit was issued is not substantially completed. Any permit issued in conflict with the provisions of this chapter shall be null and void.

SECTION II

Revise the following definitions in subsection 100-29 to read as follows:

Business mixed use development. In the Village of Mukwonago, business mixed use development with ~~conditional use~~ approval under planned unit development overlay standards applied to specific business districts means a mixture of multi-family residential and business uses allowed on the same property. Business uses may include commercial, retail, service and office activities that are either new or existing. Business mixed use development may be: (1) within a single or multiple buildings within a unified development having business on lower or upper floors and multi-family residential dwelling units on the other floors; or (2) a business or businesses in buildings separate from the multi-family residential buildings with all buildings within a unified development. However, a multi-family development proposal within the area planned for business mixed use overlay within the South Main Street-River Key Area of the Update to Comprehensive Plan 2035, may apply through a planned unit development to be solely residential if conforming to the following criteria:

1. The proposal must be a redevelopment project, meaning the acquisition of property with existing buildings, impervious surface, or infrastructure are to be demolished and repurposed; and
2. The total development proposes less than 100 units of new multi-family; and
3. The proposed development area is directly abutted by an existing commercial development.

Each business mixed use development shall be under the same ownership at the time of application and approval. Nonetheless, after approval and development, the unified development site may be divided into separate ownerships.

Conditional uses. Uses of a special nature as to make impractical their predetermination as to a permitted use in a district. ~~A use which is permitted by this chapter, provided that certain conditions are met and that a permit is granted by the board of zoning and building appeals or, where designated, the village board or the planning commission~~

SECTION III

Add the following definitions to subsection 100-53(1) in alphabetical order:

Conditional use order. A written decision issued by the town board that indicates whether the conditional use is approved or denied, and the terms of the approval if so granted. The conditional use may only be established on the subject property when the zoning administrator issues a conditional use permit indicating that all initial conditions of the approval have been satisfied.

Conditional use permit. A permit issued by the zoning administrator indicating that the conditional use may be established following a determination that all initial conditions of the conditional use order have been satisfied.

SECTION IV

Repeal and recreate subsection 100-53(1) to read as follows:

- (1) *Regulatory Intent.* A planned unit development overlay district, as defined under planned unit development in section 100-29, is a regulatory process allowing modifications to a development plan to meet overall community land use goals and density criteria without being bound by exact development standards of an individual zoning district. The process provides a flexible regulatory framework designed to allow developers greater freedom, imagination and flexibility in the development of land while ensuring substantial compliance with the basic intent of the comprehensive plan and zoning code. In the Village of Mukwonago, a planned unit development is an overlay district ~~approved as a conditional use which and~~ does not appear on the municipal zoning map until a planned unit development overlay district is approved for the development site.

SECTION V

Repeal and recreate subsection 100-53(2) to read as follows:

- (2) *Standards and criteria established.* Each planned unit development overlay district is approved ~~using the procedure for rezoning as a conditional use. Planned unit developments, as defined in section 100-29, are substantially different in character from other conditional uses and for this reason, specific standards and criteria are hereby established to regulate~~

~~each planned unit development overlay district.~~ The following describe general standards and criteria in the use and approval of a planned unit development overlay district.

- (a) A minimum property size of two acres is required for a property owner to request a planned unit development overlay district.
- (b) At time of approval, a planned unit development overlay district shall be in a unified ownership either in a single property or a grouping of properties in the unified ownership. Nothing in the planned unit development overlay district approval shall prevent future land division or sale of all or portions of the development, such as condominium ownership. Approval of a planned unit development overlay district may specify the terms of development phasing and timing of land division or sale.
- (c) The development type allowed in a planned unit development overlay district shall be consistent with the land use descriptions and policies for the subject property of the village comprehensive plan, and shall be approved with an underlying base zoning district. A planned unit development overlay district may be approved with multiple underlying base zoning districts to improve the orderly development of the unified site, or when other underlying base zoning districts must remain pursuant to other requirements, such as a floodplain district.
- (d) Uses permitted in a planned unit development overlay district shall conform to uses permitted in the underlying base zoning district or districts. Individual structures shall comply with the specific building area and height requirements of the underlying base zoning district, except when height regulations of the underlying base zoning district allows flexibility via the planned unit development process. All open space of the underlying base zoning district shall be complied with either individually or by providing the combined open space required for the entire development in one or more locations within the development. However, a planned unit development overlay district approved as a business mixed use overlay district or a village center overlay zoning district shall conform to the standards of that specific overlay district as outlined in this chapter 100.
- (e) All zoning districts allowed in this chapter may be utilized as underlying base zoning district or districts in a planned unit development overlay district, except for residential districts that permit single family development.
- (f) Approval by the village board, with recommendation from the plan commission, shall include a detailed list of allowed modifications from zoning and other Village Municipal Code requirements along with a detailed list of approved development plans. Each planned unit development shall be further regulated by a developer's agreement.

SECTION VI

Repeal and recreate subsection 100-53(9) to read as follows:

(9) *Application procedure and required information.*

- (a) *Preliminary staff consultation.* A petitioner shall have a preliminary consultation with the village administrator and such other village staff and consultants that the

administrator deems needed and appropriate to conduct a preliminary review of the application.

~~(b) Preliminary plan commission consultation. An applicant may meet with the plan commission for a preliminary consultation prior to formally submitting a conditional use application. The purpose of the preliminary consultation is to discuss the proposed request, review the local regulations and policies applicable to the project, and discuss the land use implications of the proposal.~~

~~(b)(c)~~ Application and general development plan.

1. The applicant shall submit ~~a conditional use~~ application in accordance with the application procedure described in this chapter. In addition to the required information, a general development plan shall be submitted to the plan commission and village board for review.
2. In addition, other documents or related information may be required by the plan commission and village board, which may include, but is not limited to, economic impact and market feasibility studies, soil borings and site environmental analysis.
3. The general development plan and related information shall be available for public inspection prior to any public hearing for ~~conditional use zoning on~~ the proposed project.

SECTION VII

Repeal and recreate subsection 100-53(11) to read as follows:

(11) *Detailed plans and information.*

- (a) After ~~conditional use zoning approval~~ has been granted based upon the information shown in the general development plan, detailed plans and information covering that portion of the total project which is intended for construction shall be submitted for approval prior to the issuance of a building permit.
- (b) The detailed plans and information shall be submitted to the plan commission for its review and approval at least 30 days prior to the expected date of approval by the plan commission. After approval by the plan commission, all detailed plans and information shall be submitted to the village board along with any written statement of the plan commission findings and recommendations within 45 days. The village board shall approve all detailed plans and information prior to the issuance of a building permit or any other permits.
- (c) The detailed plans and information shall cover that portion of the project which is intended for construction and shall include all data required this chapter.

SECTION VIII

Repeal and recreate subsection 100-54(2) to read as follows:

- (2) *Approval.* Business mixed use developments shall be approved ~~as a conditional use~~ under planned use development (PUD) standards and procedures of section 100-53. With PUD

approval, a business mixed use development shall not be allowed modifications for the mapped designated locations for business mixed use development, for maximum density or for maximum building height; except as stated for maximum height.

SECTION IX

Repeal and recreate subsection 100-54(7)(k) to read as follows:

- (k) *Amenities*. Amenities shall be provided to enhance enjoyment of the site by residents of the development and to enhance site aesthetics. While the amount and extent of provided amenities may be determined by the size of the development in terms of land area and allowed number of dwelling units, the plan commission and the village board approval ~~of the conditional use~~ will consider the amount of provided amenities.
1. The types of interior building amenities may include: fitness room(s), club house or community/party room(s), game room(s), secure additional storage room or area for residents, porches/balconies, manned on-site management office, etc.
 2. The types of exterior site amenities may include: natural or paved pedestrian paths, paths and sidewalks connecting to off-site paths or sidewalks, fitness trails, swimming pool and other sports/athletic facilities, outdoor gathering areas, decorative parking lot lighting, a landscape plan beyond the minimum requirements, clearly marked building/unit addresses complimentary to the building design, etc.

SECTION X

Repeal and recreate section 100-351 to read as follows:

~~Sec. 100-351. Permits.~~

~~The village board may authorize the zoning administrator to issue a conditional use permit for conditional uses upon recommendation by the plan commission after review and public hearing by the plan commission as provided in article XIV.~~

Sec. 100-351 Applicability and restrictions

- (a) General applicability. Those land uses designated as a conditional use must comply with the requirements in this Article.
- (b) Limitation due to nonconforming lot. In the event a lot is classified as a nonconforming lot (e.g., lot area, lot width), all conditional uses are prohibited, unless the **Plan Commission** determines, on a case-by-case basis, that the nature of the nonconformity does not affect the appropriateness of the lot for the conditional use. Any such determination in the affirmative shall have no bearing on the Plan Commission's recommendation and/or Village Board's decision under this Article.
- (c) Limitation due to a nonconforming use on the lot. In the event a lot has a nonconforming use, all conditional uses are prohibited, unless the **Plan Commission** determines, on a case-by-case basis, the non-conforming use and a proposed conditional use are compatible. Any

such determination in the affirmative shall have no bearing on the Plan Commission's recommendation and/or Village Board's decision under this Article.

- (d) *Limitation due to existing conditional use on the lot.* In the event a lot has an approved conditional use, all other conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the existing and proposed conditional uses are compatible. Any such determination in the affirmative shall have no bearing on the Plan Commission's recommendation and/or Village Board's decision under this Article.

SECTION XI

Repeal and recreate section 100-352 to read as follows:

Sec. 100-352. - Application.

Application for conditional use ~~permits~~ shall be made ~~in duplicate to the zoning administrator~~ on forms ~~maintained~~ by the zoning administrator and shall include the following:

- (1) Names and addresses of the applicant, owner of the site, architect, professional engineer, contractor, and all opposite and abutting property owners of record.
- (2) Description of the subject site by lot, block and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees; and the zoning district within which the subject site is located.
- (3) Plat of survey prepared by a registered land surveyor, or a sketch drawn to scale and approved by the zoning administrator, showing all of the information required under section 100-14 for a building permit and existing and proposed landscaping.
- (4) All information requested by site plan and architectural review in section 100-601. However, for conditional use applications in an existing structure, the zoning administrator may waive submission requirements.
- (5) The application fee for ~~applications for~~ conditional uses ~~permits~~ shall be set by village board resolution.
- (6) ~~All applications for a Conditional Use Permit must be accompanied by a~~ Plan of Operation that describes in detail, acceptable to the Zoning Administrator, the following characteristics as proposed:
 - a. Hours of operation;
 - b. Number of employees, including both full time equivalents and maximum number of personnel to be on the premises at any time;
 - c. Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate the impacts of these matters on neighboring properties;
 - d. Descriptions of any materials stored outside and any activities, processing or other operations taking place outside of an enclosed building, if otherwise allowed;
 - e. Compliance with the Village's Storm Water Ordinance, Erosion Control Standards where applicable;

- f. Sanitary facilities and private on-site waste transfer systems are in compliance with the requirements of the County agencies with jurisdiction;
- g. Facilities for managing removal of trash, solid waste and recycling materials;
- h. Anticipated daily traffic, including, but not limited to, the types and weights of vehicles, night provisions, necessary intersection and road improvements or other measures proposed to accommodate increased traffic and/or the weight of the vehicles being utilized;
- i. List of hazardous, toxic or explosive materials to be stored on site, if otherwise allowed, and any spill containment, safety or pollution measures which will be put in place for the use; and
- j. Outdoor lighting and measures taken to mitigate light pollution, impacts to neighboring properties.

SECTION XII

Repeal and recreate section 100-353 to read as follows:

Sec. 100-353. - Hearings.

The plan commission and village board shall hold a joint public hearing on each application, giving public notice as specified in article XIV of this chapter. The plan commission may subsequently recommend issuance—approval of the conditional use ~~permit~~ with appropriate conditions;or recommend denial ~~of the permit~~ with reasons ~~or require the submittal of a modified application~~. The recommendations shall be forwarded to the village board ~~to approve issuance or denial~~.

SECTION XIII

Repeal and recreate section 100-352 to read as follows:

Sec. 100-354. - Review, findings and approval.

- (a) The plan commission shall, as a minimum, review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems and the proposed plan of operation.
- (b) Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements may be required ~~by the board of zoning and building appeals~~ upon itsa finding that these area necessary to fulfill the purpose and intent of this chapter.
- (c) Compliance with all other provisions of this chapter, such as lot width and area, yards, height, parking, loading, traffic, shoreland-wetland zoning requirements and highway access, shall be automatically required of all conditional uses. Variances shall only be granted as provided in section 100-808 of this chapter.

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- (d) The plan commission shall recommend approval, denial or conditional approval of all conditional use applications within 60 days of submittal, unless said time frame is extended by written approval of the applicant.
- (e) When recommending approval of the conditional use ~~permit~~, the plan commission shall find that:
- (1) Such use and/or structures are in accordance with the purpose and intent of the zoning district in which it is located.
 - (2) Such use and/or structures are found to be not hazardous, harmful, offensive or adverse to the environment or value of the neighborhood and community.
- (f) The following shall apply to the administration of conditional uses ~~permits~~:
- (1) If a structure has been granted a conditional use permit, but the conditional use permit was not granted for a specific use, then the specific use shall first gain a conditional use permit prior to occupancy, if such use required a conditional use permit in the zoning district in which property is located.
 - (2) Conditional uses that expand or relocate positions within the same property shall submit a new application to be reviewed under the standards and requirements in effect on the date of the submittal~~gain a new or amended conditional use permit~~.
 - (3) An e~~Existing~~ conditional uses ~~permits~~ cannot be transferred within the same property or location to another conditional use category; for example from a tavern to a body shop.
 - (4) A c~~Conditional uses~~ ~~permits~~ in good standing, such as conditional uses that conform to conditions of approval and all municipal codes, shall be allowed to transfer ownership without gaining a new conditional use permit, unless otherwise specified in the approval. The process for amending an approved conditional use order~~a permit~~ shall follow the procedures for granting a permit~~issuance~~.
- (g) Should a permit~~an~~ applicant, his/her heirs or assigns fail to comply with the conditions of ~~the permit~~an approved conditional use order issued by the village board or should the use or characteristics of the use be changed without prior approval by the village board the permit shall be revoked. The process for revoking a permit~~an~~ approval shall generally follow the procedures for granting the permit~~reviewing an application for a new conditional use~~.
- (h) Only complete applications will be accepted. In the event there are any orders pending with respect to the property or the property is in violation of the terms and conditions of the Village Code, or in the event there are fees, special charges for current services or other sums owed by the owner or occupant of the property to the Village, the Application will not be considered until such time as the outstanding fees, costs or assessments are paid and the property is in compliance with Village Ordinances.
- (i) The Village may consult with a person or persons with appropriate expertise as determined by the Village to effectively evaluate a Conditional Use ~~Permit~~ Application. The review that may be conducted by the consultant may include, but not be limited to, peer review of the reports, analysis and opinion of the applicant's consultant or experts. The adequacy of the measures proposed to protect the public health, safety and welfare, as well as the impact of traffic, noise, odors, lighting and containment, the safety or pollution prevention measures necessary to implement the Conditional Use ~~Permit~~. The Village Administrator or his/her designee will select the consultant. The applicant ~~for the Conditional Use Permit~~ shall bear all reasonable

costs and expenses associated with such consultation. The Zoning Administrator shall advise the applicant of the Village's intention to exercise its authority under this section. The applicant may withdraw a pending ~~Conditional Use Permit Application~~application to avoid the incurring of fees under this paragraph until such time as the expert or consultant is retained; after which the applicant shall be responsible for the fees incurred by the expert consultant until the time the Application withdrawn. The Village may postpone action on any ~~Conditional Use Permit~~application until any pending violations of the Village's Municipal Code are resolved and the property owner brings the property to full compliance with applicable standards and any outstanding fees, costs or expenses incurred by the property owner, or any tenant, are paid in full.

- (j) The Plan Commission may require, in its reasonable discretion, a bond or other financial guaranty to dismantle equipment, buildings or structures that may pose a hazard or nuisance after a Conditional Uses ~~Permit is has been~~ abandoned or revoked, unless otherwise required by an applicable State Law or Administrative Code provision. Any bond or financial instrument provided hereunder shall expressly state that it will remain in full force and effect for a period of at least six months after the surety provides the Village with written notice of an expiration or termination of the surety's obligation under the bond. The applicant shall remove any equipment or structure placed or erected pursuant to a Conditional Use ~~Permit-order~~ that may pose a hazard or nuisance after the ~~permit is issue has~~ abandoned or revoked not less than thirty days prior to termination or expiration of the bond or financial guaranty. The amount of the surety shall be based upon the estimated cost of the removal of the equipment, building or structure, plus twenty percent.
- (k) ~~The Plan Commission~~ The Plan Commission in making its recommendation and the Village Board in making its decision shall ensure compliance shall require with the following standards ~~for approval to be met in order to approve any Conditional Use Permit Application:~~
- (1) ~~That the~~The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or welfare of the Village.
 - (2) ~~That the~~The uses, values and enjoyment of other property in the surrounding neighborhood that are already permitted shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
 - (3) The establishment, maintenance or operation of the conditional use is compatible with surrounding properties, whether in the same or different zoning districts. In making this determination, the Plan Commission and Village Board must determine whether the petitioner has demonstrated there are no adverse effects on surrounding properties or that potentially adverse effects have been eliminated or reduced to an acceptable level. Approaches that could be employed to mitigate potentially adverse effects will depend on the particular circumstances but may include (i) adjusting the location of the use, or parts thereof, on the subject property; (ii) limiting hours of operation; (iii) limiting the size or scope of the use, or parts thereof; (iv) controlling how the use is managed on an on-going basis; (v) providing additional landscaping; (vi) providing additional screening; and (vii) limiting operations conducted out-of-doors, if otherwise allowed.
 - (3) ~~That the~~The establishment, maintenance or operation of the conditional use will not impede the normal and ordinary development and improvement of the surrounding

property for uses permitted within the district and/or which are consistent with the standards in the Comprehensive Plan.

- (4) ~~That a~~Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the use.
- (5) ~~That a~~Adequate measures have been taken or will be taken providing ingress and egress to minimize traffic congestion on public streets so as not to diminish the level of service of any intersection which is impacted by traffic arising from the conditional use.

In making such determination, the personal experience of surrounding property owners may be considered substantial evidence.

- (l) The Plan Commission shall grant approval ~~approve a Conditional Use Permit~~ if the terms and conditions of this ~~Ordinance Article~~ are met. However, in the event the terms and conditions of the ~~Ordinance Article~~ are not consented to and complied with by the applicant, the Commission ~~may reject the Conditional Use Permit~~ shall deny the application. In addition, the Commission may ~~reject deny~~ the Conditional Use ~~Permit Application~~ or place conditions on it if substantial evidence, as defined in Wisconsin Statute §62.23(7) is presented. That evidence shall demonstrate the inability of the applicant to comply with or meet the conditions of this ~~Ordinance Article~~ or that the conditions to be applied by the Plan Commission are necessary to protect the public health, safety or welfare of the community based upon the presentation of substantial evidence.

SECTION XIV

Add section 100-355 to the Municipal Code of the Village of Mukwonago as follows:

Sec. 100-355. Special conditions of approval

- (a) *Generally.* Based on substantial evidence, the Plan Commission may recommend and the Village Board may impose one or more conditions of approval as may be necessary to grant approval. Such conditions and restrictions may relate to the establishment, location, construction, maintenance, operation of the use, off-site impacts, and any other aspect of the use that impacts the public health, safety, or general welfare. Examples of such conditions are listed below.

Issue	Potential Condition
1. Hours of operation	Limit hours of operation to hours to be more compatible with surrounding uses.
2. Buffering	Require more of a buffer than what is otherwise required by this chapter. Buffering may include landscaping, walls or fences, berms, and other features to physically separate adjoining uses.
3. Maximum floor area	Establish a maximum floor area that may be less than what is otherwise allowed.

4. Maximum number of patrons	Limit the size of the use by establishing maximum patron loads, often by seats and/or tables
5. Uses within buildings	Limit commercial uses to the first floor of a multistory building.
6. Number and/or location of entrances	Design the site and building so that entrances are located in areas away from adjoining properties.
7. Outdoor activity	Restrict locations and/or times of outdoor activity.
8. Outdoor storage	Establish a maximum area for outdoor storage that may be less than what is otherwise allowed.
9. Take-out food service	Prohibit drive-up service windows and/or walk-up service windows in certain areas of the property (e.g., near a residential use). If these are allowed, limitations could be set.
10. Delivery services	Prohibit deliver services that entail frequent trips or establish upper limits on the activity.
11. Signage	Prohibit signage in areas of the property that may cause an impact on surrounding areas.

(b) *Limitation on imposing conditions.* A condition of approval shall not lessen a development standard or other requirement in this chapter.

(c) *Effect on contracts with another party.* The review authority shall not condition or withhold approval based upon the property owner entering into a contract or discontinuing, modifying, extending, or renewing any contract, with a third party under which the third party is engaging in a lawful use of the property.^[1]

Editorial notes:

[1] See s. 62.23(7)(gm), Wis. Stats. The Village, for example, could not require an applicant to terminate an existing contract with another party that is engaged in a lawful use of the property.

SECTION XV

Add Section 100-356 to the Municipal Code of the Village of Mukwonago as follows:

Sec. 100-356. Term for an approval

- (a) *Generally.* A conditional use order authorizing a conditional use shall have a 5-year term unless otherwise specified in the conditional use order.
- (b) *Change in term as part of renewal.* If a term is specified in a conditional use order (i.e., the approval is not permanent), the Plan Commission during the renewal process may revise the term to be a longer period (e.g., change renewal from 5 years to 10 years) or make the approval permanent (e.g., remove the renewal requirement from the order).
- (c) *Administrative renewal.* The order may describe an administrative renewal process to allow for streamlined renewal of the conditional use order with a provision that allows the Plan Commission and/or the Village Board to remove the conditional use order from

administrative renewal if there are concerns with compliance with the conditional use order or concerns raised by the public about the applicant's operations. If the Plan Commission or the Village Board pulls the conditional use order from administrative renewal, the conditional use order shall remain in effect while the Plan Commission provides due process to the applicant in reviewing the conditional use order and its potential renewal.

SECTION XVI

Add Section 100-357 to the Municipal Code of the Village of Mukwonago as follows:

Sec. 100-357. Effect of approval

- (a) **Generally.** Unless otherwise specified in the conditional use order, approvals run with the land.
- (b) **Temporary uses.** If a conditional use is listed as a temporary use and is approved by the Village Board as a conditional use, the use may be re-established with the written approval of the zoning administrator if he or she determines that the use to be re-established is substantially the same as what was originally approved and that the approved use did not create any potentially adverse impacts on the public health, safety, or welfare.

SECTION XVII

Add Section 100-358 to the Municipal Code of the Village of Mukwonago as follows:

Sec. 100-358. Expiration of an approval

- (a) *Non-establishment of use.* If the zoning administrator determines that substantial work as authorized by a conditional use approval did not commence within 12 months of the date of approval or if substantial work did commence within 12 months of the date of approval but has not continued in good faith to completion, he or she shall initiate the process to terminate the approval. Upon petition and with cause, the zoning administrator may grant a one-time extension, not to exceed 6 months, provided (1) the permit holder requests the extension prior to the expiration of the approval, (2) the permit holder clearly demonstrates that circumstances beyond his or her control prevented the start of construction and the continuation of the same, and (3) the project complies with this chapter in effect at the time the extension is granted.
- (b) *Cessation of use.* If the zoning administrator determines that a conditional use has ceased to operate for any reason, whether intentional or otherwise, for more than 12 continuous months, he or she shall initiate the process to terminate the approval.

SECTION XVIII

Add Section 100-359 to the Municipal Code of the Village of Mukwonago as follows:

Sec. 100-359. Amendment of an approved conditional use

Following approval of a conditional use, the Plan Commission shall review all proposed changes to the approval. If in the opinion of the Plan Commission, the proposed change constitutes a minor alteration, the Plan Commission may approve the requested change in writing at a regular or special meeting of the Plan Commission without following the review procedure in this Article. If the proposed change constitutes a major alteration, the review procedure in effect at the time of submittal shall be followed.

SECTION XIX

Add Section 100-360 to the Municipal Code of the Village of Mukwonago as follows:

Sec. 100-360. Appeal

An aggrieved person may appeal a final decision made pursuant to this division by filing an appeal with a court of competent jurisdiction within 30 calendar days of the final decision.

SECTION XX

Add Section 100-361 to the Municipal Code of the Village of Mukwonago as follows:

Sec. 100-361. Effect of comprehensive plan

~~Pursuant to Wis. Stats. 66.1001(2m)(b), a conditional use approval that may be issued by the Village Board does not need to be consistent with the Village's adopted comprehensive plan.~~

While a conditional use need not be consistent with the Village's adopted comprehensive plan as set forth in s. 661001.(2m)(b), the Village encourages consistency.

SECTION XXI

Remove the following land uses from the use table in Section 100-157 and from the use table in Section 100-158. Remove all other references to the following from the remainder of Chapter 100.

1. Correctional facility
2. Broadcasting or recording studio
3. Hazardous materials
4. Helicopter landing facility
5. Live entertainment special event
6. Outdoor racing facility
7. Outdoor storage
8. Power generation plant
9. Processing or recycling of mined materials
10. Railroad switching classification yard, or freight terminal

11. Recreational sport facility, outdoor
12. Sports facility, outdoor (with seating and property over 2 acres)
13. Test track with vehicle sales of light and heavy motor vehicles, on-road recreational vehicles or off-road recreational vehicles

SECTION XXII

All Ordinances or parts of Ordinances contravening the terms and conditions of this Ordinance are hereby to that extent repealed.

SECTION XXIII

The several sections of this Ordinance shall be considered severable. If any section shall be considered by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other portions of this Ordinance.

SECTION XXIV

This ordinance shall take effect upon passage and publication as approved by law, and the Village Clerk shall so amend the Code of Ordinances of the Village of Mukwonago, and shall indicate the date and number of this amending ordinance therein.

PASSED AND ADOPTED by the Village Board this [REDACTED] day of August 2020.

VILLAGE OF MUKWONAGO

Fred Winchowky, Village President

Countersigned:

Diana Dykstra, Village Clerk/Treasurer