

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, April 13, 2021

Time: **6:30 pm**

Place: **Mukwonago Municipal Building, Board Room, 440 River Crest Ct, Mukwonago, WI 53149**

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 Approval of March 9, 2021 minutes.
[20210309 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 on a request for new park structures as a conditional use pursuant to Section 100-351 of the Village's Zoning Ordinance; Village of Mukwonago, applicant; 820 Main Street; Parcels MUKV 2009-959 and MUKV 2009-977.
[Public Hearing Notice PC - CU - Indian Head Park - MUKV2009959.pdf](#)
- 5.2 Public Hearing for a request for a medical office as a conditional use pursuant to Section 100-351 of the Village's Zoning Ordinance; Life's Connection Mukwonago Center Inc., applicant; 801 N Rochester St; Parcel #MUKV 1974-904.
[Public Hearing Notice PC - CU - Life's Connection - MUKV1974904.pdf](#)

- 5.3 Public Hearing for a request for a secondhand store as a conditional use pursuant to Section 100-351 of the Village's Zoning Ordinance; Goodwill Industries of SE WI and NE II, applicant; Southwest corner of S Rochester and Arrowhead Dr; Parcel MUKV 2015-997-010.

[Public Hearing Notice PC - CU - Goodwill Store - MUKV2015997010.pdf](#)

6. New Business

Discussion and Possible Action on the Following Items

- 6.1 Discussion and possible recommendation to Village Board **RESOLUTION 2021-19** to consider a Conditional Use request for park structures for the Village of Mukwonago, applicant; 820 Main St; MUKV 2009-959 and MUKV 2009-977.
[Packet - CU - SPAR - 820 Main Street - Indianhead Park - MUKV2009-959 AND MUKV2009-977.pdf](#)
[RESOLUTION 2021-19 CU - Indianhead Park- 820 Main - MUKV2009959 and MUKV2009977.pdf](#)
- 6.2 Discussion and possible recommendation to Village Board **RESOLUTION 2021-20** to approve Site Plan and Architectural Review for structures within a public park for Village of Mukwonago, applicant; 820 Main St; MUKV 2009-959 and MUKV 2009-977.
[RESOLUTION 2021-20 - SPAR - Indianhead Park- 820 Main - MUKV2009959 and MUKV2009977.pdf](#)
- 6.3 Discussion and possible recommendation to Village Board **RESOLUTION 2021-21** to consider a Conditional use for a medical office for Life's Connection Mukwonago Center Inc., applicant; 801 N Rochester St, MUKV 1974-904.
[Packet - CU - Life's Connection - 801 N Rochester Street - MUKV 1974904.pdf](#)
[RESOLUTION 2021-21 CU Lifes Connection Muk Center- 801 Rochester - MUKV1974904.pdf](#)
- 6.4 Discussion and possible recommendation to Village Board on **RESOLUTION 2021-22** to consider a Conditional Use application for a secondhand store Goodwill Industries of SE WI and NE II, applicant; located at the Southwest corner of S Rochester St and Arrowhead Dr; MUKV 2015-997-010.
[Packet - Goodwill - CU - SPAR - Sign - Arrowhead Dr and 83 - MUKV2015997010.pdf](#)
[RESOLUTION 2021-22 - CU - Arrowhead Dr and 83 - MUKV2015997010.pdf](#)
- 6.5 Discussion and possible recommendation to Village Board **RESOLUTION 2021-23** to approve Site Plan and Architectural Review for Goodwill Industries of SE WI and NE IL, applicant; Lot 2 Certified Survey 9620 at Arrowhead Drive; MUKV 2015-997-010.
[RESOLUTION 2021-23 - SPAR - Arrowhead Dr and 83 - MUKV2015997010.pdf](#)
- 6.6 Consideration and recommendation on 402 Grand Avenue, Tax Key Number 1973-047 Regina L Kellner, Request for a certificate of Design Approval for new construction and site improvements (garage and driveway) in the Grand and Pearl Historic District, as recommended by the Historic Preservation Commission.

Attachment - Grand 402 MUKV1973047 Application Packet

- 6.7 Discussion and possible recommendation to the Village Board on **RESOLUTION 2021-10** a Resolution to approve Site Plan and Architectural Review for a liquor store and assembly hall for Aman's Beer and Wine (VM Investments), applicant; 110 Chapman Farms Blvd; Parcel MUKV 1962-996-005.
[RESOLUTION 2021-10 SPAR Aman's Beer and Wine - MUKV1962996005.pdf](#)
- 6.8 Discussion and possible recommendation to Village Board **RESOLUTION 2021-24** to Amend the Comprehensive Plan for Bielinski Homes, Inc., applicant; Outlot 1 CSM #11755; MUKV 1957-997-001.
[Packet - Beilinski - Land Use Plan Amend - MUKV1957799001.pdf](#)
[RESOLUTION 2021-24 Update to Comp Plan - Land Use - MUKV1957997001.pdf](#)
- 6.9 Conceptual discussion of plan for a new mixed use development located on STH 83 just north of CTH NN.
[Packet - Concept Discussion - W298 S8944 - MUKT 1962-994.pdf](#)
- 6.10 Discussion and possible direction to staff and consultant regarding Zoning Code and Sign Code rewrite.

7. Adjournment

Membership:

Jason Wamser, James Decker, Mark Penzkover, John Meiners, Fred Winchowky, Bob Harley, and John Fellows (Advisory)

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, March 9, 2021

Call to Order

Chairman Winchowky called the meeting to order at 6:30 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
Ken Werner
Eric Brill
Robert Harley
Jason Wamser

Commissioners excused: Mark Penzkover

Also present: John Fellows, Village Planner
Linda Gourdoux, Deputy Clerk/Treasurer

Comments from the Public

Opened at 6:31 pm

D. Boebel; 815 Parkview Ln; spoke in favor of a public participation plan for the zoning code and sign code update.

Closed at 6:34 pm

Minutes

Motion made by Decker/Brill to approve the minutes of the February 9, 2021 meeting, carried.

Public Hearings

Public Hearing on a request for a banquet facility as a conditional use pursuant to Section 100-351 of the Village's Zoning Ordinance, Aman's Beer and Wine and ACG Development #1 LLC, applicant; 110 Chapman Farms Blvd; Parcel MUKV 1962-996-005.

Opened at 6:34 pm

No Comments

Closed at 6:36 pm

Public Hearing for a request for a thrift store (secondhand store) as a conditional use pursuant to Section 100-351 of the Village's Zoning Ordinance; Josh and Tonia Property Management, LLC, tenant; and Red Corner Investments LLC, owner, applicant; 201 S Rochester St; Parcel MUKV 1976-121.

Opened at 6:36 pm

No Comments

Closed at 6:37 pm

New Business

Recommendation to the Village Board on RESOLUTION 2021-09 a Resolution to approve Conditional Use for a request for a banquet facility for Aman's Beer and Wine (VM Investments), applicant; 110 Chapman Farms Blvd; Parcel MUKV 1962-996-005.

Fellows gave overview of project

Motion made by Decker/Werner to approve RESOLUTION 2021-09 a Resolution to approve Conditional Use for a request for a banquet facility for Aman's Beer and Wine (VM Investments), applicant; 110 Chapman Farms Blvd; Parcel MUKV 1962-996-005, carried

Recommendation to the Village Board on RESOLUTION 2021-10 a Resolution to approve Site Plan and Architectural Review for a liquor store and assembly hall for Aman's Beer and Wine (VM Investments), applicant; 110 Chapman Farms Blvd; Parcel MUKV 1962-996-005.

Fellows gave overview of project

R Sterr, Anderson Ashton, gave overview of project

There was much discussion regarding the building look/style. This item was tabled until the April 13, 2021 Plan Commission meeting.

Recommendation to the Village Board on RESOLUTION 2021-11 a Resolution to approve Conditional Use for a request for a thrift store (secondhand store) Josh and Tonia Property Management, LLC, tenant; and Red Corner Investments LLC, owner, applicant; 201 S Rochester St; Parcel MUKV 1976-121.

Fellows gave overview of project

Motion by Wamser/Werner to approve RESOLUTION 2021-11 a Resolution to approve Conditional Use for a request for a thrift store (secondhand store) Josh and Tonia Property Management, LLC, tenant; and Red Corner Investments LLC, owner, applicant; 201 S Rochester St; Parcel MUKV 1976-121, carried

Recommendation to the Village Board on RESOLUTION 2021-12 a Resolution to Amend the Comprehensive Plan for the Village of Mukwonago for property located at Lot 1 CSM #10415/Lot 26 blk 5 Meadow Park Estates Addition No 3, Parcel MUKV 1971-139-001.

Fellows gave overview of project

Motion by Decker/Werner to approve RESOLUTION 2021-12 a Resolution to Amend the Comprehensive Plan for the Village of Mukwonago for property located at Lot 1 CSM #10415/Lot 26 blk 5 Meadow Park Estates Addition No 3, Parcel MUKV 1971-139-001, carried

Recommendation to the Village Board on an Ordinance to Amend the District Zoning Map of the Village of Mukwonago on behalf of Abdulaziz F Sanqur, applicant; for property at Lot 1 CSM #10415/Lot 26 blk 5 Meadow Part Estates Addition #3; Parcel MUKV 1971-139-001.

Fellows gave overview of project

Motion by Decker/Brill to approve Ordinance to Amend the District Zoning Map of the Village of Mukwonago on behalf of Abdulaziz F Sanqur, applicant; for property at Lot 1 CSM #10415/Lot 26 blk 5 Meadow Part Estates Addition #3; Parcel MUKV 1971-139-001, carried

Plan Commission discussed the Zoning Code and Sign Code rewrite. All members thought this was a good idea and would assist homeowners, contractors, and developers doing work in the Village.

Recommendation to the Village Board on RESOLUTION 2021-13 a Resolution adopting a public participation plan for the zoning code and sign code update.

Fellows gave overview of project

Schwecke gave overview of project

Motion by Decker/Werner to approve RESOLUTION 2021-13 a Resolution adopting a public participation plan for the zoning code and sign code update, carried

Adjournment

Meeting adjourned at 7:31 p.m.

Respectfully Submitted,
Linda Gourdoux
Deputy Clerk/Treasurer

DRAFT

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO PLAN
COMMISSION TO CONSIDER A CONDITIONAL USE APPLICATION
FOR PARK STRUCTURES FOR THE VILLAGE OF MUKWONAGO
LOCATED AT 820 MAIN STREET**

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, April 13, 2021, commencing at 6:30 P.M. or soon thereafter to consider the following matter:

REGARDING: Consider a request for new park structures as a conditional use pursuant to Section 100-351 of the Village's Zoning Ordinance

TAX KEY/LOCATION: MUKV2009959 and MUKV2009977; East Side of Main Street South of Mukwonago River

APPLICANT: Village of Mukwonago

LEGAL DESCRIPTION: PT NE1/4 SEC 35 T5N R18E; COM AT INTERSEC N LI NE1/4 & W LI RR R/W; SELY 694 FT; NWLY 1082 FT; NELY 265 FT TO CTRLI MILL RACE ELY & NELY ALG CTRLI MILL RACE TO WEPCO PROPERTY; S4°E TO SW COR WEPCO PROPERTY; E 264 FT; N4°W 66 FT; E 66 FT; N4°W 175 FT; NELY TO BGN :: EX HWY PER DOC #3028463 :: DOC #267706

And

PT NE1/4 SEC 35 T5N R18E; COM S LI 33 FT S4°E FROM SW COR BLK 34 OF VILLAGE PLAT; W 66 FT; S4°E 363 FT; E 264 FT; N4°W 66 FT; E 66 FT; N4°W 264 FT; W 264 FT; N4°W 33 FT TO BGN :: VOL 458/3 DEEDS :: EX (INCLUDING DAM, WATER POWER & FLOWAGE RIGHTS) :: ALSO PT W1/2 NE1/4 & E1/2 NW1/4 LYING NW OF RR R/W 100 FT IN WIDTH :: EX THAT SOLD VILLAGE

The meeting/public hearing may be held online via Zoom if so indicated on the meeting agenda.

The proposal may be viewed at Village Hall, 440 River Crest Court, Mukwonago, WI during business hours, or by contacting the John Fellows, AICP, Village Planner at (262) 363-6420 x. 2111, or at planner@villageofmukwonago.com.

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 jfellows@villageofmukwonago.com.

Diana Dykstra, Clerk-Treasurer

To be published: March 23, 2020 and March 30, 2021

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO PLAN
COMMISSION TO CONSIDER A CONDITIONAL USE APPLICATION
FOR A MEDICAL OFFICE FOR LIFE'S CONNECTION MUKWONAGO CENTER INC
LOCATED AT 801 N ROCHESTER ST**

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, April 13, 2021, commencing at 6:30 P.M. or soon thereafter to consider the following matter:

REGARDING: Consider a request for medical office as a conditional use pursuant to Section 100-351 of the Village's Zoning Ordinance

TAX KEY/LOCATION: MUKV1974904; Northwest Corner of N Rochester and Macarthur Drive

APPLICANT: Life's Connection Mukwonago Center Inc

LEGAL DESCRIPTION: DEED IN ERROR :: PT NW1/4 SEC 26 T5N R18E; COM 319.44 FT W OF N1/4 CRNR; S20°15'E 312.18 FT TO BGN; S20°15'E 87.78 FT; W PARALLEL TO NE LINE OF SEC 294.36 FT; N 82.50 FT; E PARALLEL TO N LINE OF SEC 264 FT TO BGN :: ALSO PT NW1/4 SEC 26 T5N R18E; COM 319.44 FT W OF & 224.40 FT S20 1/4°E OF N1/4 CRNR; W PARALLEL TO NE LINE OF SEC 233.64 FT; S 82.50 FT; E PARALLEL TO NE LINE OF SEC 264 FT TO CNTRLNE OF ROAD; N20 1/4°W ON CNTRLNE 87.78 FT TO BGN

The meeting/public hearing may be held online via Zoom if so indicated on the meeting agenda.

The proposal may be viewed at Village Hall, 440 River Crest Court, Mukwonago, WI during business hours, or by contacting the John Fellows, AICP, Village Planner at (262) 363-6420 x. 2111, or at planner@villageofmukwonago.com.

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 jfellows@villageofmukwonago.com.

Diana Dykstra, Clerk-Treasurer

To be published: March 23, 2020 and March 30, 2021

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO PLAN
COMMISSION TO CONSIDER A CONDITIONAL USE APPLICATION FOR A
SECONDHAND STORE LOCATED AT THE SOUTHWEST CORNER OF S
ROCHESTER ST AND ARROWHEAD 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, April 13, 2021, commencing at 6:30 P.M. or soon thereafter to consider the following matter:

REGARDING:	Consider a request for a secondhand store as a conditional use pursuant to Section 100-351 of the Village's Zoning Ordinance
TAX KEY/LOCATION:	MUKV2015997010; Southwest Corner of S. Rochester St and Arrowhead Drive
APPLICANT:	Goodwill Industries of SE WI and NE IL
LEGAL DESCRIPTION:	LOT 2 CERT SURV 9620 VOL 88/218 REC AS DOC# 3049054 PT SW1/4 SEC 36 T5N R18E :: DOC# 4331869

The meeting/public hearing may be held online via Zoom if so indicated on the meeting agenda.

The proposal may be viewed at Village Hall, 440 River Crest Court, Mukwonago, WI during business hours, or by contacting the John Fellows, AICP, Village Planner at (262) 363-6420 x. 2111, or at planner@villageofmukwonago.com.

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 jfellows@villageofmukwonago.com.

Diana Dykstra, Clerk-Treasurer

To be published: March 23, 2020 and March 30, 2021



PLANNING COMMISSION

April 13, 2021 at 6:30pm
Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW AND CONDITIONAL USE PERMIT

820 Main Street
Parcel Number: MUKV2009-959 AND MUKV2009-977

Case Summary

Parcel Data

Proposal:	Performance Stage and Concession Stand
Applicant:	Village of Mukwonago
Request:	Site Plan and Architectural Review
	Conditional Use Permit
Staff Recommendation:	Approve with Conditions
Planning Commission Recommendation:	Pending

Parcel Characteristics / Conditions

Acreage:	8.03 acres
Current Use:	Village Park
Proposed Use:	Village Park
Reason for Request:	New Construction
Land Use Classification:	Low Intensity Commercial / Business
Zoning Classification:	B-3 Community Business District
Census Tract:	2039.01

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.

Site Plan and Architectural Review Request

Architectural/ Site Review	The Village has prepared plans for a performance stage and concession stand. The facilities will be located in the SE portion of the park. Both Buildings have a distinctive architectural style that brings in natural elements of the region with regard to color and texture, such as stone, wood, and the use of natural colors that blend as well as pop.
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Building Materials:	Metal Structure: - Brown Stone: Halquist Stone Chilton Brown Stone Sill: Limestone Siding: - LP Smart Siding, Mahogany Tongue and Grove Siding: Cedar Shakes: LP Diamond Kote Shakes- Cedar
Site Modifications	The Site will be updated with new parking, building, and pathways.
Utilities	All Utilities will be underground, sewer and water are available but will not be extended to the two new buildings.
Stormwater Management	Stormwater will be handled by the existing facilities.
Wetlands	None
Signage	Will be reviewed by staff per ordinance. Existing signage on plans is for illustrative purposes and has not been reviewed for compliance.
Parking	Parking for parks is determined by the Planning Commission. The current proposal is to resurface the existing parking lot and provide for 64 stalls (61 standard and 3 handicap)
Landscaping	Formal Landscaping Plans have not been submitted however staff has spoken with Public Work and the current plan is to work with community groups to fund additional plantings in the area. Trees would be installed in the Spring of 2022 and 2023. The suggested planting scheme includes the following: • Three larger shade trees to be placed east of the performance stage to create a backdrop. • Two Shade trees west of the concession stand to provide shade for the outdoor gathering areas. • One birch tree to the NE of the concession stand to mirror the exiting birch tree. • Two groupings of three trees to be place to the north of the northern path and to be placed to the south of the southern path. These trees are suggested to be ornamental or columnar. • Additional plantings of shade trees around the perimeter of the parking lot 6-8+ trees strategically located to avoid conflicts with power lines.
Fencing	Fencing at this time is not proposed however as more concerts occur within the park there may be the need for a permanent fence separating the tracks and demarcating a clear pedestrian crossing. Staff recommends that the conditional use permit allow for a future fencing to be installed in the future when determined necessary. Future fencing

	should be an aluminum black architectural fence with no spikes or ornamentation.
Outdoor Lighting	Outdoor lighting will be limited to security lighting for both structures, and operational lighting for both structures. In addition, string lighting will be provided to create an outdoor gathering area to the east of the concession area.
Misc. Performance Standards	None

Conditional Use Request

About the Business / Plan of Operation:

These two projects begin to implement various portions of the Park Plan and Village Board priorities.

Specific Location within harmony with Village policies, ordinances and programs.

The proposed project enhances the existing park and provide the community with a performance facility.

Potential Adverse Impact on surrounding:

The Facility does not adversely impact near by property. The project will enhance the overall appearance of the park and surrounding properties. The project implements the Outdoor Recreation Plan.

Maintaining consistency within the environs of the property:

The project is a park facility which will enhance the daily life of the community members.

Adequate Services

The project will be served by the existing utilities.

Benefits of the use outweigh adverse impacts.

The benefits of the use outweigh any adverse impacts

Hours of Operation:

Hours of operation will be when the park is open.

Conditional Use Process / Findings

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. The Plan Commission, in passing on the matter, will need

to make 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 property owner / tenant has shown compliance with the requirements set forth in the Village's zoning regulations for the specified use.

The Village Board will carefully review 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.

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 the Village Attorney approves the final form of the conditional use order.

Recommendation

Conditional Use

Staff Recommends the Planning Commission recommend to the Village Board approval of a conditional use permit as set forth in Resolution 2021-XX

To – Grant a Conditional Use permit for the Village of Mukwonago – Indianhead Park subject to the following on going conditions deemed necessary to protect the health, safety, and welfare

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 violate fire-related building capacity standards established by the local fire department or the state of Wisconsin.
- b. 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.
- c. Potable water and sanitation must be provided and maintained.
- d. 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.
- e. 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, Waukesha County and Village of Mukwonago.
- f. 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.
- g. The subject property must be in a clean and neat appearance as determined by the Plan Commission.
- h. 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.
- i. Landscaping of 12+ trees around the performance stage and concession stand and additional trees around the parking area as utilities and soil conditions will allow planting shall occur prior to or near 2024.
- j. If it is determined necessary, a fence separating the performance area and the railroad track shall be installed without returning for approval or amending the conditional use permit. Such fence shall be black aluminum fence with no ornamentation.
- k. Other upgrades such as movable tables and chairs around the concession stand, picnic tables, benches walkways, and additional vegetation shall be permitted subject to the review of the Public Works Director and Village Planner without returning for approval or amendment of this conditional use permit.
- l. Additional paths, paved gathering places etc. shall be permitted to coordination with the overall park development. Design and details shall be subject to the review of the

Public Works Director and Village Planner without returning for approval or amendment of this conditional use permit.

and determining that the conditions are 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.

Staff Review

Engineering	Recommend Approval
Public Works	Recommend Approval
Utilities	Recommend Approval
Police	Recommend Approval
Fire	Recommend Approval
Building Inspection	Recommend Approval
Planning	Recommend Approval subject to conditions l, j, k and l of the recommended conditions.

Recommendation

Site Plan and Architectural Review

Staff recommends the Planning Commission Approve a resolution for the Site Plan and Architectural Review, as set forth in the attached resolution.

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. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. The developer shall comply with comments from Ruekert-Mielke letters regarding stormwater and utilities.
9. 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.
10. Landscaping of 12+ trees around the performance stage and concession stand and 6-8+ trees around the parking area shall be planted prior to the end of 2024.
11. If it is determined necessary, a fence separating the performance area and the railroad track shall be installed without returning for approval or amending the conditional use permit. Such fence shall be a black aluminum fence with no ornamentation.
12. Other upgrades such as movable tables and chairs around the concession stand, picnic tables, benches walkways, and additional vegetation shall be permitted subject to the review of the Public Works Director and Village Planner without returning for approval or amendment of this Conditional Use Permit.
13. Additional paths, paved gathering places etc. shall be permitted to coordination with the overall park development. Design and details shall be subject to the review of the Public Works Director and Village Planner without returning for approval or amendment of this conditional use permit.

Attachments

1. Maps
2. Plans
3. Resolution 2021-XX for approval of a Conditional Use
4. Resolution 2021-XX for approval of the Site Plan and Architectural Review



Village of Mukwonago GIS
Indianhead Park - Aerial

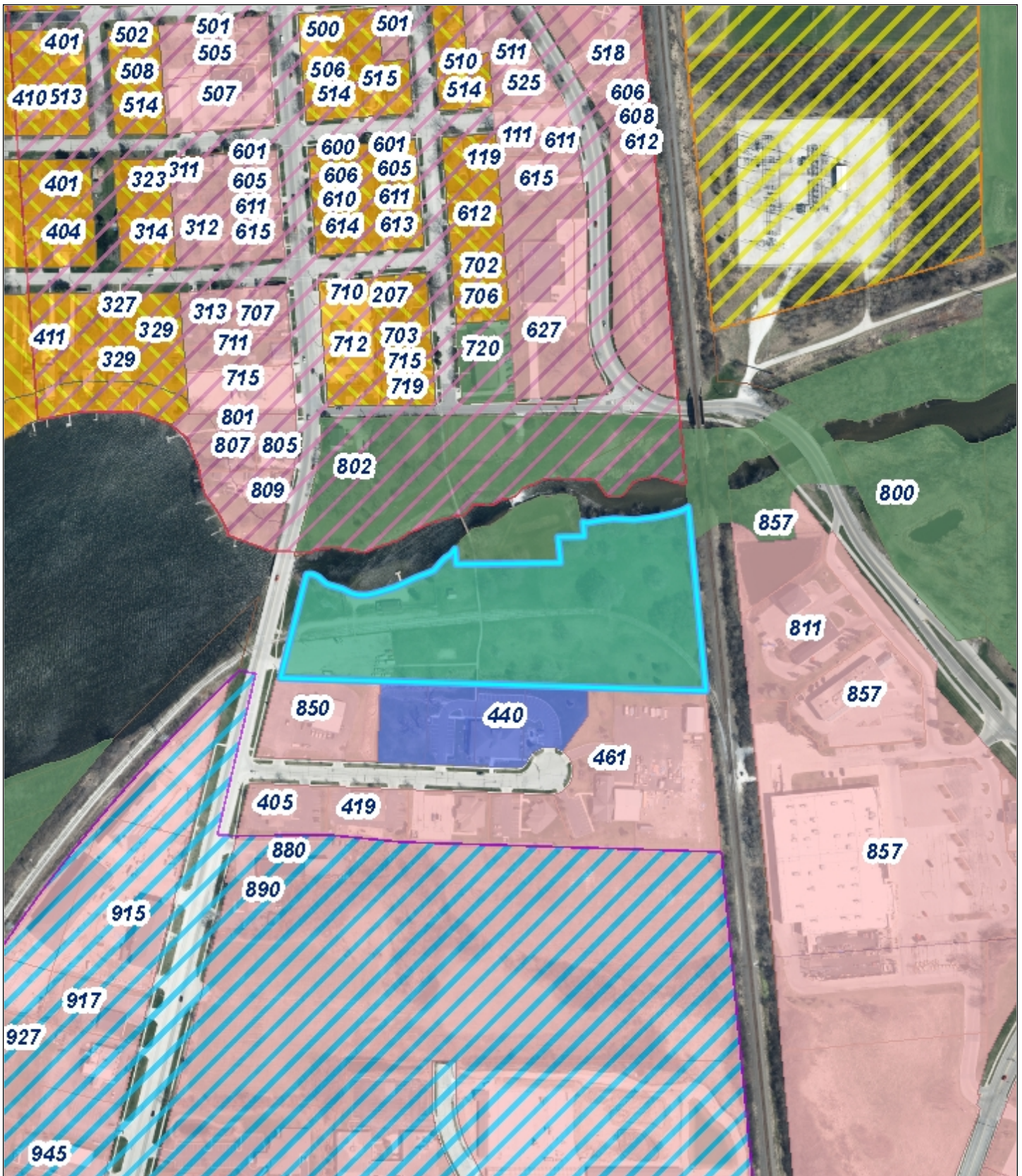
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SCALE: 1" = 333'

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

Print Date: 4/6/2021



Village of Mukwonago GIS
Indianhead Park - Land Use

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SCALE: 1" = 333'

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

Print Date: 4/6/2021





SITE STATISTICS		
NAME	AREA	AREA RATIO
EXISTING WALK-WAY	1204 SF	4%
LANDSCAPE	18446 SF	65%
NEW CONCESSION	1775 SF	6%
NEW STAGE	1380 SF	5%
NEW WALK-WAY	5753 SF	20%
GRAND TOTAL	28558 SF	100%

AREAS

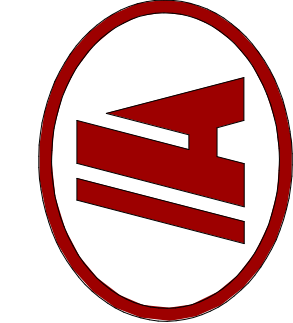
- EXISTING WALK-WAY
- LANDSCAPE
- NEW CONCESSION
- NEW STAGE
- NEW WALK-WAY

GENERAL SITE NOTES:

- VISIT JOB SITE TO VERIFY EXISTING SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION. MEET WITH GENERAL CONTRACTOR PRIOR TO STARTING.
- REMOVE EXISTING TREES ALONG WITH ROOTS AS REQUIRED @ PROPOSED BUILDING AND PAVING AREAS.
- STRIP AND REMOVE ALL REMAINDER VEGETATION & X" +/- TOP SOIL FROM WITHIN THE BUILDING AND PAVING AREAS. STOCKPILE REUSABLE, UNCONTAMINATED TOPSOIL AND PROVIDE FOR ALL EXCESS MATERIAL TO BE TRUCKED OFF SITE. RESPAVED SALVAGED TOPSOIL OVER DISTURBED AREAS TO APPROX. 4" DEPTH AFTER CONSTRUCTION IS FINISHED.
- CUT (OR FILL) THE BUILDING AREA +5.0' BEYOND PERIMETER OF THE BUILDING
- CUT THE FLOOR AREA TO THE SUB-GRADE ELEVATION. (THE PERIMETER FOUNDATION FOOTINGS TO BE EXCAVATED BY CONC. CONTR. TO THE REQUIRED DEPTHS PER THE FOUNDATION PLAN). BENCH GRADE BACK PER CURRENT OSHA CODE STANDARDS PART #1926 IF REQ'D BY THE G.C. FOR THE PROJECT
- PROOF ROLL BUILDING AREA FOR ANY SOFT MATERIALS. REPORT ANY SOFT SPOTS TO THE GENERAL CONTRACTOR.
- ALL FILL MATERIAL FOR BRINGING GRADES UP TO SUB-GRADE ELEVATIONS SHALL BE GRANULAR OR CLEAN COMPACTABLE CLAY AND APPROVED BY ANDERSON-ASHTON.
- ALL EXTERIOR BACKFILL MATERIAL FOR STANDARD FROST FOUNDATION WALLS SHALL BE CLEAN COMPACTABLE CLAY. INTERIOR BACKFILL MATERIAL SHALL BE 3/4" CLEAR STONE.
- ALL BACKFILL & FILL MATERIALS SHALL BE INSPECTED AND APPROVED BY ANDERSON-ASHTON PRIOR TO PLACEMENT. ALL FILL MATERIALS SHALL BE COMPACTED IN 8" MAX. LIFTS @ 95% MODIFIED PROCTOR.
- PREPARE THE PAVING AREA AS SHOWN ON THE CONSTRUCTION DOCUMENTS TO +/- 0.10'
- PREPARE ALL SWALES AS SHOWN ON PLAN TO PROVIDE POSITIVE DRAINAGE DURING CONSTRUCTION.
- RETURN AFTER THE BUILDING IS ENCLOSED & FINISH GRADE AND TOPSOIL AROUND PERIMETER OF BUILDING. ALSO, FINISH GRADE AROUND ELECTRICAL, TELEPHONE, GAS, SEWER, WATER AND UTILITY TRENCHES.
- GRADING CONTRACTOR SHALL FIX AND REPAIR PARKING AREA AND DRIVES AS REQUIRED AFTER UTILITY AND OTHER WORK THAT MAY DISTURB THE SOIL AND/OR GRAVEL BASE BEFORE PAVING BEGINS. GRADING CONTRACTOR SHALL SMOOTH DRUM ROLL ALL PARKING AREAS AND DRIVES BEFORE PAVING BEGINS.
- AWARDED GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE LABOR AND MATERIAL NEEDED FOR SUPPLYING ANY TRAFFIC CONTROL BARRIERS OR SIGNS AS NEEDED PER LOCAL OR D.O.T. CODES & REGULATIONS DUE TO ANY ROAD WORK OUTSIDE OF PROPERTY LINES
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MIN DISTANCE OF 10' MEASURED PERP. TO THE FACE OF THE FOUNDATION WALL.

THIS IS A SCHEMATIC DRAWING, NOT A WORKING DRAWING. ANDERSON ASHTON IS NOT RESPONSIBLE FOR DIMENSIONS, CONSTRUCTION DETAILS, ENGINEERING DECISIONS, REGULATION COMPLIANCE, OR ANY OTHER ASPECTS OF THE PROJECT. IT IS HIGHLY RECOMMENDED THAT A LOCAL ARCHITECT BE ENGAGED TO DEVELOP CONTRACT DOCUMENTS BASED ON THESE SCHEMATIC DRAWINGS AND CORRESPONDING OUTLINE SPECIFICATIONS. IT IS FURTHER RECOMMENDED THAT A GENERAL CONTRACTOR BE EMPLOYED TO DEVELOP THE PROJECT. ANDERSON-ASHTON SHALL BE DEVELOPED IN A CONTRACTUAL AGREEMENT.

ANDERSON
ASHTON
DESIGN / BUILD
2746 South 168th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM



PRELIMINARY NOT FOR CONSTRUCTION

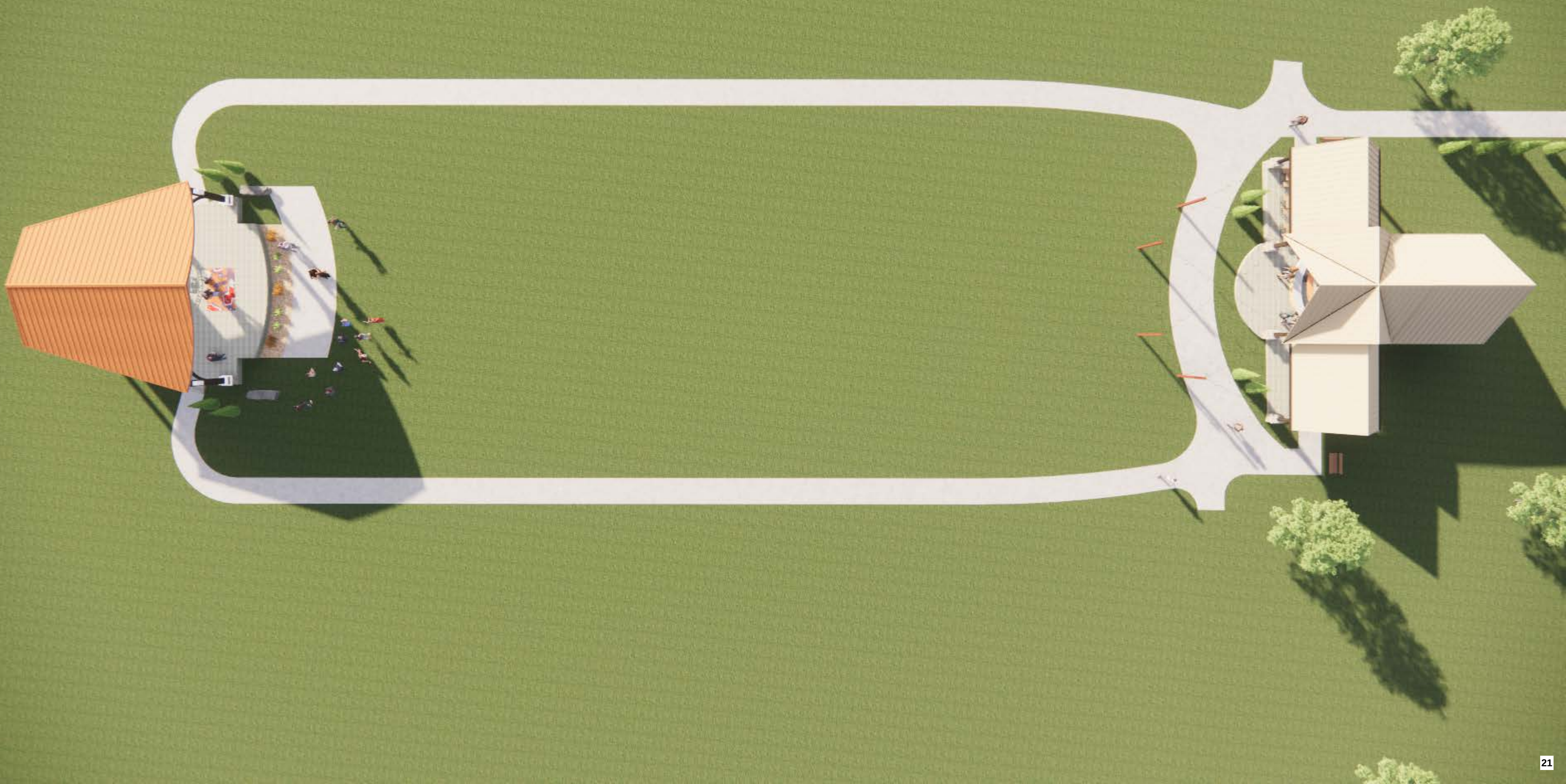
PROPOSED ADDITION, REMODEL, NEW BUILDING FOR:
MUKWONAGO AMPHITHEATER

MUKWONAGO, WI 53149

DRAFTED BY: MFP
DESIGNER: NTL-F
ISSUE: 3/4/2021 5:00:20 PM
SUBMITTAL DATE: XX-XX-XX
DESIGN NO. P-01925
CONSTRUCTION NO. -

ARCHITECTURAL
SITE PLAN

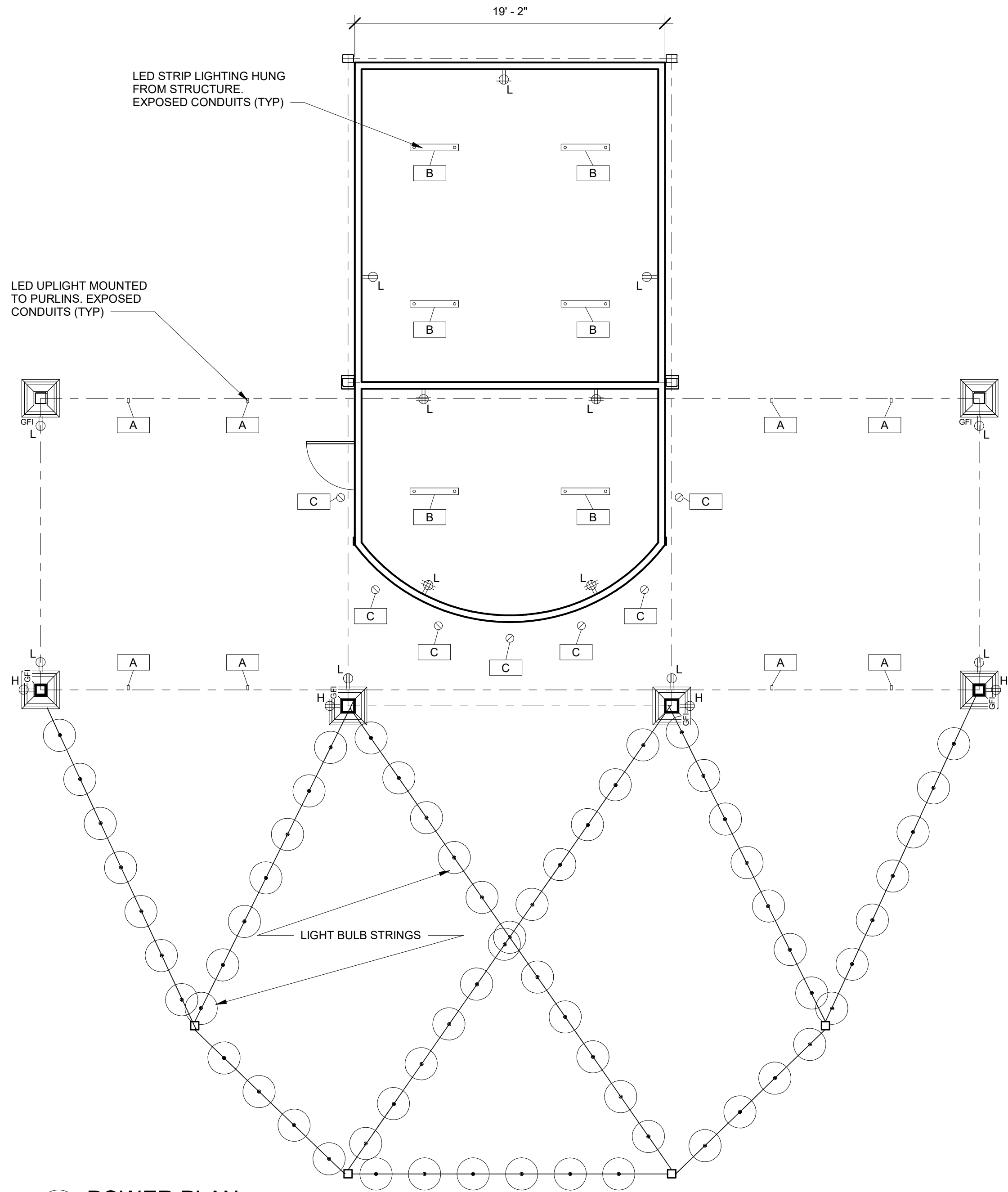
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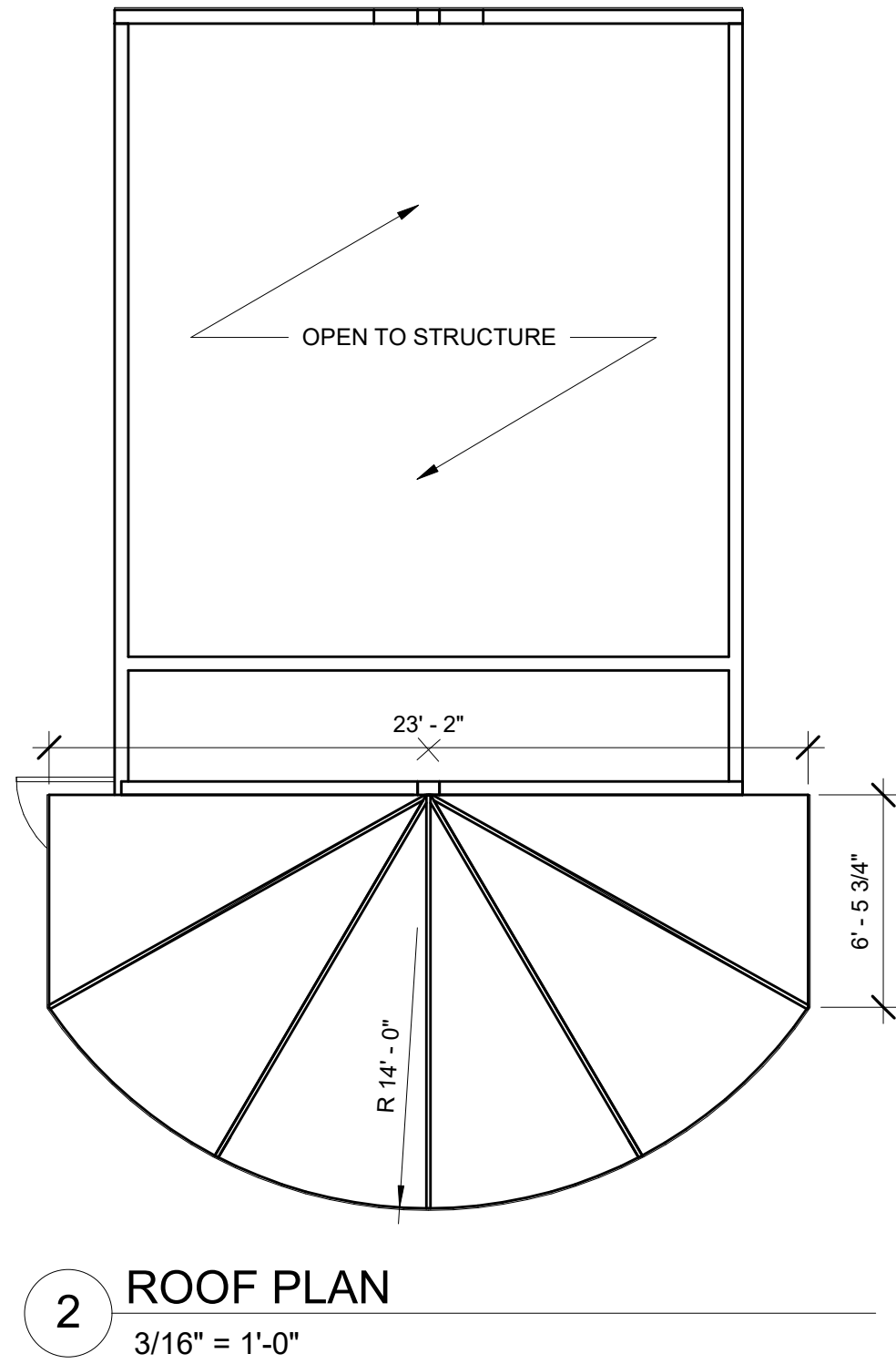




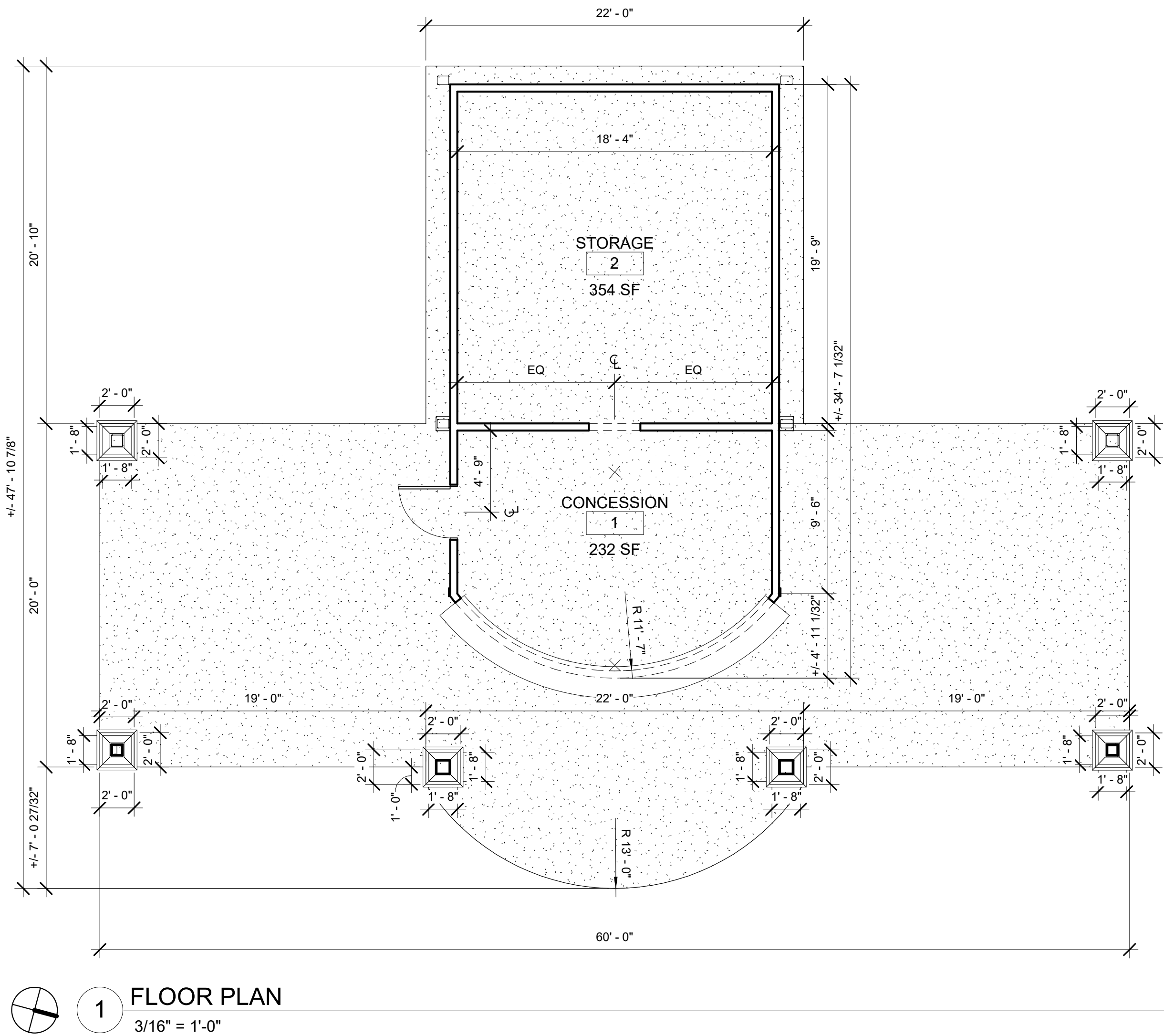
LEGEND		
SYMBOL	LABEL	DESCRIPTION
	L (LOW MOUNT)	STANDARD DUPLEX OUTLET, MOUNTED 9 3/4" FROM FINISH FLOOR
	L (LOW MOUNT)	DUPLEX OUTLET (GFI IN LOCKABLE WEATHER TIGHT CASE), MOUNTED 9 3/4" FROM FINISH FLOOR
	L (LOW MOUNT)	STANDARD QUAD OUTLET, MOUNTED 9 3/4" FROM FINISH FLOOR
	H (HIGH MOUNT)	QUAD OUTLET (GFI IN LOCKABLE WEATHER TIGHT CASE), MOUNTED 9 3/4" FROM FINISH FLOOR
	A	LED UPLIGHT STRIP, MOUNTED TO TOP OF PURLIN
	B	LED STRIP LIGHTING, MOUNTED TO STRUCTURE
	C	LED CAN LIGHTING (LOCATED IN CONCESSION STAND SOFFIT)
		LIGHT BULB STRING
SCHEMATIC LIGHTING FLOOR PLAN FOR REFERENCE ONLY.		



3 POWER PLAN
3/16" = 1'-0"



2 ROOF PLAN
3/16" = 1'-0"



1 FLOOR PLAN
3/16" = 1'-0"

REVISIONS

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ANDERSON ASHTON
DESIGN / BUILD
2746 South 16th Street
New Berlin, WI 53151
Phone: (262) 788-4640
WWW.ANDERSONASHTON.COM

PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED (ADDITION, REMODEL, NEW) BUILDING FOR:
MUKWONAGO AMPHITHEATER

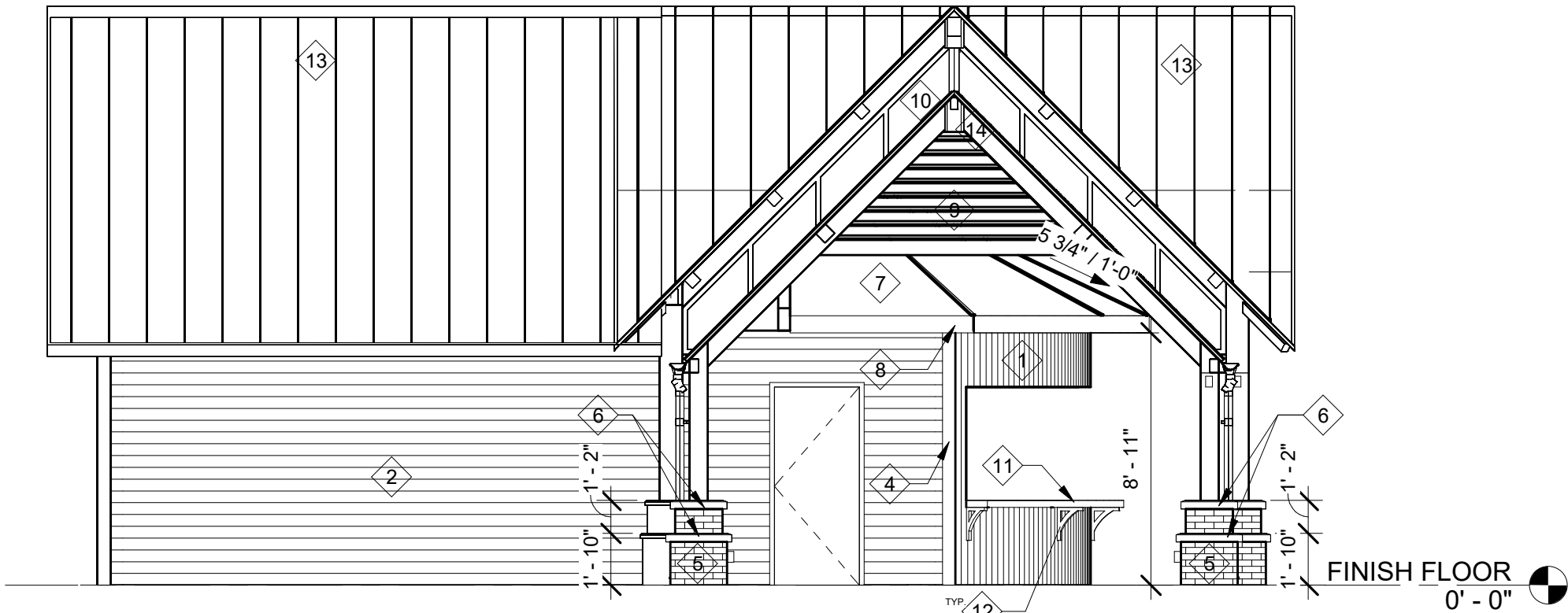
MUKWONAGO, WI 53149

DRAFTED BY: MFP
DESIGNER: NTL-F
ISSUE: 3/4/2021 4:54:07 PM
SUBMITTAL DATE: XX-XX-XX
DESIGN NO. ####
CONSTRUCTION NO. ####

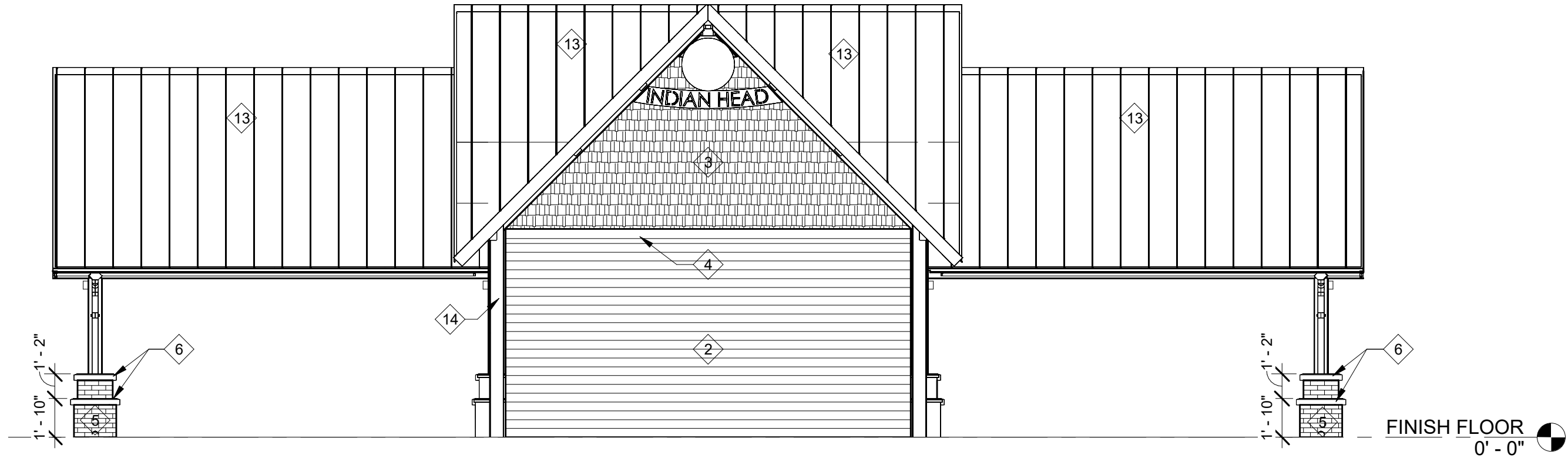
PLANS

A101

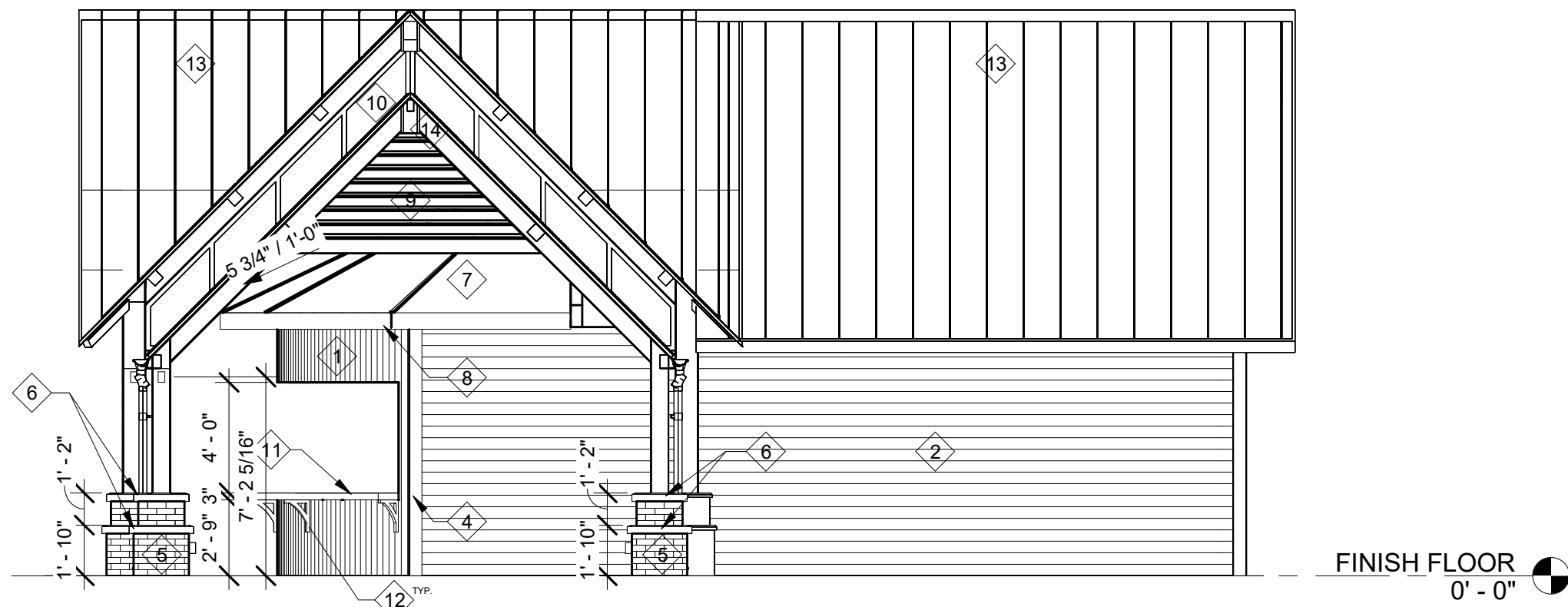
ELEVATION KEY	MATERIAL / MANUFACTURER	COLOR (T.B.V)
1 T&G WOOD PLANKS	--	CEDAR
2 LP SMARTSIDE PREFINISHED LAP SIDING	--	MAHOGANY
3 LP SMARTSIDE PREFINISHED SHAKE SIDING	--	CEDAR
4 TRIM	--	ASH GRAY
5 STONE PIERS	ASHLAR STONE	NO FINISH
6 PRECAST CAP	CAST STONE	LIMESTONE
7 BOARD AND BATTEN SOFFIT	--	CEDAR
8 FASCIA	--	CEDAR
9 LOUVERS	--	PATRICIAN BRONZE
10 GLAZING	STEEL	PATRICIAN BRONZE
11 COUNTERTOP	STAINLESS STEEL	NO FINISH
12 DECORATIVE BRACKETS	WOOD	CEDAR
13 POLIGON ROOF	STEEL	SURREY BEIGE
14 POLIGON STRUCTURE	STEEL	PATRICIAN BRONZE



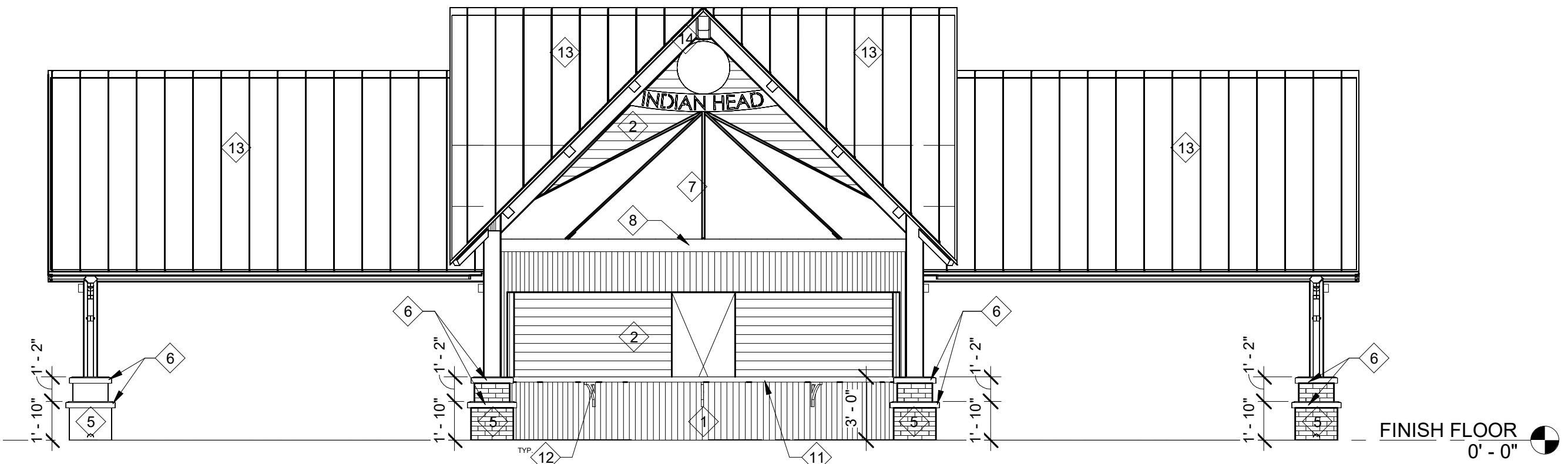
4 WEST ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"



1 SOUTH ELEVATION
3/16" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED (ADDITION, REMODEL, NEW) BUILDING FOR:
MUKWONAGO AMPHITHEATER

MUKWONAGO, WI 53149

DRAFTED BY: MFP
DESIGNER: NTL-F
ISSUE: 3/4/2021 4:53:15 PM
SUBMITTAL DATE: XX-XX-XX
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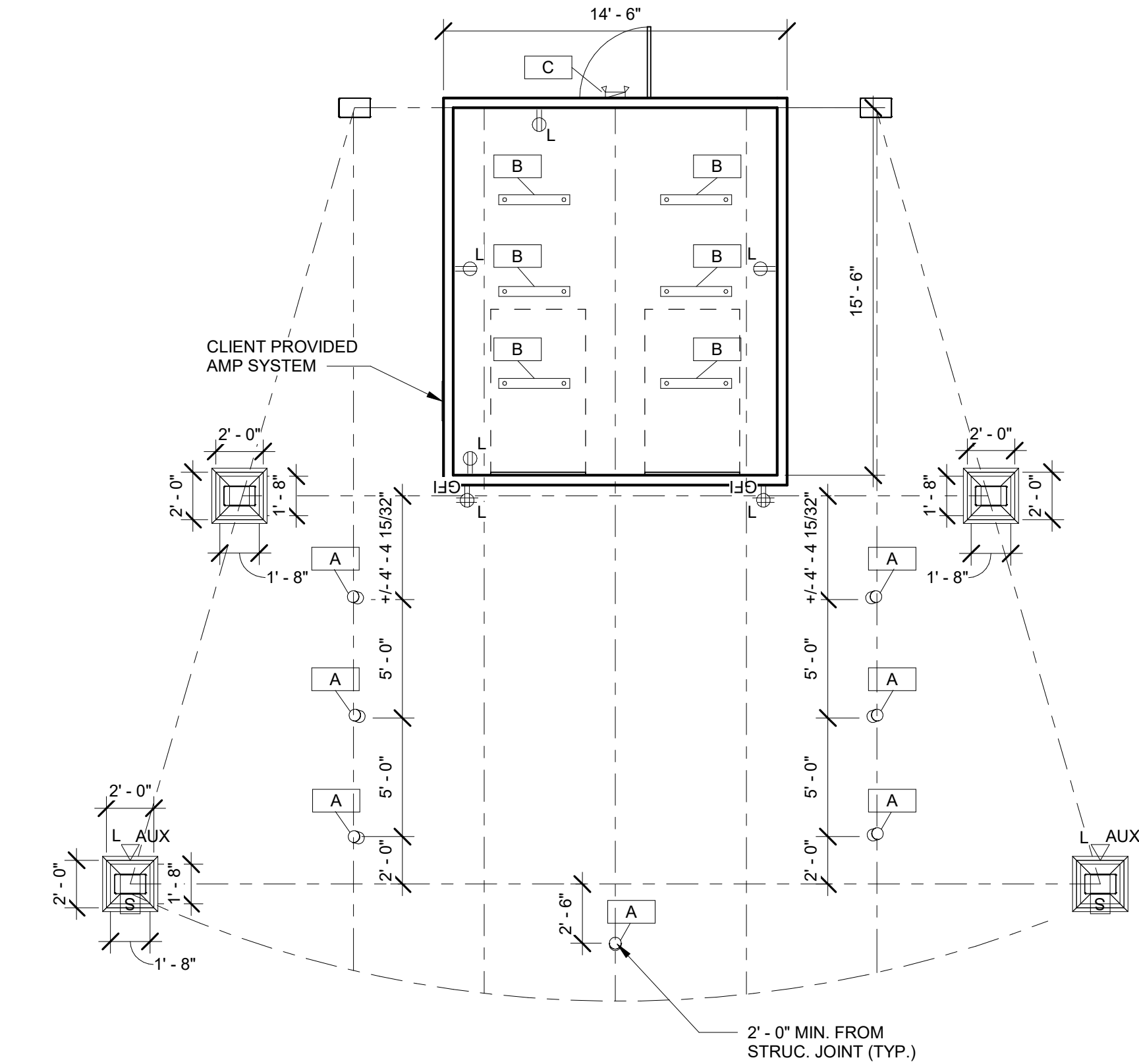
ELEVATIONS

A200

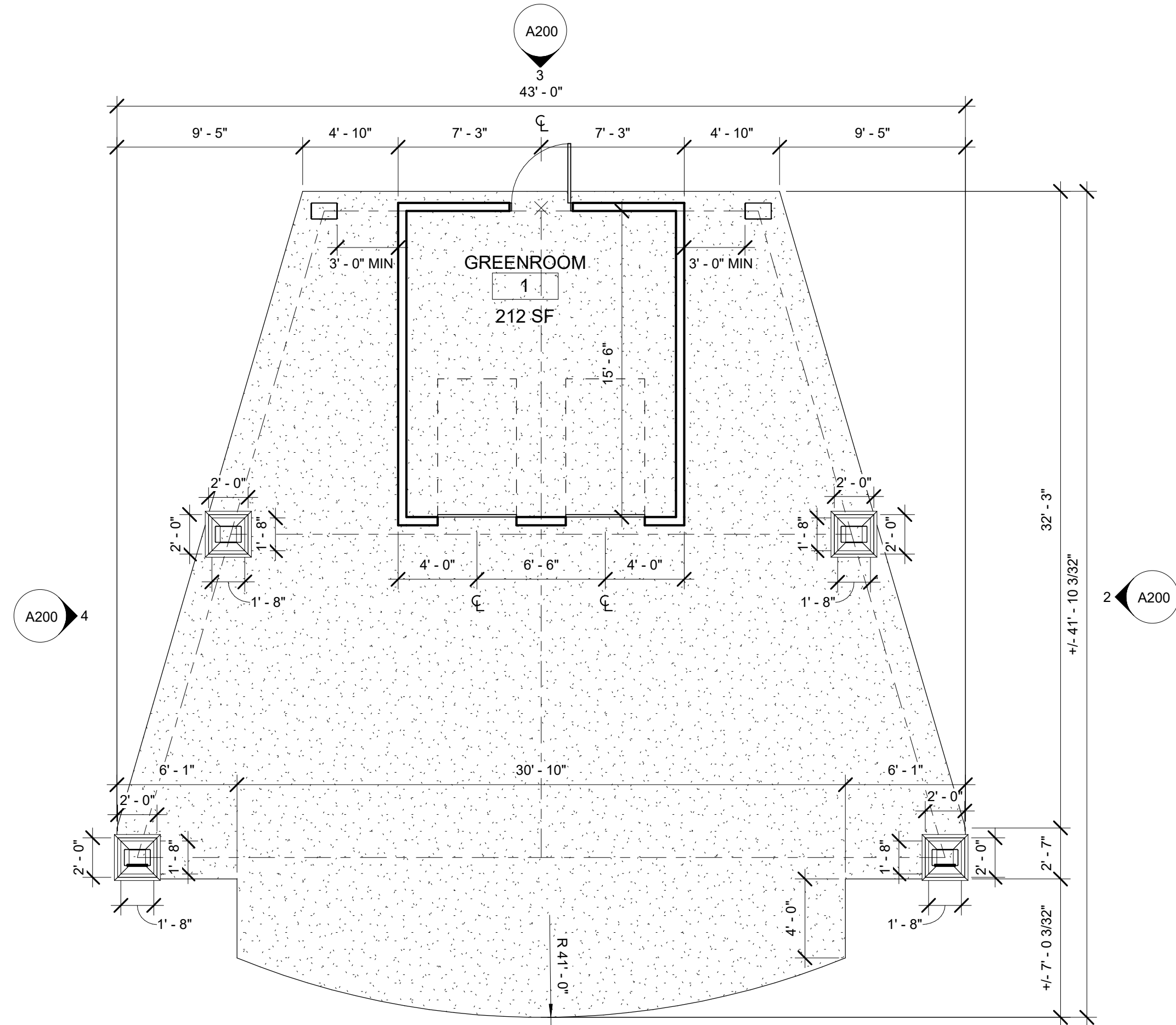




ELECTRICAL AND DATA EQUIPMENT		
SYMBOL	LABEL	DESCRIPTION
	L (LOW MOUNT)	STANDARD DUPLEX OUTLET, MOUNTED 9 3/4" FROM FINISH FLOOR
	L (LOW MOUNT)	GROUNDED QUAD OUTLET (GFI IN LOCKABLE WEATHER TIGHT CASE), MOUNTED 9 3/4" FROM FINISH FLOOR
	L (LOW MOUNT)	SPECIAL OUTLET PUNCHOUT - (2) AUXIARY JACK + (2) MICROPHONE JACK (IN LOCKABLE WEATHER TIGHT CASE), MOUNTED 9 3/4" FROM FINISH FLOOR
		CLIENT PROVIDED PERMANENT SPEAKERS, MOUNTED 11" - 2" FROM FINISH FLOOR
	A	LED CAN LIGHT (MOUNTED TO STRUCTURE)
	B	LED STRIP LIGHTING (MOUNTED TO STRUCTURE)
	C	EMERGENCY LIGHTING
SCHEMATIC LIGHTING FLOOR PLAN FOR REFERENCE ONLY.		



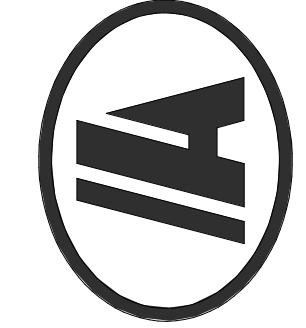
2 POWER PLAN
3/16" = 1'-0"



1 FLOOR PLAN
3/16" = 1'-0"

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ANDERSON
ASHTON
DESIGN / BUILD
2746 South 18th Street
New Berlin, WI 53151
Phone: (262) 788-4640
WWW.ANDERSONASHTON.COM



PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED ADDITION, REMODEL, NEW BUILDING FOR:

MUKWONAGO AMPHITHEATER

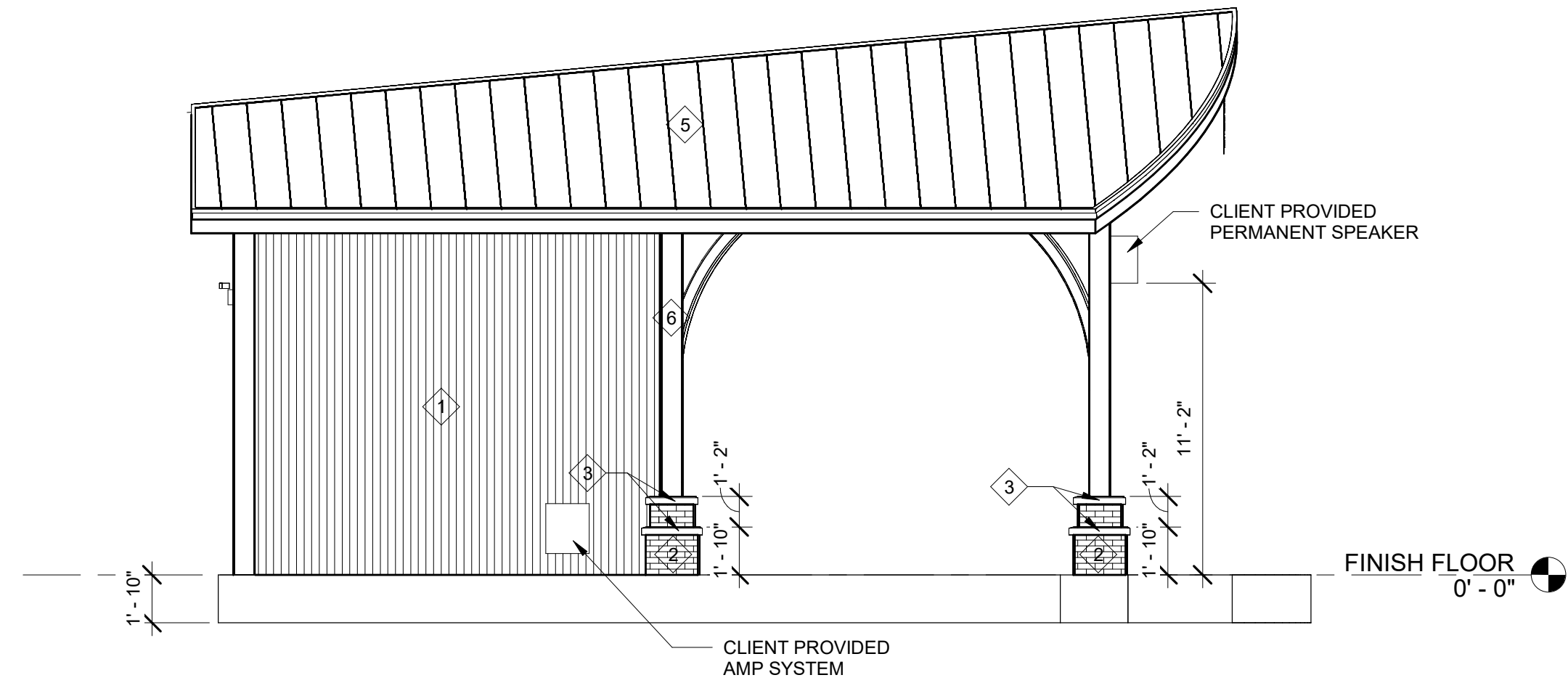
MUKWONAGO, WI 53149

DRAFTED BY: MFP
DESIGNER: NTL-F
ISSUE: 3/5/2021 9:18:43 AM
SUBMITTAL DATE: XX-XX-XX
DESIGN NO. ####
CONSTRUCTION NO. ####

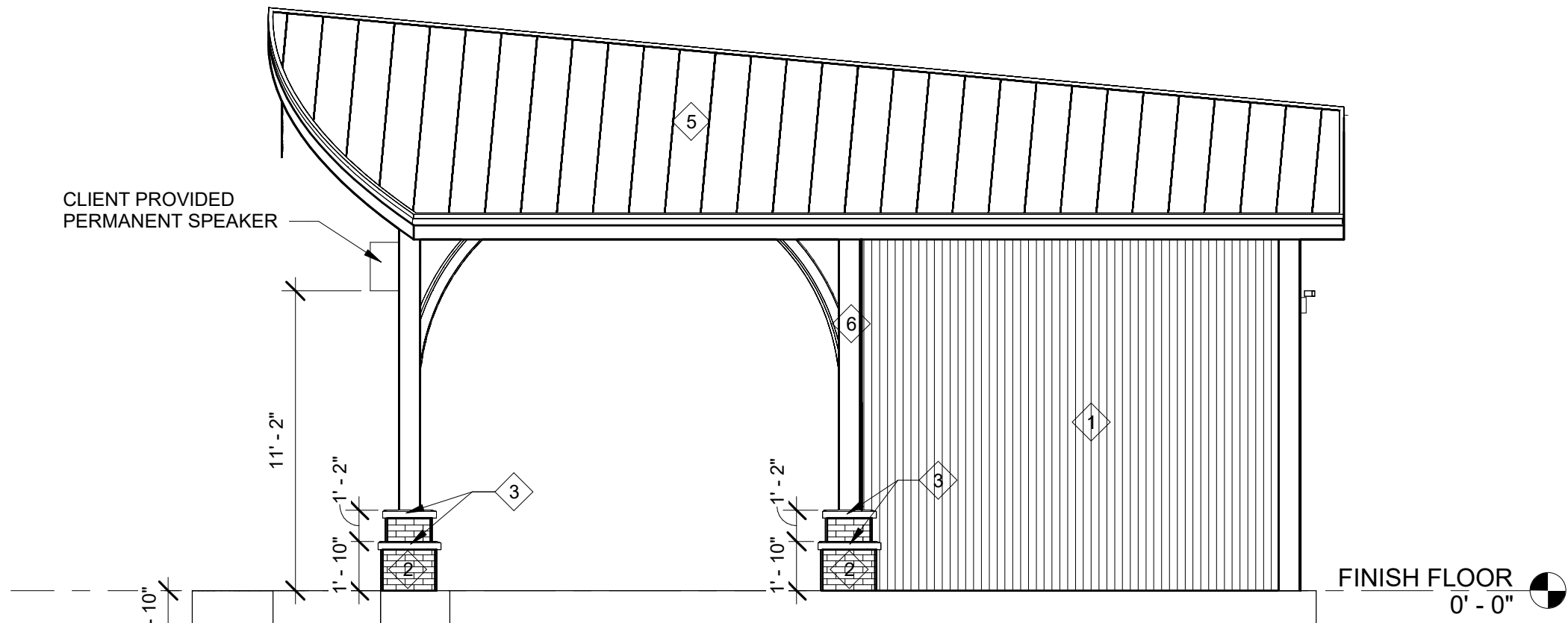
PLANS

A101

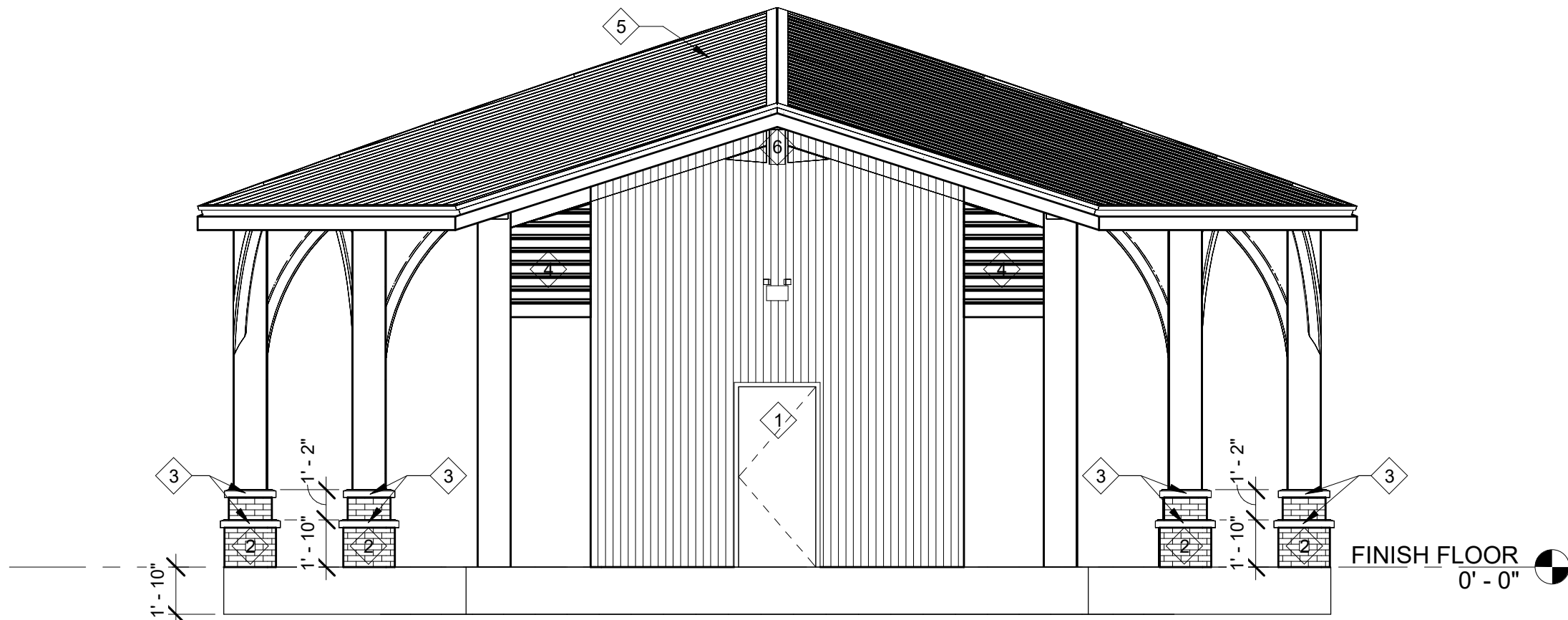
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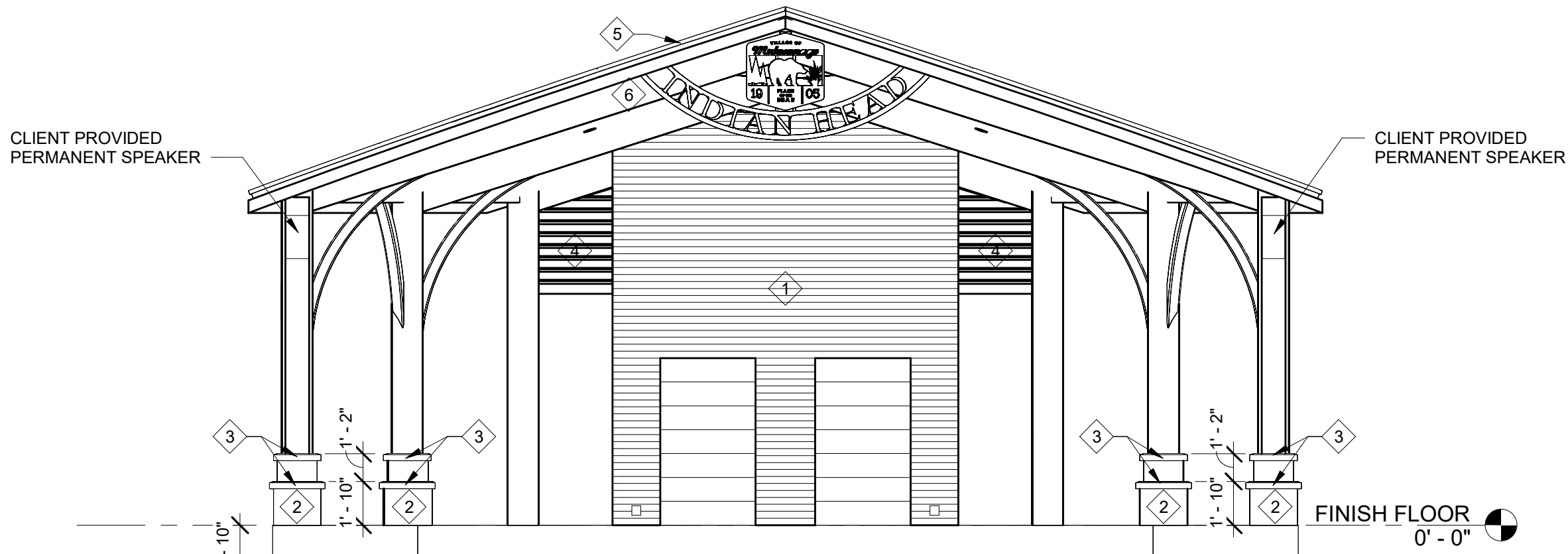
4 WEST ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"



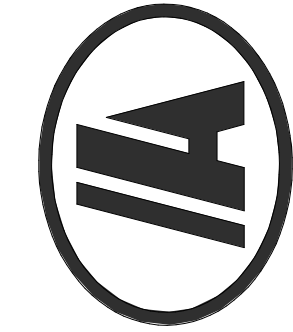
3 NORTH ELEVATION
3/16" = 1'-0"



1 SOUTH ELEVATION
3/16" = 1'-0"

EDIT PER PROJECT

ELEVATION KEY	MATERIAL / MANUFACTURER	COLOR (T.B.V)
1 T&G WOOD PLANKS	--	CEDAR
2 STONE PIERS	ASHLAR STONE	NO FINISH
3 PRECAST CAP	CAST STONE	LIMESTONE
4 LOUVERS	--	PATRICIAN BRONZE
5 POLIGON ROOF	STEEL	COPPER PENNY
6 POLIGON STRUCTURE	STEEL	PATRICIAN BRONZE
7 --	--	--
8 --	--	--
9 --	--	--
10 --	--	--
11 --	--	--



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ASHTON
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PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED ADDITION, REMODEL, NEW BUILDING FOR:

MUKWONAGO AMPHITHEATER

MUKWONAGO, WI 53149

DRAFTED BY: MFP
DESIGNER: NTL-F
ISSUE: 3/4/2021 4:56:15 PM
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ELEVATIONS

A200

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APHITHEATER RENDERING



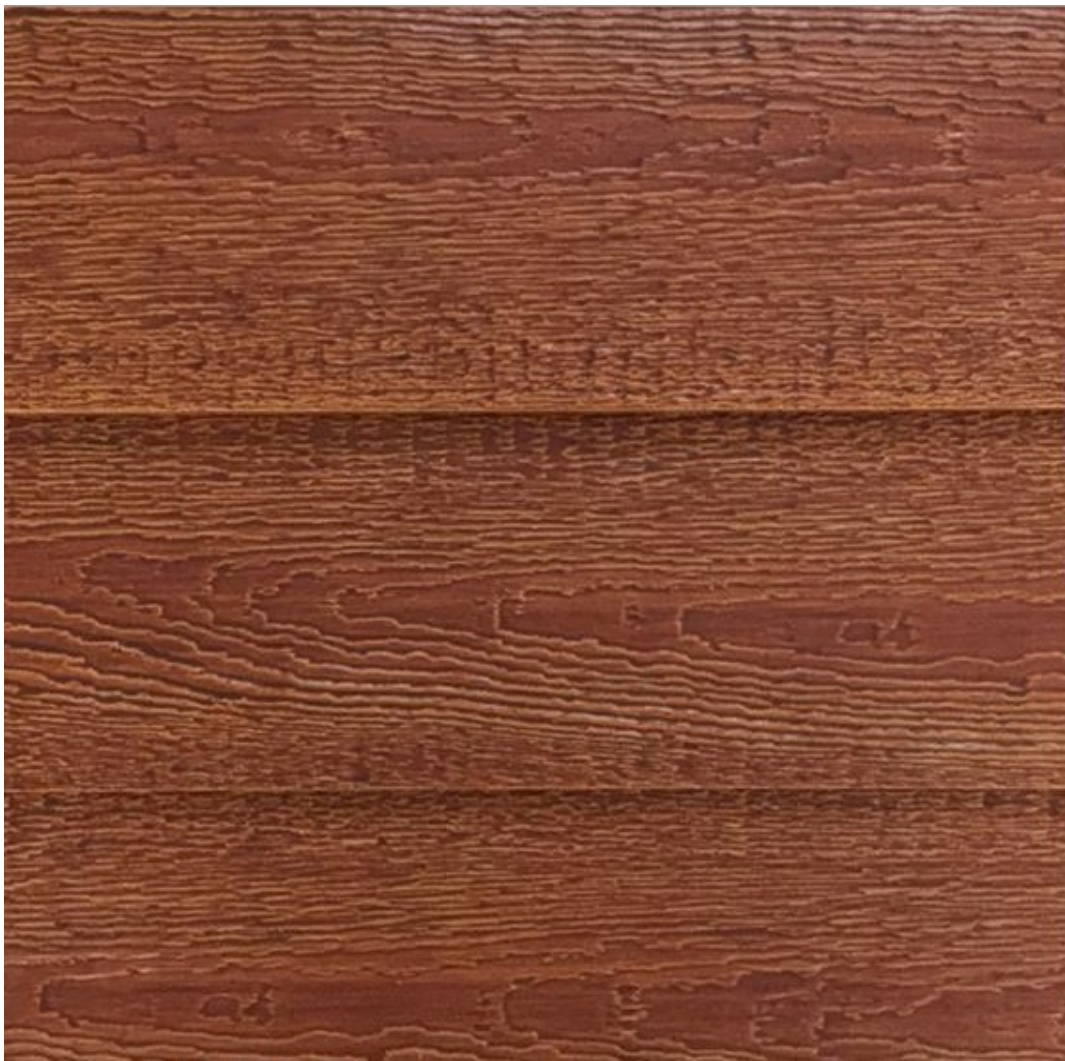
CONCESSION STAND RENDERING



HALQUIST STONE, CHILTON BROWN



LIMESTONE SILL



LP SMART SIDING, MAHOGANY



TONGUE AND GROOVE PANELING, CEDAR



LP DIAMONDKOTE SHAKES, CEDAR

REVISIONS

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ANDERSON ASHTON
DESIGN / BUILD
2746 South 18th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM

PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED (ADDITION, REMODEL, NEW) BUILDING FOR:
MUKWONAGO AMPHITHEATER
MUKWONAGO, WI 53149

DRAFTED BY: Author

DESIGNER: NTL-F

ISSUE: 3/23/2021 10:13:36 AM

SUBMITTAL DATE: XX-XX-XX

DESIGN NO. P-01925

CONSTRUCTION NO.

3D DRAWINGS

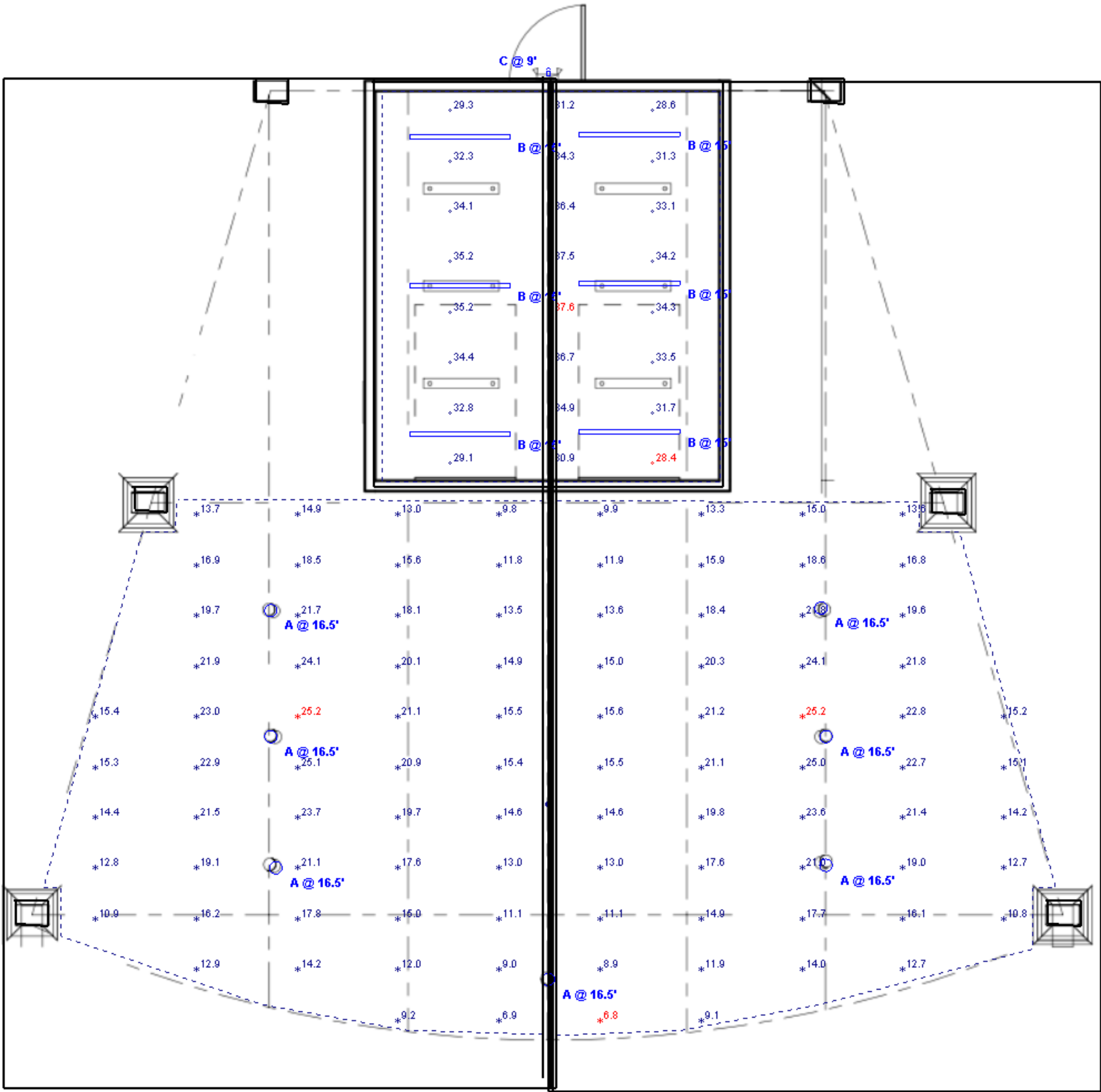
A900

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30







Schedule									
Symbol	Label	QTY	Manufacturer	Catalog Number	Number Lamps	Lumens per Lamp	LLF	Wattage	Notes
	A	7	Pathway Lighting Products, Inc	C95 S V 40 3 W L7 DW WL MB	1	4130	0.795	32.3	
	B	6	CLS - METALUX	4SNLED-LD5-56SL-LW-UNV-L830-CD1-U	1	5329	0.82	51.5	
	C	1	CLS - SURE-LITES	SELWT 29 BK SD	1	203	0.82	2.88	

Statistics						
Description	Symbol	Avg	Min	Avg / Min	Max	Max / Min
Green Rm		33.2 fc	28.4 fc	1.2:1	37.6 fc	1.3:1
Stage		16.6 fc	6.8 fc	2.4:1	25.2 fc	3.7:1

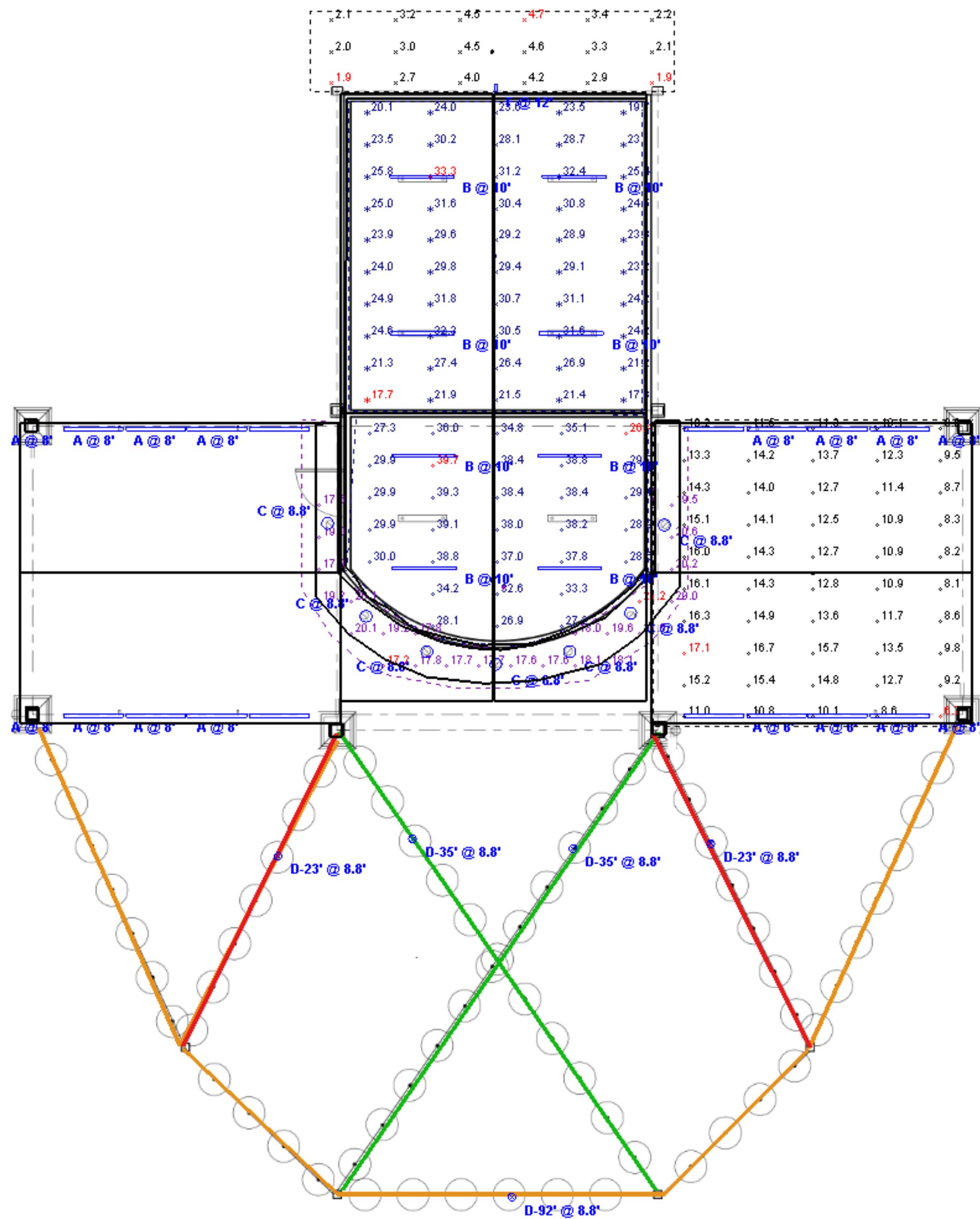
Note

1. Photometric points are on 2ft by 4ft spacing. On the Stage, they are set for floor height. For the Green Room, they are at 2ft 6in AFF.

2. No heights was offered for ceiling areas. Verify mounting heights are close to what are needed.

3. Footcandles for stage are per IES recommendations for outdoor areas for dark environments and medium dark features.

All light levels are approximate. Values will vary due to actual LED/driver combinations, reflectances (currently set at 80/50/20), environmental conditions, and obstructions. Calculations are based on our interpretation of information provided to us. This design remains the property of Graybar Electric and may not be altered without written permission.



Schedule							
Symbol	Label	QTY	Manufacturer	Catalog Number	LLF	Wattage	Notes
	A	16	CLS- FAIL-SAFE	HVSL2-4-LD4-1HI-30-UNV-O-EDD1-GSKLNS-FSS-ALH-BK	0.82	43.9	
	B	8	CLS - METALUX	4SNLED-LD5-56SL-LW-UNV-L830-CD1-U	0.82	51.5	
	C	7	Pathway Lighting Products, Inc	4SFL2X 15 3K WL SCL	0.795	15	
	D-23'	2	California Accent Lighting	ML2000A-36"-3.0K-GSFL-DM-WET-NA-BK-23ft	0.82	21.7	
	D-35'	2	California Accent Lighting	ML2000A-36"-3.0K-GSFL-DM-WET-NA-BK-35ft	0.82	34.1	
	D-92'	1	California Accent Lighting	ML2000A-36"-3.0K-GSFL-DM-WET-NA-BK-92ft	0.82	93	
	F	1	CLS - LUMARK	AXCS2A-W-BK	0.82	20.7	

Statistics						
Description	Symbol	Avg	Min	Avg / Min	Max	Max / Min
Concession		33.5 fc	26.4 fc	1.3:1	39.7 fc	1.5:1
Concession Front		18.9 fc	17.2 fc	1.1:1	21.2 fc	1.2:1
Front of Storage		3.2 fc	1.9 fc	1.7:1	4.7 fc	2.5:1
Storage		26.3 fc	17.7 fc	1.5:1	33.3 fc	1.9:1
Under Canopy		12.3 fc	6.7 fc	1.8:1	17.1 fc	2.6:1

Note

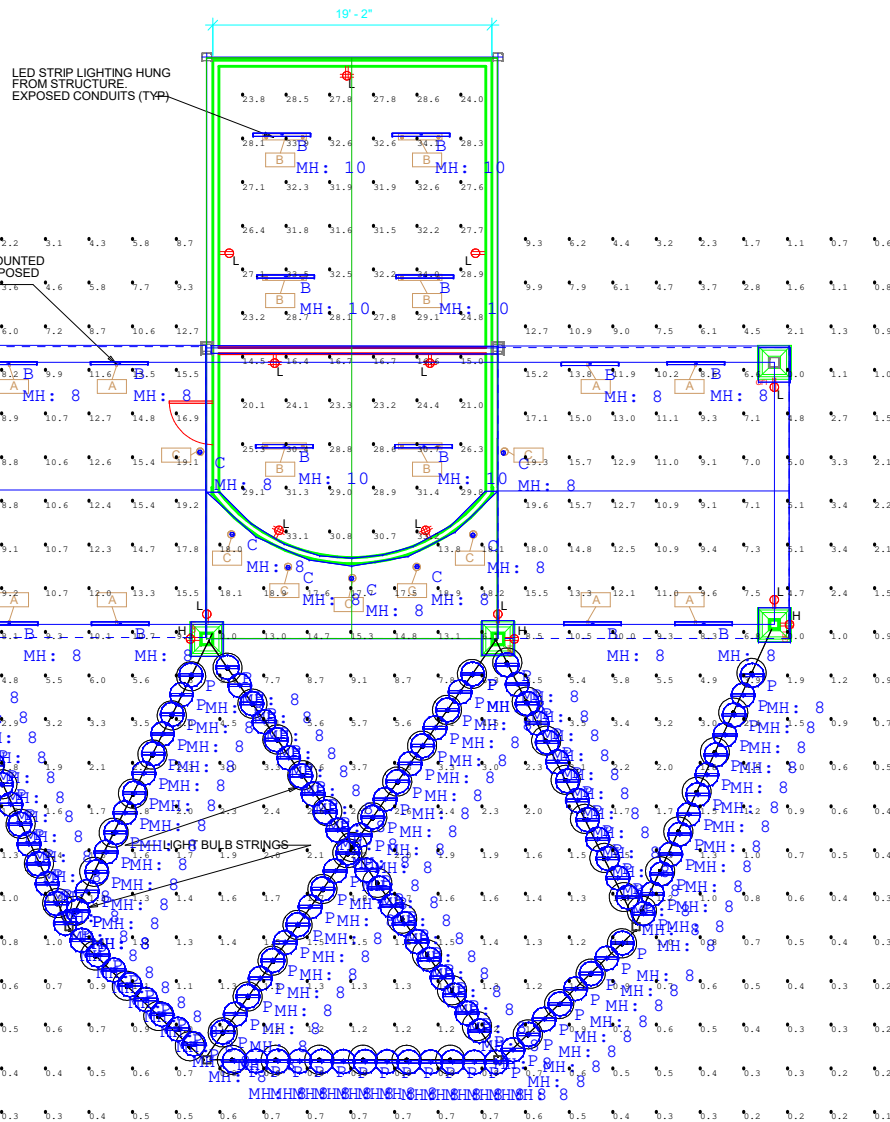
1. Photometrics are on 2ft by 4ft spacing except for Concession Front where it is on 2ft x 2ft. Storage & Concession interior are taken at 2ft 6in AFF.

2. Heights were not recorded on architectural drawings. Verify all mounting heights.

3. Type D are color coded for the run length they represent. Each beginning of a run require a hard-wire feed from a j-box.

4. Type F is an optional fixture that may be required for safety to light area in front of the storage area.

All light levels are approximate. Values will vary due to actual LED/driver combinations, reflectances (currently set at 80/50/20), environmental conditions, and obstructions. Calculations are based on our interpretation of information provided to us. This design remains the property of Graybar Electric and may not be altered without written permission.



Luminaire Schedule						
Qty	Label	MFG	Description	LLF	Lum. Watts	Total Watts
14	B	LITHONIA	CDS L48 MVOLT DM xdk 80CRI WH	0.900	38	532
7	C	LITHONIA	WF6 LED 30K40K50K MVOLT 90CRI	0.900	13.4	93.8
125	P	TIVOLI	LSL-x-18-H-xx-F-12	0.874	0.25	31.25

Calculation Summary					
Label	Units	Avg	Max	Min	Max/Min
Exterior	Fc	4.24	19.6	0.0	N.A.
Interior	Fc	27.72	34.1	14.5	2.35



Date: Mar 23, 2021

Graybar - Milwaukee
650 South 108th Street
West Allis WI 53214
Phone:
Fax:

Job Name
Village Of Mukwonago - Indianhead Park Amphitheater
GBM21-6329

Bid Date
Mar 22, 2021

Submittal Date
Mar 23, 2021



Transmittal

Graybar - Milwaukee
650 South 108th Street
West Allis WI 53214
Phone:

From: Gary Swaab

Project Village Of Mukwonago - Indianhead Park
Amphitheater

Quote# GBM21-6329

Location

To Lemberg Electric
4085 North 128th Street
Brookfield WI 53005
Contact: Gerry Maier

ATTACHED WE ARE SENDING YOU 1 COPY OF THE FOLLOWING ITEM:

- | | | |
|-----------------------------------|--|--------|
| ☐ Drawings | ☐ Specifications | Other: |
| ☐ Prints | ☐ Information | |
| ☐ Plans | ☒ Submittals | |

THESE ARE TRANSMITTED FOR:

- | | | |
|--|---|---------------------------------|
| ☐ Prior Approval | ☐ Resubmittal for Approval | ☐ Record |
| ☐ Approval | ☐ Corrections | Bids due on: |
| ☐ Approval as Submitted | ☒ Your Use | Other: |
| ☐ Approval as Noted | ☐ Review and Comment | |

Type	MFG	Part
A-CNCSSN	COOPER LIGHTING	HVSL2-8-LD4-1HI-30-UNV-O-EDD1-GSKLNS-FSS-ALH-BK
A-STAGE	PATHWAY	C95 S V 40 3K W L7 DW WL MB
B	COOPER LIGHTING	4SNLED-LD5-56SL-LW-UNV-L830-CD1-U
C-CNCSSN	PATHWAY	4SFKG + 4SFL2X 15 3K E1 DA SCL WL
C-STAGE	COOPER LIGHTING	SELWT 29 BK SD
D	CALIFORNIA ACCENT LIGHTING I	ML2000-CA-36"-3.0K-GSFL-DM-WET-NA-BK-(LENGTH) + ML2000-AC-1/8" + ML2000-EC
F	COOPER LIGHTING	AXCS2A-W-BK

DESCRIPTION

The Fail-Safe HVSL2 & HVSL2-SQ provides style with strength. Steel end caps and steel body provides strength while an extruded linear ribbed polycarbonate lens obscures the LED image and spreads light evenly.

Ideal for areas where the need for protection from vandalism are critical. Perfect for stairwells, schools, hospitals, corridors, dormitories, public restrooms, common areas, and transit stations.

SPECIFICATION FEATURES

Housing
Heavy duty, 18 ga. steel housing and end caps provide rigid construction. **Stainless-steel and die-formed aluminum available.** End caps provided with 7/8" KO for continuous row mounting.
Pendant mount standard with (2) 7/8"KOs in the housing back (all lengths except 2'). Stem sets ordered seperately as accessory item. Finished in matte white paint standard. Optional architectural colors available.

Fasteners
White painted Hex-head screws (4) secure the lens to the housing. Stainless steel TORX®T20 (SF1) with center reject pin and allen head with center pin reject screws (SF3) optional. Optional flush side screws (FSS or FSSTP) painted matte white.

Lens
One-piece extruded UV stabilized, diffuse polycarbonate. Unique linear ribbed design provides even light distribution while obscuring LED boards.
Internal ribs and smooth exterior reduce dirt build-up and facilitates cleaning.
Nominal lens thickness = 0.085".
Lifetime Lens Warranty.

Reflector
18 ga. Steel with white high reflectance polyester powder coat finish. Reflector serves as driver and wireway cover.

Mounting
Surface mount standard, wall or ceiling. Continuous row using end knock-outs.

Light-Emitting Diode (LED)
LEDs available in 3000K, 3500K, 4000K and 5000K with minimum 80 CRI. Projected life is 50,000 hours at 70% lumen maintenance.

Transformer/Driver
Electronic, 0-10V dimming standard. Optional 10% and 1% dimming.

Compliance
cULus listed for damp locations standard. Wet location under covered ceiling optional, wall or ceiling mount.

Warranty
Five year warranty on the LEDs and electrical. Lifetime Warranty if fixture found to be inoperative due to physical abuse for the duration of the installation.

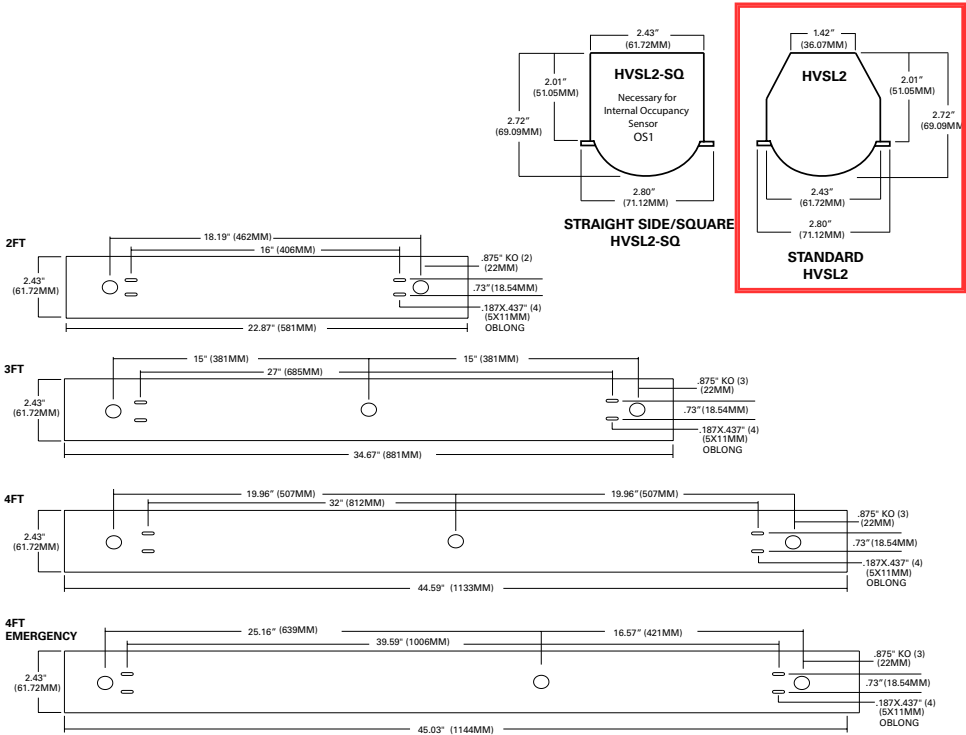


HVSL2
HVSL2-SQ

LD4 LED

**2" Nominal Width
Vandal Resistant Linear LED
Steel Housing**

Polycarbonate Lens



NOTE:
* 8' Fixture incorporates (2) 4' fixtures, attached at the factory, and one single 8' length lens

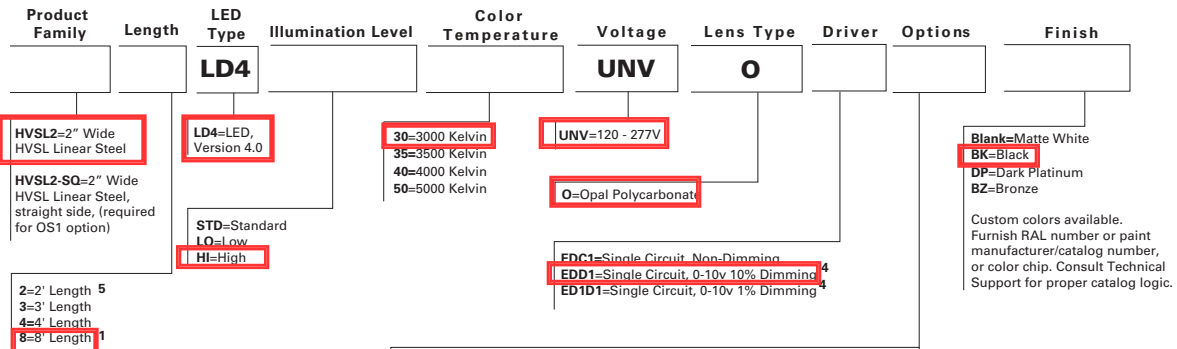
RATINGS
cULus
Damp location standard
Wet location Under Covered Ceiling available

ENERGY DATA
For Energy Management related technical data to support the performance of this fixture series, refer to the ordering information for input wattage.

HVSL2 & HVSL2SQ - LED

ORDERING INFORMATION

SAMPLE NUMBERS: HVSL2-4-LD4-STD-40-UNV-O-EDC1 or HVSL2-SQ-4-LD4-HI-40-277-O-EDC1-OS1



OS1=Internal Occupancy Sensor Mounted (behind lens) 2
 Connected to 1 row LED module. Only available in the HVSL2-SQ, 3', 4', or 8' length. Not available in 2' length. Not available in HVSL2.

EL10W=10W Emergency Pack 3
 SF1=TORX® T20 Tamper Proof side screws
 SF3=Allen-head center pin reject Tamper Proof side screws
 SHP=Stainless Steel Painted Housing
 SHPA=Stainless Steel Painted, all Fabricated Components
 ALH=Aluminum Painted Housing
 ALHA=Aluminum Painted, all Fabricated Components
 GSKLNS=Gasket to Lens - Side and Ends 7
 WL=Wet Location Under Covered Ceiling
 PMSC=Pendant Mount, Stem/Canopy using standard knockouts in back of housing, (3', 4' & 8' length only) - damp location rated only, (no wet location) 6
 PMY=Pendant Mount, AYC Chain or Y-Toggle, uses (4) 0.187"x 0.937" holes, (2) each end, (3', 4' & 8' length only) - damp location rated only, (no wet location) 6
 AM=Anti-microbial matte white paint
 FSS=Flush side screws (secure lens, non tamper proof)
 FSSTP=Flush side screws (secure lens, tamper proof)

Accessories (Order Separately)

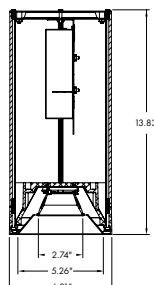
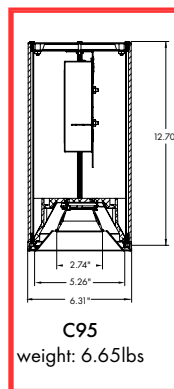
VRSD=T20 Center Pin
 Tamperproof
 TORX®-head bit
 SCF-XX-B=Fixed Stem Set
 (see ordering information page 3)
 XX=Length (6, 8, 12, 24, 36, 48, 60, 72)
 Used with all surface fixtures as stem sets. One set consists of one stem assembly. Minimum of two sets required per fixture. Not rated WL under covered ceiling.

HVSL2-X-CM/BKT=HVSL2 Corner Mount 8
 bracket, specify length (X=length=2,3,4,8)
 HVSL2-X-WMAB45=Wall Mount angle bracket, 8
 45 degree, specify length (X=length=2,3,4,8)
 HVSL2-CRNR/CONN=Corner Connector, 8
 90 degree. (not applicable to HVSL2-SQ)
 HVSL2-SQ-X-CM/BKT=HVSL2 Corner Mount 9
 bracket, specify length (X=length=2,3,4,8)
 HVSL2-SQ-X-WMAB45=Wall Mount angle 9
 bracket, 45 degree, specify length (X=length=2,3,4,8)

- Notes:**
- 8ft. unit consists of (2) 4ft. housings joined together at the factory with single 8 ft. lens.
 - When specifying OS1 (internal occupancy sensor) option, the HVSL2-SQ (straight side design) must be designated.
 - Emergency not available in 2ft. or 3ft lengths.
 - Purple and gray low voltage driver leads connected to driver for EDD1, ED1D1. Not connected for EDC1.
 - No center KO.
 - Does not include stem, chain, or y-toggle (see page 3 for order information).
 - GSKLNS option is standard with WL option not necessary in catalog.
 - Compatible with HVSL2 (reference option/accessory page for bracket dimensions)
 - Compatible with HVSL2-SQ (reference option/accessory page for bracket dimensions)

Fixture	Length	Illumination Level	Nominal Input Watts	Nominal Delivered Lumens
HVSL2 4000K	2'	LO	13.1	1232
		STD	18.3	1672
		HI	22.1	2042
	3'	LO	18.4	1872
		STD	25.9	2511
		HI	33.2	3063
	4'	LO	23.6	2511
		STD	33.5	3349
		HI	44.2	4083
	8'	LO	47.2	5022
		STD	67.0	6698
		HI	88.4	8166

* Nominal input wattage values include LED voltage, drive currents and typical driver efficiency. Refer to LM 79 data/photometric files for exact delivered lumen values and input wattage. Values in table are nominal values only.

HLSERIES**CALIBER PLUS**
ARCHITECTURAL**SERIES C91/C95WL**Wet Location LED Cylinders
534-6017 LumensC91 Wet Location
(534-6017 lumen)C95 Wet Location
(534-5102 lumens)C91
weight: 6.65lbsC95
weight: 6.65lbs**APPLICATION**

A decorative cylinder lighting fixture is ideal for wet location applications that require the long lamp life and energy savings benefits of LED technology.

FEATURES AND BENEFITS

- Architectural aluminum cylinder housing with powder coat finish.
- Model with exposed heat sink features enhanced cooling and higher lumen output.
- Standard in wet location with lens.
- Mounting options include: Pendant Stem, Wall, and Surface.
- Wall wash option available for wall grazing or forward-throw (Type 2) applications.
- Primary reflectors provide a variety of beam distributions and can be interchanged in the field if necessary.
- Custom colors available.
- Separate models available for our remote driver platforms of IRD and CentralDrive™ (see below).

TECHNICAL DATA

- Input: 120 to 277 VAC, 50-60Hz
- Standard 0-10V 1% dimming.
- CRI = 80. Available in 90 CRI.
- Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 35°C. Lower ambient temperatures yield longer lamp life.

REMOTE DRIVER OPTIONS (PUBLISHED SEPARATELY)

IRD (In-ceiling Remote Driver) features a housing with driver that is recessed in the ceiling and operates a single lighting fixture. Benefits include small 0.25" thick ceiling canopies, emergency (EM) options, and longer driver life due to reduced exposure to the heat of the LED engine. Both new construction and remodel style housings are available.

CentralDrive™ system features a remote panel that operates multiple lighting fixtures. This remote panel can be installed in an easy-to-access area such as a utility closet. Benefits are the same as our IRD system as well as easy driver replacement.

Lighting fixtures for these remote driver systems are published separately and can be found on our website. Please contact our sales team for more information on these options.



Submitted by Graybar - Milwaukee		Catalog Number: C95 S V 40 3K W L7 DW WL MB	Type: A-STAGE
	Job Name: Village Of Mukwonago - Indianhead Park Amphitheater	Notes:	GBM21-6329

CALIBER PLUS

ARCHITECTURAL

HOW TO ORDER

Catalog #:
Example: C91WV1035ML5DWWLSA

Fixture Series	Mounting	Driver	Delivered Lumens	Color Temp	Beam Distribution	Lens
C91 C95	W = Wall Mount P = Pendant Mount S = Surface Mount	V = On Board Driver	10 = (534L - 1073L, 7.8W) 20 = (1017L - 2122L, 15.8W) 30 = (1460L - 3165L, 23.8W) 40 = (1909L - 4133L, 32.3W) 50 = (2343L - 5102L, 40.8W) 60^ = (2752L - 6017L, 49.7W) 9 = 90 CRI	5 (5000K) 4 (4000K) 35 (3500K) 3 (3000K) 27 (2700K)	N = 35° M = 50° W = 70° G = Wall Wash or Forward Throw (Type 2)**	L5 – Frosted Glass Lens L7 – Solite Micro-Prismatic Glass Lens L9 – Clear Tempered Glass Lens (standard) Lens required for wet location applications.

Dimming	Style	Finish	Heat Sink Finish	Options
Max Lumen Designation of 60 for C91, 50 for C95 DW = 0-10V 10% (linear) Max Lumen Designation of 30 DW1 = 0-10V 1% (linear)	WL = Wet Location	MW = Matte White SA = Satin Aluminum MB = Matte Black BZ = Bronze COLORS (See Last Page)	Blank = Matte Black 1 = Matte White 2 = Satin Aluminum 3 = Bronze 5 = Gloss White 6 = Gloss Black M = Match Cylinder Housing	F = Fuse and Fuse Holder

** Wall wash option can only be used with clear lens (L9). Consult delivered lumens table for reduced lumen output.
^Not available in C95 model

Stem Kit Specification:
Example: RP24SA

Pendant Stem	Stem Length	Finish
RP = Rigid Pendant Kit	Stem length in increments of 12 inches (Add .25" for canopy) Can be cut to length in field.	SA = Satin Aluminum W = White B = Black Z = Bronze

Fixture:	Type:
Project:	

Manufactured and tested to UL#1598/8750 and CSA standards.
All Pathway® products meet or exceed requirements as established by the National Electrical Code. Specifications subject to change without notice.



Pathway Lighting Products, Inc., P.O. Box 591, Old Saybrook, CT 06475-0591
voice 800.342.0592 • fax 800.207.0090 • www.pathwaylighting.com • e-mail: sales@pathwaylighting.com

LCBV27.0WL
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Submitted by Graybar - Milwaukee 	Job Name: Village Of Mukwonago - Indianhead Park Amphitheater	Catalog Number: C95 S V 40 3K W L7 DW WL MB Notes:	Type: A-STAGE GBM21-6329
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CALIBER PLUS

ARCHITECTURAL

DELIVERED LUMENS DATA

Data based on fixture with 3500K Color Temperature

FIXTURE	WATTAGE	RATED LUMENS	DELIVERED LUMENS	BEAM DISTRIBUTION	LPW
C95V1035N	7.8	1000	1057	35°	135
C95V1035M	7.8	1000	1062	50°	136
C95V1035W	7.8	1000	1073	70°	138
C95V1035G	7.8	1000	534	100°	68
C95V2035N	15.8	2000	2090	35°	132
C95V2035M	15.8	2000	2100	50°	133
C95V2035W	15.8	2000	2122	70°	134
C95V2035G	15.8	2000	1017	100°	64
C95V3035N	23.8	3000	3117	35°	131
C95V3035M	23.8	3000	3132	50°	132
C95V3035W	23.8	3000	3165	70°	133
C95V3035G	23.8	3000	1460	100°	61
C95V4035N	32.3	4000	4070	35°	126
C95V4035M	32.3	4000	4090	50°	127
C95V4035W	32.3	4000	4133	70°	128
C95V4035G	32.3	4000	1909	100°	59
C95V5035N	40.8	5000	5023	35°	123
C95V5035M	40.8	5000	5048	50°	124
C95V5035W	40.8	5000	5101	70°	125
C95V5035G`	40.8	5000	2343	100°	57

Above values reflect 3500K color temperatures

Scaling factors for other color temperatures: 2700K=0.92; 3000K=0.97; 4000K=1.01; 5000K=1.04

Scaling Factor for 90 CRI=0.83



Pathway Lighting Products, Inc., P.O. Box 591, Old Saybrook, CT 06475-0591
voice 800.342.0592 • fax 800.207.0090 • www.pathwaylighting.com • e-mail: sales@pathwaylighting.com

LCBV27.0WL
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CALIBER PLUS
 ARCHITECTURAL
MOUNTING CONFIGURATIONS**RIGID STEM PENDANT KIT**

Rigid Pendant Kit

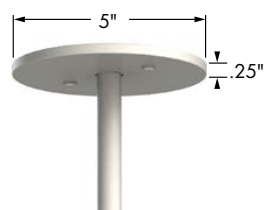
Does not swivel. Not suitable for sloped ceilings.

Stem Length in inches (add 1.4 for canopy)

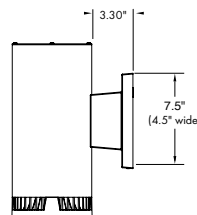
Satin Aluminum (SA), White Finish (W),

Black (B), or Bronze (Z)

EXAMPLE: RP 24 SA

**SURFACE MOUNT (S)**

Provided with mounting holes for securement to 4" octagon junction box. Canopy adds .28" to overall height. Available on wet location models.

**WALL MOUNT (W)**

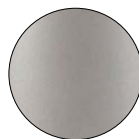
Standard bracket extends 3.21" from wall. Mounts to 4" octagon junction box. DMX wall bracket extends 5.18". Available on wet location models.

COLOR CHART**Standard Finishes (Powder Coat)**

Matte Black (MB)



Bronze (BZ)



Satin Aluminum (SA)



Matte White (MW)

Special Finishes Available. Contact our sales department.



Project		Catalog #		Type	
Prepared by		Notes		Date	



Metalux

SNLED Lensed

Lensed LED Strip Round and Square Lens

Typical Applications

Storage / Utility • Coves • Display Cases • Task and General Area

Interactive Menu

- Order Information [page 2](#)
- Photometric Data [page 3](#)
- Product Warranty

Product Certification



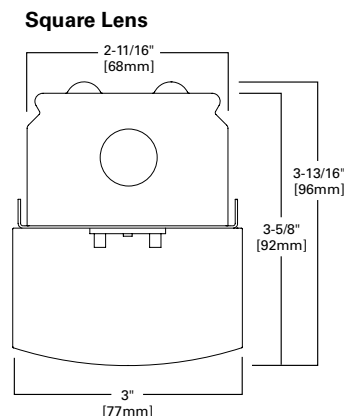
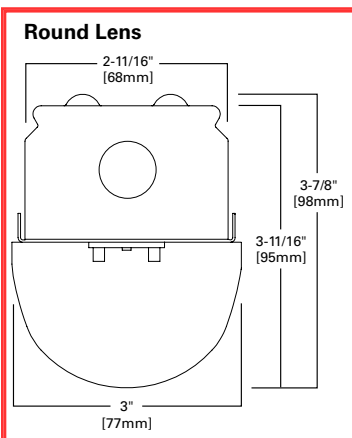
Product Features



Top Product Features

- Standard (SL) and High lumen/High Efficacy (HL) packages
- High efficiencies - up to 153 LPW
- Three different lens types for optical control
- Two different reflectors for precise distribution control
- Available CCT: 3000K, 3500K, 4000K and 5000K
- Minimum CRI of 80; 90 CRI available

Dimensional Details



[additional product diagrams](#)

Submitted by Graybar - Milwaukee	Job Name: Village Of Mukwonago - Indianhead Park Amphitheater	Catalog Number: 4SNLED-LD5-56SL-LW-UNV-L830-CD1-U Notes:	Type: B GBM21-6329
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Metalux

SNLED Lensed

Order Information

SAMPLE ORDER NUMBER: **4SNLED-LD5-46SL-LN-UNV-L835-CD1-U**
8TSNLED-LD5-200HL-SLN-UNV-EL7W-L840-CD2-U

Length	Series	Lamp Type
Length	Series	Lamp Type
2=2 ft. 4=4 ft. 8=8 ft.	SNLED=Commercial LED Striplight ⁽⁹⁾	LD5=LED 5.0
Notes (9) DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.		

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LED Lumen Packages

LED Lumen Packages ⁽¹⁾																				
2 ft. Round Lens			4 ft. Round Lens			8 ft. Round Lens			2 ft. Square Lens			4 ft. Square Lens			8 ft. Square Lens					
LC	LN	LW	LC	LN	LW	LC	LN	LW	SLC	SLN	SLW	SLC	SLN	SLW	SLC	SLN	SLW			
18SL	18SL	16SL	18SL	18SL	16SL	60SL	60SL	54SL	19SL	19SL	16SL	19SL	19SL	15SL	60SL	64SL	50SL			
22SL	22SL	20SL	22SL	22SL	20SL	68SL	68SL	61SL	24SL	24SL	20SL	23SL	23SL	19SL	70SL	70SL	58SL			
26SL	26SL	23SL	26SL	26SL	23SL	75SL	75SL	67SL	27SL	27SL	22SL	27SL	27SL	22SL	78SL	77SL	64SL			
34HL	32HL	30HL	30SL	30SL	27SL	83SL	83SL	74SL	37HL	37HL	30HL	30SL	30SL	25SL	84SL	84SL	70SL			
Clear	Semi-frost narrow	Full frost wide	34SL	34SL	30SL	90SL	91SL	81SL	48HL	48HL	41HL	35SL	35SL	29SL	93SL	93SL	77SL			
			37SL	37SL	33SL	98SL	98SL	88SL				39SL	39SL	32SL	100SL	100SL	83SL			
			41SL	41SL	37SL	105SL ⁽¹⁰⁾	106SL	95SL				42SL	42SL	35SL	108SL	108SL	90SL			
			46SL	46SL	41SL	130HL ⁽¹⁰⁾	130HL ⁽¹⁰⁾	110HL				47SL	46SL	39SL	116SL	116SL	96SL			
			49SL	53SL	44SL	170HL ⁽¹⁰⁾	170HL ⁽¹⁰⁾	150HL				50SL	50SL	41SL	125SL	125SL	104SL			
			52SL	56SL	47SL	Clear	Semi-frost narrow	Full frost wide				54SL	54SL	45SL	131SL	130SL	108SL			
			56SL	61SL	50SL							58SL	58SL	48SL	130HL	130HL	130HL			
			63SL	64SL	56SL							63SL	63SL	52SL	170HL ⁽¹⁰⁾	170HL ⁽¹⁰⁾	170HL ⁽¹⁰⁾			
			66SL	50HL	58SL							65SL	65SL	54SL	200HL	200HL	200HL			
			52HL	54HL	44HL							77SL	78SL	64SL	Clear	Semi-frost narrow	Full frost wide			
			55HL	60HL	48HL							85SL	85SL	70SL						
			60HL	74HL	54HL							54HL	54HL	46HL						
			76HL		65HL							57HL	57HL	48HL						
			Clear	Semi-frost narrow	Full frost wide							62HL	62HL	52HL						
												68HL	68HL	57HL						
												82HL	82HL	69HL						
												97HL	97HL	81HL						
												Clear	Semi-frost narrow	Full frost wide						

Notes

SL denotes standard lumen output. HL denotes high lumen output. Additional LEDs to obtain lumen package.
For comparable lumen packages, HL efficacy is greater than SL efficacy.
26SL: 2600 delivered lumens, standard lumen output
170HL: 17000 delivered lumens, high output.
(1) Nominal lumen values. See table for value and fixture length. (10) DALI and Step-dim versions require two drivers.

Notes

Same notes apply as round (column on left)

Lens	Voltage	Options	Color Temp / CCT
Lens	Voltage	Options	Color Temp / CCT
Round LC=Clear Lens LN=Semi-Frost Lens - Narrow LW=Full Frost Lens - Wide Square SLC=Square / Flat Clear Lens SLN=Square / Flat Semi - Frost Lens - Narrow SLW=Square / Flat Full Frost Lens - Wide	UNV=Universal Voltage 120-277 347-347V (12) 480-480V ⁽²⁾	Emergency EL7W=7-watt, 120V-277V emergency battery pack installed ^{(2), (3)} EL14W=14-watt 120V-277V emergency battery pack installed ^{(2), (3)} GTR2=Bodine Generator Transfer Relay ⁽⁶⁾ ETRD=Iota Emergency Transfer Relay with dimming control ⁽⁶⁾ Wiring PI/CPH=Plug in and cross over plug in options ⁽⁴⁾ PC6/515P=(NEMA 5-15P) 6 ft. Cord with NEMA Straight Plug ^{(7), (8)} PC6/L715=(NEMA L7-15P) 6 ft. Cord with NEMA Twist Plug ^{(7), (8)}	CCT/CRI L830=3000K, 80 CRI L835=3500K, 80 CRI L840=4000K, 80 CRI L850=5000K, 80 CRI L930=3000K, 90 CRI L935=3500K, 90 CRI L940=4000K, 90 CRI L950=5000K, 90 CRI
Notes (2) 4 ft. and 8 ft. only. (12) 347V CD driver is limited to 50W max output before requiring 2 drivers (no 85W 347V solution). (13) 347 SD Driver require qty 2 transformers for Dual switch legs can not offer with EBP due to space requirements for 3 ed transformer for EBP charge circuit. (14) All other drivers at 347V requires single transformer for Driver. If EBP is included, would require second transformer THD on a PF affected by transformer (no DLC).			
Notes (2) 4 ft. and 8 ft. only. (3) Motion Sensor offers dimmability. (5) With integral test switch/indicator/laser test. For approximate delivered lumens multiply the lumens per watt of the desired fixture by the wattage of the emergency battery pack (100 lm/W x 7=700 lumens). IES-format photometry for luminaire under emergency operation available. (6) Used to bypass local control during outage. Must be used in conjunction with UL 1008 device (provided by others). GTR2 and ETR2 options include 2 relays on fixtures with dimming drivers. ETRD option only requires one relay when used on a dimming fixture. Must specify voltage as 120V or 277V when ordering these devices. (7) Most common C&P shown. Must specify location for cord. All "end" locations will be on the end with sensor installed. (8) Consult tech support on numerous options for this feature. (11) Sensors provided in separate externally mounted enclosure. See SRL spec sheet for fully integrated/connected sensors.			

Submitted by Graybar - Milwaukee	Job Name: Village Of Mukwonago - Indianhead Park Amphitheater	Catalog Number: 4SNLED-LD5-56SL-LW-UNV-L830-CD1-U Notes:	Type: B GBM21-6329
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Metalux

SNLED Lensed

Order Information (continued)

Driver Type	Number of Drivers	Packaging	Accessories
Drive Type	Number of Drivers	Packaging	Accessories (Order Separately)
CD=0-10V Dimming Driver (10%-100% Dimming) HCD=0-10V Dimming Driver (1%-100% Dimming) SD=Step-dim (Bi Level) ⁽²⁾ SLTD=Fifth Light (DALI) Driver ^{(2),(4)}	1=1 Driver Z=Z Drivers	U=Unit Pack	Round Replacement Lenses SNLED-LENS-LW-2FT-U=Replacement Lens 2 ft, Full Frost SNLED-LENS-LN-2FT-U=Replacement Lens 2 ft, Semi Frost SNLED-LENS-LC-2FT-U=Replacement Lens 2 ft, Clear SNLED-LENS-LW-4FT-U=Replacement Lens 4 ft, Full Frost SNLED-LENS-LN-4FT-U=Replacement Lens 4 ft, Semi Frost SNLED-LENS-LC-4FT-U=Replacement Lens 4 ft, Clear Square Replacement Lenses SNLED-SQLENS-SLW-2FT-U=Replacement Lens 2 ft, Full Frost SNLED-SQLENS-SLN-2FT-U=Replacement Lens 2 ft, Semi Frost SNLED-SQLENS-SLC-2FT-U=Replacement Lens 2 ft, Clear SNLED-SQLENS-SLW-4FT-U=Replacement Lens 4 ft, Full Frost SNLED-SQLENS-SLN-4FT-U=Replacement Lens 4 ft, Semi Frost SNLED-SQLENS-SLC-4FT-U=Replacement Lens 4 ft, Clear
Notes ⁽²⁾ 4 ft. and 8 ft. only. ⁽⁴⁾ For a complete listing of Fifth Light products, visit www.eaton.com/lightingsystems			

Product Specifications

Construction - Die-formed of cold rolled steel with numerous knockouts for easy installation - Groove for Tong Hanger - Convertible end plate for continuous row alignment - Channel/wireway cover secured with sheet metal screws - Surface, pendant or stem mounting	Emergency Battery Pack Option - Optional 120V-277V integral emergency battery pack available in 7W or 14W 7-watt battery provides approximately 900 lumens; 14-watt battery approximately 1800 lumens depending on efficacy 90-minute backup period for code compliance - Test switch with laser pointer allows safe testing from floor - Patented EZ Key prevents accidental discharge during construction - Generator transfer options available	Compliance - cULus Listed for damp locations - RoHS compliant - State of California Title 24 high efficacy luminaire - DesignLights Consortium® Qualified and classified for DLC Standard and DLC Premium (refer to www.designlights.org) - Suitable for closet use when installed to NEC 410.16 spacings standards
Controls 0-10V dimming drivers to 10% or to 1% options - Step-dimming option - Fifth Light DALI 2.0 driver option	Finish - Multi-stage, iron phosphate pretreatment - Highly reflective paint after fabrication - Standard baked white enamel finish	Warranty Five year warranty
Electrical - Long-life LED system with electrical driver for optimal performance - LED's available in 3000K, 3500K, 4000K or 5000K with CRI of 80 standard or optional 90 CRI - TM21 rating of L87>60,000 hours - Electronic drivers available for 120-277V, 347V and 480 applications - Operating temperature of -20°C to 40°C; Ideal for cold storage environments	Shielding - Three round lensed optical distributions available: Clear with linear ribs (LC), semi-frost for narrow distribution (LN) and full frost for wide distribution (LW) - Three square lensed optical distributions available: clear with linear ribs (SLC), semi-frost for narrow distribution (SLN) and full frost for wide distribution (SLW)	

Photometric Data


[View IES files](#)

Energy and Performance Data

CCT Table

Approximate Color Temperature Multiplier	
2700K	.93
3000K	.98
3500K	1.0
4000K	1.02
5000K	1.02

CRI

Lumen multiplier (80CRI to 90CRI)			
3000K	3500K	4000K	5000K
0.805	0.840	0.846	0.901

Shipping Data

Length	Wt.
2 ft.	4.3 lbs.
4 ft.	8.2 lbs.
8 ft.	15.1 lbs.

Submitted by Graybar - Milwaukee 	Job Name: Village Of Mukwonago - Indianhead Park Amphitheater	Catalog Number: 4SNLED-LD5-56SL-LW-UNV-L830-CD1-U Notes:	Type: B GBM21-6329
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Metalux

SNLED Lensed

Energy and Performance Data

Wattage: Round Full-frost Lens, Wide

SNLED Type	Lumen Type	Length	Catalog Number**	Nominal 3500K Lumens	Wattage	lm/W
Full Frost Lens (LW)	Standard	2 ft.	2SNLED-LD5-16SL-LW-UNV-L8XX-CD1-U	1750	14	122.7
Full Frost Lens (LW)	Standard	2 ft.	2SNLED-LD5-20SL-LW-UNV-L8XX-CD1-U	2162	18	119.4
Full Frost Lens (LW)	Standard	2 ft.	2SNLED-LD5-23SL-LW-UNV-L8XX-CD1-U	2453	21	117.1
Full Frost Lens (LW)	High	2 ft.	2SNLED-LD5-30HL-LW-UNV-L8XX-CD1-U	2975	27	112.0
Full Frost Lens (LW)	Standard	4 ft.	4SNLED-LD5-16SL-LW-UNV-L8XX-CD1-U	1688	13	129.5
Full Frost Lens (LW)	Standard	4 ft.	4SNLED-LD5-20SL-LW-UNV-L8XX-CD1-U	2093	16	130.8
Full Frost Lens (LW)	Standard	4 ft.	4SNLED-LD5-23SL-LW-UNV-L8XX-CD1-U	2410	18	130.7
Full Frost Lens (LW)	Standard	4 ft.	4SNLED-LD5-27SL-LW-UNV-L8XX-CD1-U	2748	21	129.8
Full Frost Lens (LW)	Standard	4 ft.	4SNLED-LD5-30SL-LW-UNV-L8XX-CD1-U	3186	25	128.0
Full Frost Lens (LW)	Standard	4 ft.	4SNLED-LD5-33SL-LW-UNV-L8XX-CD1-U	3504	28	126.5
Full Frost Lens (LW)	Standard	4 ft.	4SNLED-LD5-37SL-LW-UNV-L8XX-CD1-U	3812	31	124.7
Full Frost Lens (LW)	Standard	4 ft.	4SNLED-LD5-41SL-LW-UNV-L8XX-CD1-U	4214	35	122.1
Full Frost Lens (LW)	Standard	4 ft.	4SNLED-LD5-44SL-LW-UNV-L8XX-CD1-U	4511	38	120.0
Full Frost Lens (LW)	Standard	4 ft.	4SNLED-LD5-47SL-LW-UNV-L8XX-CD1-U	4892	41	119.1
Full Frost Lens (LW)	Standard	4 ft.	4SNLED-LD5-50SL-LW-UNV-L8XX-CD1-U	5251	46	113.8
Full Frost Lens (LW)	Standard	4 ft.	4SNLED-LD5-56SL-LW-UNV-L8XX-CD1-U	5678	52	109.9
Full Frost Lens (LW)	Standard	4 ft.	4SNLED-LD5-58SL-LW-UNV-L8XX-CD1-U	5920	55	107.3
Full Frost Lens (LW)	High	4 ft.	4SNLED-LD5-44HL-LW-UNV-L8XX-CD1-U	4412	37	119.0
Full Frost Lens (LW)	High	4 ft.	4SNLED-LD5-48HL-LW-UNV-L8XX-CD1-U	4615	39	118.2
Full Frost Lens (LW)	High	4 ft.	4SNLED-LD5-54HL-LW-UNV-L8XX-CD1-U	5028	43	116.6
Full Frost Lens (LW)	High	4 ft.	4SNLED-LD5-65HL-LW-UNV-L8XX-CD1-U	6633	62	106.7
Full Frost Lens (LW)	Standard	8 ft.	8TSNLED-LD5-54SL-LW-UNV-L8XX-CD1-U	5496	42	129.8
Full Frost Lens (LW)	Standard	8 ft.	8TSNLED-LD5-61SL-LW-UNV-L8XX-CD1-U	6371	50	128.0
Full Frost Lens (LW)	Standard	8 ft.	8TSNLED-LD5-67SL-LW-UNV-L8XX-CD1-U	6371	50	128.0
Full Frost Lens (LW)	Standard	8 ft.	8TSNLED-LD5-74SL-LW-UNV-L8XX-CD1-U	7625	61	124.7
Full Frost Lens (LW)	Standard	8 ft.	8TSNLED-LD5-81SL-LW-UNV-L8XX-CD1-U	8428	69	122.1
Full Frost Lens (LW)	Standard	8 ft.	8TSNLED-LD5-88SL-LW-UNV-L8XX-CD1-U	9022	75	120.0
Full Frost Lens (LW)	Standard	8 ft.	8TSNLED-LD5-95SL-LW-UNV-L8XX-CD1-U	9785	82	119.1
Full Frost Lens (LW)	High	8 ft.	8TSNLED-LD5-110HL-LW-UNV-L8XX-CD1-U	11356	103	109.9
Full Frost Lens (LW)	High	8 ft.	8TSNLED-LD5-150HL-LW-UNV-L8XX-CD2-U	15739	158	99.5

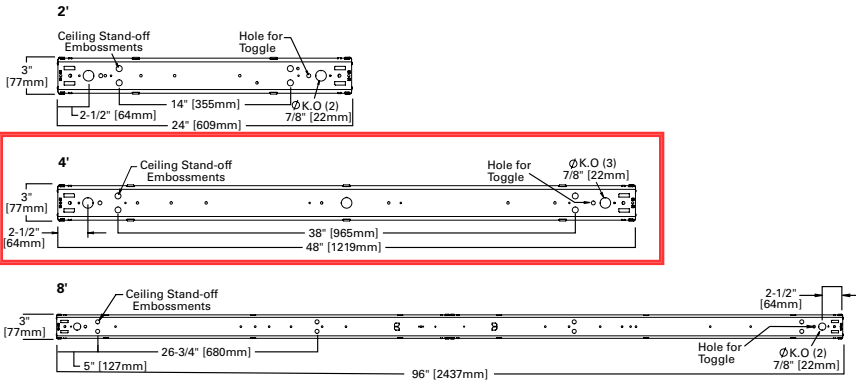
* Consult factory for stock availability. ** Lumen portion of catalog number may not match actual lumens.

Submitted by Graybar - Milwaukee 	Job Name: Village Of Mukwonago - Indianhead Park Amphitheater	Catalog Number: 4SNLED-LD5-56SL-LW-UNV-L830-CD1-U Notes:	Type: B GBM21-6329
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Metalux

SNLED Lensed

Dimensional and Mounting Details



APPLICATION

Small-aperture medium-distribution downlight is suitable for commercial, retail and institutional applications that require an energy saving, long life LED lamp source, excellent color rendering characteristics and shallow fixture height.

PRODUCT DATA

FRAME-IN KIT/DLA ASSEMBLY: Frame-in kit is available to ship and preinstall prior to insertion of downlight (DLA) assembly. Heavy-gauge galvanized steel housing provides a secure mounting platform and accommodates ceiling thickness up to one-inch. DLA assembly consists of reflector (trim), engine, heat sink, driver, J-box and quick-connect wire harness for fast installation. Junction box is magnetized and easily disengages so entire DLA assembly can be removed for routine maintenance. Thick ceiling option available.

REFLECTOR: The parabolic reflector eliminates glare. A 5/8" overlap flange is standard. Supplied standard with Specular Clear Alzak.

LENS: Non-conductive frosted lens is molded of polycarbonate and attaches to reflector with unique self-bayonetting design. This eliminates any visible hardware. Suitable for wet locations. Optional tamperproof feature (TP) prevents unauthorized access to fixture.

MOUNTING: Universal mounting brackets adjust vertically and accept L-BAR interlocking, expandable, C-channel hanger bars which are supplied standard. L-BARS are suitable for T-bar, wood joist, and metal joist ceiling styles. Additional features on last page.

ELECTRICAL: Standard 120 or 277 VAC, 50-60 Hz. Optional 347V (E3).

JUNCTION BOX: Heavy-gauge galvanized junction box pre-wired with grounding pigtail. Easy access covers. Multiple conduit knockouts listed for through branch circuit wiring.

LED MODULE & DRIVER: LED module and Xitanium driver are manufactured by Philips Lighting. 80 CRI standard. 90 CRI available.

DIMMING: Standard product is compatible with 0-10 volt dimming controls. See below for additional options.

HEAT MANAGEMENT: Engineered heat sink provides passive cooling for optimum heat management of the LED engine.

- Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 45°C. Lower ambient temperatures yield longer lamp life.



CALIBER
COMMERCIAL

SERIES 4SFK/4SFL2X WL

Shallow Plenum Lensed LED Downlight 471-1259 Lumen

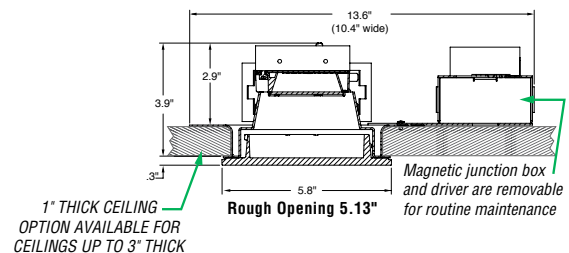


**S4 SHALLOW
PLENUM SERIES**

**5 Year
Warranty**



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Catalog #:

4SFKG/4SFL2X

Example: 4SFKG/4SFL2X1135KE1DAWLSCLNFEM

Frame-In Kit	DLA Assembly	Lumens	Color Temp.	Input Voltage	Dimming	Trim Finish w/polished flange
4SFKG	4SFL2X	8 = (471L, 9W) 11 = (673L, 12W) 15 = (929L, 15W) 20 = (1259L, 21W) C9 = 90 CRI See next page for delivered lumens data.	5K** (5000K) 4K (4000K) 35K (3500K) 3K (3000K) 27K* (2700K)	E1 120 Volt E2 277 Volt E3 347 Volt [^]	DA Xitanium 1% 0-10V (linear) standard More Options On Next Page	WL – Lensed Reflector for Wet Location SCLPF – Soft Specular Clear Alzak HAZPF – Haze Alzak TP[†] – Tamperproof For white painted flange, drop "PF" from Catalog #. For other finishes, consult last page.

[^] 347V input (E3) options are not compatible with emergency battery options. EM option is only suitable for damp location

Available with DS Dimming Only.

* 90 CRI Only.

** 5000K only available in 80 CRI.

[†] Tamperproof option negates non-conductive description.

Options

EM[†] = Emergency Battery Pack w/remotely located test switch, not suitable for wet location.

TC = Thicker Ceilings, up to 3"

Manufactured and tested to UL#1598/8750 and CSA standards. Fixtures are not designed for direct contact with insulation.

All Pathway® products meet or exceed requirements as established by the National Electrical Code. Specifications subject to change without notice. Alzak® is a registered trademark of Alcoa.

Fixture:	Type:
Project:	



Pathway Lighting Products, Inc., P.O. Box 591, Old Saybrook, CT 06475-0591
voice 800.342.0592 • fax 800.207.0090 • www.pathwaylighting.com • e-mail: sales@pathwaylighting.com

Submitted by Graybar - Milwaukee 	Job Name: Village Of Mukwonago - Indianhead Park Amphitheater	Catalog Number: 4SFKG + 4SFL2X 15 3K E1 DA SCL WL Notes:	Type: C-CNCSSN GBM21-6329
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Dimming Options:

Specify option by suffix (shown in bold-face type)

Our White Paper regarding Linear vs. Logarithmic Operating Characteristics is available in our 'Downloads' section of our website, or you may request one by emailing Sales@PathwayLighting.com

0-10V Dimming Options	Lutron Dimming Options	DALI Dimming Options
DA = Xitanium 1% 0-10V (linear) DB = Xitanium 1% 0-10V (logarithmic) DC = EldoLED 0-10V 0% (logarithmic) DD = EldoLED 0-10V 1% (logarithmic) DE = EldoLED 0-10V 0% (linear) DF = EldoLED 0-10V 1% (linear) DS = Sage 0-10V 1% (linear)* DT = 0-10V 1% (linear) dim to off	DG = Lutron Eco 1% (linear) DJ = Lutron 2 wire 1% (linear)	DK = EldoLED DALI 0% (logarithmic) DL = EldoLED DALI 1% (logarithmic)
DMX Dimming Options	Misc. Dimming Options	
RDM COMPLIANT XG = DMX EldoLED 0% (logarithmic) XH = DMX EldoLED 0% (linear)	DM = 2-Wire Forward/Reverse Phase (120V)	

* 347V only

Delivered Lumen Data (3500K Color Temperature)

FIXTURE	RATED LUMENS	WATTAGE	DELIVERED LUMENS	BEAM DISTRIBUTION	LPW
4SFL2X835KWLSCLPF	800	9	471	94°	52.3
4SFL2X1135KWLSCLPF	1100	12	673	94°	56.1
4SFL2X1535KWLSCLPF	1500	15	929	94°	61.9
4SFL2X2035KWLSCLPF	2000	21	1259	94°	59.9

Scaling factors for other color temperatures:

80 CRI: 3000K = 0.97; 4000K = 1.03; 5000K = 1.01

90 CRI: 2700K = 0.95; 3000K = 0.98; 4000K = 1.04



Pathway Lighting Products, Inc., P.O. Box 591, Old Saybrook, CT 06475-0591
voice 800.342.0592 • fax 800.207.0090 • www.pathwaylighting.com • e-mail: sales@pathwaylighting.com

OPTIONS & ACCESSORIES

Available Reflector Finishes



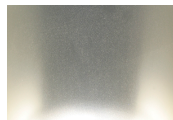
Clear
Soft Specular "SCL"



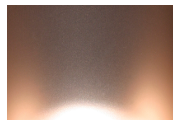
Pewter
Diffused "EPW"
Soft Specular "SPW"



Haze
Diffused "HAZ"



Straw
Diffused "EST"
Soft Specular "SST"



Bronze
Diffused "EBZ"
Soft Specular "SBZ"



Wheat
Diffused "EWT"
Soft Specular "SWT"

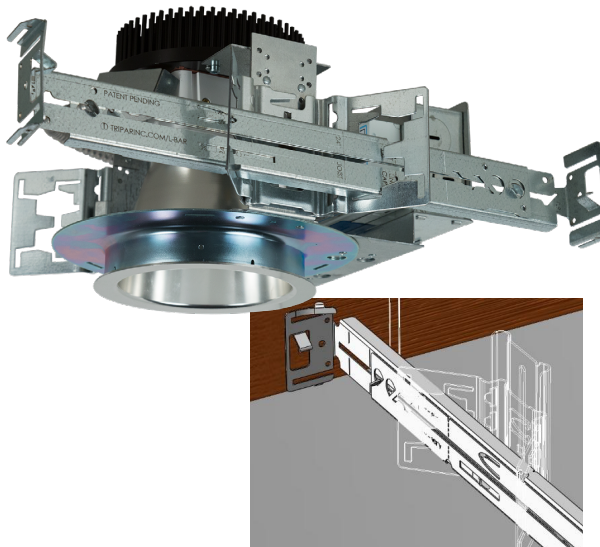
Our standard reflector finish is soft specular clear Alzak (SCL) with a polished self-flange (PF). Additional hues are noted to left. Several of these are offered in both a soft specular and a diffused/matte finish. For colors not shown, contact our sales department for advice on custom anodized finishes.

Specified suffix of desired finish.

Example: 4VLEDSCLPF

For white painted flange omit PF.

Standard Hanger Bars



Interlocking L-Bar hanger bars are now standard with all recessed Coventry Architectural lighting fixtures.

Installer friendly features include:

- L-Bars are fabricated from identical L-shaped cross sections that form a sturdy ½" by 1-1/2" C-channel profile for superior rigidity.
- Pre-marked with spacing locations for 24" T-bar; 16" and 24" joist ceilings (wood and metal).
- Extension locks with an easy-to-use integral twist tab. No separate fastener.
- Interlocking and expandable to 24". Can be increased to 36" or 48" with the use of one additional bars.
- Allows for offset mounting.
- Integral and barbed nail spike for wood joist ceilings.
- Fits into the C-channel notches on our butterfly mounting bracket.
- Complete details including video demonstration is available at www.pathwaylighting.com.

To increase the included L-Bar set to a 36" length, order two model #015-954 and use one per side. To increase to a 48" length, order one #LBAR which is a complete set of four bars and use two per side.

Sure-Lites

DESCRIPTION

The Sure-Lites Wet location Emergency Light (SELW) is designed to reduce total egress system cost and maintenance in a wet location environment as well as improve system reliability. Key features include long life LED's, proprietary rotatable accuLED optics, a nickel cadmium battery as well as the Eagle Eye self-diagnostics option. The SELW is UL924 wet location code compliant listed with a standard 0 °C to 40 °C temperature rating or a -20 °C to 55 °C wide temperature option. The SELW's easy hang feature reduces installation time and cost.

SPECIFICATION FEATURES

Electrical

- Dual Voltage Input 120/277 VAC, 60Hz
- Brownout circuit
- Low voltage disconnect
- Overload / Short Circuit protection
- 4.8V Battery back-up
- 1.4W AccuLED optics

Environmental

- Outdoor rated
- SELW: 0 °C to 40 °C (32 °F to 104 °F)
- SELWT: -20 °C to 55 °C (-4 °F to 131 °F)

Housing Construction

- Components injection molded, color stable, high impact thermoplastic
- White, black, silver, or bronze textured finish
- Snap-fit construction to facilitate fast installation
- Suitable for wall mount applications
- Universal J-box mounting pattern
- Keyhole mounting slots
- Aesthetically designed with a thin profile
- Sealed and gasketed for Wet Location use

Battery

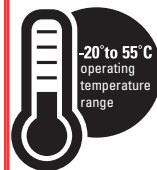
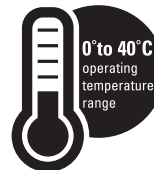
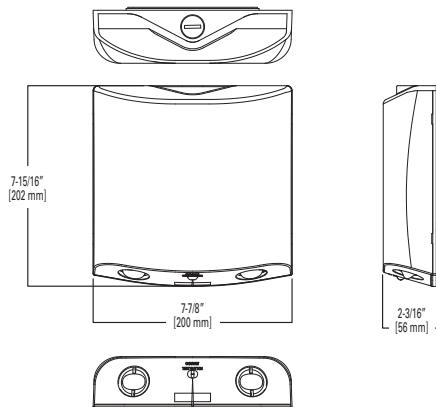
- Sealed Nickel Cadmium
- Full Recharge Time, 24 hours (max.)

Warranty

- Five-year warranty

Code Compliance

- UL924 Wet Location Listed
- Life Safety NFPA 101
- NEC/OSHA
- Most State & Local Codes
- California Energy Code



ORDERING INFORMATION

SAMPLE NUMBER: SELW25BZ

Series	Spacing	Battery	Color	Self Diagnostics	Catalog
SELW=Wet location	25=25 ft.	_ =NC	_ =Silver BZ=Bronze BK=Black WH=White	Not Available	SELW25 SELW25BZ SELW25BK SELW25WH

Series	Spacing	Battery	Color	Self Diagnostics	Catalog
SELW=Wet location	29=29 ft.	_ =NC	_ =Silver BZ=Bronze BK=Black WH=White	SD=self diagnostic	SELW29SD SELW29BZSD SELW29BKSD SELW29WHSD

Series	Spacing	Battery	Color	Self Diagnostics	Catalog
SELWT=Wet location, wide temperature	29=29 ft.	_ =NC	_ =Silver BZ=Bronze BK=Black WH=White	SD=self diagnostic	SELWT29SD SELWT29BZSD SELWT29BKSD SELWT29WHSD



White



Black



Bronze



Silver

Emergency Light SELW

LED Emergency Light
Wet Location
AccuLED Optic
Eagle Eye Self Diagnostics

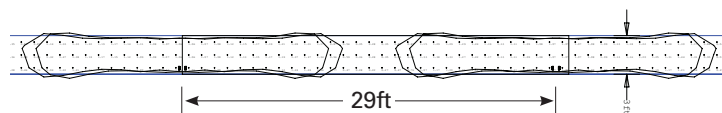
Emergency Light
SELW

ELECTRICAL DATA

120V				277V		
Model	Power (W)	Current (A)	PF	Power (W)	Current (A)	PF
SELW29SD	0.6	0.07	0.07	0.7	0.07	0.03
SELW25	0.6	0.08	0.064	0.8	0.08	0.03
SELWT29SD	2.0	0.3	0.07	1.8	0.21	0.03

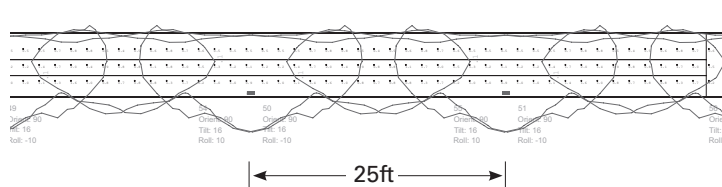
PHOTOMETRY

SELW29SD; SELWT29SD



X	Y	Z	Orient	Tilt	Roll
-0.25	0.5	7.5	90	7	1
0.25	0.5	7.5	90	7	-1
28.75	0.5	7.5	90	7	1
29.25	0.5	7.5	90	7	-1
57.75	0.5	7.5	90	7	1
58.25	0.5	7.5	90	7	-1
-29.25	0.5	7.5	90	7	1
-28.75	0.5	7.5	90	7	-1

SELW25



X	Y	Z
0	0.33	7.5
0.33	0.33	7.5
24.33	0.324	7.5
48.33	0.317	7.5
72.33	0.311	7.5
96.33	0.305	7.5
24	0.323	7.5
48	0.316	7.5
72	0.309	7.5
96	0.302	7.5

***The "Rule of Thumb" spacing guidelines are designed to achieve 1 foot-candle average and 0.1 foot-candle minimum with a 40:1 maximum/minimum ratio. The corridor used is 100 feet long, 9 foot ceiling with a 6 foot wide walkway and 3 foot path of egress. The reflectances are 80% ceiling, 50% walls and 20% floors. The fixture mounting height is 7.5 feet. Cooper Lighting Solutions assumes no responsibility for local requirements or specific project variables. This is a guideline to be used as a design aid, not as guarantee of any code compliance.

Submitted by Graybar - Milwaukee 	Job Name: Village Of Mukwonago - Indianhead Park Amphitheater	Catalog Number: SELWT 29 BK SD Notes:	Type: C-STAGE GBM21-6329
Emergency Light SELW TECHNICAL DATA AccuLED Optics The AccuLED precision engineered optics display sharp cutoffs and oval light pattern, which provide a clear path of egress per UL924 standards. The efficient optical design increases spacing distance between units, while providing evenly diffused light pattern throughout the egress path for both 1 foot candle average and 0.1 ft candle minimum. The lens swivel feature within the AccuLED optic provides the opportunity of forward-throw of egress lighting. Mechanical Housing All components are injection molded with a color stable, high impact thermoplastic resin. The surface is textured to improve aesthetic appearance. The housing construction is designed with snap-fit components and reinforcement ribs to provide maximum strength at minimum installation effort. The mounting hole pattern is universal to junction box requirements and is suitable for wall mount applications. EZ Hang – Mounting Feature The hands-free EZ Hang feature allows the installer to hang the emergency light face from the back plate in order to easily and efficiently make the power connections. Eagle Eye™ Self Diagnostics The Eagle Eye self-diagnostic software will automatically perform all tests required by UL924, and NFPA101. The system indicates the status of the emergency light at all times using the LED indicator. A 90 minute battery power (emergency mode) simulation test will occur once every 12 months. A 30 second battery power simulation test will occur every 30 days. The Solid-State microprocessor based system has the ability to accurately detect and warn of system failures, plus it incorporates all of the standard electronic features that sets Sure-Lites apart from its competition. Eagle Eye self diagnostic software automatically performs all testing required by the NFPA 101 Life Safety Code and systematically calibrates itself in the field, reducing installation labor and eliminating manual calibration errors. Low Voltage Disconnect When the battery's terminal voltage falls, the low-voltage circuitry disconnects the lighting load. The disconnect remains in effect until normal utility power is restored preventing deep battery discharge. Brownout Circuit The brownout circuit monitors the flow of AC current to the unit and activates the emergency light heads when a predetermined reduction of AC power occurs. Warranty The SELW series is backed by a five-year warranty on the fixtures and a seven-year pro-rata warranty on the NiCad batteries. SELF DIAGNOSTIC TESTING OPERATIONS The Sure-Lites Eagle Eye Self Diagnostics is continuously monitoring your emergency fixture, and will signal any failure through the 3 color indicator LED. Initial Operation: When the unit is first powered up, it will go into a 24 hour fast charge, indicated by the indicator LED pulsing green. Once the unit has fully charged, it will perform a self calibration, after which the LED will change to steady green, indicating the unit is fully charged and float charging the battery to maintain readiness. Automatic Testing: The unit will perform a battery capacity, lamp/LED, and charge circuit test every 30 days for 30 seconds. During this time, the indicator LED will change to a steady yellow. It will perform a full battery capacity (90 minute) test once per year. During this time, the indicator LED will change to a blinking yellow. Manual Testing: • 10 Second "Installation" test – Press and release the test button once during fast charge (blinking green) to initiate a 10 second quick test. The sign will switch to emergency mode for 10 seconds allowing the installer to verify proper installation of the unit, and the LED indicator will turn solid yellow • 30 Second Test - Press and release the test button once during float charge (steady green). The indicator LED will turn steady yellow to indicate the unit is performing a 30 second test of the batteries and lamps/LEDs • 90 Minute Test - Press and release the test button a second time during a 30 second test (steady yellow) to change to a 90 minute test. During this test, the LED indicator will change to blinking yellow, and the circuit will perform a full battery capacity, charge circuit, and LED test • Canceling Test – Press and release the test button during the 90 minute test (flashing yellow) to return the fixture to its original state (fast charge or float charge) Laser Test: The SD versions are equipped with a Laser Test function, that allows the unit to be manually tested without the need to physically press the test button. Shining a laser pointer in the hole marked "LASER TEST" on the bottom of the unit has the same effect as a press and release of the test button. Clearing Failure Codes: • A battery failure (LED two blink red) can be cleared by replacing the battery. Disconnecting the battery and AC power, or performing a full 90 minute discharge, will reset the error code, however, it will return if the battery is faulty • Charge Circuit (LED three blink red) and lamp/LED failure (LED four blink red) will clear when the unit successfully passes a manual or  55 Index Page			

Submitted by Graybar - Milwaukee 	Job Name: Village Of Mukwonago - Indianhead Park Amphitheater	Catalog Number: SELWT 29 BK SD Notes:	Type: C-STAGE GBM21-6329
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Emergency Light
SELW

SELF DIAGNOSTIC TESTING OPERATIONS (CONTINUED)

automatic 30 second test

Indicators:

- LED Off - No power to unit, emergency mode.
- LED Steady Green - Unit is fully charged and is float charging the battery to maintain readiness.
- LED Green Pulse - Unit is in a 24 hour fast charge of the battery.
- LED Two Blink Red - Battery has failed a capacity test, or the battery is disconnected. See "Clearing Failure Codes" above.
- LED Three Blink Red - Battery charge circuit has failed. See "Clearing Failure Codes" above.
- LED Four Blink Red - Lamps have burned out, or on an EXIT/Combo, 50% or more of the LEDs have failed. See "Clearing Failure Codes" above.
- LED Steady Yellow - 30 second test or 10 second quick test (Fast Charge only).
- LED Blinking Yellow - 90 minute test.

Maintenance:

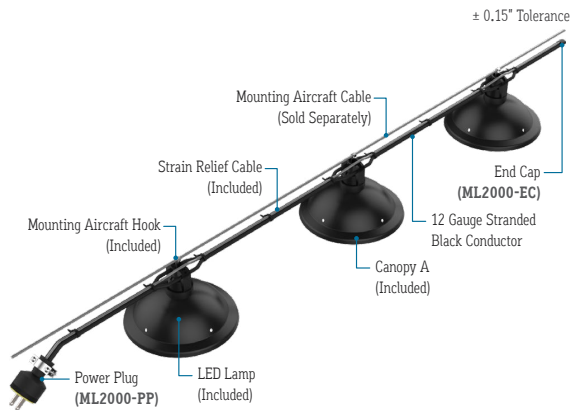
None required. Replace the batteries as needed according to ambient conditions. However, we recommend that the equipment be tested regularly in accordance with local codes.



	OFF - EMERGENCY MODE / POWER OFF		STEADY BLINK YELLOW - 90 MINUTE TEST
	STEADY BLINK GREEN - FAST CHARGE		2 BLINK RED - BATTERY FAILURE
	STEADY GREEN - FULL / FLOAT CHARGE		3 BLINK RED - CHARGE CIRCUIT FAILURE
	STEADY YELLOW - QUICK TEST		4 BLINK RED - LAMP/ LED FAILURE

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ACCENT
LIGHTING
INC



FEATURES

APPLICATIONS	Indoor and Outdoor
LAMP	LED Lamp (Included)
LED LAMP LIFE	20,000 Hours
LENGTH	Built to Order
FINISH	Black
FEED	Standard 6' Power Lead
STRAIN RELIEF	Cable (Included, Not for Mounting)
MOUNTING	Mounting Aircraft Cable (Sold Separately)
LISTING	Dry or Wet Location ANSI/UL1598 CSA 22.2 No. 250.0-04, 2nd Edition
OPTIONS	Mesh, Canopies, or Cages
UV RATING	Sun Light Resistance
BUG RATING	B0-U1-G0 Dark Sky Compliant*1
INSTALLATION	Link to Installation Instructions
ELECTRICAL	
DIMMING	Forward Phase
MAXIMUM RUN	100'
VOLTAGE	120V
SYSTEM	20 Amps (12 Gauge Wire)
WATTS	1W or 3W Lamps

ML2000-CA

STRING LIGHTS

PROJECT

TYPE



END VIEW



Canopy A
(ML2000-CA)

ACCESSORIES (Sold Separately)



Power Plug
(ML2000-PP)



End Cap
(ML2000-EC)

LAMP SPECIFICATIONS

LAMP NUMBER	CORRELATED COLOR TEMPERATURE	DARK SKY COMPLIANT	COMPATIBLE SHAPES
2.4K	2400K Incandescent White	Yes	GSFL
2.7K	2700K Warm White	Yes	GSF, GSFL, SSF, SSC
3.0K	3000K Warm White	Yes	GSFL
5.0K	5000K Cool White	No	GSF, GSFL, SSF, SSC
A	Amber	No	SSC, GSF
R	Red	No	SSC, GSF
G	Green	No	SSC, GSF
B	Blue	No	SSC, GSF

SERIES	SPACING	LAMP	DIMMING	LISTING	CANOPY FINISH INSIDE*2	CANOPY FINISH OUTSIDE*2	FIXTURE LENGTH
ML2000-CA	-	-	-	-	-	-	-
ML2000-CA	12" O/C (12")	2.7K-GSF	5.0K-GSFL	Forward Phase (DM)	Indoor (DRY)	Natural (NA)	Specify Length in Feet
	18" O/C (18")	5.0K-GSF	2.7K-SSF	Leave Blank for Non-Dimming	Outdoor (WET)	Polished (PA)	Example: 100'
	24" O/C (24")	A-GSF	5.0K-SSF			White (WH)	
	36" O/C (36")	R-GSF	2.7K-SSC			Black (BK)	
	48" O/C (48")	G-BSF	5.0K-SSC			Green (GN)	
	60" O/C (60")	B-GSF	A-SSC			Bronze (BR)	
		2.4K-GSFL	R-SSC			Silver (SR)	
		2.7K-GSFL	G-SSC			Red (RD)	
		3.0K-GSFL	B-SSC				

*1 For Dark Sky Compliant fixtures, use only 2.4K, 2.7K, or 3.0K LEDs

*2 Standard Canopy Finish: Black (BK) if unspecified

CALIFORNIA ACCENT LIGHTING, INC.

2820 E. Gretta Lane, Anaheim, CA 92806

ph. 800.921.CALI (2254) | fx. 714.535.7902 | info@calilighting.com | calilighting.com

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marketLITETM
Manufactured in the U.S.A.



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ML2000-CA

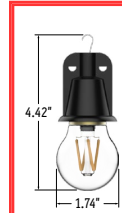
STRING
LIGHTS

LAMP OPTIONS



Material: Polymer Plastic
Appearance: Frosted
Lamp Watts: 1W
Lamp Life: 20,000 hrs.
Lamp Type: Standard LED
Lumens: 42
Beam Angle: 360°
Temperatures: 2.7K, 5.0K

G Shape
(GSF)



Material: Glass
Appearance: Clear
Lamp Watts: 3W
Lamp Life: 25,000 hrs.
Lamp Type: Filament LED
Lumens: 256
Beam Angle: 360°
Temperatures: 2.4K, 2.7K, 3.0K, 5.0K

Filament G Shape
(GSFL)



Material: Polymer Plastic
Appearance: Frosted
Lamp Watts: 1W
Lamp Life: 20,000 hrs.
Lamp Type: Standard LED
Lumens: 42
Beam Angle: 360°
Temperatures: 2.7K, 5.0K

S Shape
(SSF)



Material: Polymer Plastic
Appearance: Frosted
Lamp Watts: 1W
Lamp Life: 20,000 hrs.
Lamp Type: Standard LED
Lumens: 42
Beam Angle: 360°
Temperatures: 2.7K, 5.0K, A, R, G, B

S Shape
(SSC)

MOUNTING ACCESSORIES (Sold Separately)



Mounting Plate
(ML2000-MP)

Cable Lock
(ML2000-CL-1/8")



Mounting Aircraft Cable
(ML2000-AC-1/8"-X)
(X = Specify Length)

PART NUMBER	MATERIAL	SPECIFY LENGTH	SPECIFY QUANTITY	UNIT
ML2000-EC	Vinyl Plastic (75A Durometer)	N/A		Each
ML2000-PP	Rubber	N/A		Each
ML2000-MP	Stainless Steel	N/A		Each
ML2000-CL-1/8"	Zinc	N/A		Each
ML2000-AC-1/8"-X	302/304 Stainless Steel			Each

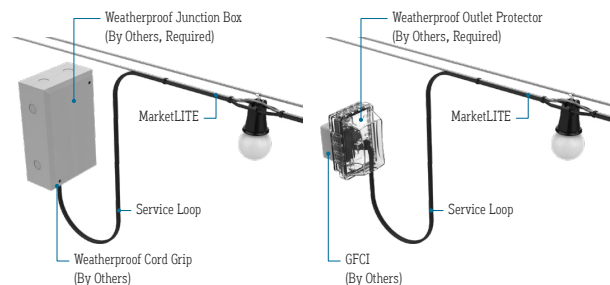
INSTALLATION RECOMMENDATIONS

- Determine weight of marketLITE that will be used.
- Determine length of marketLITE and multiply by weight.
- An engineer must choose the proper aircraft cable to handle the tension, based on length and weight to prevent product from sagging.
- An engineer must determine the strength of the structure where the cable will attach, based on tension calculation from previous step.
- If installing on a pole, check with pole manufacturer to confirm the pole can handle the tension.
- marketLITE is hung to the above aircraft cable using the hooks. Secure hooks to aircraft cable by crimping or using stainless steel tie wraps.
- The supplied aircraft cable is designed to prevent strain on the wire. An additional aircraft cable is required to hang marketLITE.

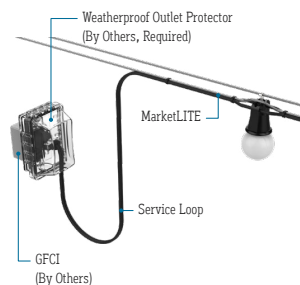
DESIGN GUIDELINES



HARDWARE INSTALLATION (Wet Location)



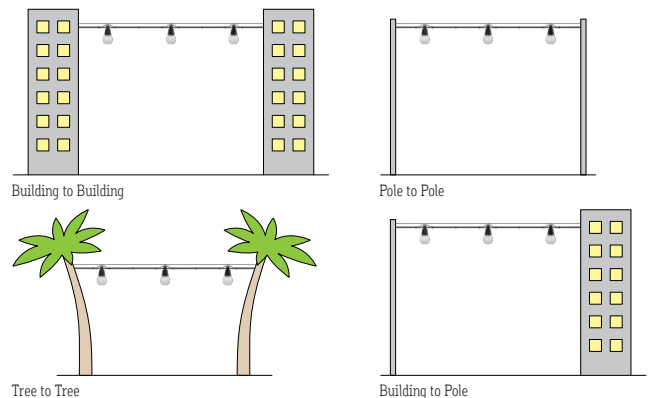
POWER PLUG (Wet Location)



WEIGHT PER FOOT

SERIES	SPACING	WEIGHT
ML2000-CA	12" O/C	0.5 lbs per foot
	18" O/C	0.37 lbs per foot
	24" O/C	0.31 lbs per foot
	36" O/C	0.24 lbs per foot
	48" O/C	0.21 lbs per foot
	60" O/C	0.19 lbs per foot

INSTALLATION OPTIONS



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marketLITE™
Manufactured in the U.S.A.



Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Axcent

Wall Mount Luminaire

Typical Applications

Wall • Surface • Inverted • Floodlighting • Pathway

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 5

Product Certifications



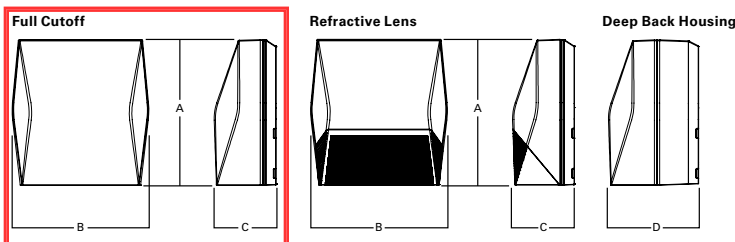
Product Features



Quick Facts

- Available in 14W - 123W (1,800 - 17,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 144 LPW
- Replaces 70W up to 450W HID equivalents

Dimensional Details



Dimensional Data

	AXCS Small	AXCL Large
A	8" [202mm]	11-1/2" [292mm]
B	7-1/2" [190mm]	10-3/4" [273mm]
C	3-5/8" [94mm]	4-7/8" [124mm]
D	6-1/8" [155mm]	7-1/8" [181mm]

Lumark

AXCS / AXCL Axcnt

Ordering Information

SAMPLE NUMBER: AXCS1A-AP-347V

Model Series ¹	LED Color Temperature	Color	Options (Add as Suffix)
Full Cutoff AXCS1A=14W AXCS2A=21W AXCS3A=27W AXCS4A=44W AXCS5A=52W AXCL6A=56W AXCL8A=72W AXCL10A=102W AXCL12A=123W Refractive Lens AXCS1ARL=14W AXCS2ARL=21W AXCS3ARL=27W AXCS4ARL=44W AXCS5ARL=52W AXCL6ARL=56W AXCL8ARL=72W AXCL10ARL=102W AXCL12ARL=123W	[Blank]=4000K, Neutral P=5000K, Cool W=3000K, Warm	[Blank]=Carbon Bronze (Standard) WT=Summit White BK=Black AP=Grey GM=Graphite Metallic DP=Dark Platinum	347V=347V² 480V=480V² PC1=Photocontrol 120V ^{3, 4, 5} PC2=Photocontrol 208-277V, 347V, 480V ^{4, 5, 6} PC=Photocontrol 120-277V, 347V, 480V ^{4, 7, 8} KKIT=Knuckle Floodlight Mount ⁷ TRNKIT=Trunnion Floodlight Mount SFKIT=Slipfitter Floodlight Mount PMAKIT=Pole Mount Arm ZW=WaveLinx-enabled 4-PIN Twistlock Receptacle ^{4, 9} ZW-SWPD4XX=WaveLinx Wireless Sensor, 7' - 15' Mounting Height^{4, 9, 10, 11} ZW-SWPD5XX=WaveLinx Wireless Sensor, 15' - 40' Mounting Height^{4, 9, 10, 11} LWR-LW=Enlighted Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{4, 9, 12} LWR-LN=Enlighted Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{4, 9, 12} MSP/DIM-L12=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height ^{4, 9, 13} MSP/DIM-L30=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height ^{4, 9, 13} MSP-L12=Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height ^{4, 9, 13} MSP-L30=Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height ^{4, 9, 13} CBP=Cold Weather Battery Pack ^{5, 14, 15, 16, 17, 18} CBP-CEC=Cold Weather Battery Pack, CEC compliant ^{5, 14, 15, 16, 17, 18} 10K=10kV/10kA Surge Protection HA=50°C High Ambient ^{15, 19} GRF=Glare Reducing Lens ²⁰ AHD145=After Hours Dim, 5 Hours ^{5, 21} AHD245=After Hours Dim, 6 Hours ^{5, 21} AHD255=After Hours Dim, 7 Hours ^{5, 21} AHD355=After Hours Dim, 8 Hours ^{5, 21}
Accessories (Order Separately) ²²			
VS/AXCS-XX=Vandal Shield Axcnt Small ^{7, 23} VS/AXCS-MS=Vandal Shield Axcnt Small (With Motion Sensor) ^{7, 23} WG/AXCS=Wire Guard Axcnt Small ⁷ WG/AXCS-MS=Wire Guard Axcnt Small (With Motion Sensor) ⁷ VS/AXCL-XX=Vandal Shield Axcnt Large ^{5, 23} VS/AXCL-MS=Vandal Shield Axcnt (With Motion Sensor) ^{5, 23} WG/AXCL=Wire Guard Axcnt Large ⁵ WG/AXCL-MS=Wire Guard Axcnt (With Motion Sensor) ⁵ BB/AXC=Axcnt Lumen Select Back Box ²⁴ BB/AXC-PC=Axcnt Lumen Select Back Box with PC ²⁴ BB/AXC-WT=Axcnt Lumen Select Back Box, White ²⁴ BB/AXC-WT-PC=Axcnt Lumen Select Back Box with PC, White ²⁴			
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Transformer used only when ordered with motion sensor or AXCS1 through AXCS5 or AXCL6 fixture wattages. 3. Not available in 347 or 480 VAC. 4. Button photocontrol and any motion sensor (MSP, ZW, or LWR) not offered together. 5. Only available on AXCL6-AXCL12 models. 6. Used with 277, 347, and 480 VAC options. 7. Only available on AXCS1-AXCS5 models. 8. This configuration may contain materials that are not RoHS compliant. Contact your lighting representative for more information. 9. Uses deep back housing. 10. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information. 11. Replace XX with sensor color (WH, BZ, or BK). 12. Enlighted wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for application information. 13. The ISHH-01 accessory is required to adjust parameters. 14. Ambient operating temperature -20°C to 25°C for AXCL6 through AXCL10. Ambient operating temperature -20°C to 30°C on AXCS4 models. Ambient operating temperature -20°C to 40°C on AXCS1 through AXCS3 models. 15. Not available with AXCS5 or AXCL12 models. 16. Uses deep back housing for AXCS1, AXCL52, AXCS3, and AXCS4 models. 17. Not to be mounted in upwards / inverted orientation. Downlight wall mount only for AXCS1 through AXCS4. 18. In AXCS1, AXCS2, AXCS3, and AXCS4 models, CBP cannot be used with any sensor option (PC, MSP, ZW, or LWR). 19. Can not be ordered with CBP or PC options. 20. Use dedicated IES files on product website for lumen values and distributions. 21. Requires the use of PC1 or PC2 button photocontrol. See After Hours Dim supplemental guide for additional information. 22. Replace XX with color designation. 23. For use with full cutoff lens configurations only. 24. Lumen Select functionality not available in conjunction with any motion sensor option (MSP, ZW, or LWR). Photocontrol back box not available with any photocontrol or motion sensor options (PC, MSP, ZW, or LWR). 25. This tool enables adjustment to parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult you lighting representative for more information. 26. Requires 4-PIN twistlock receptacle (ZW) option.			

Stock Ordering Information

Model Series ¹			
Full Cutoff		Refractive Lens	
AXCS1A=14W	AXCL10A=102W	AXCS1ARL=14W	AXCL10ARL=102W
AXCS2A=21W	AXCL12A=123W	AXCS2ARL=21W	AXCL12ARL=123W
AXCS3A=27W	AXCL6A-347V=56W	AXCS3ARL=27W	AXCL6ARL-347V=56W
AXCS4A=44W	AXCL8A-347V=72W	AXCS4ARL=44W	AXCL8ARL-347V=72W
AXCS5A=52W	AXCL10A-347V=102W	AXCS5ARL=52W	AXCL10ARL-347V=102W
AXCL6A=56W	AXCL12A-347V=123W	AXCL6ARL=56W	AXCL12ARL-347V=123W
AXCL8A=72W		AXCL8ARL=72W	

Note: All stock configurations are 4000K color temperatures, standard Carbon Bronze finish, and wall mount configuration.

Job Name:

Village Of Mukwonago - Indianhead Park Amphitheater

Catalog Number:

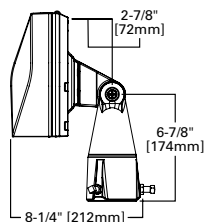
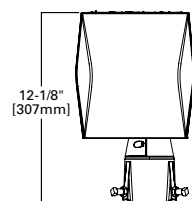
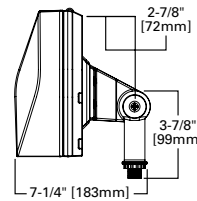
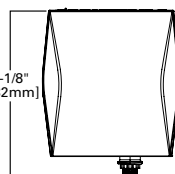
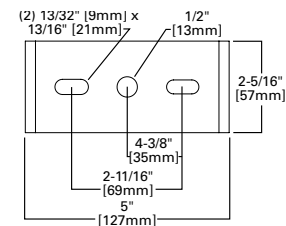
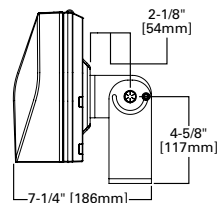
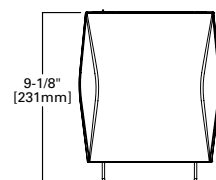
AXCS2A-W-BK

Notes:**Type:****F**

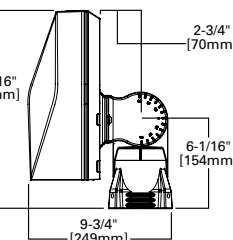
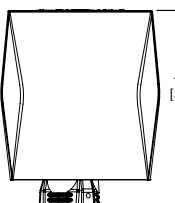
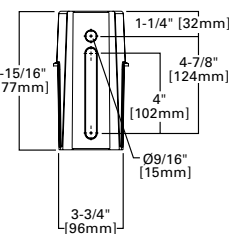
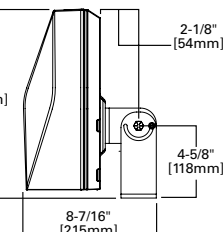
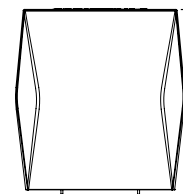
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Lumark**AXCS / AXCL Axcnt****Mounting Details****Slipfitter Mount (Small)**

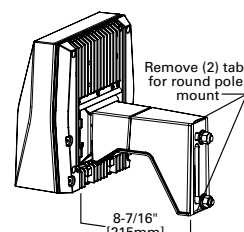
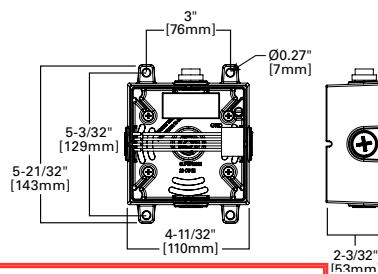
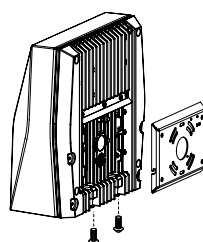
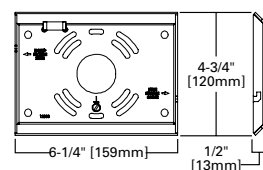
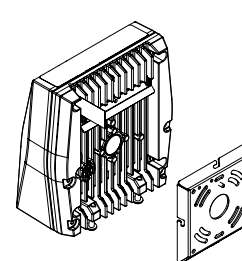
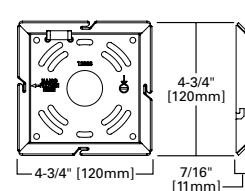
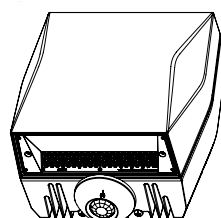
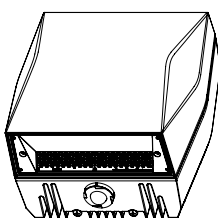
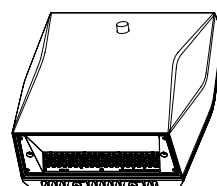
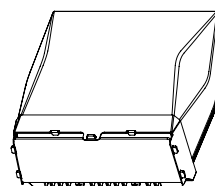
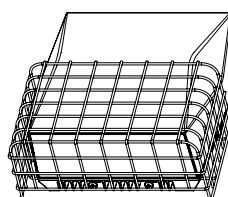
Tenon OD: 2-3/8" | EPA: 0.60

**Knuckle Mount (Small)****Trunnion Mount Detail****Trunnion Mount (Small)****Slipfitter Mount (Large)**

Tenon OD: 2-3/8" to 2-7/8" | EPA: 1.10

**Pole Mount Arm Drill Pattern****Trunnion Mount (Large)****Pole Mount Arm (Large)**

EPA: 1.10

**Lumen Select Back Box****Wall Mount Plate Detail (Large)****Wall Mount Plate Detail (Small)****Enlighted Sensor****Occupancy Sensor****Button Photocontrol****Vandal Shield****Wire Guard**

Lumark

AXCS / AXCL Axcent

Product Specifications

Construction

- Die-cast aluminum housing
- External back fin design extracts heat from the surface to thermally optimize design for longer luminaire life

Optics

- Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
- Silicone-sealed optical LED chamber
- Acrylic refractive or full cutoff lens options for Type IV distributions

Electrical

- Driver incorporates 6kV surge protection
- -40°C minimum operating temperature
- 40°C maximum operating temperature

- <20% total harmonic distortion
- 0-10V dimming driver is standard with leads external to the fixture

Mounting

- Steel wedge mounting plate fits directly to 4" standard j-box or directly to wall with the "Hook-N-Lock" mechanism
- Stainless steel set screws
- Lumen Select Back Box accessory offers four 1/2" NPT conduit entry wire ways. Resistor Pack combinations allow field-dimming of 75% or 50% when connected to luminaire dimming leads

Emergency Egress

- Optional integral cold weather battery emergency egress includes emergency operation test

switch, an AC-ON indicator light and a premium, maintenance-free battery pack

- The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

Shipping Data

- Small fixture=5 lbs. [2.36 kgs.]
- Small with sensor or CBP=10 lbs. [4.40 kgs.]
- Large fixture=12 lbs. [5.45 kgs.]
- Large with sensor or CBP=17 lbs. [7.73 kgs.]
- Large with sensor & CBP=21 lbs. [9.54 kgs.]

Energy and Performance Data

Power and Lumens (Axcent Small)

Light Engine		AXCS1A	AXCS2A	AXCS3A	AXCS4A	AXCS5A
Power (Watts)		14	21	27	44	52
Input Current @ 120V (A)		0.12	0.18	0.23	0.37	0.43
Input Current @ 240V (A)		0.06	0.09	0.11	0.18	0.22
Input Current @ 277V (A)		0.05	0.08	0.10	0.16	0.19
Input Current @ 347V (A)		0.04	0.06	0.08	0.13	0.15
Input Current @ 480V (A)		0.03	0.04	0.06	0.09	0.11
Configuration						
Full Cutoff	4000K/5000K Lumens	1,806	2,561	3,537	5,520	6,300
	3000K Lumens	1,526	2,164	2,989	4,665	5,324
	BUG Rating	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G1	B2-U0-G1
Refractive Lens	4000K/5000K Lumens	1,915	2,716	3,704	5,858	6,699
	3000K Lumens	1,618	2,295	3,130	4,950	5,661
	BUG Rating	B1-U3-G2	B1-U3-G2	B1-U3-G2	B1-U4-G3	B1-U4-G3

Power and Lumens (Axcent Large)

Light Engine		AXCL6A	AXCL8A	AXCL10A	AXCL12A
Power (Watts)		56	72	102	123
Input Current @ 120V (A)		0.44	0.60	0.83	1.01
Input Current @ 240V (A)		0.22	0.31	0.41	0.51
Input Current @ 277V (A)		0.20	0.27	0.36	0.45
Input Current @ 347V (A)		0.17	0.22	0.30	0.37
Input Current @ 480V (A)		0.13	0.16	0.22	0.27
Configuration					
Full Cutoff	4000K Lumens	7,594	9,696	13,283	16,823
	5000K Rating	7,465	9,531	13,058	16,538
	3000K Lumens	6,619	8,450	11,577	14,662
	BUG Rating	B1-U0-G1	B1-U0-G1	B3-U0-G2	B3-U0-G2
Refractive Lens	4000K Lumens	7,809	9,970	13,641	17,346
	5000K Rating	7,689	9,817	13,450	17,034
	3000K Lumens	6,817	8,704	11,924	15,102
	BUG Rating	B1-U4-G4	B2-U5-G5	B2-U5-G5	B2-U5-G5

RESOLUTION 2021-19
Village of Mukwonago Order Granting a
Conditional
Use and Prescribing Conditions for Park
Structures for the Village of Mukwonago at
820 Main Street

WHEREAS, **Village of Mukwonago** (hereinafter “property owner”) owns the property located at 820 Main St (hereinafter “subject property”) in the Village of Mukwonago, more particularly described as follows:

PT NE1/4 SEC 35 T5N R18E; COM AT INTERSEC N LI NE1/4 & W LI RR R/W; SELY 694 FT; NWLY 1082 FT; NELY 265 FT TO CTRLI MILL RACE ELY & NELY ALG CTRLI MILL RACE TO WEPCO PROPERTY; S4°E TO SW COR WEPCO PROPERTY; E 264 FT; N4°W 66 FT; E 66 FT; N4°W 175 FT; NELY TO BGN :: EX HWY PER DOC #3028463 :: DOC #267706, and;

PT NE1/4 SEC 35 T5N R18E; COM S LI 33 FT S4°E FROM SW COR BLK 34 OF VILLAGE PLAT; W 66 FT; S4°E 363 FT; E 264 FT; N4°W 66 FT; E 66 FT; N4°W 264 FT; W 264 FT; N4°W 33 FT TO BGN :: VOL 458/3 DEEDS :: EX (INCLUDING DAM, WATER POWER & FLOWAGE RIGHTS) :: ALSO PT W1/2 NE1/4 & E1/2 NW1/4 LYING NW OF RR R/W 100 FT IN WIDTH :: EX THAT SOLD VILLAGE; and

WHEREAS, the property owner has, consistent with the Village of Mukwonago’s zoning regulations, submitted a conditional use application for park structures; and

WHEREAS, upon receipt of the petition submitted by the property owner/tenant, 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 April 13, 2021 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.

Return to:

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

Parcel Number: MUKV 2009-959 AND
MUKV 2009-977

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 property owner / tenant has shown compliance with the requirements set forth in the Village's zoning regulations for the specified use.

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 secondhand store 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 violate fire-related building capacity standards established by the local fire department or the state of Wisconsin.
 - b. 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.
 - c. Potable water and sanitation must be provided and maintained.
 - d. 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.
 - e. 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, Waukesha County and Village of Mukwonago.

- f. 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.
- g. The subject property must be in a clean and neat appearance as determined by the Plan Commission.
- h. 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.
- i. Landscaping of 12+ trees around the performance stage and concession stand and additional trees around the parking area as utilities and soil conditions will allow planting shall occur prior to or near 2024.
- j. If it is determined necessary, a fence separating the performance area and the railroad track shall be installed without returning for approval or amending the conditional use permit. Such fence shall be a 3 ft black aluminum fence with no ornamentation.
- k. Other upgrades such as movable tables and chairs around the concession stand, picnic tables, benches walkways, and additional vegetation shall be permitted subject to the review of the Public Works Director and Village Planner without returning for approval or amendment of this Conditional Use Permit.

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 conditional use 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 21st day of April, 2021

BY THE VILLAGE BOARD OF THE VILLAGE OF MUKWONAGO

Fred H 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 H. 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 21st day of April, 2021.

NOTARY PUBLIC

My Commission Expires:

The remainder of this page left intentionally blank

Acceptance by Property Owner

I, Fred H. Winchowky verify that I am an authorized agent for **Village of Mukwonago** accepts the terms stated herein.

Dated this _____ day of _____, 2021

Fred Winchowky, agent

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

Personally, came before me this ____ day of _____, 2021, the above-named person, Fred H. Winchowky to me known to be the person who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC

My Commission Expires:

Drafted by John S. Fellows, AICP, Planner, at the direction of the Mukwonago Village Board.

RESOLUTION 2021- 20

**RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW
FOR A STURCTURES WITHIN A PUBLIC PARK FOR;
THE VILLAGE OF MUKWONAGO
820 MAIN STREET; MUKV2009-959 AND MUKV2009-977**

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 for structures within a public park Hall, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by the VILLAGE OF MUKWONAGO

WHEREAS, park facilities are within the P-1 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 structures within a public park at 820 Main Street, 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. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.

Village of Mukwonago
Walworth and Waukesha Counties, State of Wisconsin

8. The developer shall comply with comments from Ruekert-Mielke letters regarding stormwater and utilities.
9. 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.
10. Landscaping of 12+ trees around the performance stage and concession stand and additional trees around the parking area as utilities and soil conditions will allow planting shall occur prior to or near 2024.
11. If it is determined necessary, a fence separating the performance area and the railroad track shall be installed without returning for approval or amending the conditional use permit. Such fence shall be a black aluminum fence with no ornamentation.
12. Other upgrades such as movable tables and chairs around the concession stand, picnic tables, benches walkways, and additional vegetation shall be permitted subject to the review of the Public Works Director and Village Planner without returning for approval or amendment of this Conditional Use Permit.

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 21st day of April 2021.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk-Treasurer



PLANNING COMMISSION

April 13, 2021 at 6:30pm
Mukwonago, WI

CONDITIONAL USE PERMIT

901 N Rochester Street
Parcel Number: MUKV 1974-904

Case Summary

Parcel Data

Proposal:	Health Center
Applicant:	GERALD E MILLER AND SHIRLEY E MILLER JOINT REVOCABLE TRUST LIFE'S CONNECTION - MUKWONAGO CENTER, INC.)
Request:	Conditional Use Permit for a Health Center
Staff Recommendation:	Approve
Planning Commission Recommendation:	Pending

Parcel Characteristics / Conditions

Acreage:	0.9615
Current Use:	Vacant Retail Space
Proposed Use:	Health Center
Reason for Request:	New Tenant
Land Use Classification:	Low Intensity Commercial / Business
Zoning Classification:	B-2 General Business District
Census Tract:	2039.01

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.

Conditional Use Request

About the Business / Plan of Operation:

Life's Connection has served the community from its current location in Mukwonago at 307 S Rochester St for the past 9.5 years. Hours of operation are daily from 8 am – 10 pm. In this time, the free services and programs provided help, hope and healing to many families. Programs and services are free to

anyone. Life's Connection cares for the underserved, impoverished, low – middle income families, single parents, married parents and beyond. Because our impact has been so great, the center needed a larger space to serve its ever-growing number of clients.

The organization recently purchased the vacant past Miller Pharmacy building to meet its needs.

Life's Connection's free services and programs include but are not limited to offering limited medical services including pregnancy testing, STD testing and ultrasound. The organization is under the direction of a medical director, Dr. James Linn. and has the necessary state CLIA waivers to provide these services. It also employs two nurses, one ultrasound tech and an LPN to see clients.

Other programs that Life's Connection offers are counseling for families facing the loss of a child through miscarriage, stillbirth, and early loss of a baby after its birth. In the past, families lived close to one another and could support one another during times of crisis. Now, families live far apart or are isolated. The loss of a child can be devastating for men and women. Life's Connection counselors serve these families with respect and compassionate care as they go through the loss. Tangible support is offered through burial and costs involved.

Life's Connection is a social service agency that sees education as the means to healthy pregnancy but also to self-sufficiency. Because of this, programs offered include hospital grade health education in childbirth, prenatal care, postnatal care, and parenting. The classes engage with all background and all socioeconomic classes and empower change. They make a difference in people's lives, promote healthy birth outcomes, and break unhealthy cycles. They also provide help and support to build strong families. The long-term outcomes are phenomenal as our client are employed, purchasing homes and cars and learning financial stability ...this system of support works.

The Learn and Earn System approach allows our clients to participate in classes weekly. When they take a class, they earn baby products and "Mommy Money." This is then "spent" in our on-site Baby Boutique filled with new and gently used donated baby and children's items. This alleviates the stress of providing material support for client's families especially during uncertain times. Life's Connection is also a Crib for Kids partner offering a Safe Sleep class and a free Pack and Play to clients to combat sudden infant death syndrome. It also offers a car seat safety class and free car seat to families in need.

Its National Fatherhood Initiative Program supports fathers in parenting skills. It takes pride in not only offering services to mothers but to the dads as well.

Life's Connection is in the community for families in other crisis offering referrals, tangible support, and a listening ear. It has served families who have high – risk, planned and unplanned pregnancies (adoption specialists meet onsite with clients when needed), babies in the NICU at area hospitals, those who lost their homes to fire or natural disaster, the loss of a job or income and many other crises. It partners with other social service agencies to give families every bit of care they need as they navigate their situations.

The new location at 801 N Rochester better serves our clients in the amount of space needed as well as offering a safe parking lot for our clients, volunteers, and guests. The plan is to do an interior remodel and be operational from the new location in late summer to early fall. Until that time we continue to operate from our current location up the road.

Harmony with Village policies, ordinances, and programs

Village of Mukwonago Comprehensive Plan serves as a guide for sound development and community planning. Life's Connection proposed conditional use is in perfect harmony with the purpose of the plan in that the latest plan updates and considers the growth in population. The Village was originally a rural settlement, but has transitioned over the past 10 years into a more suburban development pattern. It's in close proximity to Milwaukee, Madison, and Chicago and natural environment make the Village attractive to families and businesses. For these reasons, the Village experienced tremendous population growth through the late 1990's to today, a trend which is expected to continue through future annexation and development.

With tremendous growth comes need. When there are social service and medical needs to be met an agency such as Life's Connection not only addresses the issues but builds up and encourages residents of all economic and socio status and gives them tangible material and emotional support to meet the needs of families. In doing so, not only does it care for its residents, the community at large but it builds strong families. The largest population of the village and the town as well as surrounding areas is of men and women in their childbearing years. These families go through crisis such as miscarriage, stillbirth, high-risk pregnancies and much more. Life's Connection provides the listening ear, counsel, support and help so needed by these families. This maintains and builds on Mukwonago's "small town atmosphere" as stated in the plan. We must remember, in days past, families lived close to one another and could provide emotional and material support to one another. Today, families are located miles or states away. We provide the "link" to support. In doing so it meets the plan standard below:

"- To preserve and enhance the Village's quality of life including its historical identity, its small town atmosphere, its community events, and its traditional downtown."

Life's Connection also aims to provide health programming for youth and adults through its free limited medical services. Because these services are free to the community there is the ability to diagnose at risk, low income, and middle-income women in pregnancy. The center provides education, health support, nurse advisors and a medical director. Studies prove that the earlier a woman is diagnosed and the earlier prenatal care begins, the healthier outcomes. This demographic normally do not begin healthcare until after the first trimester or later due to the cost.

The educational classes offered allows the community to learn about childbirth, prepare for childbirth, learn how to have a healthy pregnancy and birth and to carry on after the birth to exceptional parenting classes.

Per the Comprehensive plan: To maintain the accepted levels of public services for residents and business owners in a fiscally conservative manner being able to withstand the ever-fluctuating economic marketplace—Life's Connection is needed in order to be a center of public service for its residence and for the residence of the county and surrounding counties. It meets the needs of residence and business owners (who come to us often) and we do so in a fiscally conservative manner during the highs and lows of the changing economy.

As far as ZONING ORDINANCES:

- Zoning ordinance requirements are met as a zoned B2 – Life's Connection fits this in that not only is it a social service benevolent agency it is also a limited medical center providing services

to the community. It is a health care and social assistance center.

As stated in the Comprehensive Plan: “With future housing development applications, encourage developers to provide a portion of the dwelling units at a cost affordable by persons of low to moderate income”

As the number of low to moderate income families move to the area the need for Life’s Connections services grow exponentially. In the past 10 years we began serving 20 clients to in 2020 serving 2,220 clients from both of our locations. Over 800 are served from the Mukwonago Center.

We quietly meet the needs of the community and allow growth, provide material support, change lives and strengthen those we serve. Our community has needed this. It also reciprocates in that our community reaches out to help those we serve. That is a beautiful “small – town” and loving atmosphere that Mukwonago can be proud of.

Specific Location within harmony with Village policies, ordinances and programs

The location provides adequate space and parking for the needs of the organization. It also provides a safe place for employees, volunteers and especially clients to park. Our current location has suboptimal parking and frankly not enough space to carry on the mission of the organization.

The new location provides enough space to carry on the mission in a professional manner that allows for further growth.

Potential Adverse Impact on surrounding:

No it does not result in any adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future

Maintaining consistency within the environs of the property:

No changes

Adequate Services

Yes it is located in an area that will be adequately served by and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property

Benefits of the use outweigh adverse impacts

Yes. There are significant public benefits of this proposed conditional use by Life’s Connection.

There is no other comprehensive social service and medical facility in the area that serves as many families as LC. The success of LC in its current location has been monumental for the community.

The service area includes the Villages of Mukwonago, Big Bend, North Prairie, Eagle, East Troy, Waterford, Elkhorn, Walworth, and Palmyra and the Towns of Mukwonago, Vernon, and Eagle as well as

many other towns in southern Wisconsin. Life's Connection hours are Monday through Wednesday 8:00 a.m. to 10:00 p.m.

As a pregnancy support center, Life's Connection provides the support and aid needed to have a healthy baby. It provides on-site Adoption Specialists from two area agencies. It offers the support needed for families facing miscarriage and pregnancy loss. There is no other agency like this in the state and this area for childbearing families is one that is needed immensely. It also offers free baby items to families in our on-site baby boutique. All services again are free.

In addition, its free services, Life's Connection strives to take care of the whole person by serving as a resource center that works with numerous other social service agencies, doctor's offices and businesses in order to meet the health and needs of those it serves. This includes providing on-site counseling through in subjects such as personal finance and literacy. It also provides holiday food baskets, children's Christmas gifts, clothing, and referrals to dental and nutrition programs. A Community Room will also be available for public meetings and gatherings up to 40 people.

Hours of Operation:

Hours of operation are daily from 8 am – 10 pm.

Conditional Use Process / Findings

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. The Plan Commission, in passing on the matter, will need to make 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 property owner / tenant has shown compliance with the requirements set forth in the Village's zoning regulations for the specified use.

The Village Board will carefully review 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.

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 the Village Attorney approves the final form of the conditional use order.

Recommendation

Conditional Use

Staff Recommends the Planning Commission recommend to the Village Board approval of a conditional use permit as set forth in Resolution 2021-XX

To – Grant a Conditional Use permit for a Health Center for Life's Connections – Mukwonago Center, Inc. subject to the following on going conditions deemed necessary to protect the health, safety, and welfare

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, Waukesha 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.
- j. The **Health Clinic** shall operate between the hours of 8am and 10pm.

and determining that the conditions are 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.

Attachments

- 1. Maps
- 2. Resolution 2021-XX for approval of a Conditional Use



Village of Mukwonago GIS
Life's Connection - Aerial Map

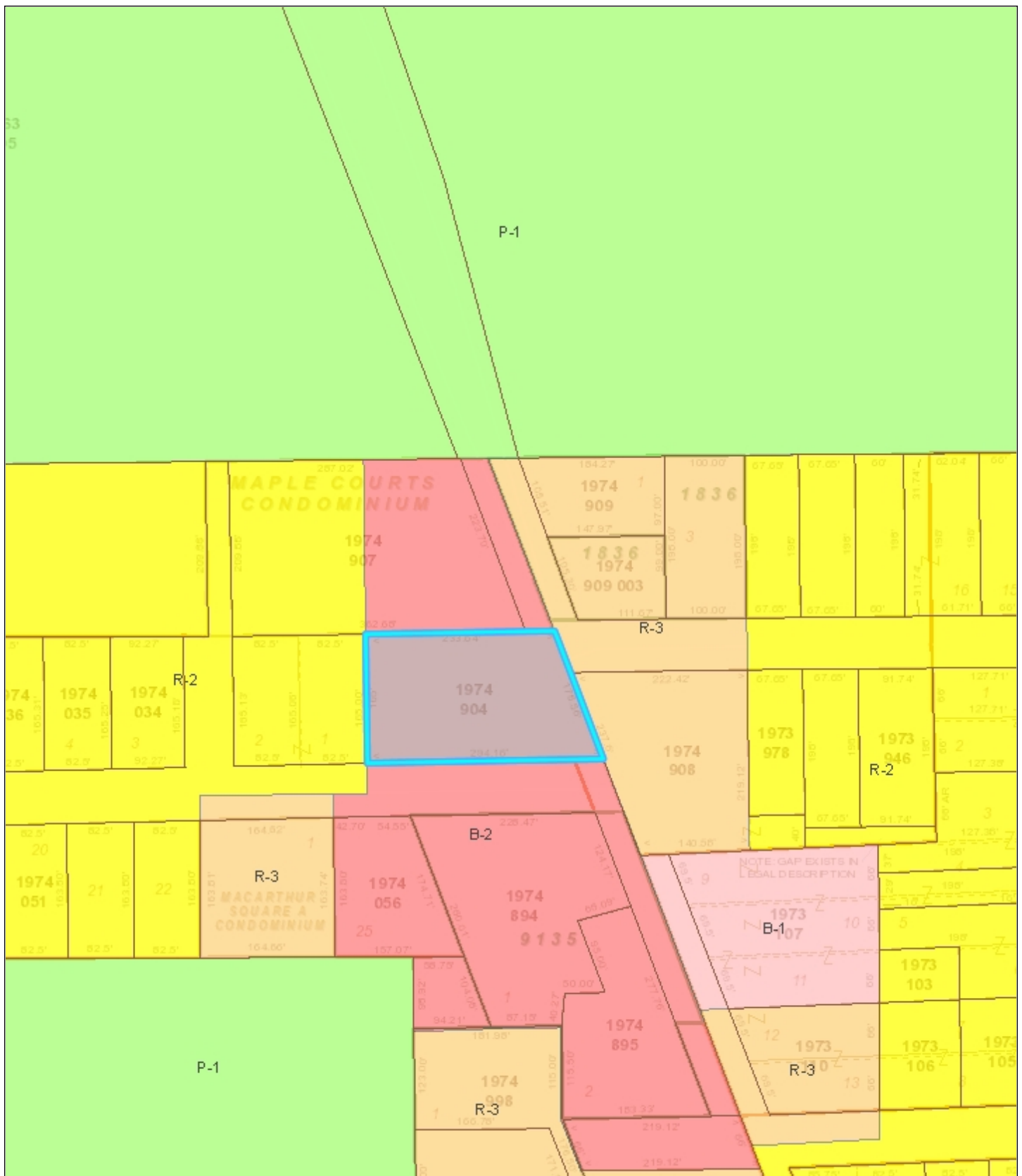
DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 167'

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

Print Date: 4/5/2021



Village of Mukwonago GIS

Life's Connection - Zoning

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



SCALE: 1" = 167'

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

Print Date: 4/5/2021

PLAN OF OPERATION:

Life's Connection has served the community from its current location in Mukwonago at 307 S Rochester St for the past 9.5 years. Hours of operation are daily from 8 am – 10 pm. In this time, the free services and programs provided help, hope and healing to many families. Programs and services are free to anyone. Life's Connection cares for the underserved, impoverished, low – middle income families, single parents, married parents and beyond. Because our impact has been so great, the center needed a larger space to serve its ever-growing number of clients.

The organization recently purchased the vacant past Miller Pharmacy building to meet its needs.

Life's Connection's free services and programs include but are not limited to offering limited medical services including pregnancy testing, STD testing and ultrasound. The organization is under the direction of a medical director, Dr. James Linn. and has the necessary state CLIA waivers to provide these services. It also employs two nurses, one ultrasound tech and an LPN to see clients.

Other programs that Life's Connection offers are counseling for families facing the loss of a child through miscarriage, stillbirth, and early loss of a baby after its birth. In the past, families lived close to one another and could support one another during times of crisis. Now, families live far apart or are isolated. The loss of a child can be devastating for men and women. Life's Connection counselors serve these families with respect and compassionate care as they go through the loss. Tangible support is offered through burial and costs involved.

Life's Connection is a social service agency that sees education as the means to healthy pregnancy but also to self-sufficiency. Because of this, programs offered include hospital grade health education in childbirth, prenatal care, postnatal care, and parenting. The classes engage with all background and all socioeconomic classes and empower change. They make a difference in people's lives, promote healthy birth outcomes, and break unhealthy cycles. They also provide help and support to build strong families. The long-term outcomes are phenomenal as our client are employed, purchasing homes and cars and learning financial stability ...this system of support works.

The Learn and Earn System approach allows our clients to participate in classes weekly. When they take a class, they earn baby products and "Mommy Money." This is then "spent" in our on-site Baby Boutique filled with new and gently used donated baby and children's items. This alleviates the stress of providing material support for client's families especially during uncertain times. Life's Connection is also a Crib for Kids partner offering a Safe Sleep class and a free Pack and Play to clients to combat sudden infant death syndrome. It also offers a car seat safety class and free car seat to families in need.

Its National Fatherhood Initiative Program supports fathers in parenting skills. It takes pride in not only offering services to mothers but to the dads as well.

Life's Connection is in the community for families in other crisis offering referrals, tangible support, and a listening ear. It has served families who have high – risk, planned and unplanned pregnancies (adoption specialists meet onsite with clients when needed), babies in the NICU at area hospitals, those who lost their homes to fire or natural disaster, the loss of a job or income and many other crises. It partners with other social service agencies to give families every bit of care they need as they navigate their situations.

The new location at 801 N Rochester better serves our clients in the amount of space needed as well as offering a safe parking lot for our clients, volunteers, and guests. The plan is to do an interior remodel and be operational from the new location in late summer to early fall. Until that time we continue to operate from our current location up the road.

A. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Mukwonago Comprehensive

Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

Village of Mukwonago Comprehensive Plan serves as a guide for sound development and community planning. Life's Connection proposed conditional use is in perfect harmony with the purpose of the plan in that the latest plan updates and considers the growth in population. The Village was originally a rural settlement, but has transitioned over the past 10 years into a more suburban development pattern. It's in close proximity to Milwaukee, Madison, and Chicago and natural environment make the Village attractive to families and businesses. For these reasons, the Village experienced tremendous population growth through the late 1990's to today, a trend which is expected to continue through future annexation and development.

With tremendous growth comes need. When there are social service and medical needs to be met an agency such as Life's Connection not only addresses the issues but builds up and encourages residents of all economic and socio status and gives them tangible material and emotional support to meet the needs of families. In doing so, not only does it care for its residents, the community at large but it builds strong families. The largest population of the village and the town as well as surrounding areas is of men and women in their childbearing years. These families go through crisis such as miscarriage, stillbirth, high-risk pregnancies and much more. Life's Connection provides the listening ear, counsel, support and help so needed by these families. This maintains and builds on Mukwonago's "small town atmosphere" as stated in the plan. We must remember, in days past, families lived close to one another and could provide emotional and material support to one another. Today, families are located miles or states away. We provide the "link" to support. In doing so it meets the plan standard below:

"- To preserve and enhance the Village's quality of life including its historical identity, its small town atmosphere, its community events, and its traditional downtown."

Life's Connection also aims to provide health programming for youth and adults through its free limited medical services. Because these services are free to the community there is the ability to diagnose at risk, low income, and middle-income women in pregnancy. The center provides education, health support, nurse advisors and a medical director. Studies prove that the earlier a woman is diagnosed and the earlier prenatal care begins, the healthier outcomes. This demographic normally do not begin healthcare until after the first trimester or later due to the cost.

The educational classes offered allows the community to learn about childbirth, prepare for childbirth, learn how to have a healthy pregnancy and birth and to carry on after the birth to exceptional parenting classes.

Per the Comprehensive plan: To maintain the accepted levels of public services for residents and business owners in a fiscally conservative manner being able to withstand the ever-fluctuating economic marketplace—Life's Connection is needed in order to be a center of public service for its residence and for the residence of the county and surrounding counties. It meets the needs of residence and business owners (who come to us often) and we do so in a fiscally conservative manner during the highs and lows of the changing economy.

As far as ZONING ORDINANCES:

- Zoning ordinance requirements are met as a zoned B2 – Life’s Connection fits this in that not only is it a social service benevolent agency it is also a limited medical center providing services to the community. It is a health care and social assistance center.

As stated in the Comprehensive Plan: “With future housing development applications, encourage developers to provide a portion of the dwelling units at a cost affordable by persons of low to moderate income”

As the number of low to moderate income families move to the area the need for Life’s Connections services grow exponentially. In the past 10 years we began serving 20 clients to in 2020 serving 2,220 clients from both of our locations. Over 800 are served from the Mukwonago Center.

We quietly meet the needs of the community and allow growth, provide material support, change lives and strengthen those we serve. Our community has needed this. It also reciprocates in that our community reaches out to help those we serve. That is a beautiful “small – town” and loving atmosphere that Mukwonago can be proud of.

B. How is the proposed conditional use, in its specific location, in harmony with the purposed, goals, objectives, policies and standards of the Village of Mukwonago Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

The location provides adequate space and parking for the needs of the organization. It also provides a safe place for employees, volunteers and especially clients to park. Our current location has suboptimal parking and frankly not enough space to carry on the mission of the organization.

The new location provides enough space to carry on the mission in a professional manner that allows for further growth.

C. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 100-354 (a) , (b), and (c)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development?

No it does not result in any adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future

D. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

No changes

E. Is the proposed conditional use located in an area that will be adequately served by and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

Yes it is located in an area that will be adequately served by and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property

F. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Sections 100-354 (e)(1) and (2)), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

Yes. There are significant public benefits of this proposed conditional use by Life's Connection.

There is no other comprehensive social service and medical facility in the area that serves as many families as LC. The success of LC in its current location has been monumental for the community.

The service area includes the Villages of Mukwonago, Big Bend, North Prairie, Eagle, East Troy, Waterford, Elkhorn, Walworth, and Palmyra and the Towns of Mukwonago, Vernon, and Eagle as well as many other towns in southern Wisconsin. Life's Connection hours are Monday through Wednesday 8:00 a.m. to 10:00 p.m.

As a pregnancy support center, Life's Connection provides the support and aid needed to have a healthy baby. It provides on-site Adoption Specialists from two area agencies. It offers the support needed for families facing miscarriage and pregnancy loss. There is no other agency like this in the state and this area for childbearing families is one that is needed immensely. It also offers free baby items to families in our on-site baby boutique. All services again are free.

In addition, its free services, Life's Connection strives to take care of the whole person by serving as a resource center that works with numerous other social service agencies, doctor's offices and businesses in order to meet the health and needs of those it serves. This includes providing on-site counseling through in subjects such as personal finance and literacy. It also provides holiday food baskets, children's Christmas gifts, clothing, and referrals to dental and nutrition programs. A Community Room will also be available for public meetings and gatherings up to 40 people.

LOCATIONS AND ADDRESSES WITHIN 300 Feet

Parcel: MUKV1974907

Property Address:

825 N ROCHESTER ST

Owner Name & Address:

RICHARD HUEBNER

W1434 SOUTH SHORE DR, EAST TROY, WI 53120

Parcel: MUKV1974908

Property Address:

730 N ROCHESTER ST

Owner Name & Address:

BEAR PLACE INVESTMENTS LLC

PO BOX 31, MUKWONAGO, WI 53149003

Parcel: MUKV1974894

Property Address:

723 N ROCHESTER ST

Owner Name & Address:

723 ROCHESTER LLC

W190S7531 RICH DORF DR, MUSKEGO, WI 531498229

Parcel: MUKV1974056

Property Address:

117 MACARTHUR DR

Owner Name & Address:

JEFFREY A MARTENS

W327S8127 MEMORY LN, MUKWONAGO, WI 531498606

Parcel: MUKV1974054003

Property Address:

121 MACARTHUR DR

Owner Name & Address:

JUDITH A MARTIN

121 MACARTHUR DR, MUKWONAGO, WI 531491166

Parcel: MUKV1974909003

Property Address:

800 N ROCHESTER ST

Owner Name & Address:

DELAINE S WHITEAKER

800 N ROCHESTER ST, MUKWONAGO, WI 53149114

Parcel: MUKV1974032

Property Address:

120 MACARTHUR DR

Owner Name & Address:

TAMY L HRITZ

120 MACARTHUR DR, MUKWONAGO, WI 53149

Parcel: MUKV19749091974909

Property Address:

804 N ROCHESTER ST

Owner Name & Address:

DANIEL SMITH

105 ARMSTRONG CT, MUKWONAGO, WI 53149

Parcel: MUKV1974034

Property Address:

202 MACARTHUR DR

Owner Name & Address:

RONALD J BENDER

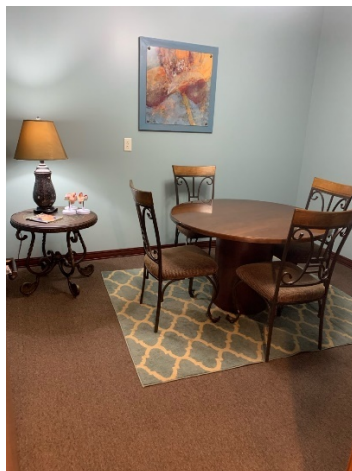
202 MACARTHUR DR, MUKWONAGO, WI 531491145

Getting To Know Our Centers:



Caring Sharing Hoping Healing

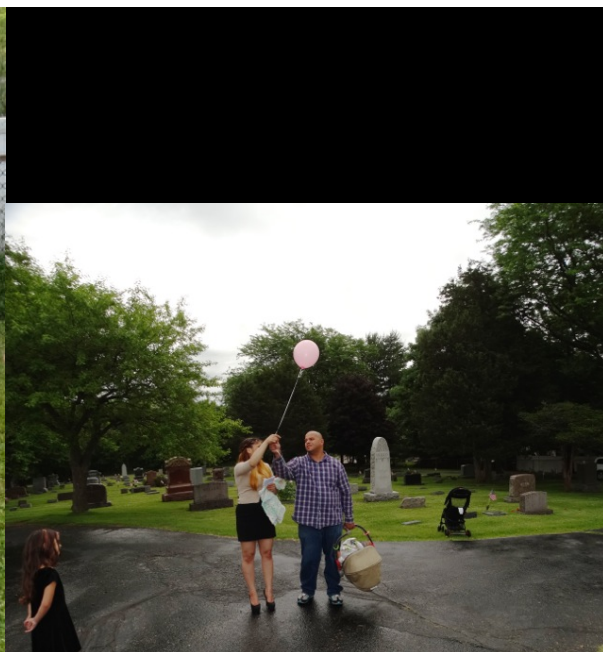
OUR COUNSELING, EDUCATION ROOMS AND ULTRASOUND



Baby Boutiques



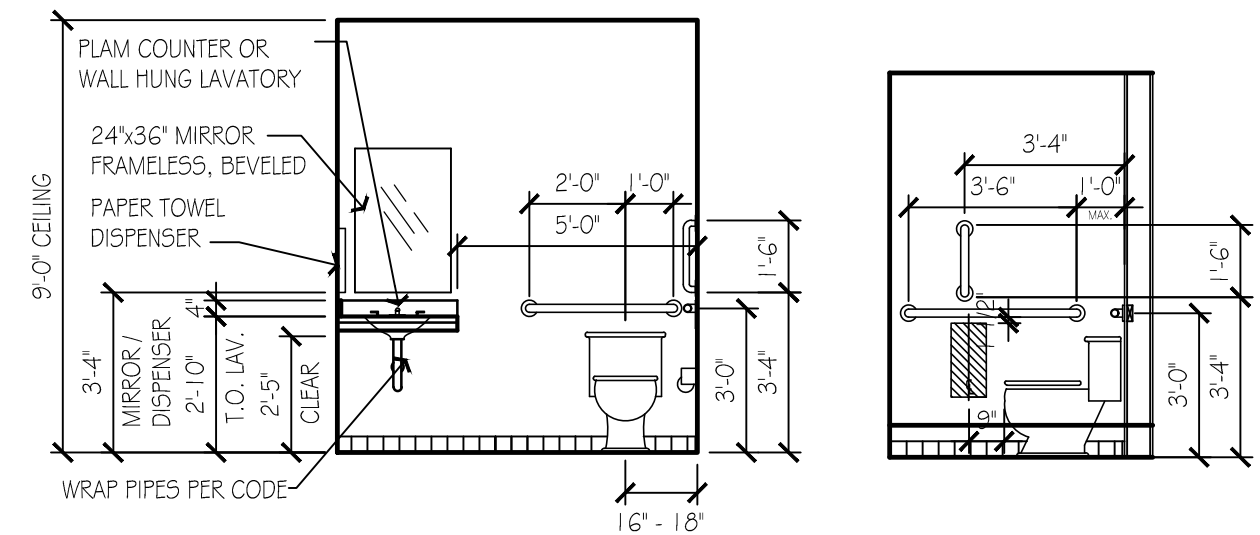
Miscarriage Support



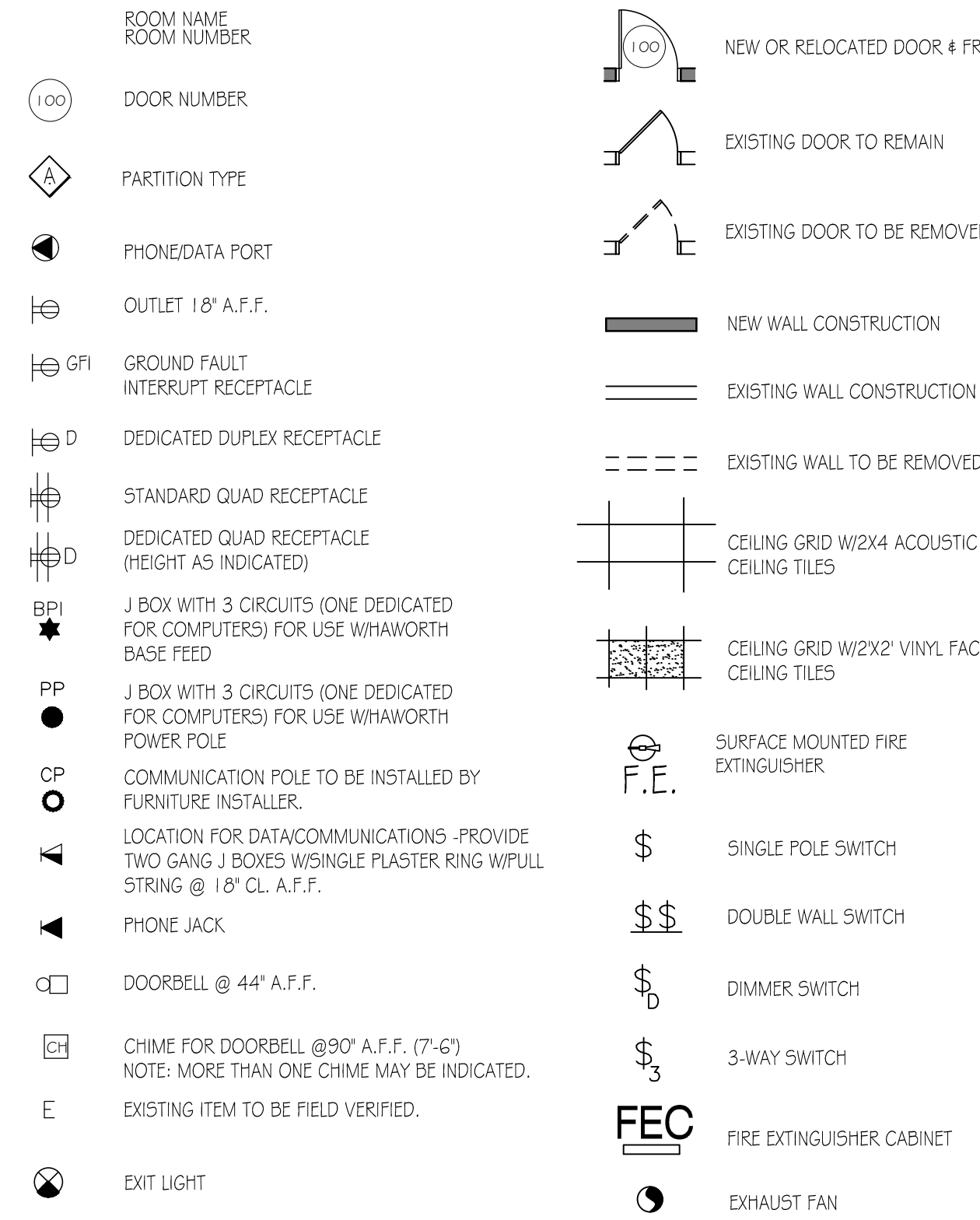
Shared Journey's Milwaukee Public School

Monthly Healthy Relationship and Teen Support Onsite classes at LC -Waukesha



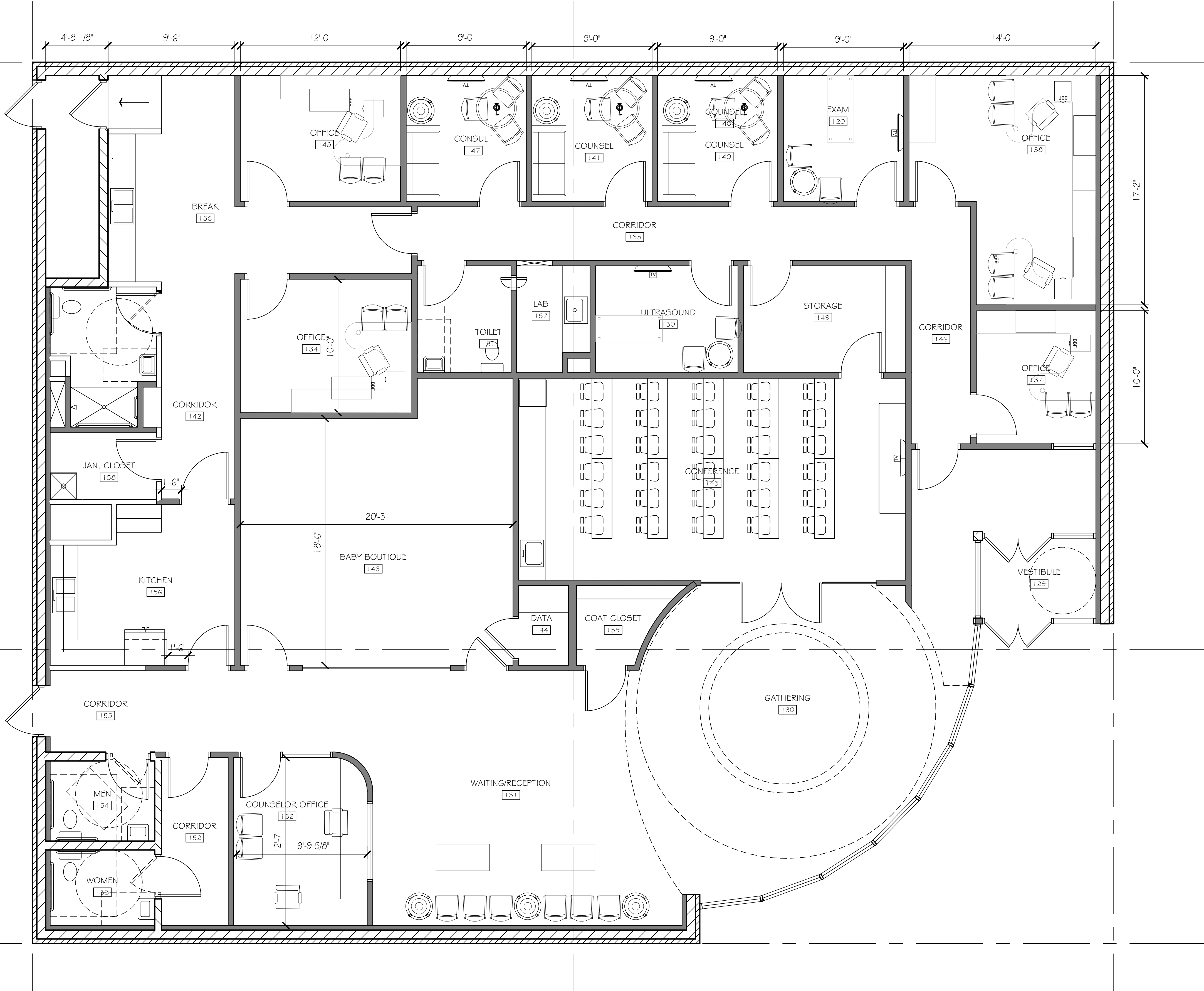


FLOOR & CEILING PLAN LEGEND



PARTITION TYPES								
TAG	STUD TYPE	STUD HEIGHT	INSULATION	VAPOR BARRIER	NOTED SIDE SURFACE MATERIAL	NOTED SIDE SURFACE HEIGHT	OPPOSITE SIDE SURFACE MATERIAL	OPPOSITE SIDE SURFACE HEIGHT
A	3-5/8" MTL. 25 GA. STUDS 16" O.C.	Bottom of Ceiling Gnd (11'-4")	45 STC SOUND BATT	----	5/8" GYPSUM WALLBOARD	Bottom of Ceiling Gnd (11'-4")	5/8" GYPSUM WALLBOARD	Bottom of Ceiling Gnd (11'-4")
B	3-5/8" MTL. 25 GA. STUDS 16" O.C.	Bottom of Ceiling Gnd (11'-4")	----	----	5/8" GYPSUM WALLBOARD	Bottom of Ceiling Gnd (11'-4")	5/8" GYPSUM WALLBOARD	Bottom of Ceiling Gnd (11'-4")

1. ALL EXPOSED GYPSUM WALL BOARD SHALL BE TYPE X AND SHALL BE TAPED & COATED SMOOTH, READY FOR PAINT.



1 FIRST FLOOR PLAN
1/4"=1'-0"



12690 W. GREENBRIAR LN.
NEW BERLIN, WI 53151
PH : (262) 751-5221
FAX: (262) 754-4058
RAPOSADESIGN@GMAIL.COM

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Life's Connection
801 N Rochester
Mukwonago, WI

SHEET TITLE
Floor Plan, Schedules & Details

DATE OF ISSUE 02/05/21

SYMBOL	REVISION DESCRIPTION	DATE

JOB: RD104.21
DRAWN: RJA
CHECKED: SJA
DATE: 02/05/2021

SHEET:

A1

RESOLUTION 2021-21
Village of Mukwonago Order Granting a
Conditional
Use and Prescribing Conditions for a Health
Clinic called Life's Connection – Mukwonago
Center, Inc. located at 801 N Rochester St

WHEREAS, **GERALD E MILLER AND SHIRLEY E MILLER JOINT REVOCABLE TRUST LIFE'S CONNECTION - MUKWONAGO CENTER, INC.** (hereinafter "property owner") owns the property located at 801 N Rochester St (hereinafter "subject property") in the Village of Mukwonago, more particularly described as follows:

PT NW1/4 SEC 26 T5N R18E; COM 319.44 FT W OF N1/4 CRNR; S20°15'E 312.18 FT TO BGN; S20°15'E 87.78 FT; W PARALLEL TO NE LINE OF SEC 294.36 FT; N 82.50 FT; E PARALLEL TO N LINE OF SEC 264 FT TO BGN :: ALSO PT NW1/4 SEC 26 T5N R18E; COM 319.44 FT W OF & 224.40 FT S20 1/4°E OF N1/4 CRNR; W PARALLEL TO NE LINE OF SEC 233.64 FT; S 82.50 FT; E PARALLEL TO NE LINE OF SEC 264 FT TO CNTRLNE OF ROAD; N20 1/4°W ON CNTRLNE 87.78 FT TO BGN ; and

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

WHEREAS, upon receipt of the petition submitted by the property owner/tenant, 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 April 13, 2021 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

Return to:

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

Parcel Number: MUKV1974-904

by traffic arising from the conditional use.

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

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 secondhand store 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, Waukesha 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.
- j. The **Health Clinic** shall operate between the hours of 8am and 10pm.

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 conditional use 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 21st day of April, 2021

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 21st day of April, 2021.

NOTARY PUBLIC

My Commission Expires:

The remainder of this page left intentionally blank

Acceptance by Property Owner

I, Pat Vandehey verify that I am an authorized agent for **GERALD E MILLER AND SHIRLEY E MILLER JOINT REVOCABLE TRUST.** accepts the terms stated herein.

Dated this _____ day of _____, 2021

Pat Vandehey, agent

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

Personally, came before me this ____ day of _____, 2021, the above-named person, Pat Vandehey, to me known to be the person who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC

My Commission Expires:

Acceptance by Tenant

I, Roberto Garcia, verify that I am an authorized agent for **LIFE'S CONNECTION - MUKWONAGO CENTER, INC.** accepts the terms stated herein.

Dated this _____ day of _____, 2021

Roberto Garcia, agent

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

Personally, came before me this ____ day of _____, 2021, the above-named person, Roberto Garcia, to me known to be the person who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC

My Commission Expires:

Drafted by John S. Fellows, AICP, Planner, at the direction of the Mukwonago Village Board.



PLANNING COMMISSION

April 13, 2021 at 6:30pm
Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW, CONDITIONAL USE PERMIT And SIGN REVIEW

LOT 2 CERT SURV 9620 at Arrowhead Drive
Parcel Number: MUKV2015-997-010

Case Summary

Parcel Data

Proposal:	Retail Building/Site Improvements/Conditional Use/Signage Approvals
Applicant:	Goodwill Industries
Request:	Site Plan and Architectural Review Conditional Use for a Secondhand Store Signage Approval
Staff Recommendation:	Approve with Conditions
Planning Commission Recommendation:	Pending

Parcel Characteristics / Conditions

Acreage:	3.32 acres
Current Use:	Vacant Land
Proposed Use:	Retail Store
Reason for Request:	New Construction
Land Use Classification:	Low Intensity Commercial / Business
Zoning Classification:	B-3 Community Business District
Tax Increment Financing District:	TID 4
Census Tract:	2039.01

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.

Site Plan and Architectural Review Request

Architectural/ Site Review

Goodwill Industries of SE WI have submitted plans for upgrade standard development package for their store expansion. Goodwill has two formats for having stores in communities. They will often go into existing stores within shopping centers (New Berlin and West Milwaukee), they will redevelop existing buildings into new facilities (Milwaukee Oakland Ave and Wauwatosa), and they will build new structures on greenfield sites following their standard prototype.

The building is a rectangular building with flat roof with a drop of delivery canopy on the north side of the structure and a loading dock bay wing located off the west portion of the building.

The main entry is highlighted by a facade off set of 2ft and highlighted by a raised parapet design element with Architectural metal panels. (See recommendations regarding entry)

The building facades have two type of architectural details The facades facing Hwy 83 and Arrowhead have more formal facades with brick detailing and a jumbo or human scale brick size. A portion of the rear façade – opposite the main façade facing Hwy 83 changes with the removal of the smaller concrete brick detail and the introduction of a standard CMU size. In addition as similar details is found on the façade facing the office building facing Wolfe Run. (See staff recommendations about Wolfe Run Façade)

Upgrades to the building design include additional windows, brick sized concrete products rather than a standard CMU size, upgrade landscaping from original submittal.

Staff is concerned about views of the southern façade from Hwy 83 and Wolfe Run. Opportunities for landscaping are limited to screen this façade, thus staff recommends that at least two bays of the façade have a brick size concrete block rather than a CMU size concrete block to present a more finished appearance of this façade to the public and adjoining properties.

Staff is concerned about the flatness of the main façade. Staff has discussed other design options with the design teams such as a more prominent or architectural detailed entry similar to the design in Wauwatosa WI, or Thiensville. Staff recommends that the entry project at least 4 feet to provide more depth to the building design.

Building Materials:	Split-face masonry base (Light Brown) – Northfield Block: Echelon Split Face Color: Carmel
	Concrete brick (Off White) – Northfield Block: Harvard Brik Color: Birch
	Concrete brick (Light Brown) – Northfield Block: Harvard Brik Color: Carmel
	Decorative architectural panel – Peterson: Prefinished flush metal panel system Color: Silver
	Aluminum storefront framing – Color: Clear anodized aluminum w/ clear glazing
	Precast sill at storefront and canopy column base – Color: Limestone
	Metal awnings – Peterson: Prefinished standing seam metal Color: Award Blue
	Metal coping and canopies – Peterson: Prefinished brake metal Color: Silver
	Hollow metal service door – Color: Sherwin Williams SW 6108 Latte
Site Modifications	The site will be updated with new parking, building, walkways, detention pond and landscaping.
Utilities	All Utilities will be underground, sewer and water are available but will not be extended to the two new buildings.
Stormwater Management	A new stormwater pond will be constructed on the west side of the property.
Wetlands	None
Signage	Architectural Drawings have a place holder for signs. See sign review section below.
Parking	The applicant is proposing 86 parking spaces of which 4 spaces are accessible spaces. The zoning ordinance calculation is 42 spaces + 1 space for employee. The application states that on average of 15 people will work in the store while at sometimes the peak number of employees will b 25. Considering these two variables the minimum number of parking spaces would be 57 space while the maximum number of spaces would be 67. Section 100-402 (d) of the code states: <i>“Parking lot size may be limited. It is the Village's intent to enhance stormwater management by limiting excessive impervious surfaces; therefore, parking lots in which</i>

the number of spaces significantly exceeds the minimum number required under this zoning chapter shall be allowed only with specific and reasonable justification.”

Upon Staff review the 19 additional spaces in staffs opinion is excessive and unnecessary and justification has not been provided. Staff recommends that the 16 parking spaces to the south of the front parking lot - parallel to Wolfe Run shall be removed. Staff recommends that the area within these 16 spaces be planted with additional landscaping (shrubs and perennials) and at least two shade trees.

Landscaping

The applicant has provide a landscaping plan that provides screening of the parking lot, delivery and loading area and compliments the architecture and overall site design. Highlights include 21 shade trees and 24 evergreen trees along with shrubs and perennials.

Staff does recommend additional plantings within the spaces of the 16 parking spaces located on the south side of the parcel parallel to Wolfe Run. See comments about parking – suggested plantings of shrubs and perennials and at least two shade trees.

Dumpster

Plans for a dumpster have not been submitted. All trash will be handled internally to the building.

Outdoor Lighting

Outdoor lighting plans have been submitted. The applicant is proposing the Village preferred shepherds crook lighting with full cut off.

Misc. Performance Standards None

Conditional Use Request

Narrative:

Goodwill Industries of Southeastern Wisconsin, Inc. and Goodwill Retail Services, Inc., a wholly owned subsidiary of Goodwill SEW, intends to purchase and develop (lot 2) or 101 Arrowhead Drive Mukwonago Wisconsin. The project consists of site, development, ground up build approximately 18,250 square foot facility, landscape, façade and interior modifications to support donated goods and retail space to sell donated goods.

The construction, among other things, include adding a separate drive thru donation entrance, awning, on the south side of the building. Develop a parking area that supports 70 plus parking stalls. The exterior walls will support back-lit exterior signage identified on drawings and on required permitting based on 3 plus acre Mukwonago requirement. The building will consist of a 3-dock transportation center (1) 8x8 door for 42-yard compactor, (2) 9x9 tractor trailer doors, one trailer stationed on-site and exchanged daily, the transportation area has a mason block privacy screen that matches the exterior of the facility. Interior of the space to be designed to current Goodwill standards which include

polished concrete floors (1500 grit), painted drywall walls and painted exposed joist and deck, LED efficient lighting, and VFD, HVAC systems. A demising wall will be placed in the interior, creating a break between donation production sales floor. Typical Goodwill space requires around 50% or 9,000 square feet for sales and remaining 50% back office / production area. Sales floor consist of 5 changing rooms (1) ADA, 6 cash wraps with 5 registers (the sixth for growth). Goodwill stores typically average 50 shopping carts per store and utilize a cart breaking system that prevents carts from going out of store.

Goodwill meets zoning requirements for use and occupancy as a retail space.

Goodwill Store & Donation Centers – a strong retailer

Goodwill Retail Services, Inc. currently operates 76 Goodwill Store & Donation Centers in Southeastern Wisconsin and Northeastern Illinois, (48 of which are in Illinois). The latest store opening on February 18, 2019 in Glenview, IL was embraced by the community and saw significant numbers of shoppers on the opening weekend (see picture below).

The proposed store in Mukwonago will employ 40-50 individuals in full or part-time employment, ranging from management to supervisory, to various production and customer service opportunities. During an average day, there are approximately 15 employees on site at one time. That number increases to 25 or more employees at once during the busiest shopping days. Half or more are full-time positions and flexible to the needs of the individual. Goodwill pays competitive wages and offers a comprehensive benefits package.

Goodwill Store and Donation Centers operate seven days a week. Monday through Friday stores currently operate from 8:00 a.m. - 9:00 p.m., Saturday from 8:00 a.m. - 9:00 p.m., and Sunday from 9:00 a.m. - 8:00 p.m. Each day, the donation entrance opens one (1) hour earlier to accept donations for the convenience of our donors. Each evening, lighting associated with the donation entrance and canopy is powered down when the donation entrance closes.



Glenview, Illinois

This Mukwonago store will include an easily accessible donations drop-off along the South façade of the building. Here, donors are greeted by an attendant who will ----- accept their donated goods and provide them with a receipt which may be used for tax purposes. These donations are sorted for quality, priced for sale, and brought to the sales floor. There is an ongoing rotation of fresh merchandise brought to the sales floor. Merchandise on the sales floor turns over every 3 to 4 weeks and on average 60-70% of all donations are sold. Merchandise not fit for sale is baled and sent to a distribution center, where it will be sold for salvage or recycled. All services are handled within the footprint of the building, no outdoor storage or trash is planned for this project. That said, a compactor, with exterior access is used for trash disposal. We estimate that each Goodwill Store & Donation Center recycles 2,000,000 pounds of goods each year. Aside from the positive environmental impact on landfills, this reduces a community's trucking and hauling expenses, saving taxpayers tens of thousands of dollars each year.

This location will require frequent truck visits. In addition to an occasional delivery of supplies by UPS or similar provider, a Goodwill truck will service the store approximately 10-14 times per week, during normal operating hours, via the truck dock. No trucks will be left onsite (less one trailer in the dock area) and no products or pallets will be stored outside the building.

Goodwill installs interior and exterior web-based 24-hour surveillance cameras at all new sites. Along with posting signs and providing a very clean, well maintained site, these cameras deter any donors from dropping off items outside of normal business hours.

Goodwill Industries of Metropolitan Chicago, Inc.

Goodwill Industries of Southeastern Wisconsin and Metropolitan Chicago relies heavily on the revenue generated from the sale of donated items at these Goodwill Store & Donation Centers to help fund their mission. Goodwill's mission is to provide training, employment and supportive services to individuals with disabilities or disadvantages who seek greater independence.

*Founded in 1919, Goodwill Industries of Southeastern Wisconsin, Inc. is the largest of 162 Goodwill affiliates in the US and Canada. Its territory encompasses 13 counties in Wisconsin and 10 counties in Illinois. This Goodwill employs approximately **4,100** people. Last year, Goodwill Industries of Southeastern Wisconsin and Metropolitan Chicago provided services to nearly **50,000 individuals**.*

The mission services are primarily funded by the retail sales and therefore Goodwill seeks sites in top retail corridors to facilitate convenient donations and attract new shoppers. Goodwill also looks to locate in vibrant communities with active local organizations. In other communities Goodwill has led targeted donation drives, like electronics, to help the community with recycling. Goodwill employees, including managers, become active in the local Chambers and business organizations as well as participate in local community events. Goodwill takes great pride in the communities in which they locate and looks forward to being an active participant of Mukwonago.

*Goodwill Store & Donation Centers are retail stores specializing in the resale of quality donated items. Goodwill gives their patrons the opportunity to sign up for a loyalty program called Club Goodwill Rewards. As a member, you will receive extra discounts and email alerts of special events and promotions. Club Goodwill has over **1.56 million** members throughout our territory.*

Each year, Goodwill challenges itself to play a strong role in environmental protection. In 2020, in our territory, Goodwill kept over 165 million pounds of materials out of landfills and recycled nearly 5 million pounds of electronics. We partnered with numerous communities on recycling drives.

About the Business / Plan of Operation:

In Operating employment opportunities for 30 individuals, Goodwill has reduced the amount of landfill for individuals municipalities by many tons per year reducing municipal cost and benefits local municipality by training individuals to work and become self-supportive overall mission.

Specific Location within harmony with Village polices, ordinances and programs.

The design proposed meets or exceed Mukwonago Zoning Ordinance, Good Will maintain all its portfolio @ the highest level typically re-investing \$10 M in modifications and continuous improvements.

Potential Adverse Impact on surrounding:

Goodwill sees no negative impact to the proposed design presented, or building are built at the highest quality. Traffic would not be impacted as we have one entrance / egress of side street.

Maintaining consistency within the environs of the property:

Goodwill facility would be a green build designed as a retail center with a donation canopy. The utilization of site would be almost consistent with current vacant use and all concerns for water retention have been reviewed and identified and design drawings.

Adequate Services

Minimal Impact I any

Benefits of the use outweigh adverse impacts.

Goodwill feels they do without question. The overall mission, jobs created, product revitalization and recycled items landfill.

Hours of Operation:

Goodwill Store and Donation Centers operate seven days a week. Monday through Friday stores currently operate from 8:00 a.m. - 9:00 p.m., Saturday from 8:00 a.m. - 9:00 p.m., and Sunday from 9:00 a.m. - 8:00 p.m. Each day, the donation entrance opens one (1) hour earlier to accept donations for the convenience of our donors. Each evening, lighting associated with the donation entrance and canopy is powered down when the donation entrance closes.

Conditional Use Process / Findings

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. The Plan Commission, in passing on the matter, will need

to make 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 property owner / tenant has shown compliance with the requirements set forth in the Village's zoning regulations for the specified use.

The Village Board will carefully review 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.

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 the Village Attorney approves the final form of the conditional use order.

Signage Review

The property is located on a site that is over 3 acres and thus signage review is required by the Planning Commission rather than staff.

The applicant is proposing three wall signs, one monument sign, and a series of directional signs.

- The monument sign will be located perpendicular to Hwy 83 and meets all sign code requirements. The sign will be 10 ft tall, 50 square feet in area and have a masonry base to match the building.
- The primary wall sign will be located on the main façade and will consist of a logo and channel letters. The Maximum size of the sign is 109 square feet. The rectangle of the sign measures 108.5 SF
- A secondary sign will be located over the main entry door and has a maximum square footage of 54 Square feet. The rectangle of the sign measures 39.12 SF
- A secondary sign will also be located on the north elevation facing Arrowhead Drive. This sign has maximum square footage of 54 square feet. The rectangle of the sign measures 53.6 SF.
- The applicant is also proposing a number of directional signs on the property these include a donation center sign, free standing sign for donations, and a freestanding sign for donations and store.

Staff Review

Engineering	At this time, my only comment on this site is to be sure that when they submit any sort of plans, they submit a storm water management plan verification of sorts with it. Essentially, they need to reference the existing plan that was created for the site and prove that they are constructing a site that complies with/meets the plan.
Public Works	Recommend Approval
Utilities	Recommend Approval
Police	Recommend Approval
Fire	Due to the size everything would go thru the state. Need to have dedicated hydrant for suppression.
Building Inspection	Recommend Approval
Planning	Recommend Approval subject to the conditions contained within the Conditional Use Resolution and Site Plan and Architectural Approval Resolution.

Recommendation

Staff recommend the Planning Commission address the three items and three separate motions for clarity of the minutes.

Site Plan and Architectural Review

Staff recommends the Planning Commission Approve a resolution for the Site Plan and Architectural Review, as set forth in the attached resolution.

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. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. The developer shall comply with comments from Ruekert-Mielke letters regarding stormwater and utilities.
9. 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.
10. Landscaping: Additional landscaping shall be provided on the south side of the parking lot parallel to Wolf Run. Plans shall be submitted showing the reduction of parking with shrubs and perennials as well as a minimum of two shade trees. Plans shall be reviewed by the Village Planner and approved prior to issuance of building permits.
11. Parking: The proposed parking exceeds the village standards in order to minimize impervious surface and provide for additional previous surface the 16 spaces on the south side of the parking lot parallel to Wolfe Run shall be removed and landscaping shall be provided.
12. Architecture: The elevation parallel to Wolf Run shall be modified to provide at least two bays of architectural concrete block with a brick size rather than a CMU size.
13. Architecture: The front elevation element shall project from the main façade a minimum of 4 feet.
14. Architecture: All windows presented shall have vision glass and allow visibility into the structure.
15. Dumpster: Any future dumpster shall be masonry to match the building and shall be approved by the Village Planner for design and materials prior to issuance of any permits.

Conditional Use

Staff Recommends the Planning Commission recommend to the Village Board approval of a conditional use permit as set forth in Resolution 2021-XX

To – Grant a Conditional Use permit for the Village of Mukwonago – Indianhead Park subject to the following on going conditions deemed necessary to protect the health, safety, and welfare

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, Waukesha 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.
- j. Hours of operation may be seven days a week. Monday through Friday stores currently operate from 8:00 a.m. - 9:00 p.m., Saturday from 8:00 a.m. - 9:00 p.m., and Sunday from 9:00 a.m. - 8:00 p.m. Each day, the donation entrance opens one (1) hour earlier to accept donations for the convenience of our donors. Seasonal Hours are permitted to adjust standard hours.
- k. At no time shall there be drop offs of goods prior to operational hours. Signage shall be placed in appropriate locations stating that the dropping off of items outside of normal business hours is no permitted.

and determining that the conditions are 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.

Signage

All signage is in conformance with sign ordinance. Staff recommends approval of all signage as submitted and application for sign permits to occur prior to inspection and installation and all free-standing signs to be located outside of vision triangle and meeting minimum setback requirements.

Attachments

1. Maps
2. Building and Site Plans
3. Supporting Documents
4. Signage Plans
5. Resolution 2021-XX for approval of a Conditional Use
6. Resolution 2021-XX for approval of the Site Plan and Architectural Review



Village of Mukwonago GIS
Goodwill -Aerial

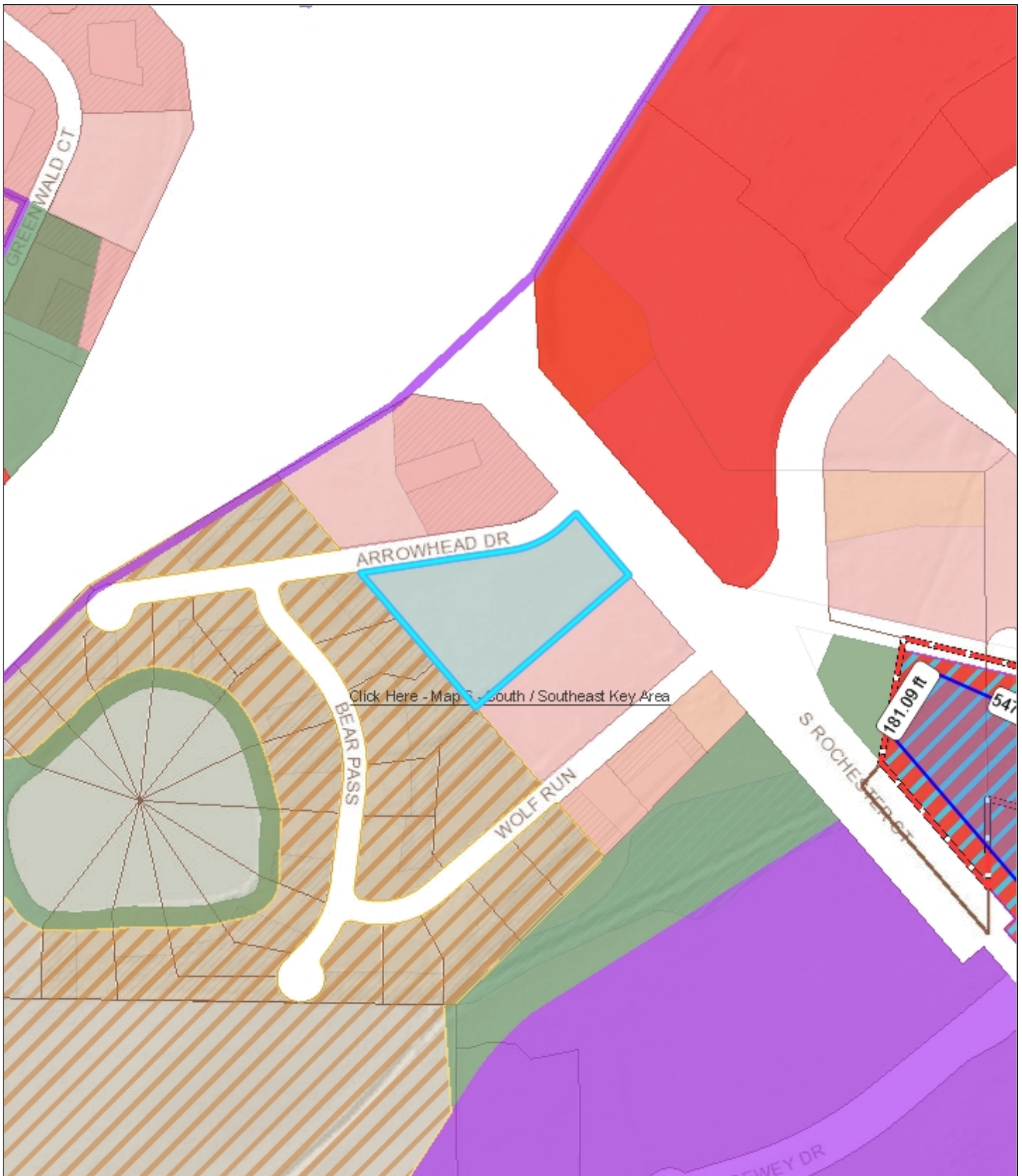
DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 333'

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

Print Date: 4/7/2021



Village of Mukwonago GIS Goodwill - Land Use Map

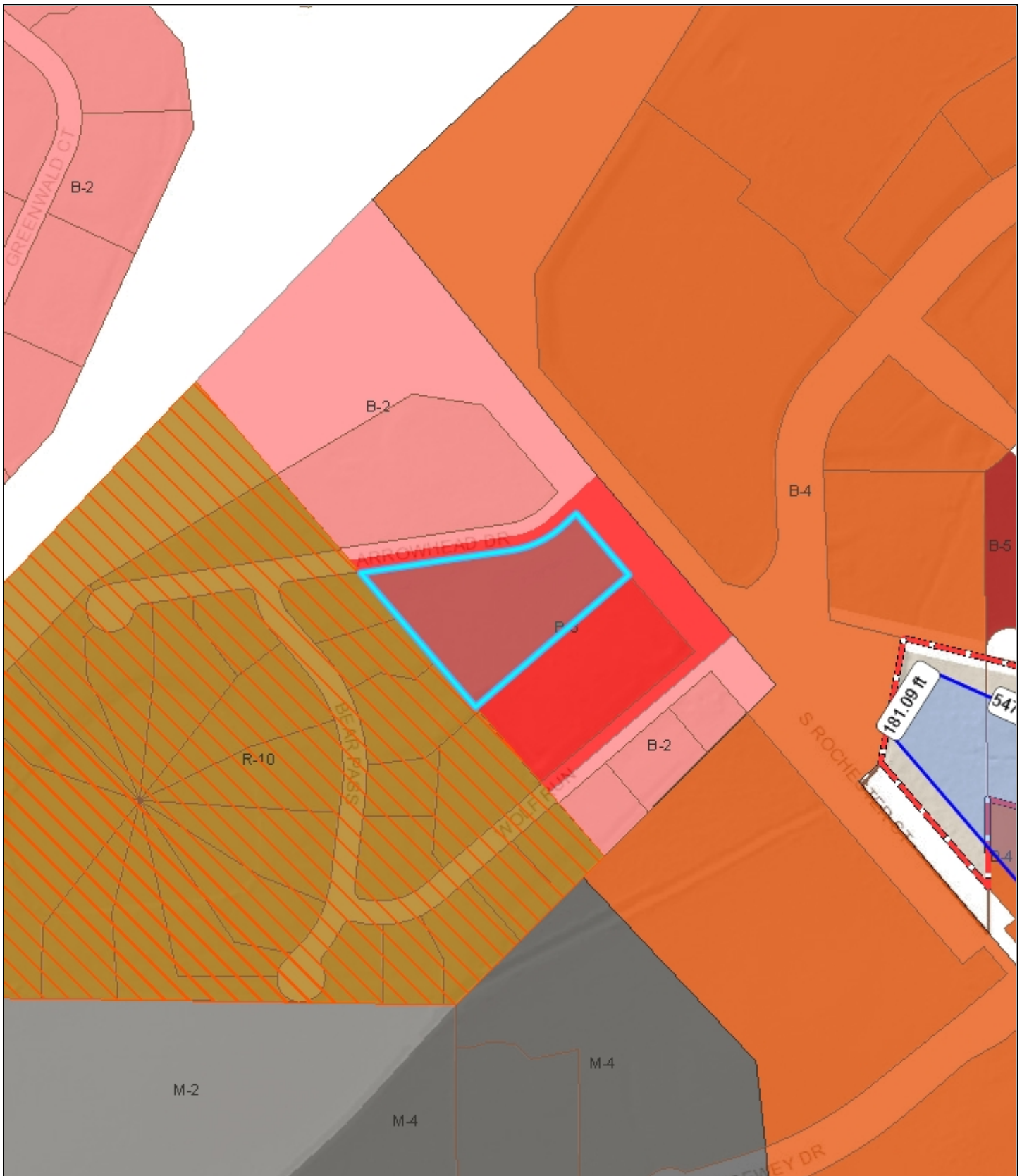
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SCALE: 1" = 333'

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

Print Date: 4/7/2021



Village of Mukwonago GIS Goodwill - Zoning Map

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



SCALE: 1" = 333'

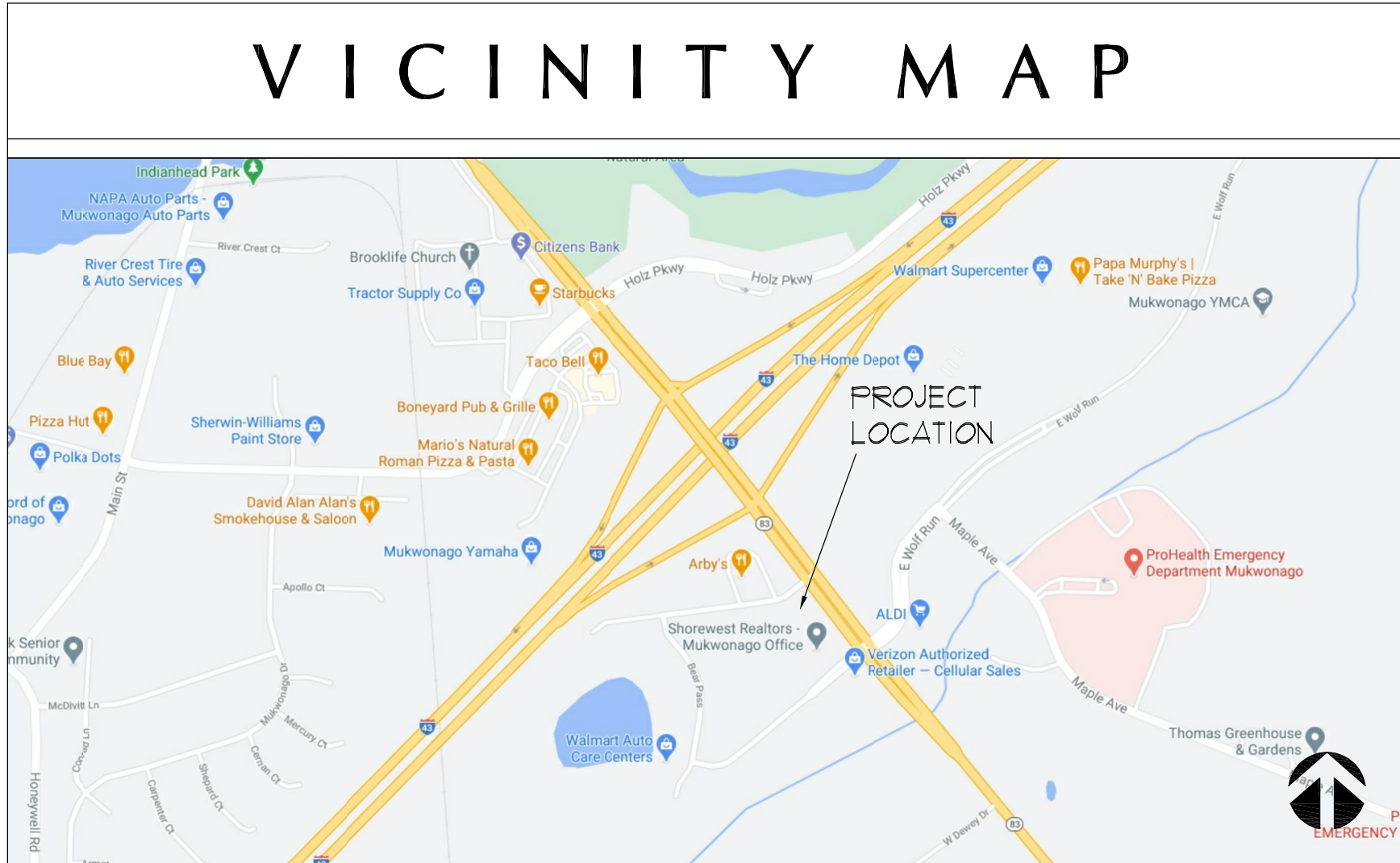
VILLAGE OF MUKWONAGO
440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

Print Date: 4/7/2021

Plan Commission submittal for:

Goodwill Store & Donation Center

S. Rochester St. & Arrowhead Dr.
Mukwonago, WI



PARTICIPANTS

OWNER/TENANT:

Goodwill Industries
of Southeastern Wisconsin, Inc.
5400 S. 60th St.
Greendale, WI 53129
Tele: (414) 847-847-4183
Contact: Doug Bushing
E-mail: Doug.Bushing@goodwillsew.com

ARCHITECT:

Perspective Design, Inc.
11525 W. North Avenue
Wauwatosa, WI 53226
Tele: (414) 302-1780
Fax: (414) 302-1781
Contact: Brian Deckow (x-206) / Peter Ogorek (x-203)
E-mail: bdeckow@pdi-arch.com / pogorek@pdi-arch.com

CIVIL ENGINEER:

RA Smith
16745 West Bluemound Road
Brookfield, WI 53005-5938
Tele: (262) 317-3266
Fax: (262) 781-8466
Contact: Robert Harley / Chris White
E-mail: robert.harley@ra-smith.com / chris.white@ra-smith.com

LANDSCAPE ARCHITECT:

Insite Landscape Design
11525 W. North Ave.
Wauwatosa, WI
Tele: (414) 476-1204
Contact: Michael C. Davis
E-mail: mdavis@insitelandscape.com

DRAWING INDEX

- T1 TITLE SHEET
- ALTA SURVEY
- C000 TITLE SHEET (CIVIL)
- C101 DEMOLITION & EROSION CONTROL PLAN
- C100 SITE PLAN
- C300 GRADING PLAN
- C400 UTILITY PLAN
- C500 EROSION CONTROL DETAILS
- C501 SITE DETAILS
- C600 SPECIFICATIONS
- L&P1 LANDSCAPE PLAN
- L&P2 PLANTING DETAILS
- S&P1 ARCHITECTURAL SITE PLAN
- S&P2 FIRE APPARATUS
- M&P1 MANEUVERING SITE PLAN
- P&P1 PHOTOMETRIC SITE PLAN
- A11 PROPOSED FLOOR PLAN
- A21 EXTERIOR ELEVATIONS

EXTERIOR FINISH MATERIALS AND COLORS ARE LISTED IN THIS SET OF DOCUMENTS. PHYSICAL COLOR SAMPLES WILL BE SUBMITTED AT PLAN COMMISSION MEETING.

FULL SIZE PRINT - 24" x 36" SHEET

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Drawing Title:
TITLE SHEET

Date: 3/02/21
Scale: NOTED
Drawn: BMD
Job:
Sheet:

T1

New Building For:
Goodwill Store & Donation Center
S. Rochester St. & Arrowhead Dr.
Mukwonago, WI

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1780 Fax: (414) 302-1781

REV. #	REV. DATE	DESCRIPTION	REV. BY:
	03/02/21	PLAN COMMISSION REVIEW	BMD
1	03/26/21	PLAN COMMISSION REVIEW (REVISION)	BMD

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION

ALTA/NSPS
LAND TITLE SURVEY

CLIENT
Goodwill Industries of Southeast Wisconsin, Inc., a Wisconsin non- stock corporation

SITE ADDRESS
Arrowhead Drive, Village of Mukwonago, Waukesha County, Wisconsin.

LEGAL DESCRIPTION
Lot 2 of Certified Survey Map No. 9620, recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on August 20, 2003, in Volume 88 of Certified Survey Maps, pages 218 - 222, as Document No. 3049054, being a division of Lot 2 of Certified Survey Map No. 6333, being part of the Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 18 East in the Village of Mukwonago, County of Waukesha, State of Wisconsin.

TITLE COMMITMENT
This survey was prepared based on Knight and Barry Title Group Commitment No. 1189733, effective date of November 18, 2020, last revised December 07, 2020 which lists the following easements and/or restrictions from schedule B-II:

- 006, 007 & 008 visible evidence shown, if any.
001, 002, 003, 004, 100 & 101 not survey related.
200. Easement granted to The Milwaukee Electric Railway and Light Company and other matters contained in the instrument recorded October 21, 1929 as Document No. 169345. **Affects property by location, general in nature cannot be plotted.**
201. Access limitations, restrictions and other matters contained in Award of Damages recorded February 16, 1968 as Document No. 705702. **Affects property by location, shown.**
202. Easements, restrictions and other matters shown on Certified Survey Map No. 6333 recorded December 13, 1990 as Document No. 1625793.
Amended by Affidavit recorded February 6, 1991 as Document No. 1633085. **Affects property by location, shown.**
203. Sign Easement and other matters contained in the instrument recorded February 15, 1991 as Document No. 1634340. **Benefits property by location, shown.**
204. Declaration of Restrictions and other matters contained in the instrument recorded February 15, 1991 as Document No. 1634342. **Affects property by location, general in nature cannot be plotted.**
205. Easement granted to Wisconsin Electric Power Company and other matters contained in the instrument recorded January 28, 1992 as Document No. 1701070. **Affects property by location, shown.**
206. North-West Telephone Company Right-of-Way Grant and other matters contained in the instrument recorded July 15, 1992 as Document No. 1750293. **Affects property by location, shown.**
207. Easements, restrictions and other matters shown on Certified Survey Map No. 9620 recorded August 20, 2003 as Document No. 3049054. **Affects property by location, shown.**
Amended by Restriction Release recorded May 12, 2020 as Document No. 4474024. **Affects property by location, shown.**
208. Storm Water Maintenance Agreement and other matters contained in the instrument recorded July 10, 2020 as Document No. 4491538. **Affects property by location, general in nature cannot be plotted.**

PARKING SPACES
There are no parking spaces marked on this site.

FLOOD NOTE
According to the flood insurance rate map of the County of Waukesha, Community Panel No. 55133C0427G, effective date of November 5, 2014, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING
The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: Sec. 100-154
Site is zoned: B-3 (Community Business District)
Street yard setback: Lots over one acre: Eight percent of lot depth as greenspace.
Interior Side yard setback: Lots over one acre require greenspace equal to six percent of the average of street and rear lot lines in each side yard (12 percent total).
Rear yard setback: 50 feet, per ten feet of greenspace.
Maximum building height: 35 feet

BASIS OF BEARINGS
Bearings are referenced to the Certified Survey Map No. 9620 in which North line of the SW 1/4 bears N89°26'38"E.

Vertical datum is based on National Geodetic Vertical Datum of 1929.

LAND AREA
The Land Area of the subject property is 135,735 square feet or 3.1160 acres.

TO: Goodwill Industries of Southeast Wisconsin, Inc., a Wisconsin non-stock corporation
Knight Barry Title Group
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 11, 13, 14, 16, 17, 18, 19, 20 and 21 of Table A thereof. The field work was completed on January 11, 2021.

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

Date of Map: January 25, 2021

Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

Date	Revision description

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This document is an instrument of professional service, and may be protected by the
surveyors work product doctrine or surveyor / client privilege. The information shown
hereon is intended solely for the use of the client and client directed third parties.
Drawing No. 20210115TOPO2793.02-far

STARTING BENCHMARK: 826.61

CONC. MON. WITH BRASS CAP NW COR. OF SW 1/4 SEC. 36, T5N, R18E.

Hatch indicates no vehicular access to Arrowhead Drive and S. T. H. "83".

NON-EXCLUSIVE EASEMENT FOR SIGN FOR BENEFIT OF PARCEL 2 OF CSM 4333. SIGN SHALL BE LOCATED WITHIN 350 FEET OF S.T.H. 83 PER DOC. NO. 1634340. (203)

ARROWHEAD DR. 66' PUBLIC R.O.W. 374.55'

LOT 2 C.S.M. NO. 9620 AREA 135,735 S.F. 3.1160 Acres

VACANT LOT

LEGEND

TABLE "A" ITEMS

VICINITY MAP

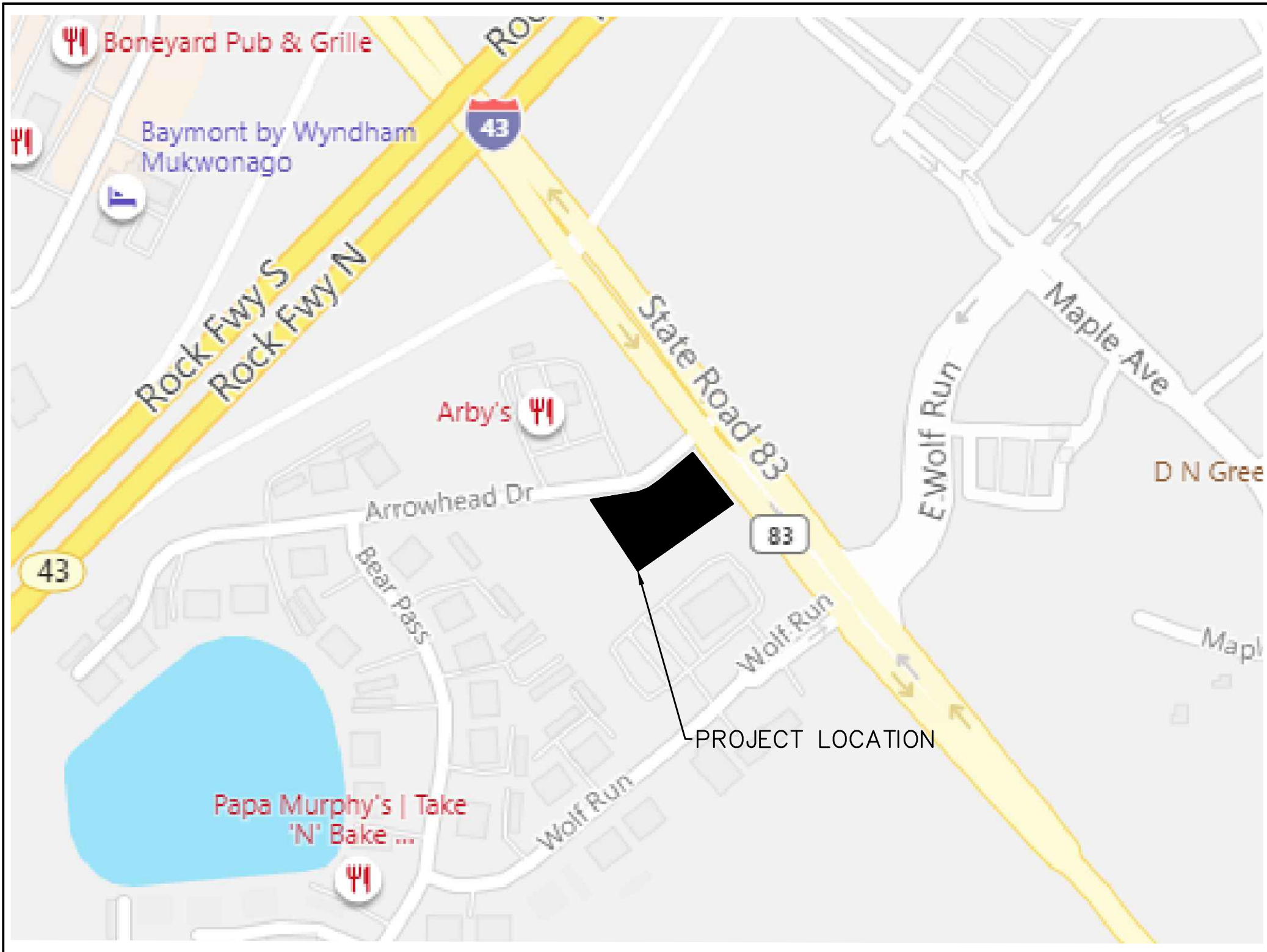
GRAPHIC SCALE (IN FEET) 1 inch = 30 ft.

CHAPUT LAND SURVEYS

113

CONSTRUCTION PLANS FOR
GOODWILL STORE
& DONATION CENTER
S. ROCHESTER ST. & ARROWHEAD DR.
VILLAGE OF MUKWONAGO, WI

VICINITY MAP



PLAN INDEX	
SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C101	DEMOLITION & EROSION CONTROL PLAN
C200	SITE PLAN
C300	GRADING PLAN
C400	UTILITY PLAN
C500	EROSION CONTROL DETAILS
C501	SITE DETAILS
C600	SPECIFICATIONS



ENGINEER:

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

PROJECT MANAGER: ROBERT J. HARLEY, P.E.
PROJECT ENGINEER: CHRISTOPHER B. WHITE, P.E.

ARCHITECT:

PERSPECTIVE DESIGN, INC.

CONTACT: BRIAN DECKOW & PETER J. OGOREK

11525 W. NORTH AVE.
WAUWATOSA, WI 53226
414-302-1780

PLAN DATE: 03/26/21			
REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:



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DESCRIPTION

DATE

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Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

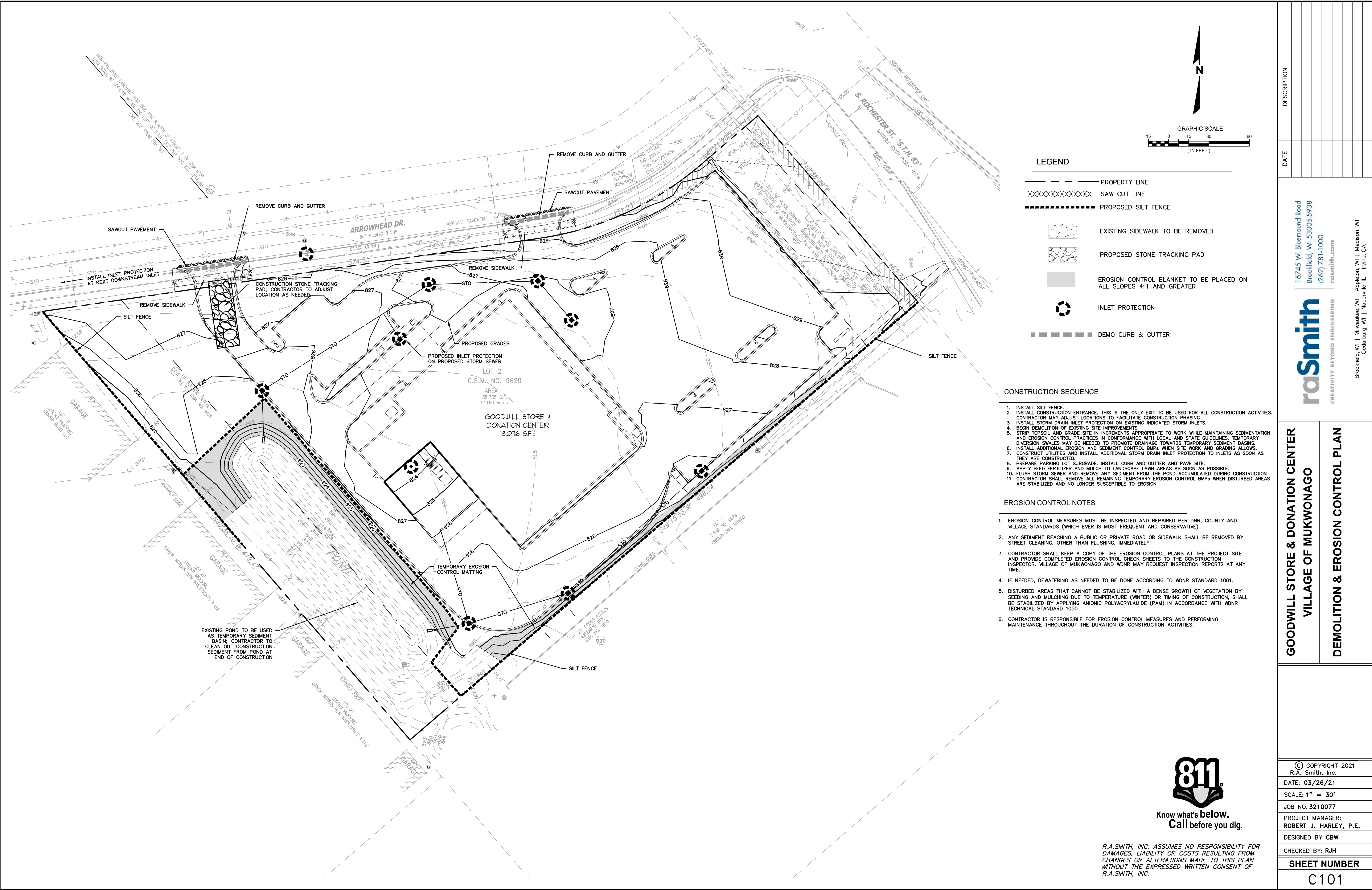
GOODWILL STORE & DONATION CENTER
VILLAGE OF MUKWONAGO

TITLE SHEET

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R.A. Smith, Inc.
DATE: 03/26/21
SCALE: N.T.S.
JOB NO. 3210077
PROJECT MANAGER:
ROBERT J. HARLEY, P.E.
DESIGNED BY: CBW
CHECKED BY: RJH

SHEET NUMBER

C000



LEGEND

- PROPERTY LINE
- SAW CUT LINE
- PROPOSED SILT FENCE
- EXISTING SIDEWALK TO BE REMOVED
- PROPOSED STONE TRACKING PAD
- EROSION CONTROL BLANKET TO BE PLACED ON ALL SLOPES 4:1 AND GREATER
- INLET PROTECTION
- DEMO CURB & GUTTER

CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE.
2. INSTALL CONSTRUCTION ENTRANCE. THIS IS THE ONLY EXIT TO BE USED FOR ALL CONSTRUCTION ACTIVITIES. CONTRACTOR MAY ADJUST LOCATIONS TO FACILITATE CONSTRUCTION PHASING.
3. INSTALL STORM DRAIN INLET PROTECTION ON EXISTING INDICATED STORM INLETS.
4. BEGIN DEMOLITION OF EXISTING SITE IMPROVEMENTS.
5. STRIP TOPSOIL AND GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING SEDIMENTATION AND EROSION CONTROL PRACTICES IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES. TEMPORARY DIVERSION SWALES MAY BE NEEDED TO PROMOTE DRAINAGE TOWARDS TEMPORARY SEDIMENT BASINS.
6. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL BMPs WHEN SITE WORK AND GRADING ALLOWS.
7. CONSTRUCT UTILITIES AND INSTALL ADDITIONAL STORM DRAIN INLET PROTECTION TO INLETS AS SOON AS THEY ARE CONSTRUCTED.
8. PREPARE PARKING LOT SUBGRADE. INSTALL CURB AND GUTTER AND PAVE SITE.
9. APPLY SEED FERTILIZER AND MULCH TO LANDSCAPE LAWN AREAS AS SOON AS POSSIBLE.
10. FLUSH STORM SEWER AND REMOVE ANY SEDIMENT FROM THE POND ACCUMULATED DURING CONSTRUCTION.
11. CONTRACTOR SHALL REMOVE ALL REMAINING TEMPORARY EROSION CONTROL BMPs WHEN DISTURBED AREAS ARE STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.

EROSION CONTROL NOTES

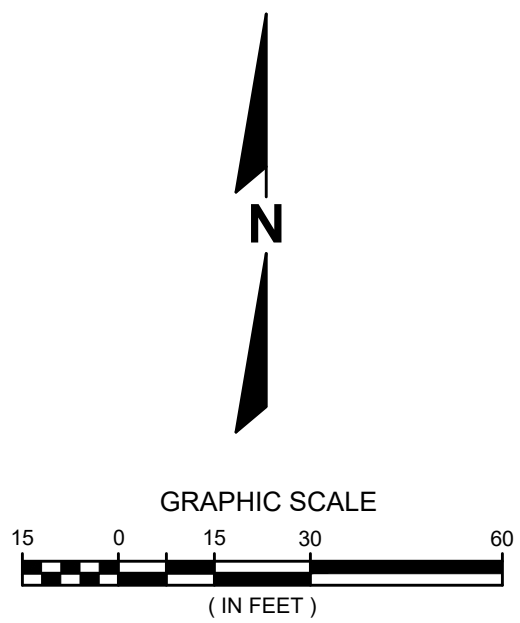
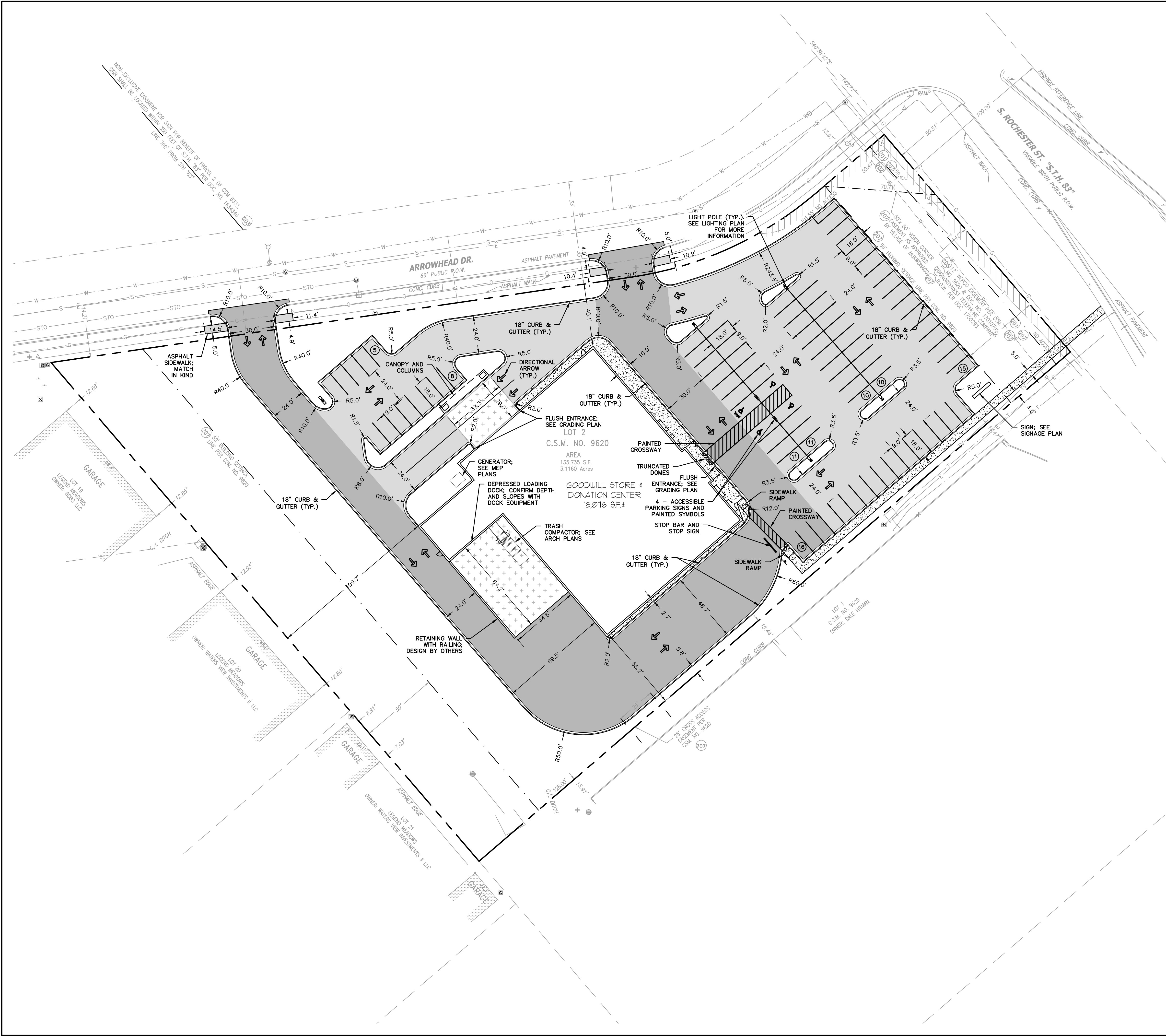
1. EROSION CONTROL MEASURES MUST BE INSPECTED AND REPAIRED PER DNR, COUNTY AND VILLAGE STANDARDS (WHICH EVER IS MOST FREQUENT AND CONSERVATIVE).
2. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD OR SIDEWALK SHALL BE REMOVED BY STREET CLEANING, OTHER THAN FLUSHING, IMMEDIATELY.
3. CONTRACTOR SHALL KEEP A COPY OF THE EROSION CONTROL PLANS AT THE PROJECT SITE AND PROVIDE COMPLETED EROSION CONTROL CHECK SHEETS TO THE CONSTRUCTION INSPECTOR. VILLAGE OF MUKWONAGO AND WDNR MAY REQUEST INSPECTION REPORTS AT ANY TIME.
4. IF NEEDED, DEWATERING AS NEEDED TO BE DONE ACCORDING TO WDNR STANDARD 1061.
5. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE (WINTER) OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
6. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES AND PERFORMING MAINTENANCE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.



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DESCRIPTION	
DATE	
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
GOODWILL STORE & DONATION CENTER VILLAGE OF MUKWONAGO	
DEMOLITION & EROSION CONTROL PLAN	
© COPYRIGHT 2021 R.A. Smith, Inc. DATE: 03/26/21 SCALE: 1" = 30' JOB NO. 3210077 PROJECT MANAGER: ROBERT J. HARLEY, P.E. DESIGNED BY: CBW CHECKED BY: RJH	
SHEET NUMBER	
C101	



LEGEND

- PROPERTY LINE
- PROPOSED 18" CURB & GUTTER
- HEAVY-DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY-DUTY ASPHALT PAVEMENT
- STANDARD-DUTY ASPHALT PAVEMENT
- PROPOSED ACCESSIBLE PAVEMENT MARKING
- VAN ACCESSIBLE STALL
- STALL PARKING COUNT

PARKING CALCULATIONS

PROPOSED	
STANDARD SPACES	82
ACCESSIBLE SPACES	4
TOTAL PARKING SPACES	86

GENERAL NOTES:

- EXISTING TOPOGRAPHY OBTAINED BY CHAPUT LAND SURVEYS, DATED 01/25/2021.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE VILLAGE OF MUKWONAGO EROSION CONTROL ORDINANCE AND STATE OF WISCONSIN TECHNICAL STANDARDS.
- ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.
- ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

SITE STATISTICS

	SQFT	AC	COVERAGE
PARCEL AREA	135,735	3.17	
EXISTING PERVIOUS	135,735	3.17	100%
EXISTING IMPERVIOUS	0	0.00	0%
PROPOSED PERVIOUS	53,277	1.22	39.3%
PROPOSED IMPERVIOUS	82,458	1.89	60.7%



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Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

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CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
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GOODWILL STORE & DONATION CENTER
VILLAGE OF MUKWONAGO

SITE PLAN

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DATE: 03/26/21

SCALE: 1" = 30'

JOB NO. 3210077

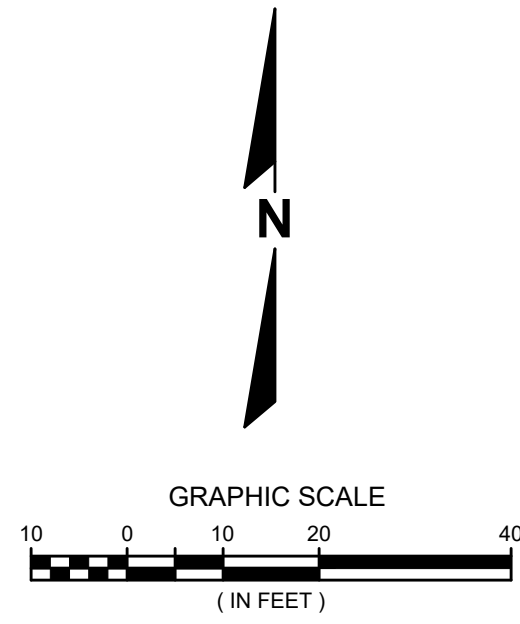
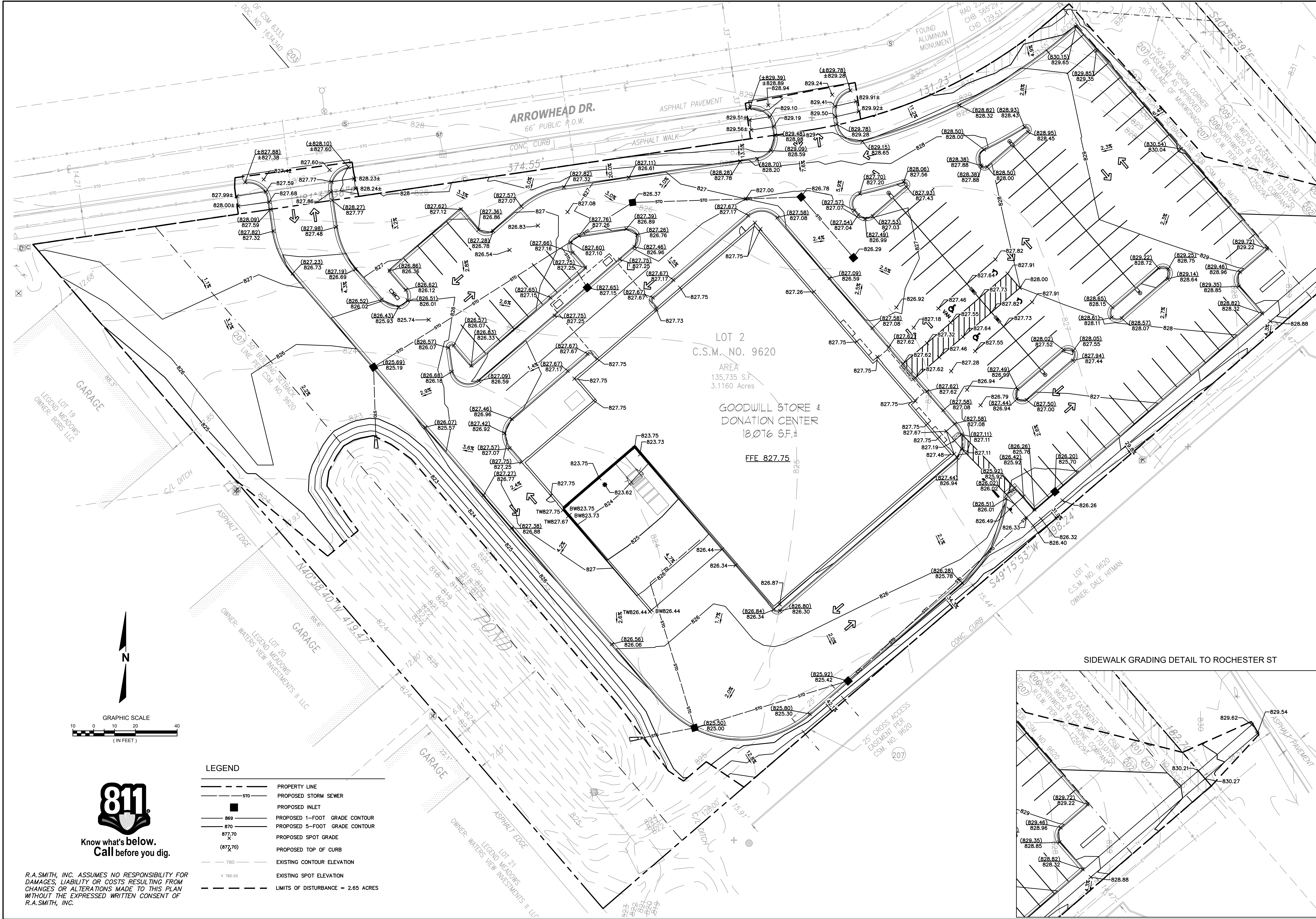
PROJECT MANAGER:
ROBERT J. HARLEY, P.E.

DESIGNED BY: CBW

CHECKED BY: RJH

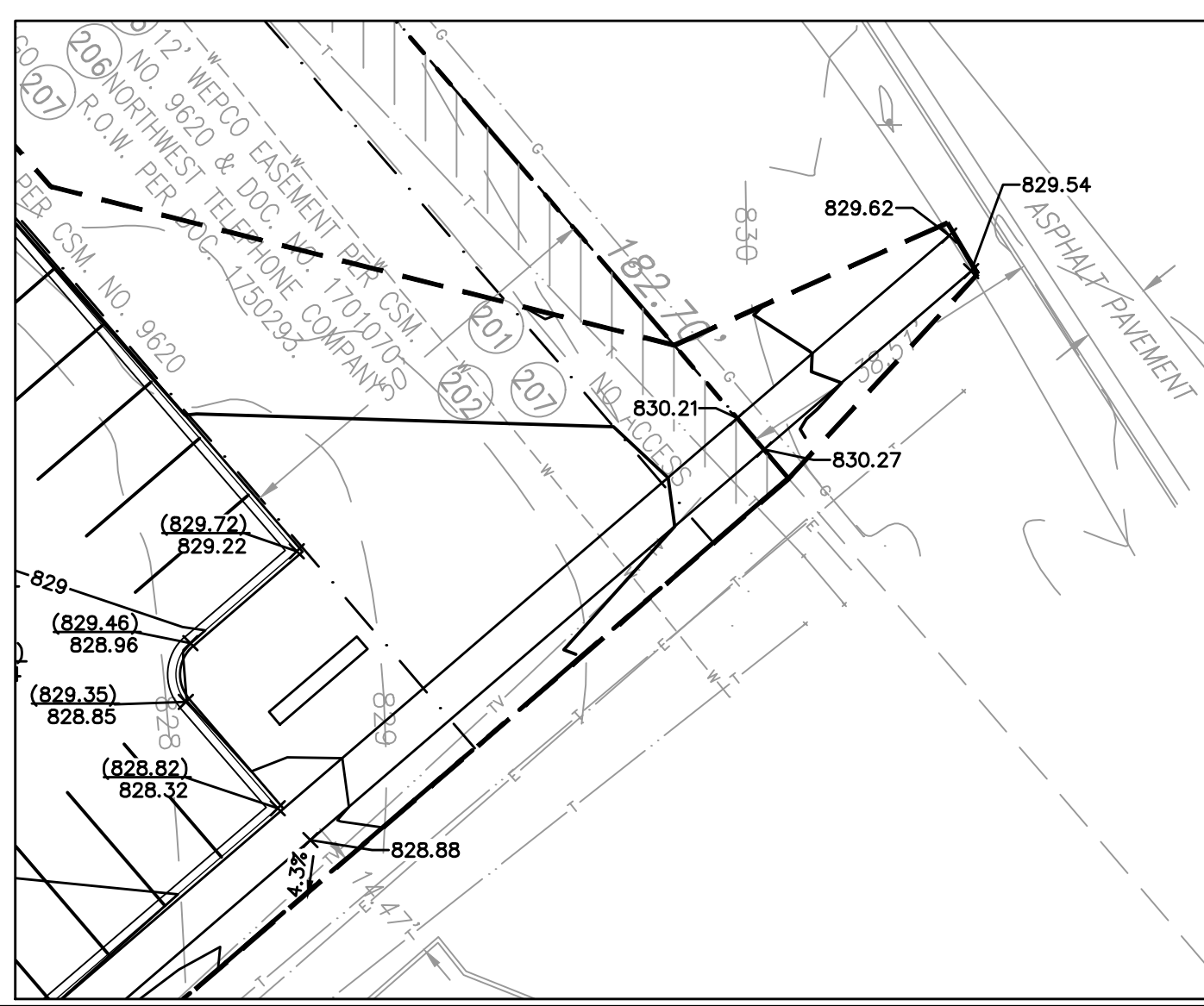
SHEET NUMBER

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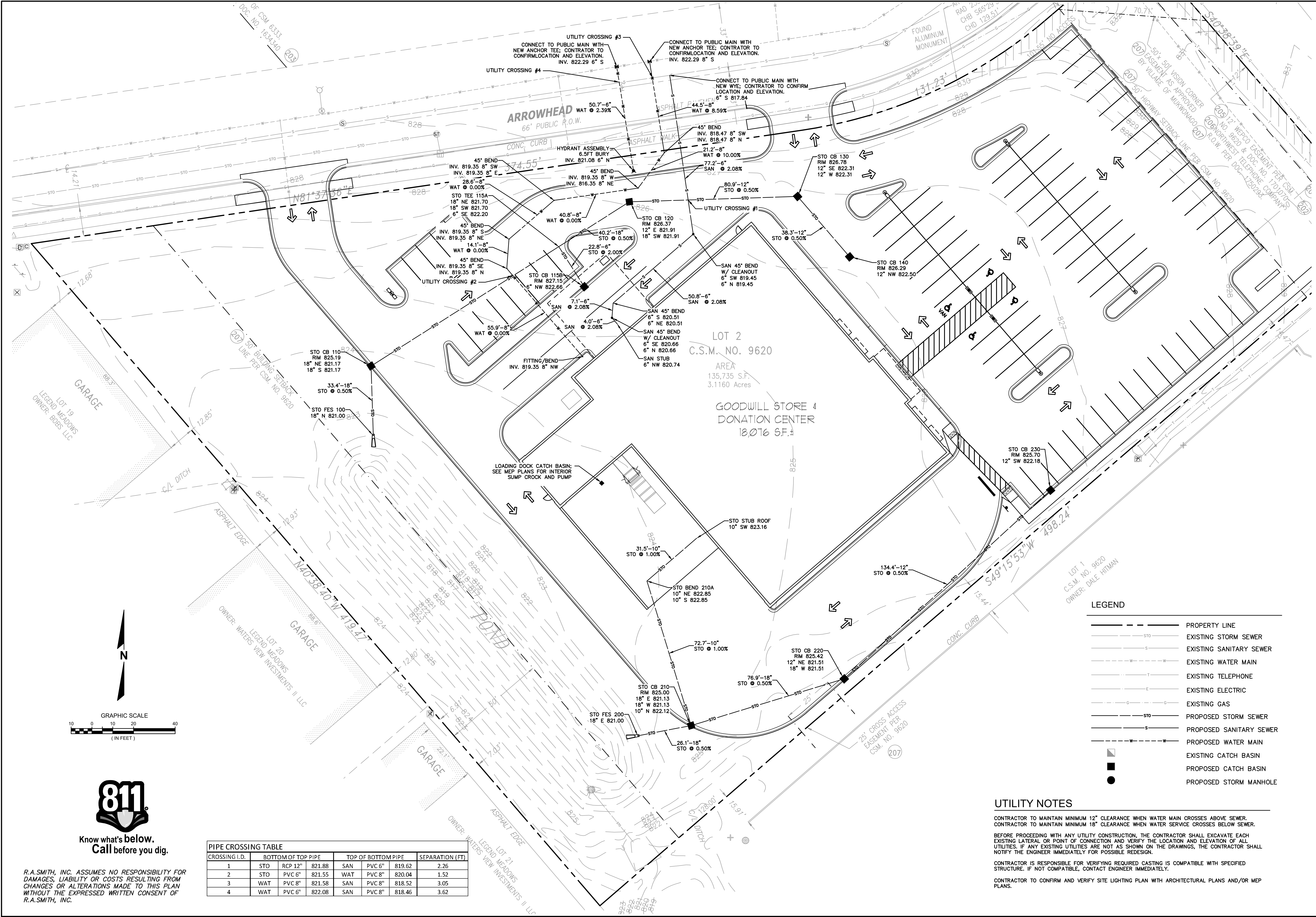


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- LEGEND**
- PROPERTY LINE
 - STO --- PROPOSED STORM SEWER
 - PROPOSED INLET
 - PROPOSED 1-FOOT GRADE CONTOUR
 - PROPOSED 5-FOOT GRADE CONTOUR
 - PROPOSED SPOT GRADE
 - PROPOSED TOP OF CURB
 - EXISTING CONTOUR ELEVATION
 - EXISTING SPOT ELEVATION
 - LIMITS OF DISTURBANCE = 2.65 ACRES



DESCRIPTION	
DATE	
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raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
GOODWILL STORE & DONATION CENTER VILLAGE OF MUKWONAGO	
GRADING PLAN	
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SHEET NUMBER C300	



LEGEND	
	PROPERTY LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING TELEPHONE
	EXISTING ELECTRIC
	EXISTING GAS
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER MAIN
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	PROPOSED STORM MANHOLE

UTILITY NOTES

CONTRACTOR TO MAINTAIN MINIMUM 12" CLEARANCE WHEN WATER MAIN CROSSES ABOVE SEWER.
CONTRACTOR TO MAINTAIN MINIMUM 18" CLEARANCE WHEN WATER SERVICE CROSSES BELOW SEWER.

BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH SPECIFIED STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY.

CONTRACTOR TO CONFIRM AND VERIFY SITE LIGHTING PLAN WITH ARCHITECTURAL PLANS AND/OR MEP PLANS.

PIPE CROSSING TABLE						
CROSSING I.D.	BOTTOM OF TOP PIPE	TOP OF BOTTOM PIPE	SEPARATION (FT)			
1	STO RCP 12"	821.88	SAN PVC 6"	819.62	2.26	
2	STO PVC 6"	821.55	WAT PVC 8"	820.04	1.52	
3	WAT PVC 8"	821.58	SAN PVC 8"	818.52	3.05	
4	WAT PVC 6"	822.08	SAN PVC 8"	818.46	3.62	

DESCRIPTION

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GOODWILL STORE & DONATION CENTER
VILLAGE OF MUKWONAGO

UTILITY PLAN

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DATE: 03/26/21

SCALE: 1" = 20'

JOB NO. 3210077

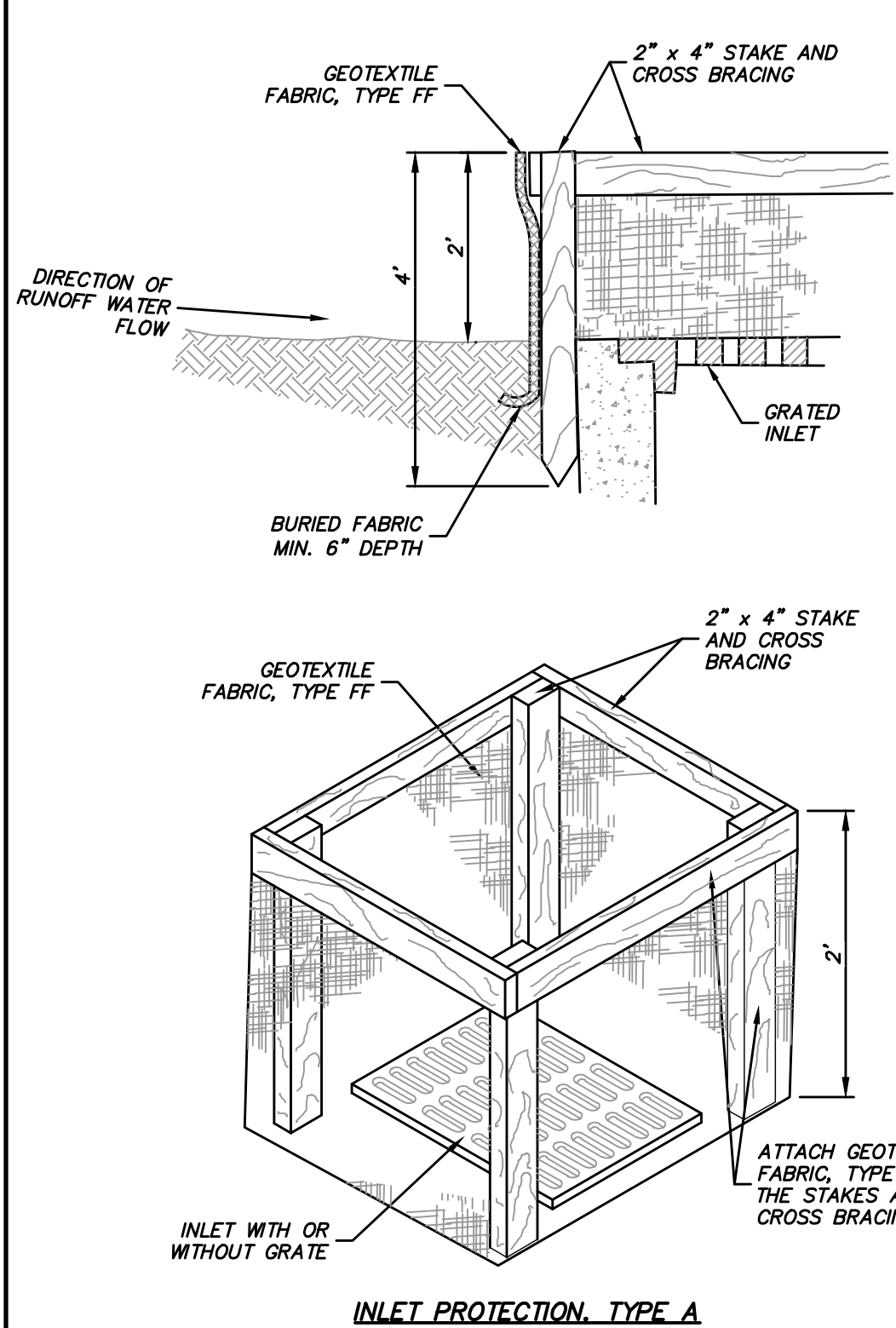
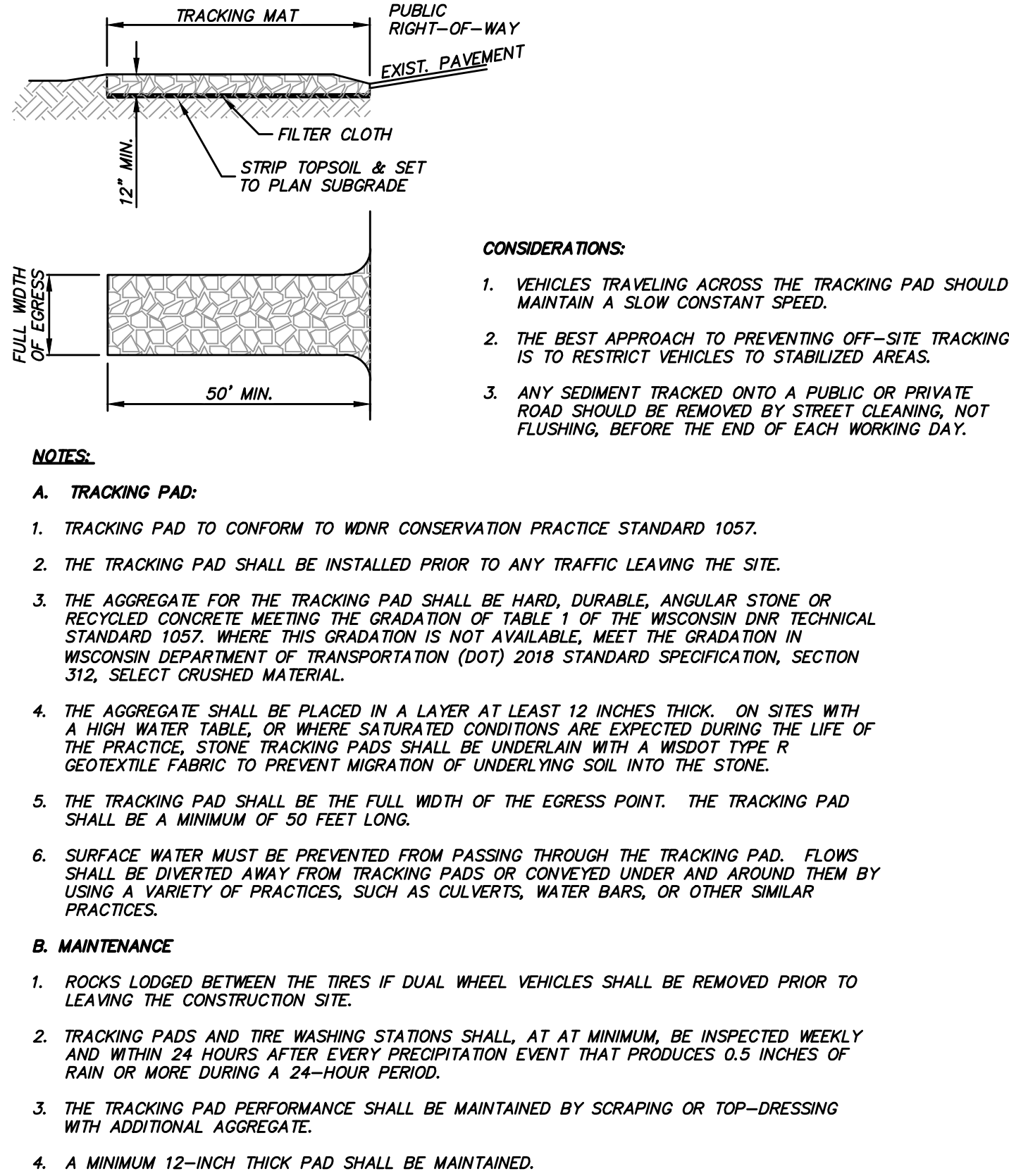
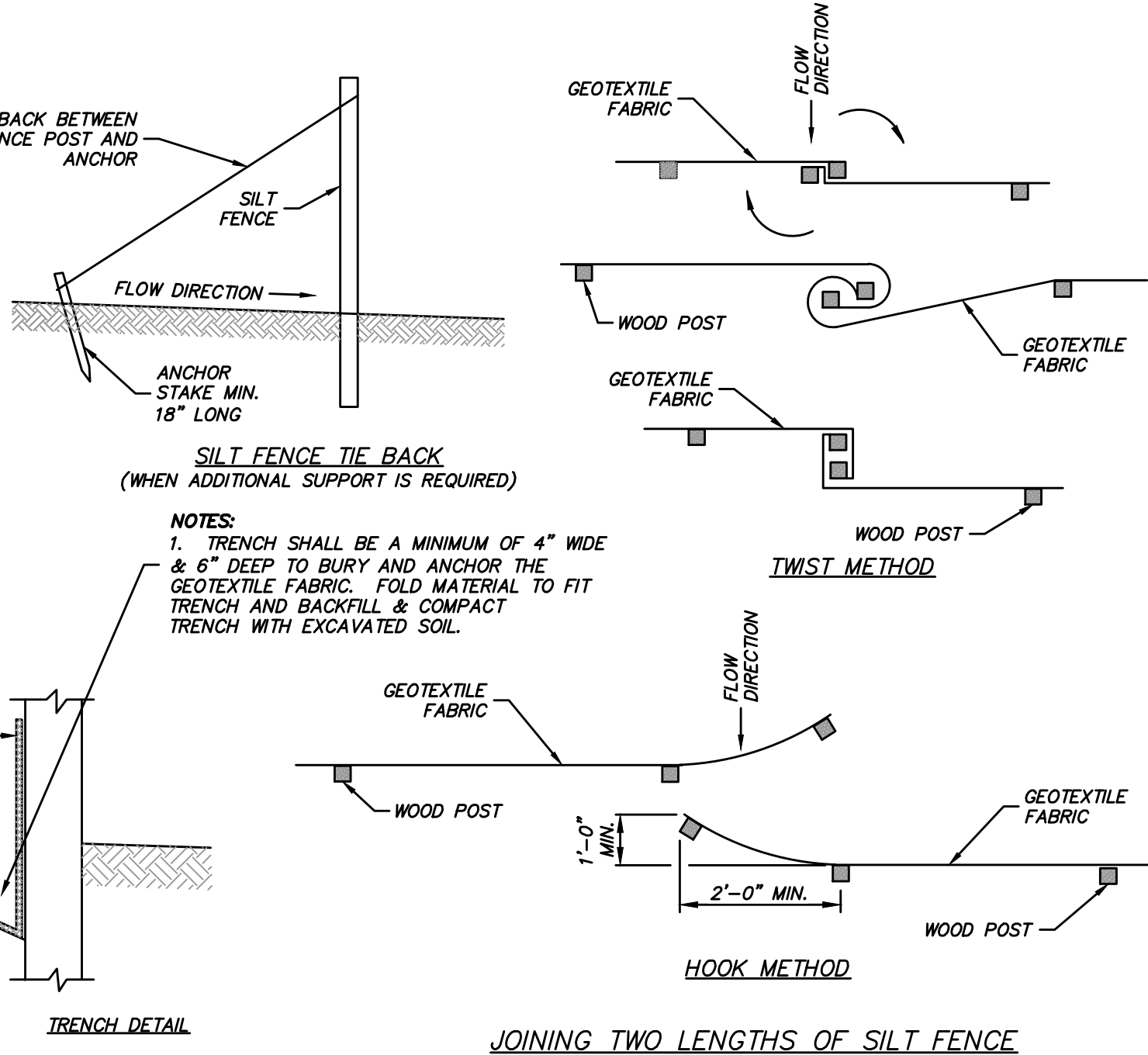
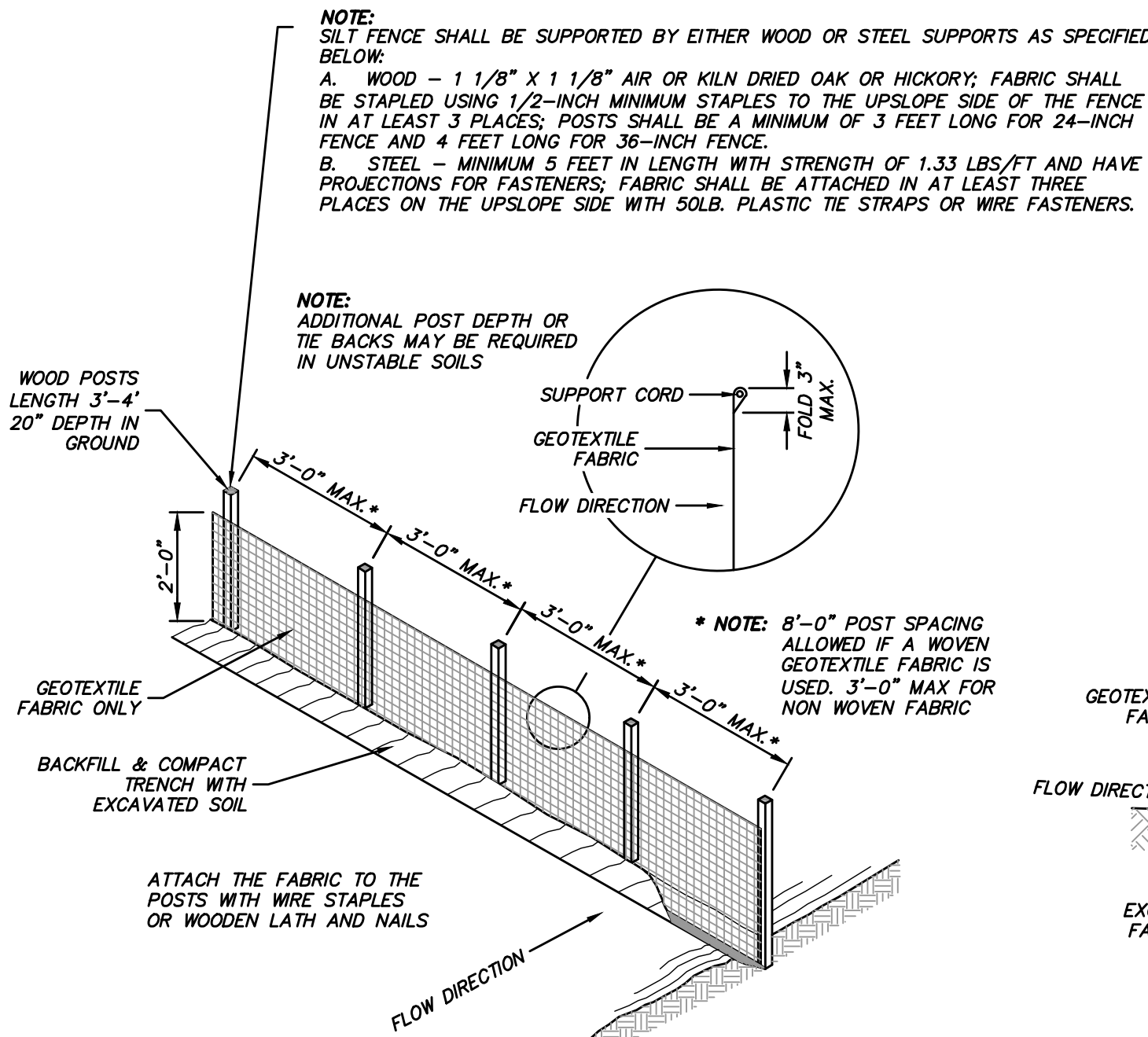
PROJECT MANAGER:
ROBERT J. HARLEY, P.E.

DESIGNED BY: CBW

CHECKED BY: RJH

SHEET NUMBER
C400

- NOTES:**
1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDNR CONSERVATION STANDARD 1056
 2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
 3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:
- | SLOPE | FENCE SPACING |
|-----------|---------------|
| < 2% | 100 FEET |
| 2 TO 5% | 75 FEET |
| 5 TO 10% | 50 FEET |
| 10 TO 33% | 25 FEET |
| > 33% | 20 FEET |
4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
 5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
 6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH WIDE BY 6-INCH DEEP TRENCH, OR 6-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
 7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
 - A) TWIST METHOD—OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 100 DEGREES.
 - B) HOOK METHOD—HOOK THE END OF EACH SILT FENCE LENGTH.
 8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
 9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
 10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
 11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.



GENERAL NOTES:

- INLET PROTECTION DEVICES SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1060 AND BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WSDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED IF ALLOWED BY ENGINEER.
- TYPE A IS TO BE USED PRIOR TO PAVING AND INSTALLATION OF CURB AND GUTTER, AND TYPES B, C, AND D ARE TO BE USED AFTER PAVING IS PLACED.
- TYPE A SHALL BE USED AROUND INLETS AND UNPAVED AREAS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.
- TYPE B SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON INLETS WITHOUT A CURB BOX WHEN TYPE D INLET DEVICES CANNOT BE USED.
- TYPE C SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON STREET INLETS WITH CURB HEADS.
- TYPE D SHALL BE USED IN AREAS WHERE OTHER TYPES OF INLET PROTECTION ARE INCOMPATIBLE WITH ROADWAY AND TRAFFIC CONDITIONS (I.E. POSSIBLE SAFETY HAZARD IF PONDING OCCURS), OR WHERE MORE EFFECTIVE INLET FILTERING IS NEEDED.
- TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
- GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.

INSTALLATION NOTES:

- TYPE B & C:
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP. HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- TYPE D:
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINC THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

STORM DRAIN INLET PROTECTION
(NOT TO SCALE)

MAINTENANCE:

- REMOVE INLET PROTECTION DEVICES ONCE THE CONTRIBUTING DRAINAGE AREA IS STABILIZED WITH APPROPRIATE VEGETATION OR IMPERVIOUS SURFACE.
- INLET PROTECTION SHALL BE, AT A MINIMUM, INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
- FOR TYPE A, B OR C INLET PROTECTION, SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING AS DESIGNED.
- FOR TYPE D INLET PROTECTION (INCLUDING D-M AND D-HR), REMOVE SEDIMENT WHEN SEDIMENT ACCUMULATES TO WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES, OR WHEN STANDING WATER REMAINS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES 24 HOURS AFTER A RUNOFF EVENT. HOLES IN THE TYPE FF FABRIC MAY BE REPAIRED BY STITCHING IF LESS THAN 2" IN LENGTH, BUT THE FABRIC SHOULD BE REPLACED IF THE HOLES ARE GREATER THAN 2" IN LENGTH IN THE TYPE FF FABRIC OR IF THERE ARE ANY HOLES IN THE TYPE HR FABRIC. THE FILTER MUST ALSO BE REPLACED IF THE FLAP POCKETS SUSTAIN DAMAGE THAT COMPROMISES FILTER INTEGRITY OR THE ABILITY TO PERFORM MAINTENANCE.
- REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLET AND IMPIDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

Table 1 – Prescriptive Compliance Area Soil Stabilization				
Prescriptive Compliance Areas	Bare Soil	Slope & Channel Management	Periods of Inactivity	Final Grade
Soil stockpiles that will exist for more than 7 days	Areas that Do Not Drain to Sediment Basins or Traps	General	Planned Inactivity	Permanent Features
	Limit the duration of soil exposure to no more than 30 days.	Design and implement approved soil stabilization practices per DNR technical standards.	Stabilize immediately if area will be left inactive for more than 14 days.	Stabilize area immediately after reaching final grade.
Utility trench backfills	Areas that Drain to Sediment Basins or Traps	Refer to WisDOT Slope & Channel Matrices for appropriate slope and slope length conditions.	Unplanned Inactivity	Temporary Features
Temporary ditches/swales that will exist for more than 7 days	Limit the duration of soil exposure to no more than 90 days.	Slopes Steeper than 20%	Stabilize area immediately if period of inactivity reaches 14 days.	Stabilize area immediately after establishment of temporary feature or reaching specified temporary grade.
Permanent ditches/swales	Provide stable diversion of off-site runoff around the slope.	Provide slope interruption devices in accordance with Manufactured Perimeter Control & Slope Interruption Products Technical Standard 1071 or equivalent methods to reduce uninterrupted slope length.		
Small areas – Less than 1 acre and less than 1% of site				
Discrete areas – Less than 1 acre				
Storm water practice side slopes				
Slopes steeper than 20%				

WDNR September 2017

PCA SOIL STABILIZATION

**GOODWILL STORE & DONATION CENTER
VILLAGE OF MUKWONAGO
EROSION CONTROL DETAILS**

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R.A. Smith, Inc.

DATE: 03/26/21

SCALE: N.T.S

JOB NO. 3210077

PROJECT MANAGER:
ROBERT J. HARLEY, P.E.

DESIGNED BY: CBW

CHECKED BY: RJH

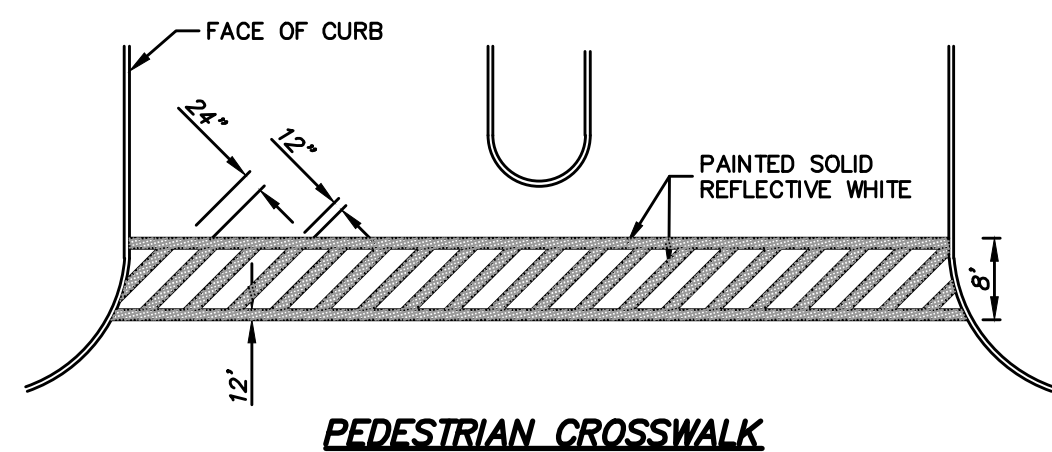
SHEET NUMBER

C500

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

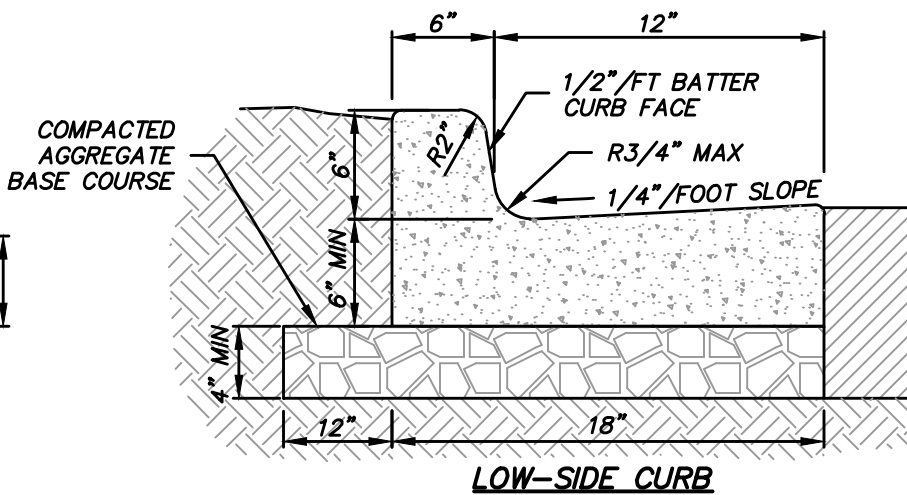
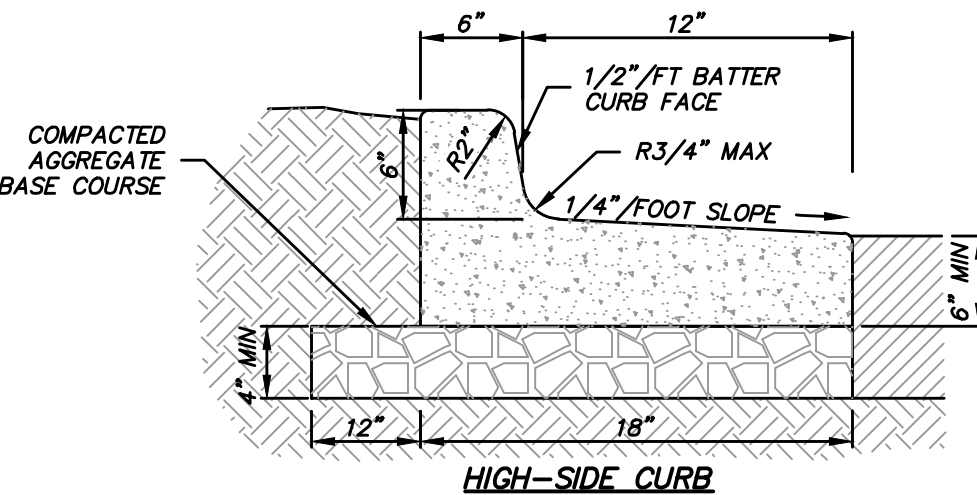
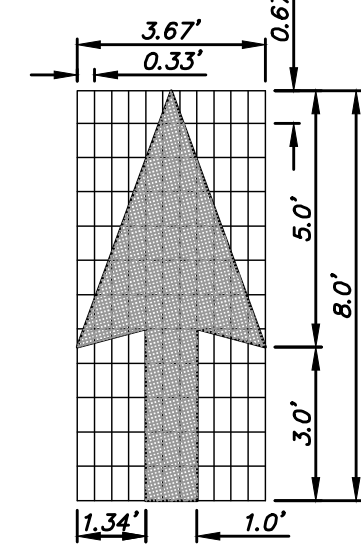
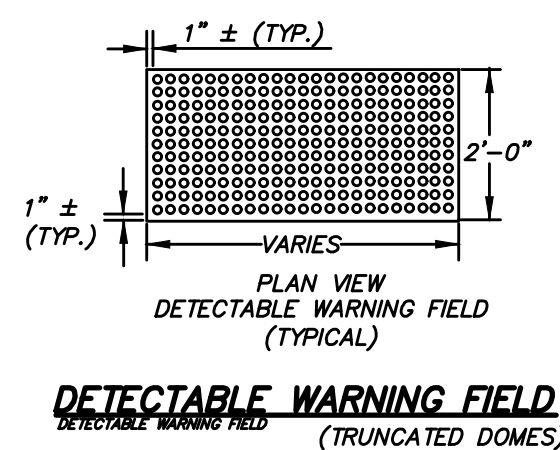
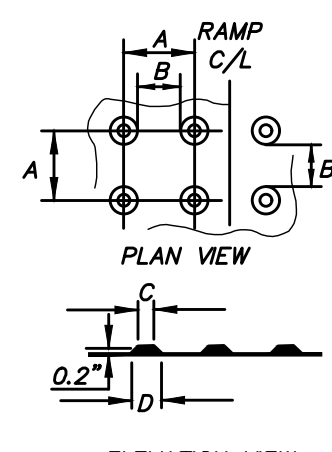
raSmith
CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA



	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

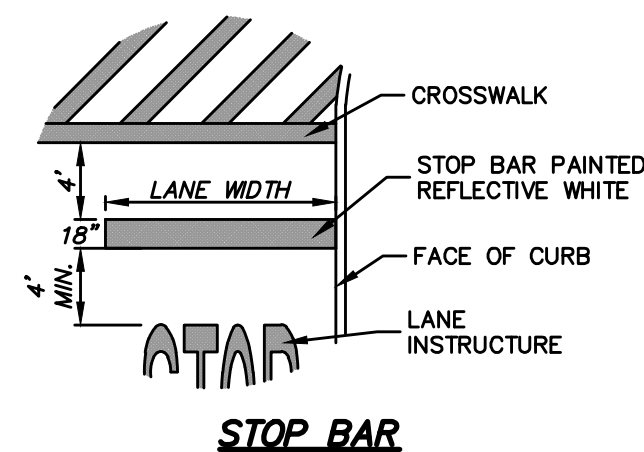
* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.



NOTES:

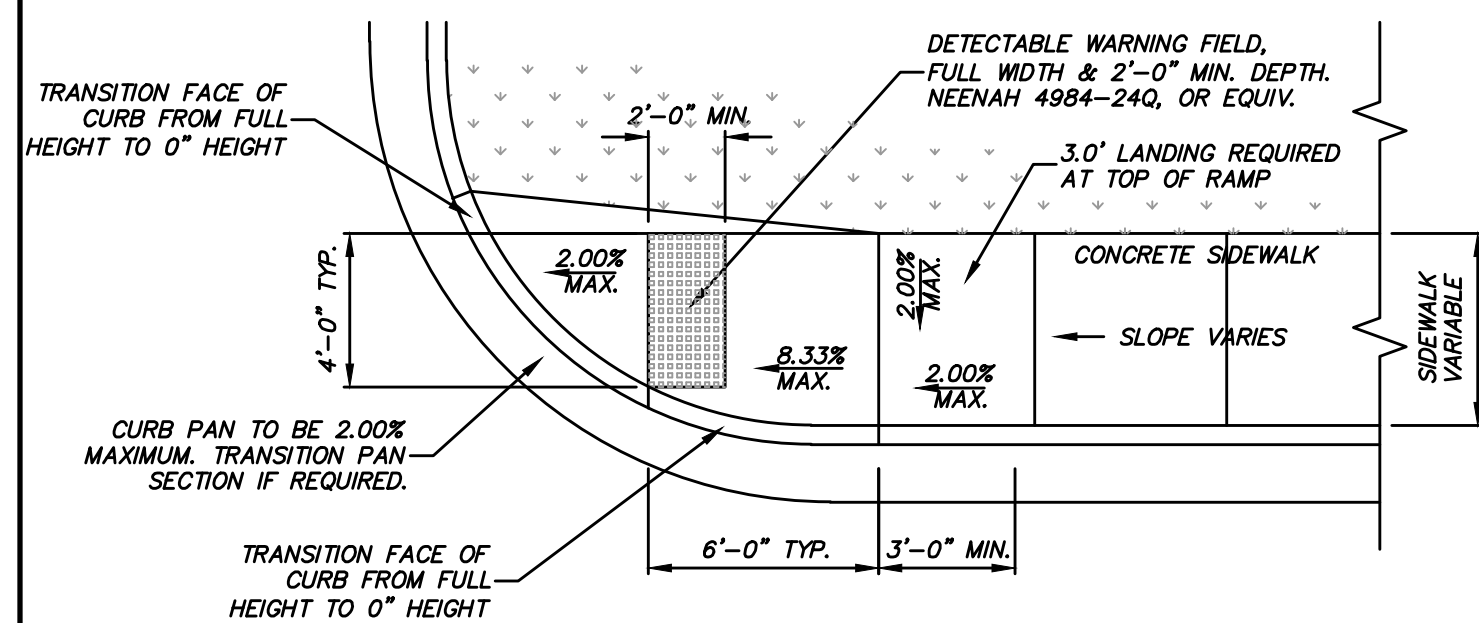
- A) 3500 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER.
- B) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN.
- C) FOR DERESSED CURB HEAD SLOPE, USE THE SAME SLOPE AS ADJACENT SIDEWALK.
- D) THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEANING PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE. AGGREGATE PROVIDE MINIMUM 6" GUTTER THICKNESS MAINTAINED. TRANSVERSE CONTRACTION JOINTS SHALL BE CUT OR SAWED AT MAXIMUM 20 FOOT INTERVALS.
- E) 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB ABUTTING EXISTING CURB AND SIDEWALK, WALLS OR BUILDINGS, AND AT INTERVALS NOT TO EXCEED 300 FEET, WITH PREFERRED LOCATIONS BEING AT RADIUS POINTS OR ANGLE POINTS.

CONCRETE CURB & GUTTER 18"

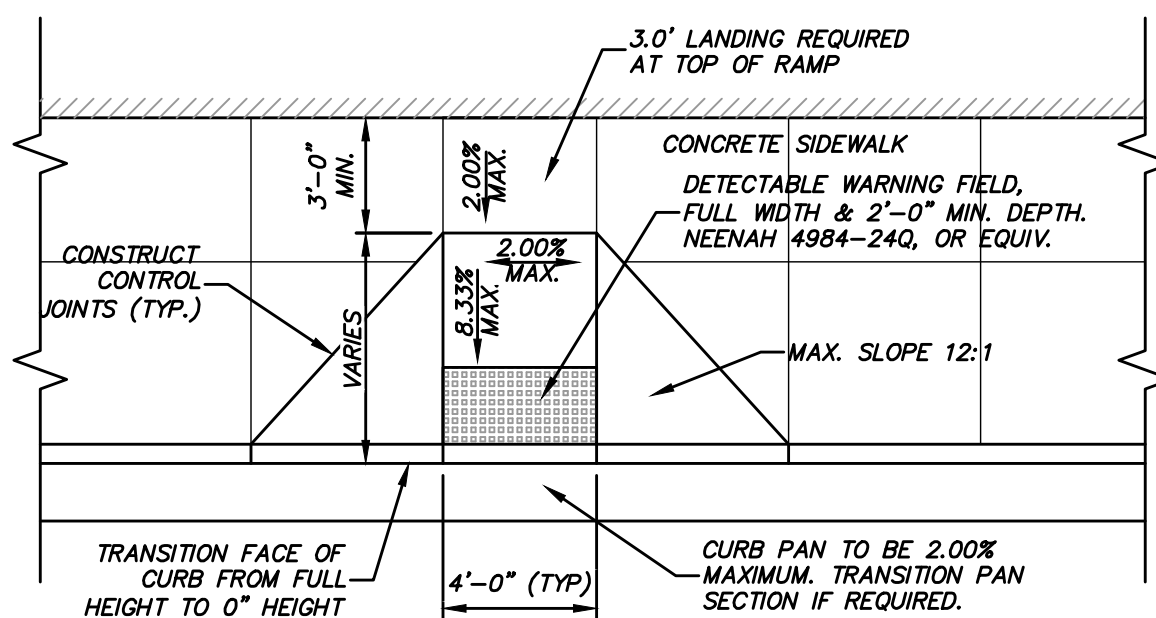


NOTES:

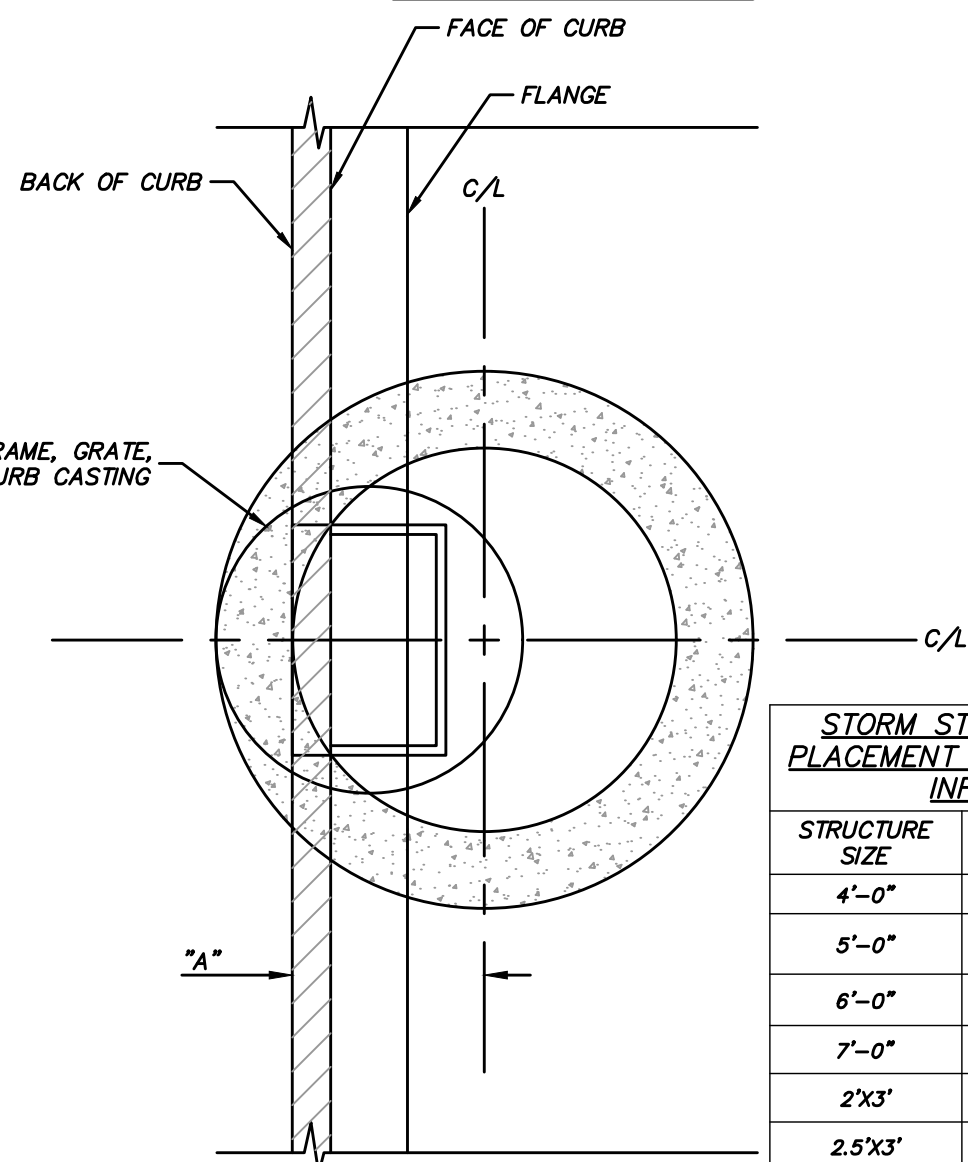
1. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
2. DETECTABLE WARNING FIELDS SHALL BE "NEENAH DETECTABLE WARNING PLATES" 4984-~~XXX~~, OR EQUIV.
3. CURB RAMP DETECTABLE WARNING FIELDS TO BE INSTALLED 6 TO 8 INCHES FROM THE FACE OF CURB.



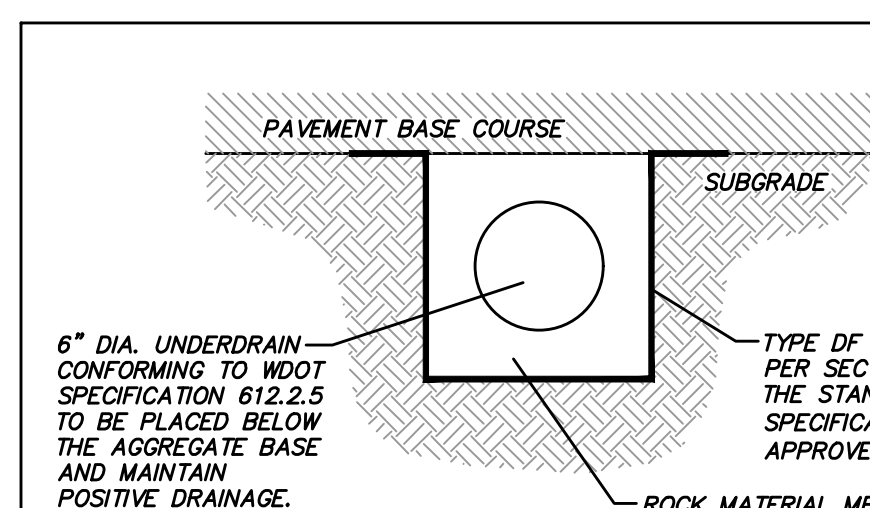
NOTES:
1. SURFACE OF CURB RAMP SHALL HAVE A BROOM FINISH
OR SIMILAR SLIP RESISTANT SURFACE.



TYPE 3 CURB RAMP



STRUCTURE SIZE	DIMENSION "A"
4'-0"	22.75"
5'-0"	28.75"
6'-0"	34.75"
7'-0"	40.75"
2'X3'	16.00"
2.5'X3'	16.00"

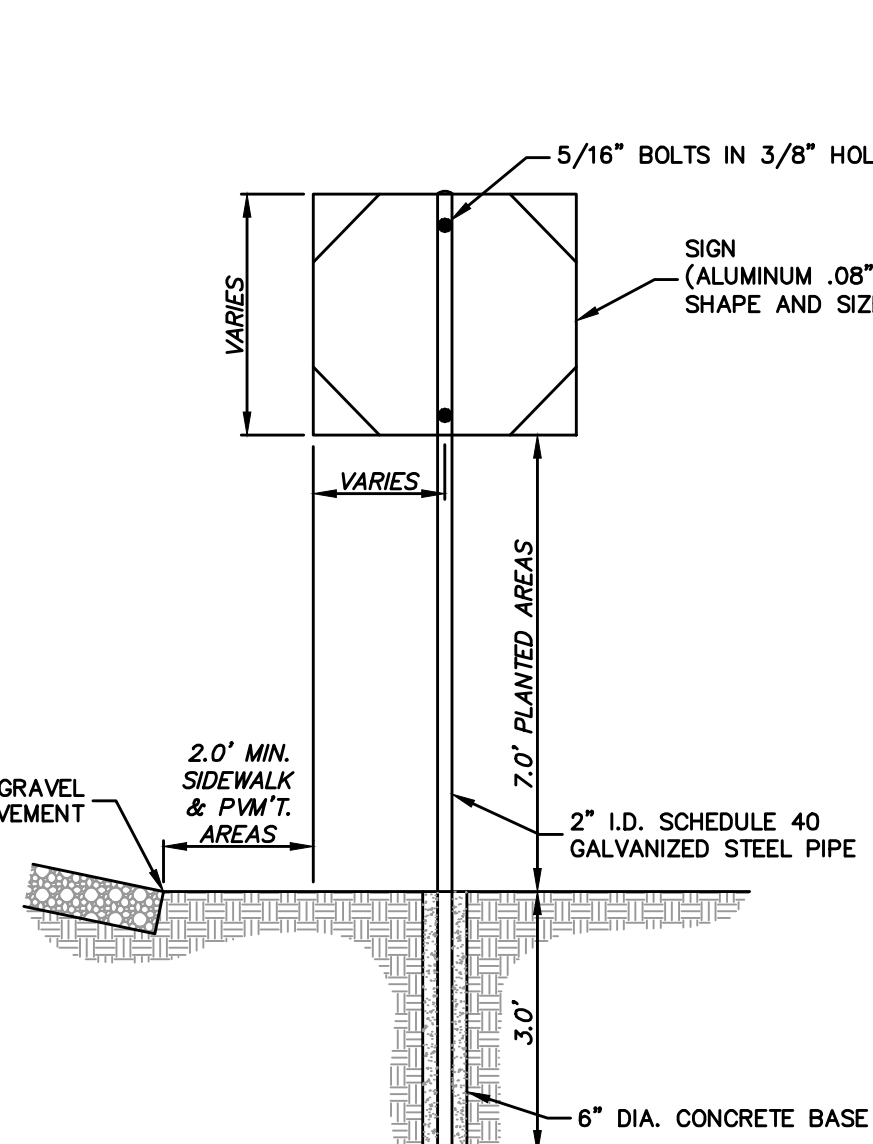
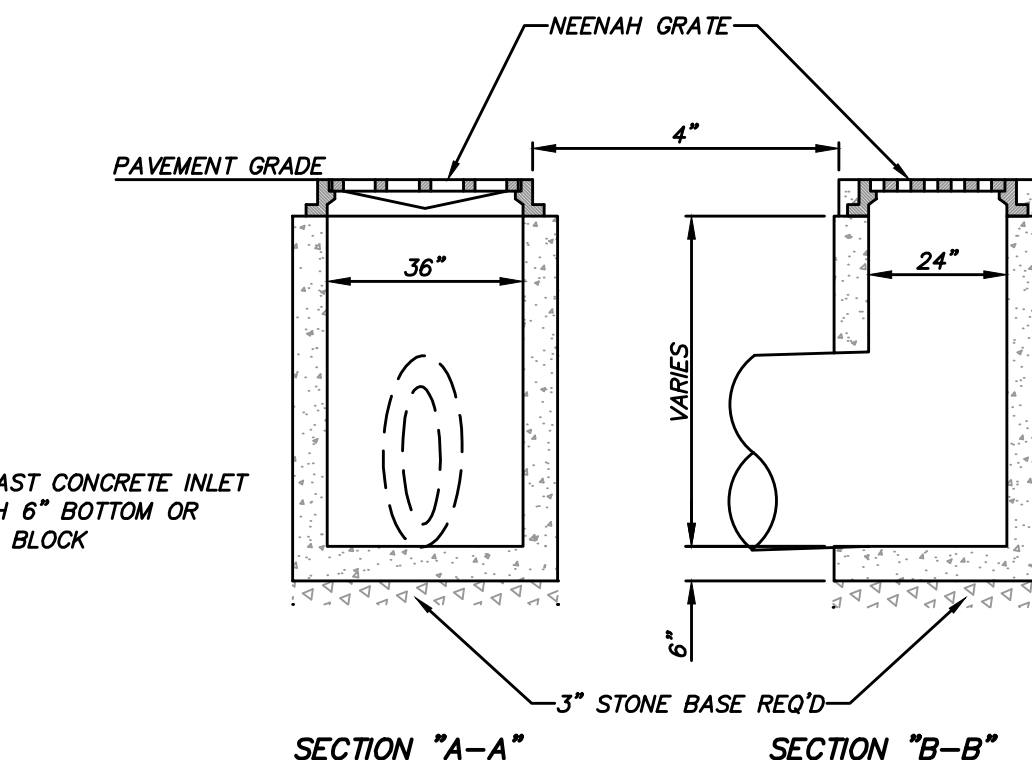
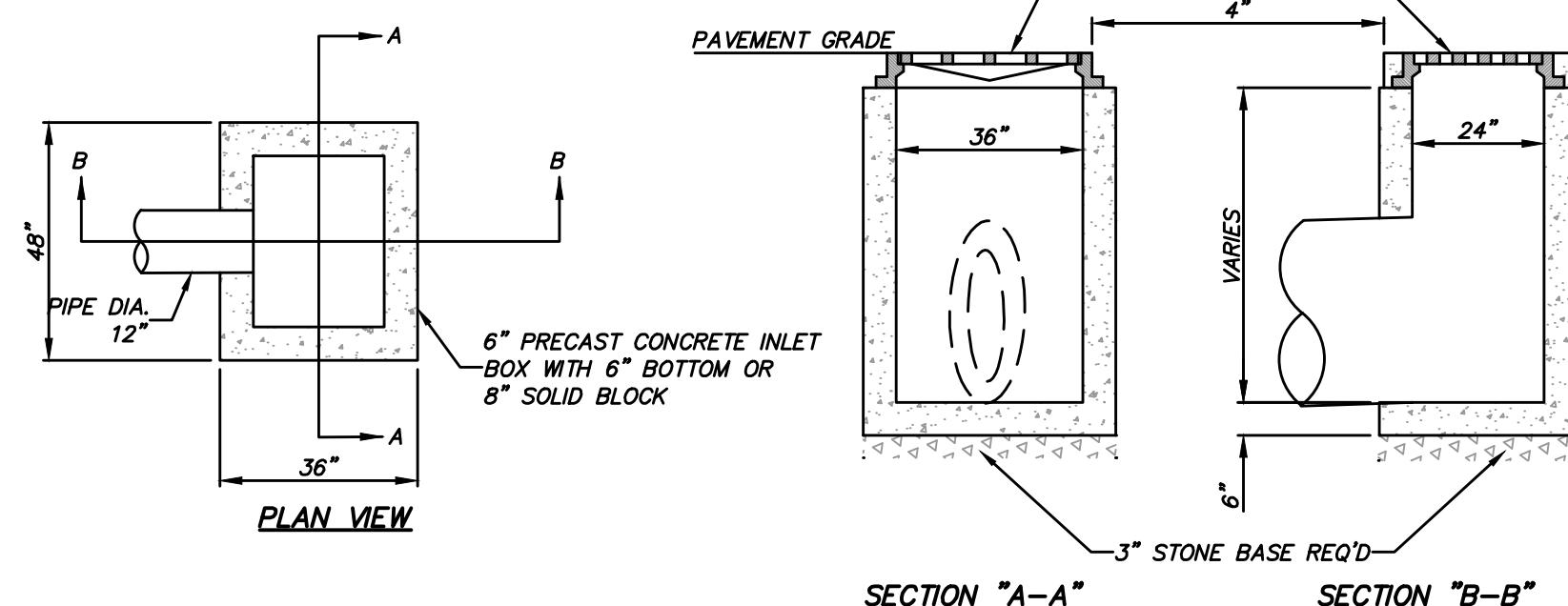


NOTE:
SEE GEOTECHNICAL REPORT, BY PROFESSIONAL SERVICE
INDUSTRIES, INC. FOR ADDITIONAL INFORMATION.

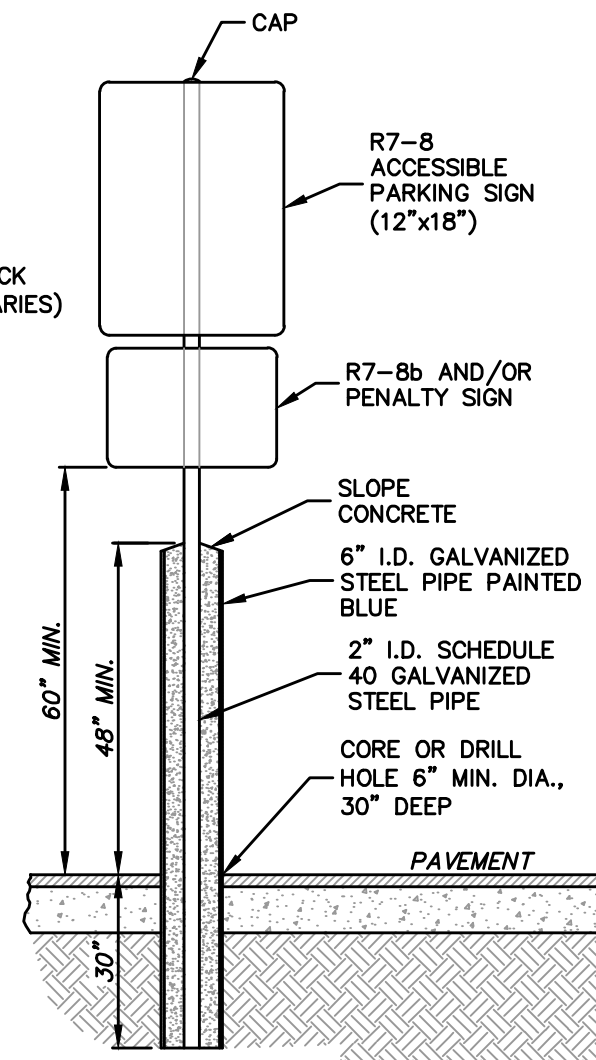
INSTALL IN ACCORDANCE WITH WSDOT S.D.D. 8D15

INSTALL AT STORM CATCH BASINS OR INLETS, WHERE
INDICATED ON UTILITY PLAN.

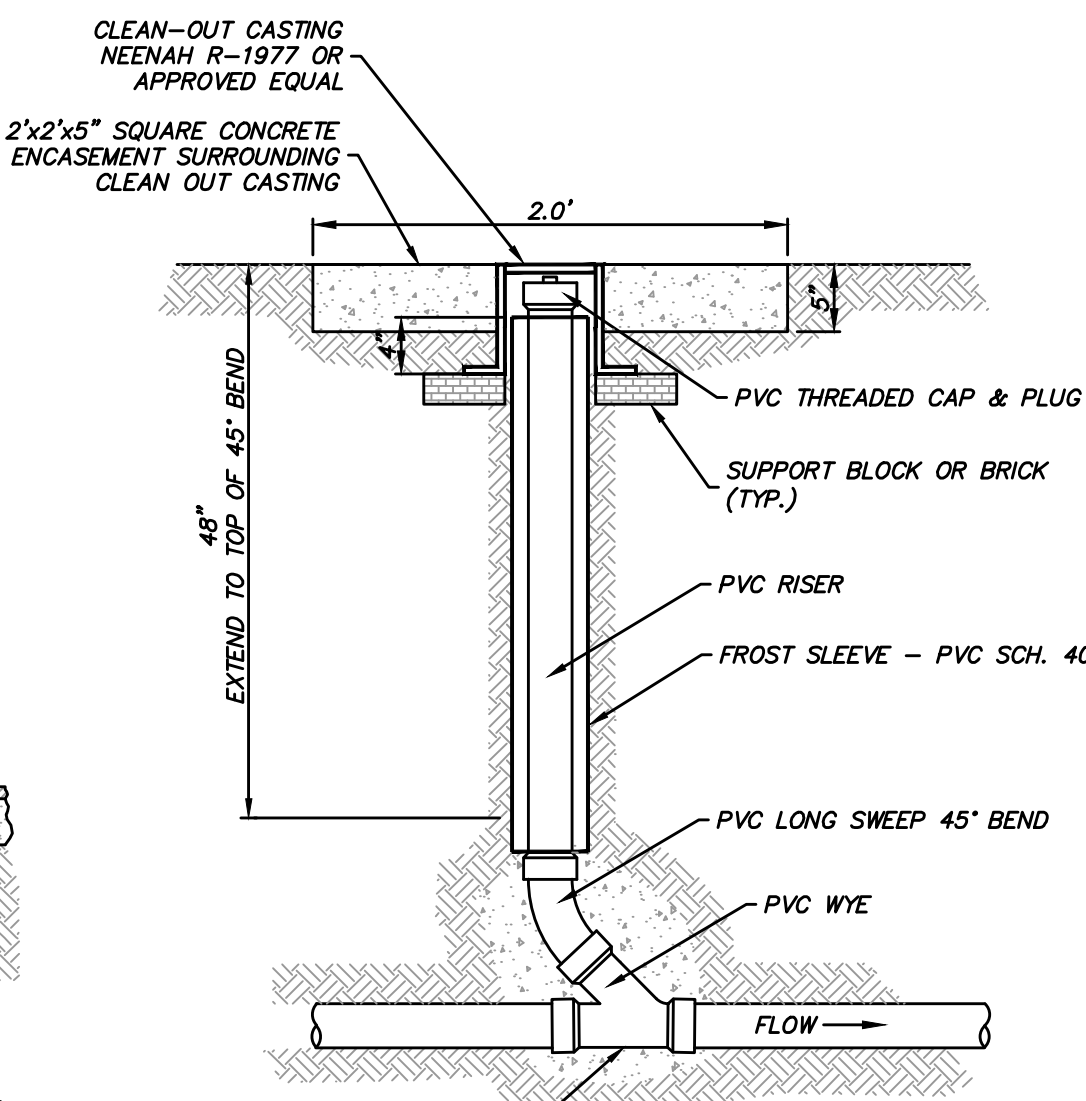
FINGERDRAIN DETAIL



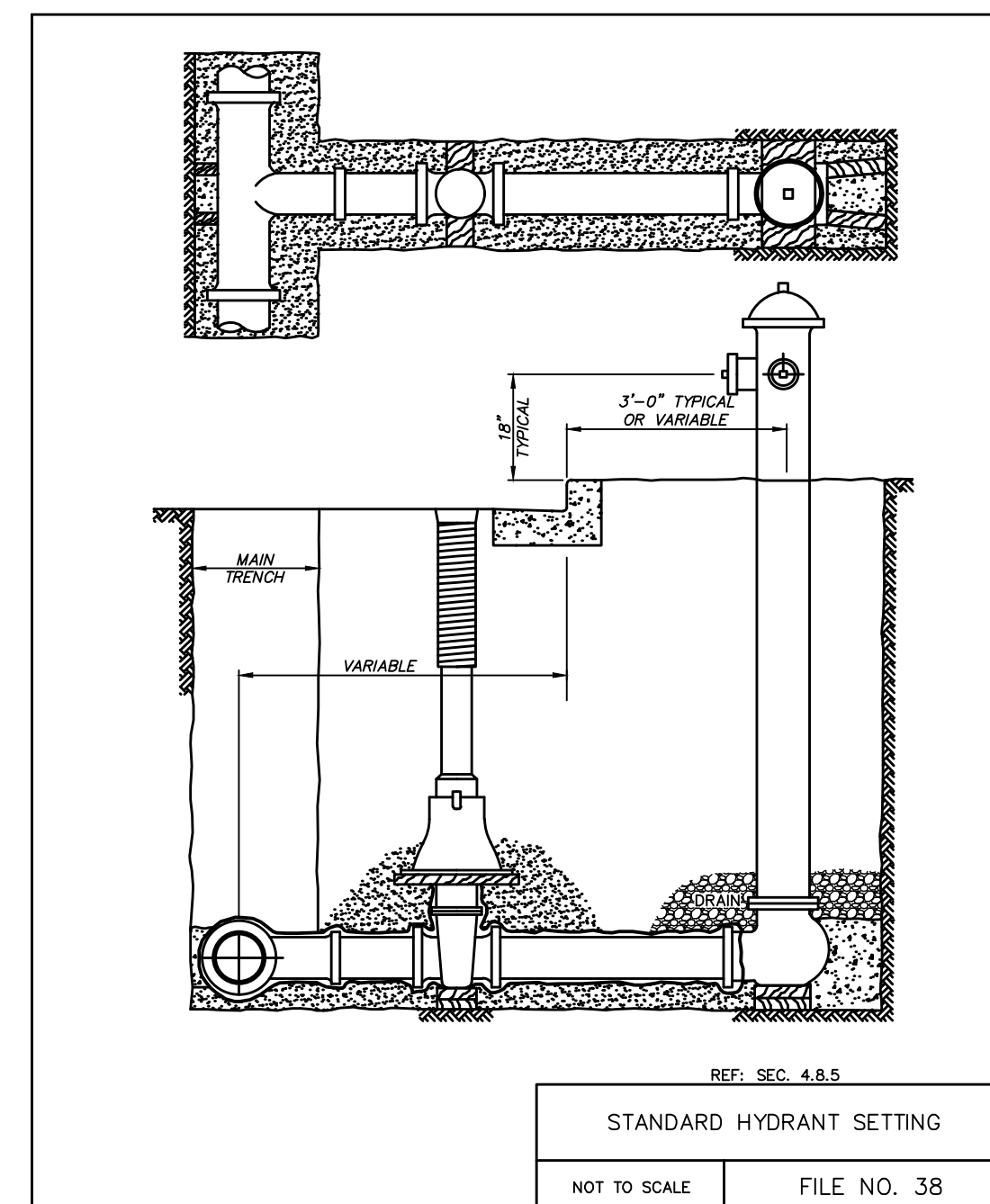
SIGN AND POST INSTALLATION



**ACCESSIBLE PARKING SIGN AND
POST INSTALLATION IN BOLLARD**



CLEAN-OUT STRUCTURE
SECTION VIEW



REF: SEC. 4.8.5

STANDARD HYDRANT SETTING	
NOT TO SCALE	FILE NO. 38

NOTES:

1. HYDRANT SHALL BE A MUELLER CENTURIUM A-423
2. SHALL BE NEW, MANUFACTURED WITHIN 24 MONTHS OF CONSTRUCTION AND STORED PROPERLY.
3. SHALL HAVE A MECHANICAL JOINT CONNECTION, TURN LEFT TO OPEN, AND HAVE A 6 FOOT 6 INCH TRENCH DEPTH.
4. SHALL BE BREAK-FLANGE TYPE, 5 1/2 INCH MAIN VALVE OPENING, SHALL HAVE 2 NATIONAL STANDARD 2 1/2 INCH HOSE NOZZLES.
5. SHALL HAVE 5 INCH STORZ PUMPER NOZZLE.
6. PUBLIC HYDRANTS SHALL BE PAINTED FACTORY RED.
7. PRIVATE HYDRANT SHALL BE PAINTED FACTORY YELLOW.
8. ALL HYDRANTS SHALL HAVE HYDRANT MARKERS. MARKERS SHALL BE SPRING MOUNTED 5 FOOT REINFORCED FIBERGLASS SHAFTS WITH ALTERNATING RED AND WHITE REFLECTORIZED COLORING.

SEE THE VILLAGE CONSTRUCTION SPECIFICATION FOR MORE INFORMATION

PRIVATE STORM MANHOLE & INLET NOTES:

NOTES:

INLET (INL.)
REFER TO FILE NO. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION
IN WISCONSIN, DETAIL ON THIS SHEET), EXCEPT:
A. USE CASTING AS INDICATED BELOW:
1.) INLETS IN CURB - NEENAH R-3067, TYPE C GRATE
2.) INLETS IN PAVEMENT - NEENAH R-2501, TYPE G GRATE
B. USE 48" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN; CONTRACTOR MAY
NEED TO UPSIZE STRUCTURE BASED ON CONSTRUCTIBILITY CONCERNS.
C. CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH
STRUCTURE IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE
REVISION.

DIVISION 1 – GENERAL REQUIREMENTS

01 41 00 – REGULATORY REQUIREMENTS

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED:
- a. WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) STORM WATER TECHNICAL STANDARDS
 - b. WISCONSIN EROSION CONTROL PRODUCT ACCEPTANCE LIST
 - c. STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SSSWCW)
 - d. WISCONSIN ADMINISTRATIVE CODE, SECTIONS SPS 382-387
 - e. WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION
 - f. FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 - g. WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (WMUTCD)
 - h. UNITED STATES DEPARTMENT OF JUSTICE ADA STANDARDS
 - i. UNITED STATES DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
 - j. MUNICIPALITY DEVELOPMENT STANDARDS
 - k. COUNTY DEVELOPMENT STANDARDS
2. THE OWNER, ENGINEER AND MUNICIPALITY SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
5. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION IS DIFFERENT FROM THAT SPECIFIED OR IF REQUIRED BY THE MUNICIPAL ENGINEER.
6. ALL DOCUMENTS SUBMITTED FOR REVIEW SHALL HAVE THE SPECIFIC MATERIAL, PART, SIZE, ETC., HIGHLIGHTED IN SOME FASHION, EXAMPLE: A FITTING CUT SHEET HAS MULTIPLE PRESSURE RATING FOR DIFFERENT SIZE BENDS. HIGHLIGHT THE PRESSURE CLASS & SIZE TO BE USED ON PROJECT. ALL SUBMITTALS MUST BE PREVIOUSLY IDENTIFYING THE SPECIFIC MATERIAL, BEHAVIOR AND BEING USED ON PROJECT.
7. THE CONTRACTOR SHALL SUBMIT A PDF COPY AND AN EXPLANATION AS TO HOW THE SUBSTITUTION MEETS THE PROPOSED DESIGN (PRODUCT SPECIFICATION SHEETS WITHOUT EXPLANATION WILL NOT BE ACCEPTED) TO THE OWNER'S REPRESENTATIVE OR ENGINEER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL NOT PROCEED UNTIL THE OWNER'S APPROVAL IS GIVEN. IN PROJECT SCHEDULING CONTRACTOR SHALL ACCOUNT FOR 5 WORKING DAYS SUBMITTAL REVIEW. IN THE EVENT SUCH SUBSTITUTION IS APPROVED, THE OWNER WILL REQUIRE FROM THE CONTRACTOR A CREDITED DEDUCTION FROM THE CONTRACT AMOUNT EQUAL TO ANY SAVINGS IN MATERIAL COST RESULTING FROM USE OF THE PROPOSED SUBSTITUTE.
8. THE CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR THE QUALITY OF WORK. IF CHANGES OR ADJUSTMENTS ARE RECOMMENDED BY THE CONTRACTOR, THEY MAY BE MADE ONLY UPON WRITTEN APPROVAL OF THE OWNER OR HIS REPRESENTATIVE.
- a. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE OWNER OR HIS REPRESENTATIVE SHALL REVIEW WHICH SHALL ARTICULATE TO THE QUALITY AND ACCEPTABILITY OF MATERIALS FURNISHED, WORK PERFORMED, AND WORKMANSHIP. INTERPRETATION OF THE PLANS AND SPECIFICATIONS HE SHALL DETERMINE THE AMOUNT OF WORK PERFORMED AND MATERIALS FURNISHED.
- b. FAILURE OR NEGLIGENCE ON THE PART OF THE OWNER OR HIS REPRESENTATIVE TO CONDEMN OR REJECT SUBSTANDARD OR INTERIOR WORK OR MATERIALS SHALL NOT BE CONSTRUED TO IMPLY AN ACCEPTANCE OF SUCH WORK OR MATERIALS. IF IT BECOMES EVIDENT AT ANY TIME PRIOR TO THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER OR HIS REPRESENTATIVE AS BARRED BY THE OWNER, AT ANY SUBSEQUENT TIME, FROM THE RECOVERY OF DAMAGES OR OF SUCH A SUM OF MONEY AS MAY BE NEEDED TO BUILD ANEW ALL PORTIONS OF THE SUBSTANDARD OR INTERIOR WORK OR REPLACEMENT OF IMPROPER MATERIALS WHERE.
- c. INSPECTORS EMPLOYED BY THE OWNER SHALL BE AUTHORIZED TO INSPECT ALL WORK DONE AND ALL MATERIAL FURNISHED. SUCH INSPECTION MAY EXTEND TO ALL OR ANY PART OF THE WORK AND TO THE PREPARATION, FABRICATION OR MANUFACTURE OF THE MATERIALS TO BE USED. THE INSPECTOR IS NOT AUTHORIZED TO REJECT OR REJECT OR WAIVE ANY REQUIREMENTS OF THE SPECIFICATIONS, NOR IS HE AUTHORIZED TO APPROVE OR ACCEPT ANY PORTION OF THE COMPLETED PROJECT. HE SHALL CALL THE ATTENTION OF THE CONTRACTOR TO ANY FAILURE OF THE WORK OR MATERIALS TO CONFORM TO THE SPECIFICATIONS AND CONTRACT, AND SHALL HAVE THE AUTHORITY TO RECTIFY MATERIALS. ANY DISPUTE BETWEEN THE INSPECTOR AND CONTRACTOR SHALL BE REFERRED TO THE OWNER OR HIS REPRESENTATIVE. ANY ADVICE WHICH THE INSPECTOR MAY GIVE THE CONTRACTOR SHALL IN NO WAY BE CONSTRUED AS BINDING THE ENGINEER IN ANY WAY OR RELASING THE CONTRACTOR FROM FULFILLING ANY OF THE TERMS OF THE CONTRACT.
- d. ALL MATERIALS AND EACH PART OF DETAIL OF THE WORK SHALL BE SUBJECT AT ALL TIMES TO INSPECTION BY THE OWNER OR HIS AUTHORIZED REPRESENTATIVE OR THE AUTHORITY HAVING JURISDICTION THEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE QUALITY OF THE MATERIALS, WORKMANSHIP, AND THE DILIGENT EXECUTION OF THE CONTRACT. SUCH INSPECTION MAY INCLUDE MILL, PLANT OR SHOP INSPECTION, AND ANY MATERIAL FURNISHED UNDER THESE SPECIFICATIONS SHALL BE SUBJECT TO INSPECTION AND REJECTION BY THE OWNER OR HIS REPRESENTATIVE. ALLOWED ACCESS TO ALL PART OF THE WORK, AND SHALL BE FURNISHED WITH SUCH INFORMATION AND ASSISTANCE BY THE CONTRACTOR AS IS DETERMINED BY THE OWNER OR HIS REPRESENTATIVE, TO MAKE A COMPLETE AND DETAILED INSPECTION.
- e. ALL WORKMANSHIP SHALL CONFORM TO THE BEST STANDARD PRACTICE. UNLESS OTHERWISE SPECIFIED, THE SPECIFICATIONS OR RECOGNIZED ASSOCIATION OF MANUFACTURERS AND CONTRACTORS OR INDUSTRIAL MANUFACTURERS SHALL BE USED AS GUIDES FOR THE STANDARDS OF WORKMANSHIP.
- f. ALL EXPOSED PARTS OF WORK SHALL PRESENT A NEAT WORKMANLIKE APPEARANCE AND SHALL BE AS TRUE TO SHAPE AND ALIGNMENT AS POSSIBLE TO OBTAIN WITH MEASURING OR LEVELING INSTRUMENTS GENERALLY USED IN THE RESPECTIVE TYPES OF WORK. ITEMS OF WORK SHALL BE SOUND AND FULLY PROTECTED AGAINST DAMAGE AND PREMATURE DETERIORATION. IT IS SPECIFICALLY UNDERSTOOD THAT IN ALL QUESTIONS OF QUALITY AND ACCEPTABILITY OF WORKMANSHIP, THE CONTRACTOR AGREES TO ABIDE BY THE DECISION OF THE OWNER OR HIS REPRESENTATIVE.
- g. ALL MATERIALS AND WORKMANSHIP NOT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE CONSIDERED AS DEFECTIVE, AND ALL SUCH MATERIALS SHALL BE REMOVED FROM THE AREA OR NOT, SHALL BE REJECTED AND SHALL BE REMOVED FROM THE WORK BY THE CONTRACTOR AT HIS EXPENSE. UPON FAILURE ON THE PART OF THE CONTRACTOR TO COMPLY WITH ANY ORDER OF THE OWNER RELATIVE TO THE PROVISIONS OF THIS ARTICLE, THE OWNER SHALL HAVE THE AUTHORITY TO REMOVE AND REPLACE SUCH DEFECTIVE MATERIAL AND TO DETECT THE DEFECTIVE MATERIAL AND REPLACEMENT FROM ANY MONIES DUE OR WHICH MAY BECOME DUE TO THE CONTRACTOR.
- h. THE CONTRACTOR SHALL KEEP A LEGIBLE COPY OF THE PLANS, SPECIFICATIONS, AND ALL PERMITS AT THE SITE OF THE WORK.
- i. AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL PROVIDE THE OWNER OR HIS REPRESENTATIVE WITH A MARKED-UP SET OF DRAWINGS SHOWING ALL CHANGES OR VARIATIONS FROM THE ORIGINAL DRAWINGS. THESE CHANGES SHALL BE MADE ON A SET OF FIELD DRAWINGS AS THE WORK TAKES PLACE, AND NOT FROM MEMORIES DONE. THIS SET OF DRAWINGS SHOULD BE KEPT CLEAN IN A LOCATION AT THE SITE WHERE THE OWNER OR HIS REPRESENTATIVE MAY EXAMINE THEM.
- j. THE MARKED-UP DRAWINGS SHALL BE ACCURATE. ARBITRARY MARKINGS ARE OF NO VALUE. CAREFUL MEASUREMENTS SHALL BE MADE TO LOCATE UNDERGROUND EXTERIOR AND UNDERGROUND INTERIOR SEWERS, GAS LINES, WATER LINES, ELECTRICAL CONDUIT AND MISCELLANEOUS PIPING.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRAFFIC CONTROL PLANS AND PERMITTING FOR ALL WORK TO BE COMPLETED ONSITE OR IN THE PUBLIC RIGHT-OF-WAY.

01 70 00 – EXECUTION & CLOSEOUT REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN.
2. EXISTING UTILITY INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, BASED ON BEST AVAILABLE PUBLIC RECORDS, AS-BUILT DRAWINGS, AND FIELD OBSERVATIONS. NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR ACCURACY OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND NATURE OF EXISTING UTILITIES, AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
3. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL PROPOSED UTILITY CONNECTIONS AND CROSSLINGS PRIOR TO PROCEEDING WITH ANY WORK. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ANY SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF THE BENCHMARKS AND HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERLY IDENTIFIED BENCHMARKS OR HORIZONTAL CONTROL. DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH ANY WORK.
6. SURVEY BENCHMARKS AND CONTROL POINTS SHALL BE MAINTAINED AND PROTECTED FROM DISTURBANCE.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED AT ALL TIMES. PERMANENT MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED.
9. PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SITE SHALL BE LIMITED TO THE CONSTRUCTION ENTRANCE.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES, SHALL BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED, AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
11. REQUESTS FOR CLARIFICATION WILL BE INTERPRETED BY THE OWNER/ENGINEER PRIOR TO AWARD OF CONTRACT, AND WHEN NECESSARY, OFFICIAL WRITTEN RESPONSES WILL BE ISSUED. OFFICIAL WRITTEN RESPONSES SHALL BE BINDING TO THE WORK. IN NO WAY SHALL VERBAL DIALOGUE CONSTITUTE OFFICIAL RESPONSES.
12. SHOULD ANY DISCREPANCIES BE DISCOVERED BY THE CONTRACTOR AFTER AWARD OF CONTRACT, NOTIFY OWNER/ENGINEER IN WRITING IMMEDIATELY. CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES SHALL NOT COMMENCE OR CONTINUE UNTIL AN OFFICIAL WRITTEN RESPONSE IS ISSUED.
13. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

DIVISION 31 – EARTHWORK

31 10 00 – SITE CLEARING & DEMOLITION

1. WORK SHALL CONSIST OF DEMOLITION, ABANDONMENT, AND REMOVAL OF EXISTING FOUNDATIONS, WALLS, SLABS, FENCES, PIPING, PAVEMENTS, AND OTHER MANMADE ITEMS INTERFERING WITH NEW CONSTRUCTION. WORK SHALL ALSO CONSIST OF CLEARING AND GRUBBING OF TREES, SHRUBS, VEGETATION, ROOTS, STUMPS, RUBBISH, AND OTHER PLANT MATERIALS.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CALL 811 TO NOTIFY UTILITY PROVIDERS AND REQUEST FIELD LOCATION OF EXISTING UTILITIES WITHIN PROJECT LIMITS PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES.
4. INSTALL PERIMETER FENCING AS INDICATED PRIOR TO COMMENCING ANY CONSTRUCTION RELATED ACTIVITY.
5. CLEARLY IDENTIFY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED PRIOR TO CLEARING AND GRUBBING.
6. PROTECT EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. ANY DAMAGED IMPROVEMENTS SHALL BE RESTORED TO ORIGINAL CONDITION, OR, IF OTHERWISE, RESTORED TO THE OWNER.
7. REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
8. SAWCUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES TO FULL DEPTH.
9. REMOVE CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP CONCRETE SLABS THAT ARE 2 FEET OR MORE BELOW PROPOSED SUBGRADE TO PERMIT DRAINAGE.
10. DISCONNECT AND SEAL/CAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PROVIDERS.
11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING NECESSARY REMOVAL AND/OR RELOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS.
12. DO NOT INTERRUPT UTILITY SERVICE TO EXISTING FACILITIES UNLESS PERMITTED BY THE OWNER.
13. VOIDS LEFT BY REMOVALS SHALL BE LEVELLED TO PREVENT PONDING OF WATER.
14. REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE. RUBBISH, TRASH, GARBAGE, AND LITTER SHALL BE PLACED IN SEALED CONTAINERS THROUGHOUT CONSTRUCTION.

31 20 00 – EARTH MOVING

1. WORK SHALL CONSIST OF STRIPPING AND STORAGE OF TOPSOIL, EXCAVATION, EMBANKMENT, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE LAND BALANCE, COMPACTION, FINISH GRADING, SUBGRADE PREPARATION, AND REPLACEMENT OF TOPSOIL.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBMITTAL PROVIDED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE CONDITIONS, AND THESE REQUIREMENTS, THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
4. EXCAVATE TO SUBGRADE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE WORK. MORE OR LESS OF PROPOSED SUBGRADE. DEVIATIONS SHALL NOT BE CONSISTENT IN ONE DIRECTION.
5. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND BUILDING PAD AREAS. ANY RELATED EXCAVATION SHALL BE NECESSARY TO COMPLETE THE WORK.
6. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 2 FEET BELOW PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH CONTACT ENGINEERED FILL MATERIAL.
7. AREAS SHALL BE GRADED WITHIN 1 INCH, MORE OR LESS, OF PROPOSED SUBGRADE. DEVIATIONS SHALL NOT BE CONSISTENT IN ONE DIRECTION.
8. DISKING, HARROWING, AND AERATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE PRIOR TO PROOF ROLLING.
9. IN THE PRESENCE OF EXISTING ROAD AND PAVEMENT AREAS DURING DRY WEATHER WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK WHERE COHESIVE SOILS ARE PREDOMINANT, AND WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PREDOMINANT, SUBGRADE WHICH IS OBSERVED RUT OR DEFLECT EXCESSIVELY SHALL BE UNDERGO IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL REPORT OR BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION, IN WHICH CASE THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SURROUNDING STRUCTURES AND UTILITIES ARE PROTECTED FROM THE EFFECTS OF EXCAVATION AND PROVIDING ANY NECESSARY EXCAVATION SUPPORT.
10. THE CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. SURFACE WATER AND GROUNDWATER SHALL BE PREVENTED FROM ENTERING ANY EXCAVATIONS, PONDING ON PREPARED SUBGRADES, AND FLOODING PROJECT SITE AND/OR SURROUNDING AREAS.
11. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPILL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE WORK.
12. TOPSOIL REPLACEMENT DEPTH SHALL BE AS CALLED OUT ON THE CIVIL OR LANDSCAPE PLANS, OR A MINIMUM OF FOUR INCHES IF NOT CALLED OUT ON LANDSCAPE PLAN.

31 25 00 – EROSION & SEDIMENTATION CONTROLS

1. WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, AND PREVENTION OF POLLUTION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. INSTALLATION AND MAINTENANCE OF PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WORK TECHNICAL STANDARD, OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
4. ALL PRACTICES SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING CONSTRUCTION RELATED ACTIVITY. EARTHWORK ASSOCIATED WITH INSTALLATION OF PRACTICES MAY OCCUR CONCURRENTLY.
5. ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS.
6. ALL PRACTICES SHALL BE ROUTINELY INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. THE CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND CONDUCT REPAIRS AS NEEDED.
7. ALL DISTURBED AREAS SHALL DRAIN TO A CONTROL PRACTICE AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING UPON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL CONTROL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
8. ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE AND MULCH. THE TEMPORARY SEED MIXTURE SHALL BE IN ACCORDANCE WITH SECTION 830 OF WISDOT STANDARD SPECIFICATIONS. WINTER WHEAT OR RYE SHALL BE USED FOR TEMPORARY SEED AFTER SEPTEMBER 1.
9. DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM).
10. ALL ACTIVITIES ON THE PROJECT SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
11. DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION COVERING, OR OTHER APPROPRIATE MEASURES.
12. THE CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ONSITE. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED PRIOR TO DISCHARGE FROM THE PROJECT SITE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC ROADS SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER CONSTRUCTION BY DAILY SWEEPING OR OTHER APPROPRIATE MEASURES.
14. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
15. ALL SEEDING AREAS SHALL BE FERTILIZED, RESEEDING AS NECESSARY, AND MULCHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.

DIVISION 32 – EXTERIOR IMPROVEMENTS

32 12 00 – ASPHALT PAVING

1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF HOT-MIX ASPHALT, PAVEMENT MARKING, SIGNAGE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
4. ASPHALTIC MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 455 OF WISDOT STANDARD SPECIFICATIONS.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WISDOT STANDARD SPECIFICATIONS.
6. DO NOT CONDUCT ASPHALT PAVING IF ANY OF THE FOLLOWING CONDITIONS EXIST: CRUSHED STONE BASE IS WET OR EXCESSIVELY DAMP; TEMPERATURE IS BELOW 30 DEGREES FAHRENHEIT AT TIME OF BINDER COURSE INSTALLATION; TEMPERATURE HAS BEEN BELOW 35 DEGREES FAHRENHEIT WITHIN 12 HOURS PRIOR TO TACK COAT APPLICATION; TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AT TIME OF SURFACE COURSE INSTALLATION.
7. COMPACT ASPHALT IN ACCORDANCE WITH SECTION 450 OF WISDOT STANDARD SPECIFICATIONS. COMPACT ASPHALT TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4-INCH FOR BINDER COURSE, AND WITHIN PLUS 1/4-INCH FOR SURFACE COURSE (NO MINUS).
8. APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MAXIMUM RATE OF 0.25 GAL/SY.
9. NO TRAFFIC SHALL BE ALLOWED ON ASPHALT AFTER FINAL ROLLING UNTIL IT HAS COOLED AND HARDENED.
10. FINAL ASPHALT SURFACE SHALL BE WITHIN A 1/8-INCH TOLERANCE AS DETERMINED BY USING A 10-FOOT STRIPPER. RAISED LONGITUDINALLY OR TRANSVERSELY. REMOVE AND REPLACE ALL RAISED AND DEPRESSED AREAS EXCEEDING TOLERANCE.
11. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
12. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

32 13 00 – CONCRETE PAVING

1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF CONCRETE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
4. CONCRETE SHALL BE GRADE A AIR-ENTRAINED IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS.
6. WATER SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C94 / C94M.
7. AIR-ENTRAINING SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C260.
8. LIQUID CURING COMPOUND SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS.
9. CURBING SHALL BE IN ACCORDANCE WITH SECTION 601 OF WISDOT STANDARD SPECIFICATIONS.
10. SIDEWALK AND PATIO SHALL BE IN ACCORDANCE WITH SECTION 602 OF WISDOT STANDARD SPECIFICATIONS.
11. CONCRETE FORMS SHALL REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE INSTALLATION AND SHALL BE CLEANED AFTER EACH USE. CONCRETE FORMS SHALL BE COATED WITH RELEASE AGENT TO ALLOW SEPARATION WITHOUT DAMAGE TO CONCRETE.
12. CONSTRUCTION AND CONTRACTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS. JOINT PATTERN SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS.
13. ISOLATION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER STRIPS ABUTTING CURBING, INLETS, CATCH BASINS, MANHOLES, STRUCTURES, AND OTHER FIXED OBJECTS.

DIVISION 32 – EXTERIOR IMPROVEMENTS

14. EDGES OF CONCRETE PAVEMENT, CURBING, SIDEWALK, PATIOS, AND JOINTS SHALL BE TOOLED IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOLING AFTER APPLYING SURFACE FINISHES AND ELIMINATE TOOL MARKS ON SURFACES.
15. FINISH, CURE, AND PROTECT CURBING IN ACCORDANCE WITH SECTION 601 OF WISDOT STANDARD SPECIFICATIONS.
16. FINISH (LIGHT BROOM), CURE, AND PROTECT SIDEWALK AND PATIOS IN ACCORDANCE WITH SECTION 602 OF WISDOT STANDARD SPECIFICATIONS.
17. FINISH (ARTIFICIAL TURF DRAG), CURE, AND PROTECT VEHICULAR PAVEMENT AND PADS IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS.
18. MAINTAIN CONCRETE FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PRIOR TO SUBSTANTIAL FENCING BEING INSTALLED.
19. MAXIMUM DIFFERENCE BETWEEN CONCRETE SIDEWALKS AND ADJACENT PAVEMENT SURFACES SHALL NOT EXCEED 1/4-INCH VERTICAL.
20. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
21. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
22. ALL HANDICAP ACCESSIBLE DOORWAYS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF 5 FEET BY 5 FEET WITH A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
23. REMOVE AND REPLACE CONCRETE THAT IS BROKEN, DAMAGED, DEFECTIVE, OR DOES NOT COMPLY WITH THE REQUIREMENTS LISTED ABOVE.

32 17 00 – PAVEMENT MARKING & SIGNAGE

1. WORK SHALL CONSIST OF INSTALLATION OF PARKING LOT STRIPING, DIRECTION ARROWS, HANDICAP ACCESSIBLE SYMBOLS AND SITE SIGNAGE.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. PAVEMENT MARKING PAINT SHALL BE IN ACCORDANCE WITH SECTION 646 OF WISDOT STANDARD SPECIFICATIONS AND WISDOT APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS NOTED OTHERWISE ON THIS PLAN. MARKINGS SEPARATING OPPOSING TRAFFIC SHALL BE YELLOW.
4. ALL PARKING LOT STRIPING SHALL BE 18 INCH WIDTH UNLESS NOTED OTHERWISE ON THIS PLAN.
5. BARRICADE WORK AREA DURING INSTALLATION AND UNTIL PAVEMENT MARKING PAINT IS DRIED. PROTECT ADJACENT AREAS FROM RECEIVING PAINT.
6. PREPARE PAINT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS TO PRODUCE MARKINGS AS INDICATED WITH UNIFORM, STRAIGHT EDGES. TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS.
7. APPLY PAINT TO CLEAN AND DRY SURFACE, FREE FROM FROST, TO ENSURE PROPER BONDING.
8. NOTIFY OWNER OF ANY UNSOUND CONDITIONS PRIOR TO COMMENCING WORK. APPLYING PAVEMENT MARKING PAINT CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.

32 32 00 – RETAINING WALLS

1. WORK SHALL CONSIST OF FURNISHING DETAILED DESIGN, MATERIALS, LABOR, EQUIPMENT, SUPERVISION, AND DIRECTION TO CONSTRUCT RETAINING WALL SYSTEMS IN REASONABLY CLOSE CONFORMITY TO THE LINES, GRADES, AND DIMENSIONS SHOWN ON THIS PLAN. RETAINING WALLS SHOWN ON THIS PLAN ARE FOR GENERAL LOCATION AND MATERIAL. RETAINING WALLS ARE TO BE CONSTRUCTED AS FOLLOWS:
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. THE CONTRACTOR SHALL PROCURE DETAILED DESIGN CALCULATIONS AND DRAWINGS, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER EXPERIENCED WITH RETAINING WALL DESIGN AND LICENSED IN THE STATE IN WHICH THE RETAINING WALLS ARE TO BE CONSTRUCTED.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SURROUNDING STRUCTURES AND UTILITIES ARE PROTECTED FROM THE EFFECTS OF EXCAVATION AND PROVIDING ANY NECESSARY EXCAVATION SUPPORT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SURROUNDING STRUCTURES AND UTILITIES DOES NOT DISTURB OR PLACE TEMPORARY LOADS ON THE RETAINING WALLS THAT EXCEED DESIGN LOADS.

DIVISION 33 – UTILITIES

33 10 00 – WATER DISTRIBUTION

1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE WATER DISTRIBUTION SYSTEM AND ALL APPURTENANCES.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL PUBLIC WATER DISTRIBUTION WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND MUNICIPALITY DEVELOPMENT STANDARDS.
4. ALL PRIVATE WATER DISTRIBUTION WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND MUNICIPALITY DEVELOPMENT STANDARDS.
5. ELASTOMERIC BELL AND SPIGOT JOINTS SHALL BE SDR 18, CLASS 150 CONFORMING TO AWWA C900 WITH INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS IN ACCORDANCE WITH SECTION 8.2.0 OF SSSWCW.
6. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 150 CONFORMING TO AWWA C151 WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 8.1.8.0 OF SSSWCW.
7. POLYETHYLENE TUBING SHALL BE SDR 9 IN ACCORDANCE WITH SECTION 8.2.4.0 OF SSSWCW AND CONFORM TO AWWA C901.
8. COPPER TUBING SHALL BE TYPE "K" IN ACCORDANCE WITH SECTION 8.2.4.0 OF SSSWCW AND CONFORM TO ASTM B88.
9. BALL VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.3.0.0 OF SSSWCW AND CONFORM TO AWWA C800 AND ASTM A818.
10. GATE VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.2.7.0 OF SSSWCW AND CONFORM TO AWWA C500.
11. BUTTERFLY VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.2.8.0 OF SSSWCW AND CONFORM TO AWWA C504.
12. VALVE BOXES SHALL BE IN ACCORDANCE WITH SECTION 8.2.9.0 OF SSSWCW AND CONFORM TO AWWA C504.
13. BOXES SHALL BE SIZE DD, SCREW TYPE, 3 PIECE ASSEMBLY, WITH COVERS MARKED "WATER". ALL VALVE BOXES SHALL BE SET TO PROPOSED GRADE, TRULY VERTICAL, AND SUPPORTED BY USE OF ADAPTOR.
14. HYDRANTS SHALL BE IN ACCORDANCE WITH SECTION 8.2.6.0 OF SSSWCW AND CONFORM TO AWWA C502. PUMPER NOZZLE SHALL BE PERPENDICULAR TO AND ORIENTED TOWARDS THE PAVEMENT. HYDRANTS SHALL BE ATTACHED BY MEANS OF TEE AND HAVE A GROUND LINE TO CENTER DISTANCE OF 18 TO 21 INCHES.
15. FITTINGS SHALL BE CLASS 150 IN ACCORDANCE WITH SECTION 8.2.2.0 OF SSSWCW, CONFORMING TO AWWA C110, AND PROVIDED WITH MECHANICAL JOINTS.
16. MECHANICAL JOINTS SHALL BE MADE WITH "COR TEN" NUTS AND BOLTS, OR CORROSION-RESISTANT EQUIVALENTS CONFORMING TO AWWA C111.
17. POLYETHYLENE SHALL BE IN ACCORDANCE WITH SECTION 8.2.1.0 OF SSSWCW AND PROVIDED FOR ALL METAL PIPES AND FITTINGS.
18. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH SECTION 4.3.1.3 OF SSSWCW AND PROVIDED FOR ALL BENDS, CAPS, PLUGS, AND TEES.
19. TRENCH SECTION SHALL BE IN ACCORDANCE WITH FILE NO. 36 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
20. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.4.3.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
21. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.5 OF SSSWCW BENEATH GREENSPACE AREAS, UNLESS ALTERNATIVE COMPACTION IS RECOMMENDED IN THE GEOTECHNICAL REPORT OR BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION, IN WHICH CASE THE CONTRACTOR IS TO FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
22. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
23. TRACER WIRE SHALL BE BLUE AND INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWCW ON ALL BURIED NON-METALLIC PUBLIC WATER MAIN PIPE, PRIVATE WATER MAIN PIPE, AND BUILDING WATER SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE-CONDUCTOR, 12 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 300 FEET.
24. PROPOSED WATER SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL.
25. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF BENDS REQUIRED TO COMPLETE CONSTRUCTION, WHICH SHALL BE INCIDENTAL AND INCLUDED IN THE COST OF WORK.
26. THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO FINISHED SURFACE UPON COMPLETION OF PAVING OPERATIONS.
27. THE CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING AND SAFE WATER SAMPLING. HYDROSTATIC TESTING SHALL BE IN ACCORDANCE WITH SECTION 415.0 OF SSSWCW. DISINFECTION SHALL BE IN ACCORDANCE WITH SECTION 416.0 OF SSSWCW AND CONFORM TO AWWA C651. WATER MAINS SHALL BE FLUSHED AND TESTED IN THE PRESENCE OF THE WATER UTILITY OPERATOR.

33 30 00 – SANITARY SEWERAGE

1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE SANITARY SEWERAGE SYSTEM AND ALL APPURTENANCES.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL PUBLIC SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND MUNICIPALITY DEVELOPMENT STANDARDS.
4. ALL PRIVATE SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND MUNICIPALITY DEVELOPMENT STANDARDS.
5. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 FOR DEPTHS LESS THAN 18 FEET. SHALL BE SDR 41 CONFORMING TO AWWA C900 FOR DEPTHS GREATER THAN 18 FEET, BOTH WITH PUSH-ON RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTIONS 8.10.6 AND 8.41.4 OF SSSWCW.
6. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 8.3.9.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
7. TRENCH SECTION SHALL BE CLASS B IN ACCORDANCE WITH SECTION 3.2.6 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
8. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.4.3.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
9. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.5 OF SSSWCW BENEATH GREENSPACE AREAS, UNLESS ALTERNATIVE COMPACTION IS RECOMMENDED IN THE GEOTECHNICAL REPORT OR BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION, IN WHICH CASE THE CONTRACTOR IS TO FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
11. ALL CONNECTIONS TO EXISTING SANITARY SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, UNLESS NOTED OTHERWISE. PREFABRICATED WYE CONNECTIONS ARE REQUIRED FOR ALL BUILDING SANITARY SERVICE PIPES, UNLESS NOTED OTHERWISE.
12. CLEANOUTS AND RISER EXTENSIONS SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.35 FROM SEWER PIPES TO GROUND SURFACE. LIGHT DUTY LOADING CLASSIFICATION SHALL BE USED IN UNPAVED AREAS. MEDIUM DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED FOOT TRAFFIC AREAS. HEAVY DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED VEHICULAR TRAFFIC AREAS. FRAMES AND COVERS SHALL BE SET FLUSH WITH SURFACE.
13. TRACER WIRE SHALL BE GREEN AND INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWCW ON ALL BURIED NON-METALLIC PUBLIC SANITARY SEWER PIPE, PRIVATE SANITARY INTERCEPTOR PIPE, AND BUILDING SANITARY SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE-CONDUCTOR, 12 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 300 FEET.

DIVISION 33 – UTILITIES

13. TRACER WIRE SHALL BE GREEN AND INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWCW ON ALL BURIED NON-METALLIC PUBLIC SANITARY SEWER PIPE, PRIVATE SANITARY INTERCEPTOR PIPE, AND BUILDING SANITARY SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE-CONDUCTOR, 12 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 300 FEET.
14. PROPOSED SANITARY SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL.
15. THE CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS TO FINISHED SURFACE UPON COMPLETION OF PAVING OPERATIONS.
16. AFTER INSTALLATION OF SANITARY SEWERAGE SYSTEM, CLEAN ALL DEBRIS FROM SYSTEM AND INSPECT FOR DAMAGE. CONDUCT TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SSSWCW. REPAIR ANY DAMAGE AND REPLACE ANY PIPE NOT PASSING TESTING.

33 40 00 – STORMWATER DRAINAGE

1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE STORMWATER DRAINAGE SYSTEM AND ALL APPURTENANCES.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL PUBLIC STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND MUNICIPALITY DEVELOPMENT STANDARDS.
4. ALL PRIVATE STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND MUNICIPALITY DEVELOPMENT STANDARDS.
5. REINFORCED CONCRETE PIPE (RCP) AND END SECTIONS SHALL BE IN ACCORDANCE WITH SECTION 8.6.0 OF SSSWCW AND CONFORM TO ASTM C76 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM C443 UNLESS NOTED OTHERWISE. 12-INCH DIAMETER PIPE SHALL BE CLASS V, 15-INCH DIAMETER PIPE SHALL BE CLASS IV, AND 18-INCH DIAMETER PIPE AND LARGER SHALL BE CLASS III.
6. CORRUGATED METAL PIPE (CMP) AND END SECTIONS SHALL BE 16 GAUGE CONFORMING TO ASTM A760.
7. HIGH-DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE IN ACCORDANCE WITH SECTION 8.6.0 OF SSSWCW AND CONFORM TO ASTM D3034 WITH PUSH-ON RUBBER GASKETED JOINTS CONFORMING TO ASTM D3212.
8. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 WITH PUSH-ON RUBBER GASKETED JOINTS CONFORMING TO ASTM D3212.
9. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 8.3.9.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
10. CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 3.6.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL

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LANDSCAPE DESIGN

Landscape Consulting
& Master Planning Design Seivices

11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

GOODWILL STORE
& DONATION
CENTER

S. Rochester & Arrowhead Dr.
Mukwonago, WI

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Sheet Title:

PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing:	03/26/21
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L21-026
Sheet Number:	

LSP1.1

LANDSCAPE PLAN GENERAL NOTES

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.

- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
- ALL PLANTINGS SPECIFIED FOR THE GOODWILL MUKWONAGO PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
- ALL DEVIATIONS FROM THE APPROVED GOODWILL MUKWONAGO PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
- ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS, ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
- PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
- ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SOODED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
- CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
- QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
- CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
- WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
- ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
- GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
- ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
- FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
- ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL, CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
- PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
- ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
- WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
- DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**
20% KENTUCKY BLUE GRASS
15% NEWPORT KENTUCKY BLUE GRASS
15% SR 2100 Kentucky Bluegrass
25% Creeping Red Fescue
15% Replicator Perennial Ryegrass
10% Fiesta 4 Perennial Ryegrass
APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION
- DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
MAINTENANCE NOTE:
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
 - NECESSARY IRRIGATION (IF REQUIRED)
 - INTEGRATED PEST MANAGEMENT,
 - PROPER FERTILIZATION
 - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
 - REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
 - WEED MANAGEMENT AND BED CARE.
- ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPARATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
- MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
- LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

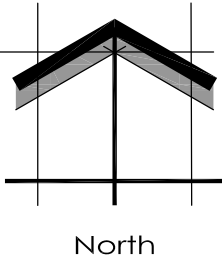
TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-8511, (262) 432-7910 (877) 500-5592
www.DiggersHotline.com OR



SCALE: 1" = 30'-0"

Proposed Plant Material Table

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
4	AcpsCS		Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	2"-Cal - B&B	1
2	Acsgm		Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2 1/2"-Cal - B&B	1
2	BeniH		Betula nigra 'Heritage'	Heritage River Birch	10' - Clump B&B	2
3	GibiPS		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2 1/2"-Cal - B&B	1, 6
5	NysyW		Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2 1/2"-Cal - B&B	1
3	PycaCS		Pyrus callierana 'Cleveland Select'	Cleveland Select Calery Pear	2"-Cal - B&B	1
2	QuroC		Quercus robur 'Crimschmidt'	Crimson Spire English Oak	2 1/2"-Cal - B&B	1

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
8	Juscm		Juniperus scopulorum 'Moonglow'	Moonglow Juniper	5' - 6' - B&B	3
14	JuviC		Juniperus virginiana 'Cupressifolia'	Hillspire Juniper	5' - 6' - B&B	3
2	PiHv		Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	5' - 6' - B&B	3

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
23	HeGB		Hemerocallis x 'Going Bananas'	Going Bananas Daylily	4 1/2" pot	5
51	HeRS		Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily	4 1/2" pot	5

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
21	PhopJ		Physocarpus opulifolius 'Jefam'	First Editions Amber Jubilee Ninebark	18" - Cont	4
29	PofrSS		Potentilla fruticosa 'Setting Sun'	Setting Sun Shrubby Cinquefoil	18" - Cont	4
32	RomeCC		Rosa 'Meiriansols'	Candy Cane Cocktail Rose	18" - Cont	4
14	SainH		Salix integra 'Hakuro-nishiki'	Dappled Willow	18" - 24" - Cont	4
31	SpFL		Spiraea x 'Fire Light'	Fire Light Spirea	18" - Cont	4

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
18	JuchMJ		Juniperus chinensis 'Mint Julep'	Mint Julep Juniper	18" - 24" - B&B	4
13	JupISG		Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	4

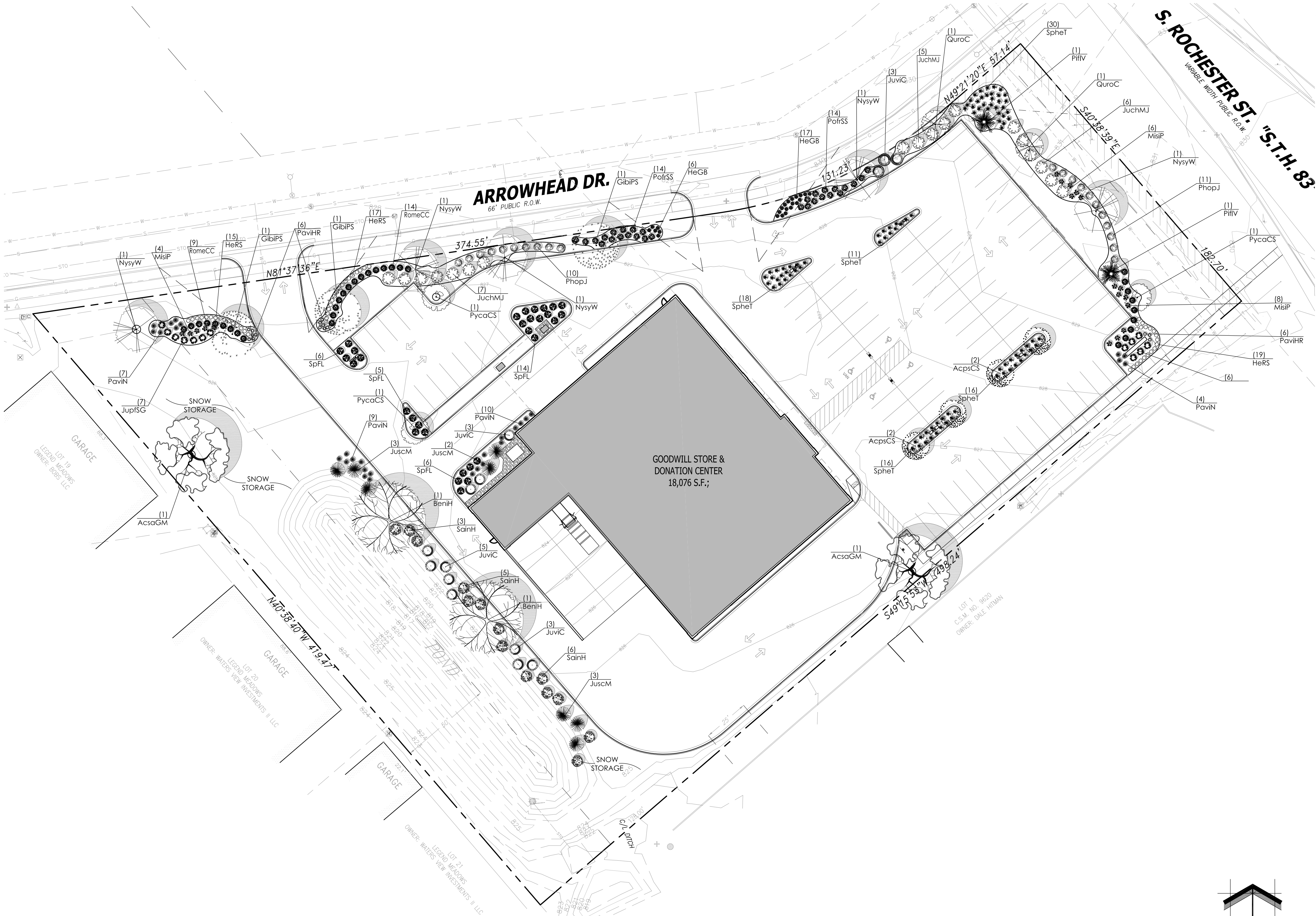
Perennial Grass

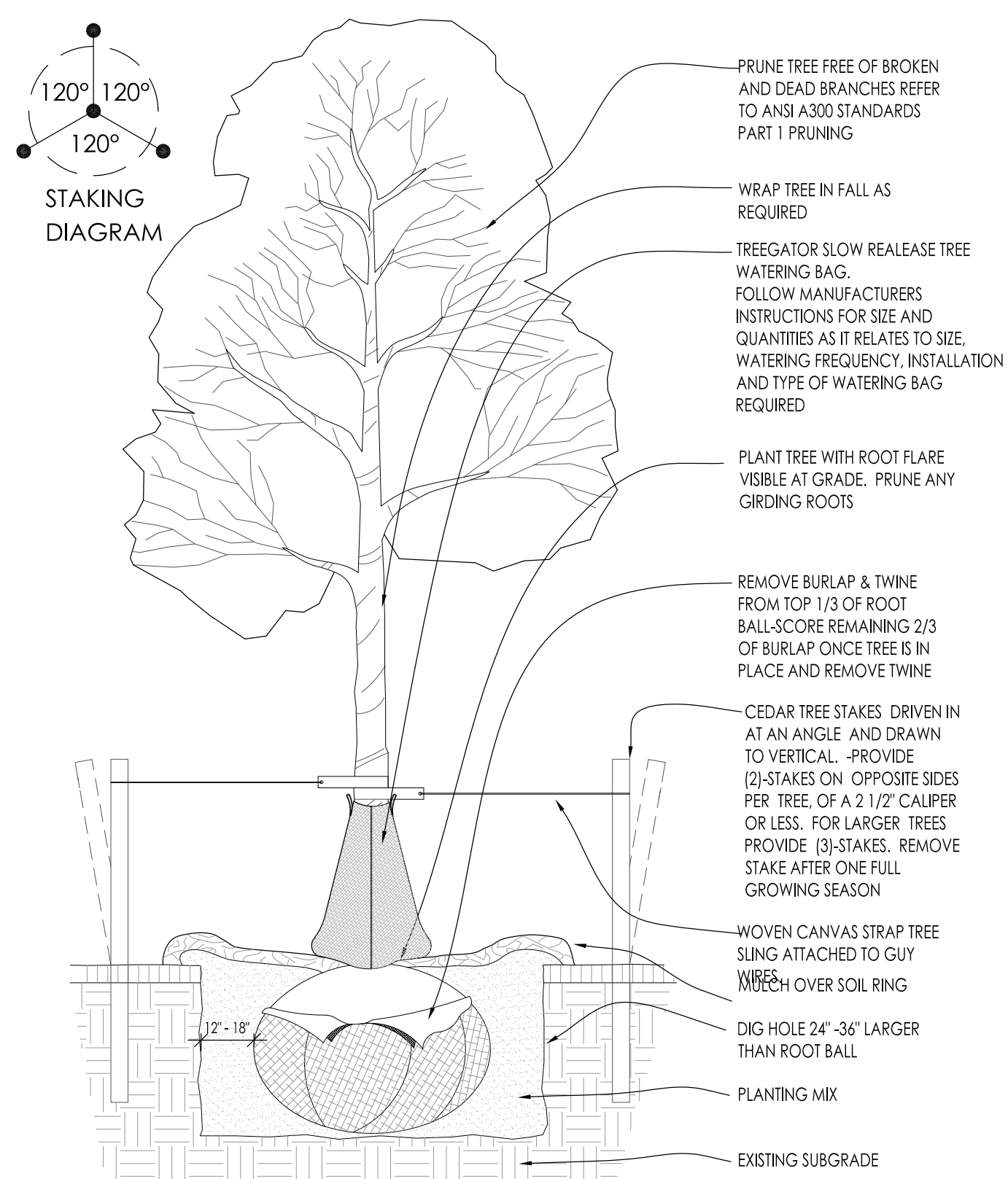
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
19	MisiP		Miscanthus sinensis 'Purpurascens'	Purple Silver Grass	1-Gal - Cont	5
15	PaviHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	5
30	PaviN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	5
93	SpheT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	5

Comments

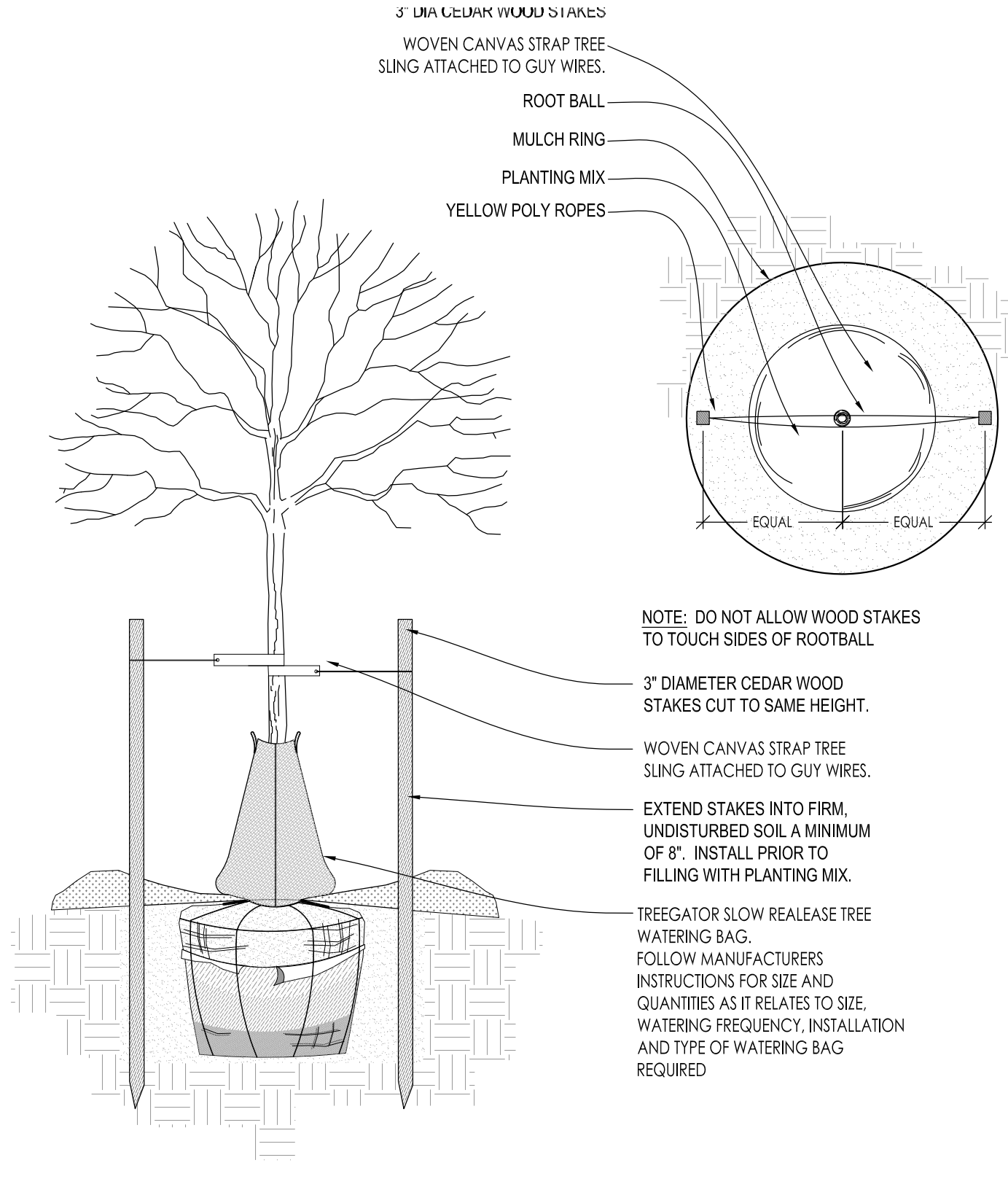
- Straight central leader, full & even crown. Prune only after planting.
- Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
- Evenly shaped upright tree with full branching to the ground.
- Full, well rooted plant, evenly shaped.
- Full, well rooted plant.
- Male only

1 PROPOSED LANDSCAPE PLAN

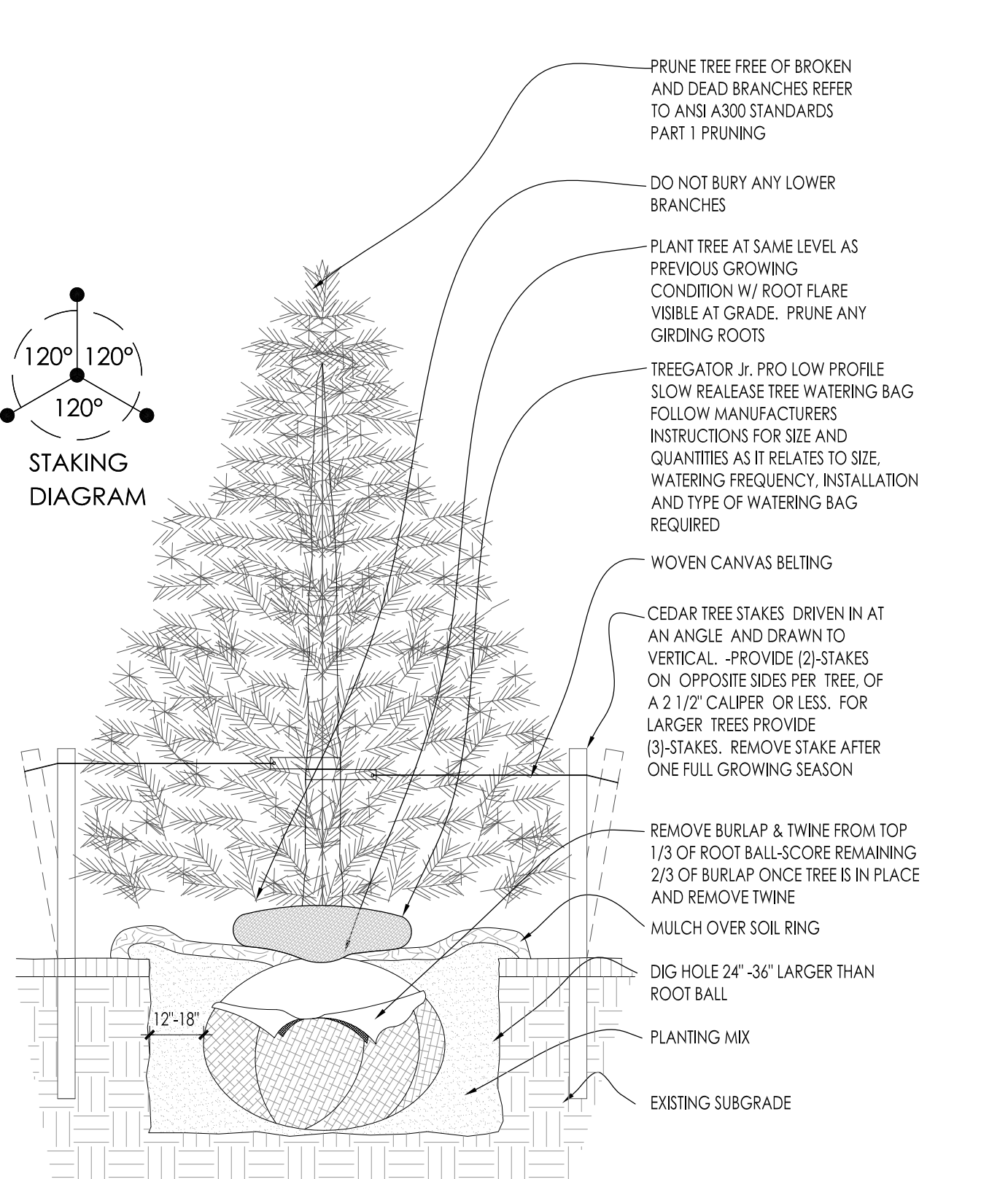




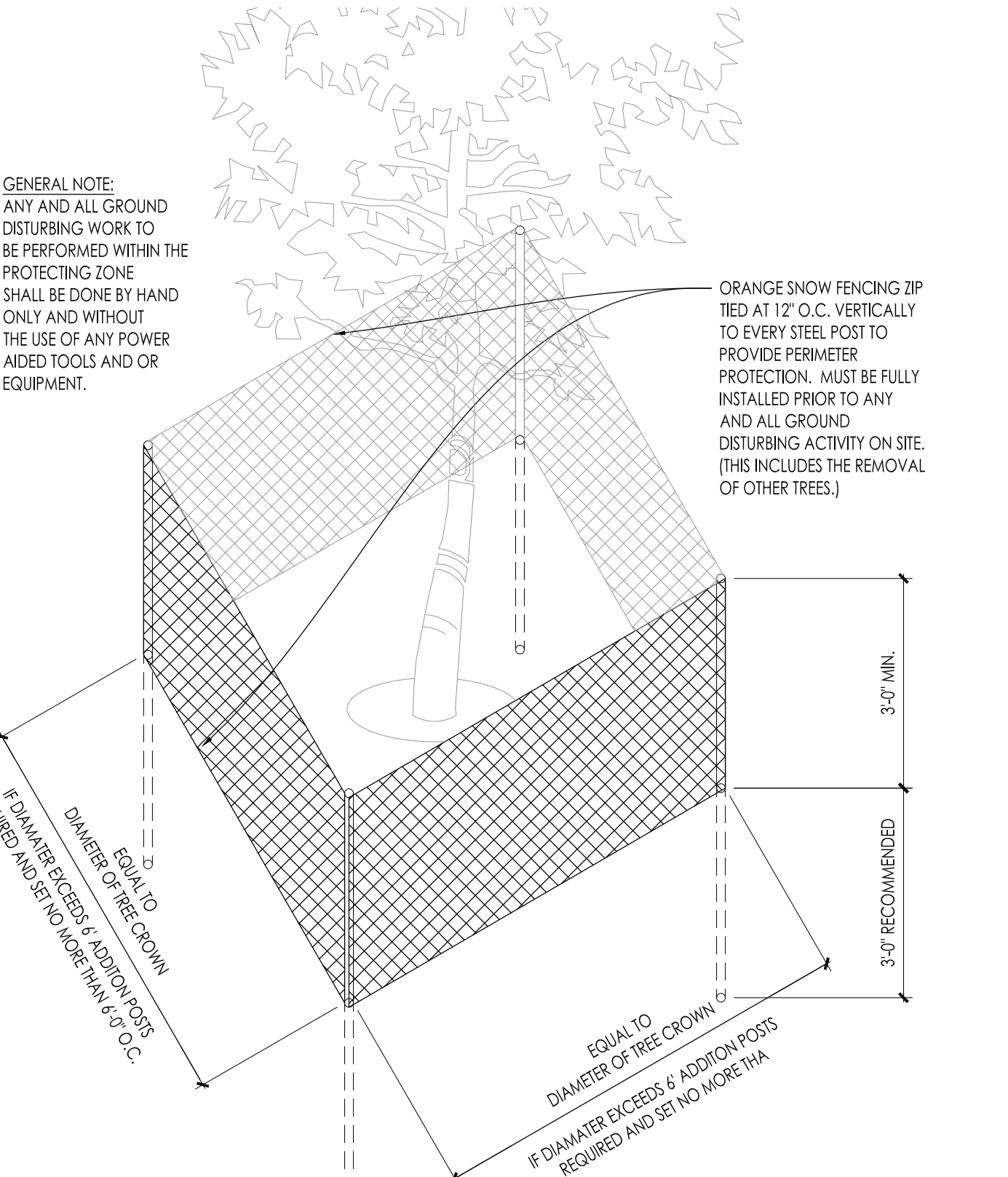
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



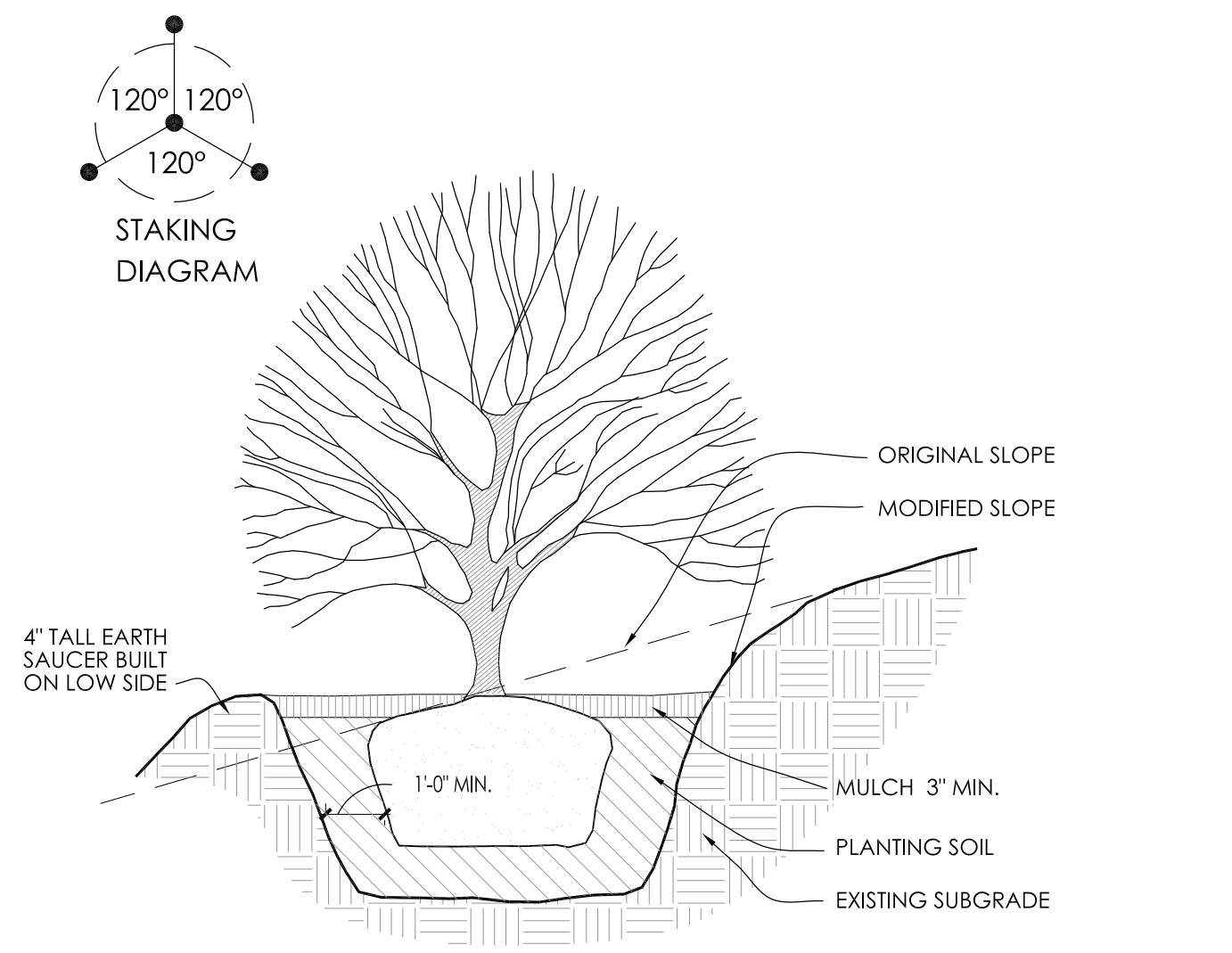
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



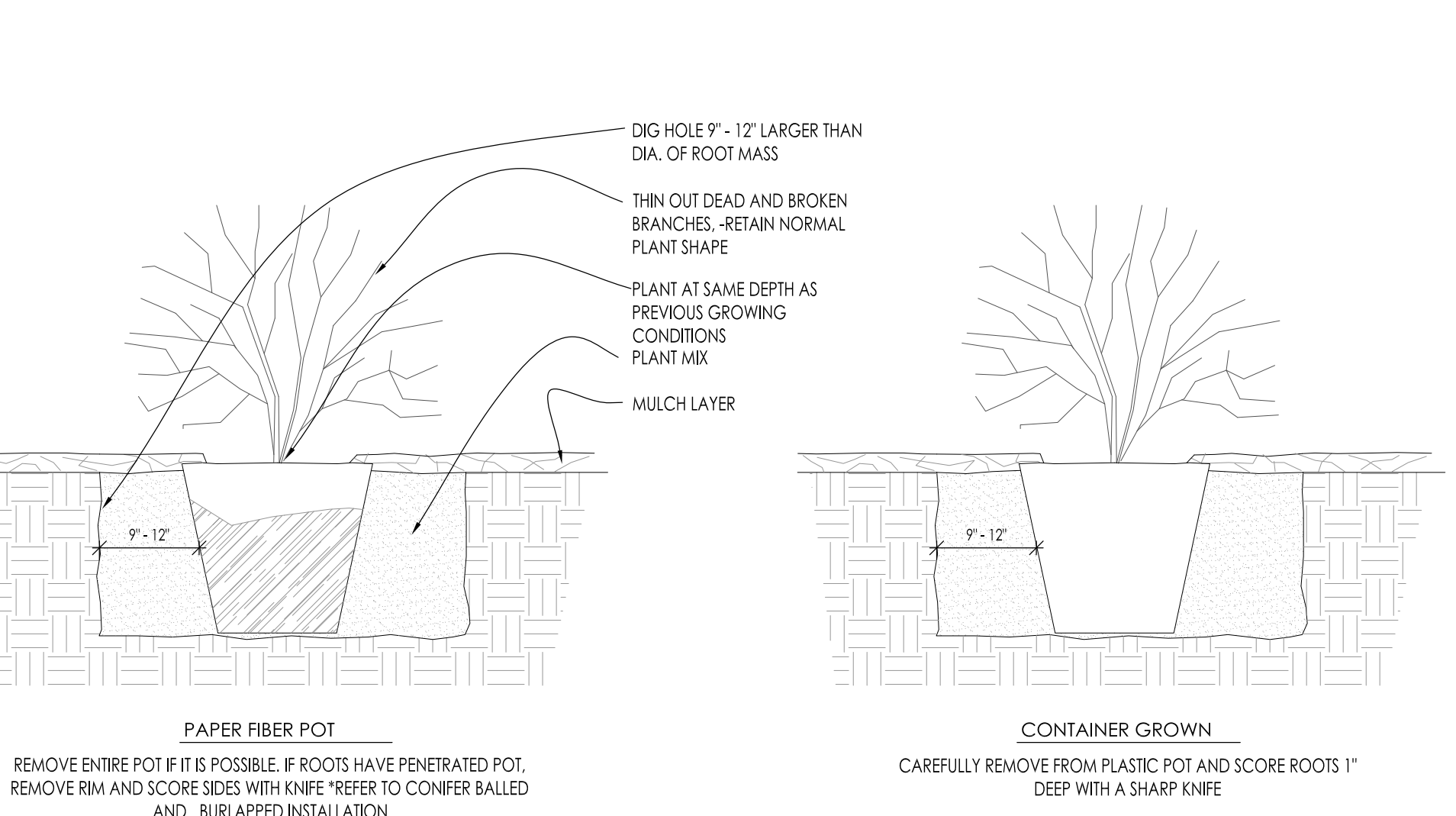
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



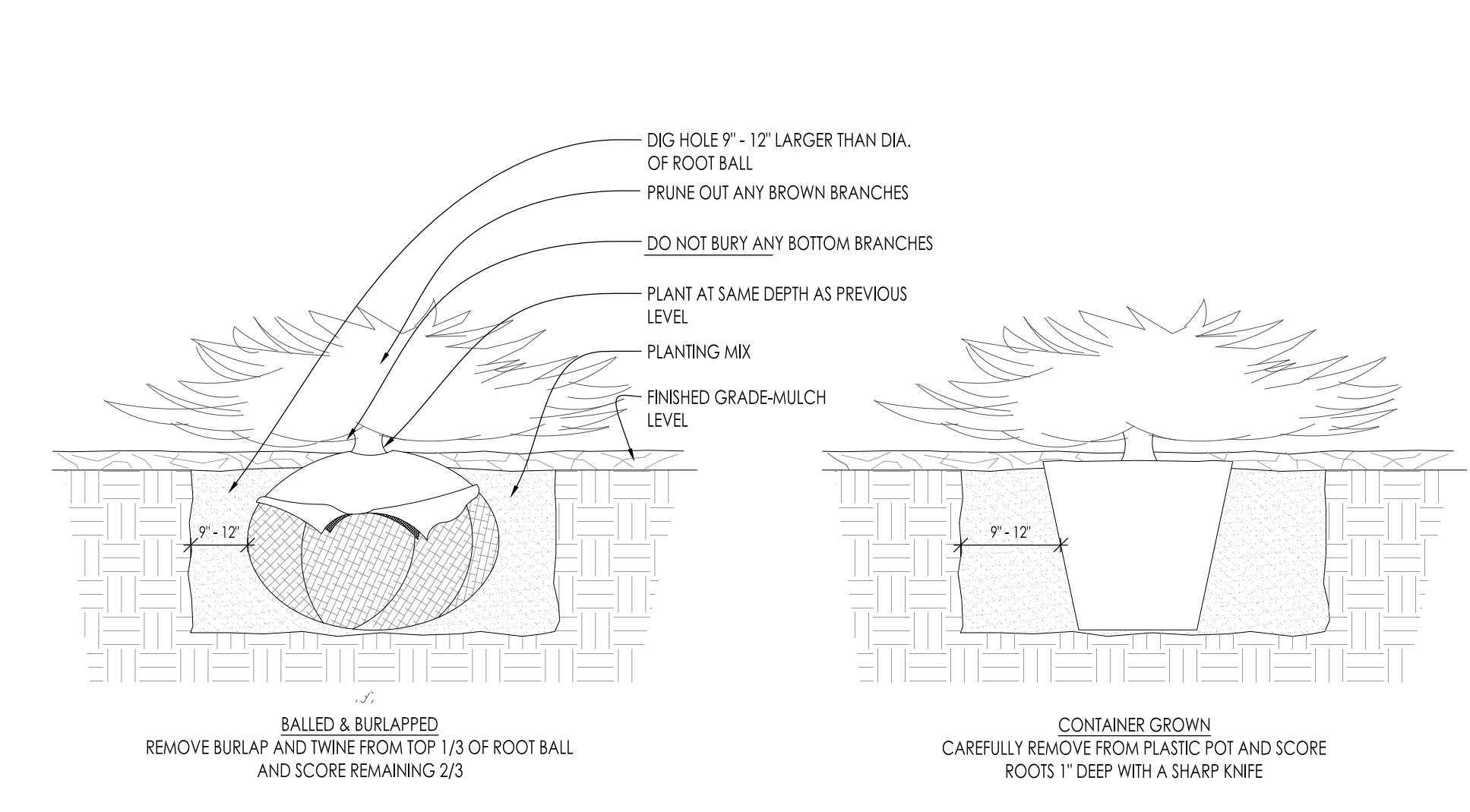
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



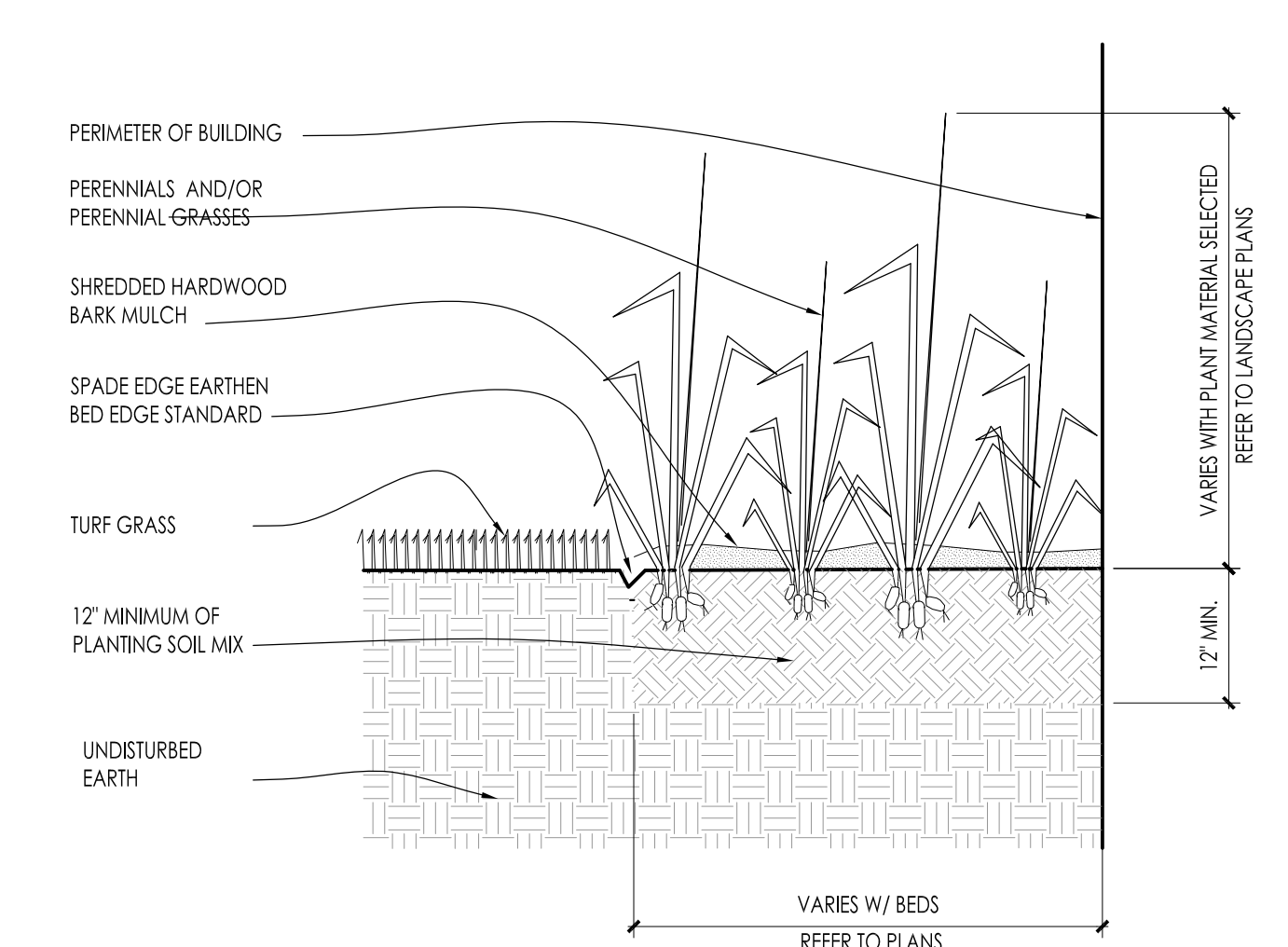
5 SLOPE PLANTING DETAIL SCALE: NONE
REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



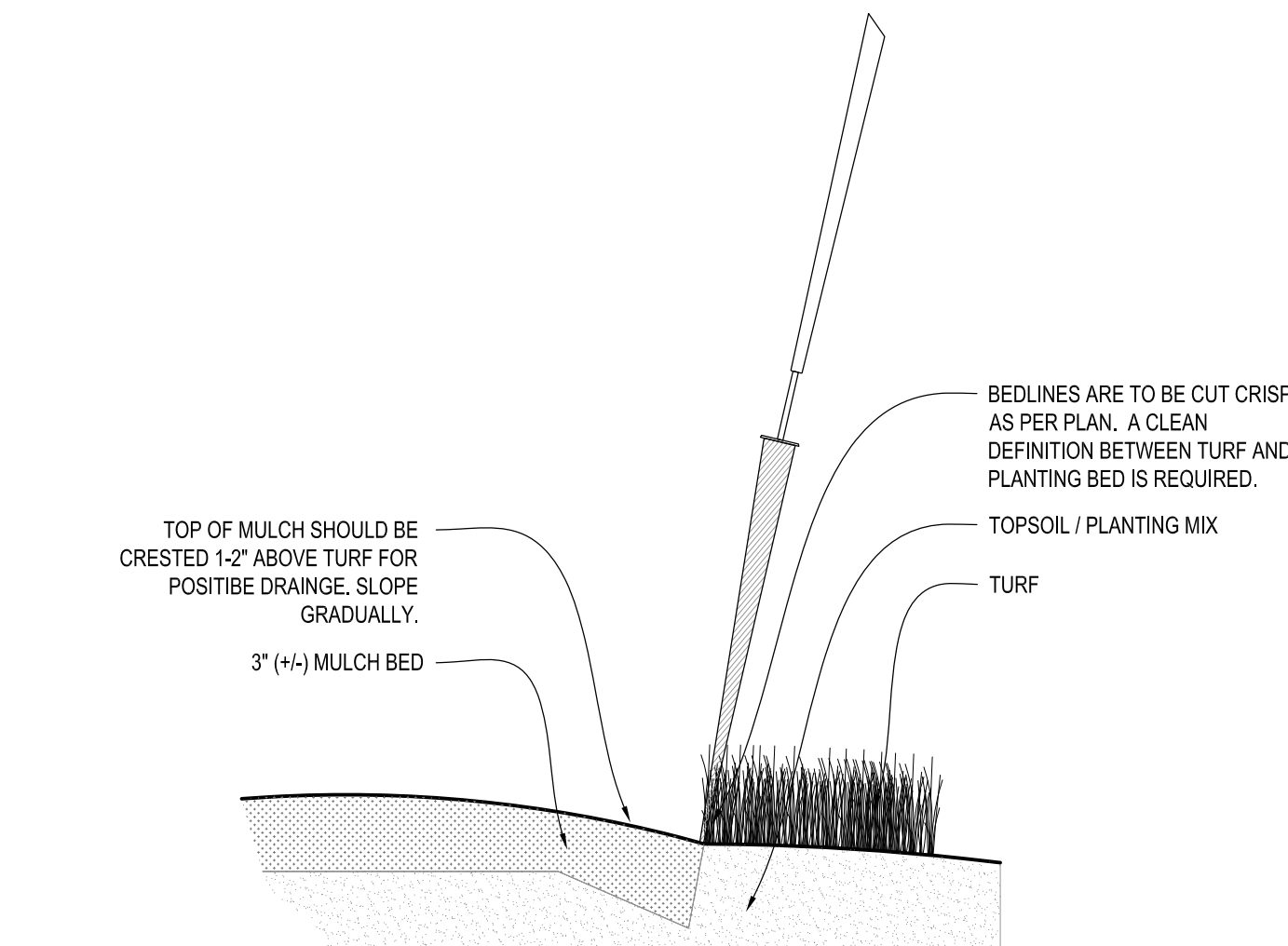
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



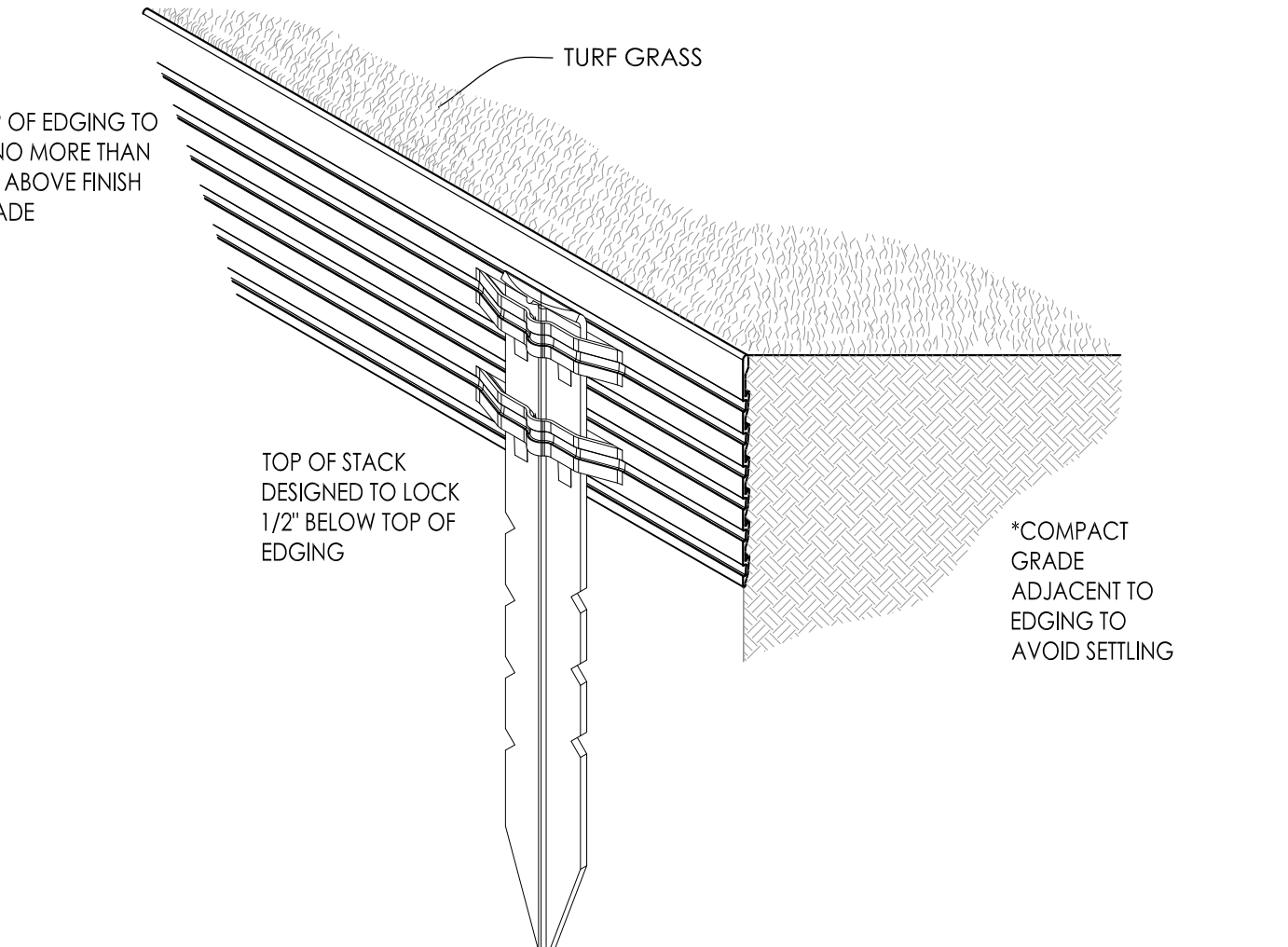
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



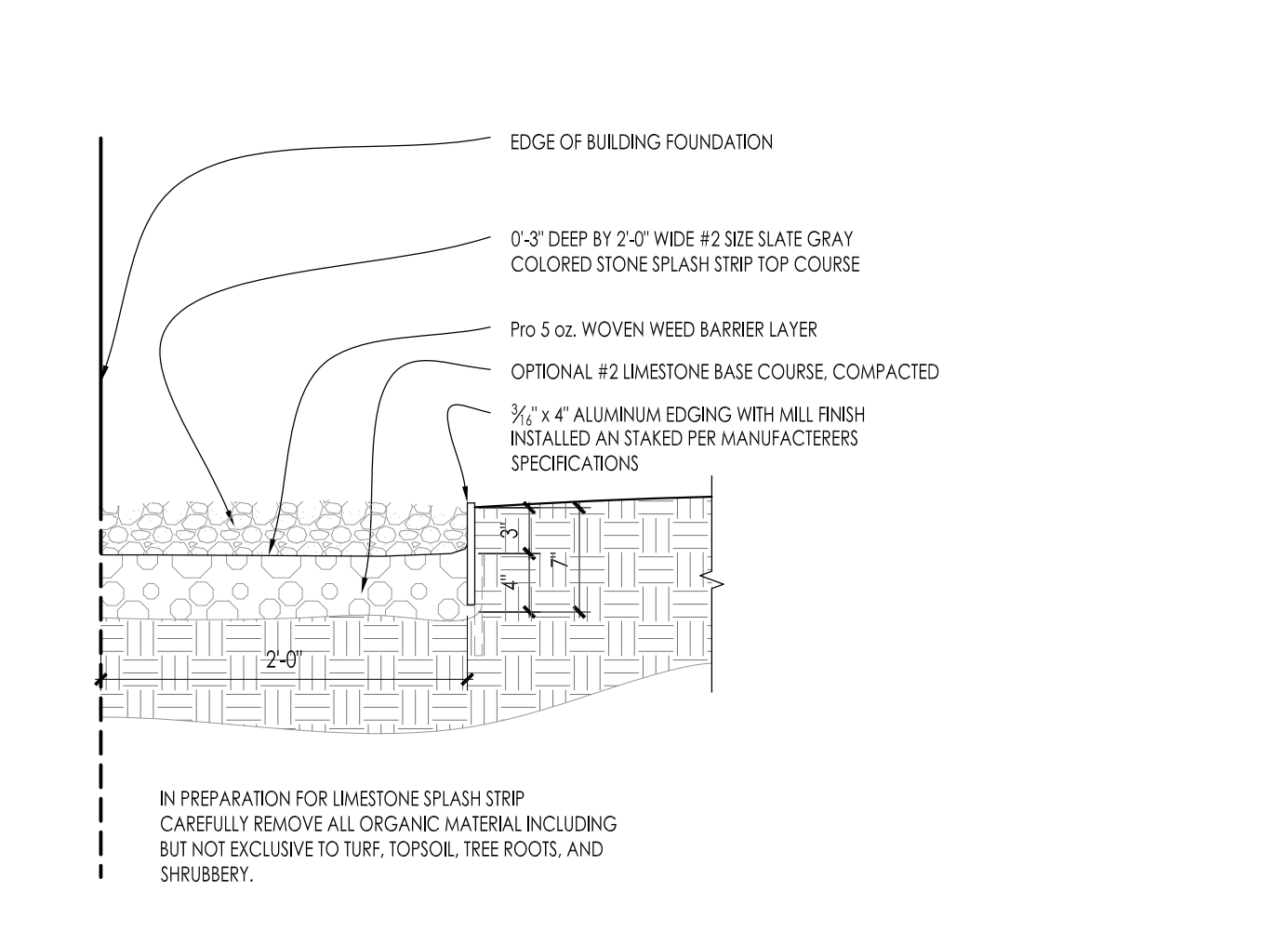
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2\"/>



11 COMPACTED GRAVEL SPLASH STRIP SCALE: 1\"/>

InSITE
LANDSCAPE DESIGN
Landscape Consulting
& Master Planning Design Services
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

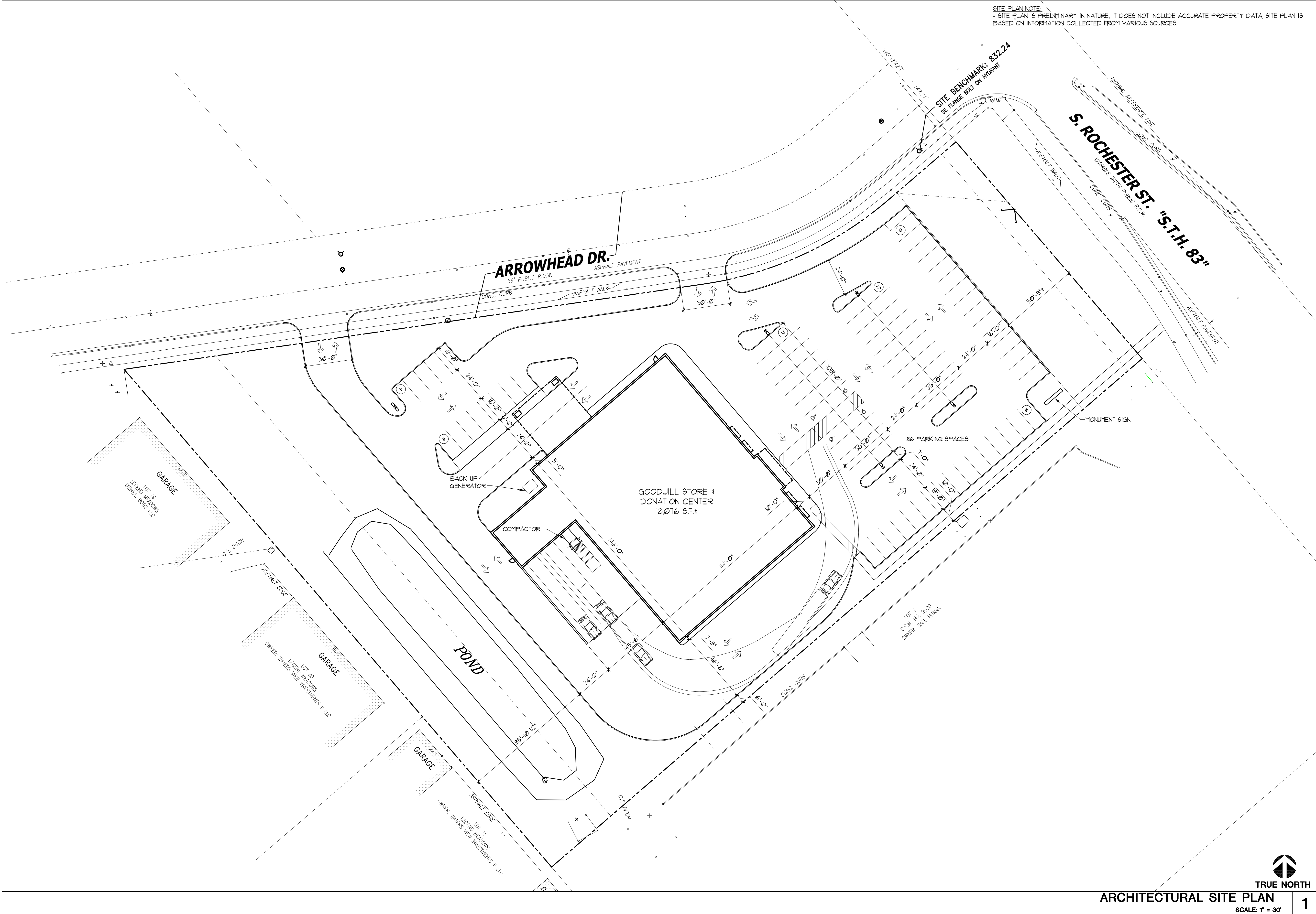
Project:
**GOODWILL STORE
& DONATION
CENTER**
S. Rochester & Arrowhead Dr.
Mukwonago, WI

Issuance and Revisions:		
Date	Number	Description
03/26/21		Plan Commission Submittal

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Sheet Title:
**PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS**
Date of Drawing: 03/26/21
Scale: As Noted
Drawn By: MCD
Job Number: L21-026
Sheet Number:

LSP1.2



1

ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'

TRUE NORTH

1

THIS BOX IS 1/2" x 1/2"

Date: 3/02/21

Scale: NOTED

Drawn: BMD

Job:

Sheet: SP1.1

Project:

New Building For:
Goodwill Store &
Donation Center
S. Rochester St. & Arrowhead Dr.
Mukwonago, WI

PERSPECTIVE
DESIGN, INC.

11325 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1751

Rev. #

Rev. Date

Rev. By:

Description

1

03/26/21

BMD

PLAN COMMISSION REVIEW (REVISION)

03/02/21

BMD

PLAN COMMISSION REVIEW

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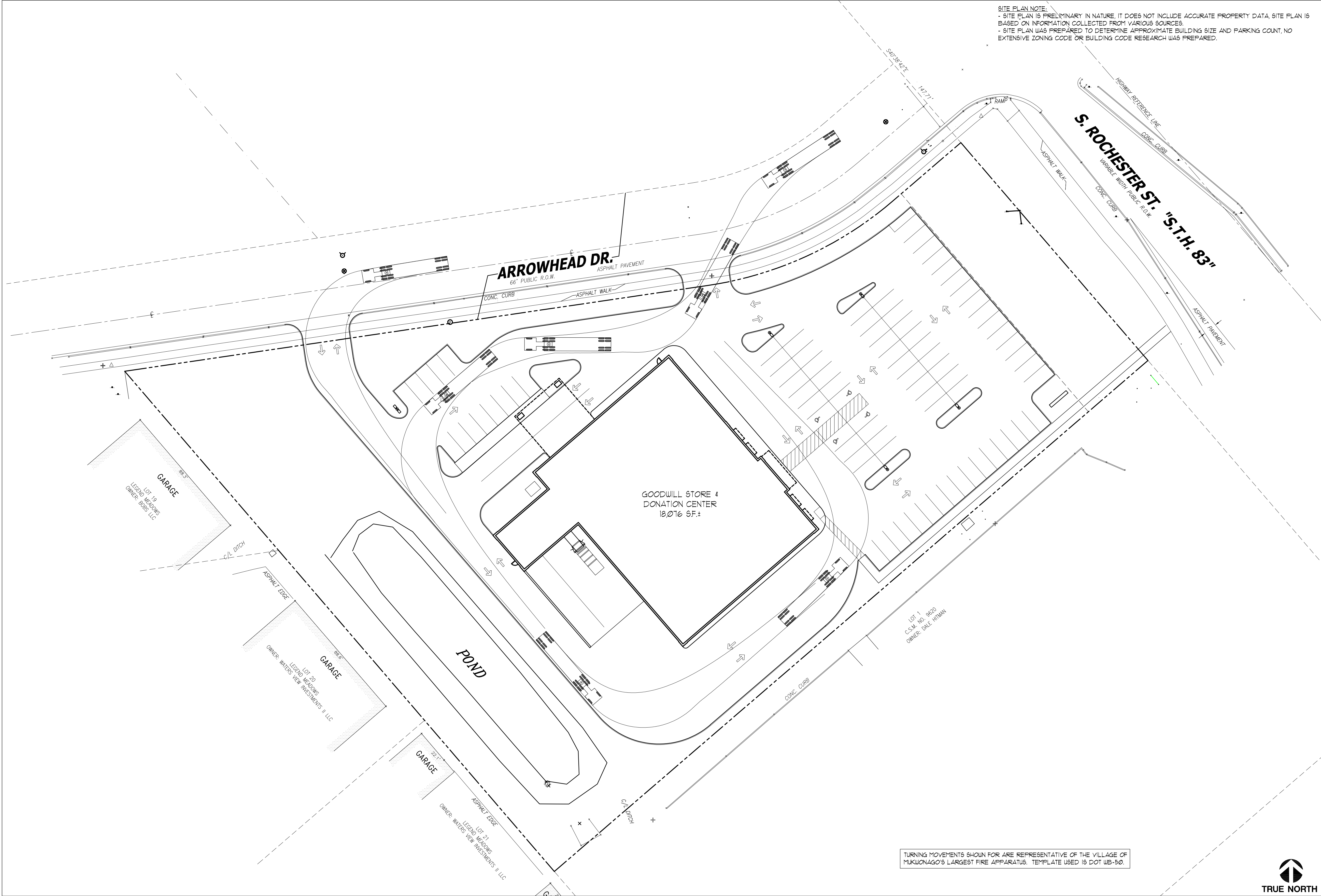
FULL SIZE PRINT = 24" x 36" SHEET

- PRELIMINARY -

FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION

124



SITE PLAN NOTE:
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- SITE PLAN WAS PREPARED TO DETERMINE APPROXIMATE BUILDING SIZE AND PARKING COUNT, NO EXTENSIVE ZONING CODE OR BUILDING CODE RESEARCH WAS PREPARED.

FULL SIZE PRINT = 24" x 36" SHEET

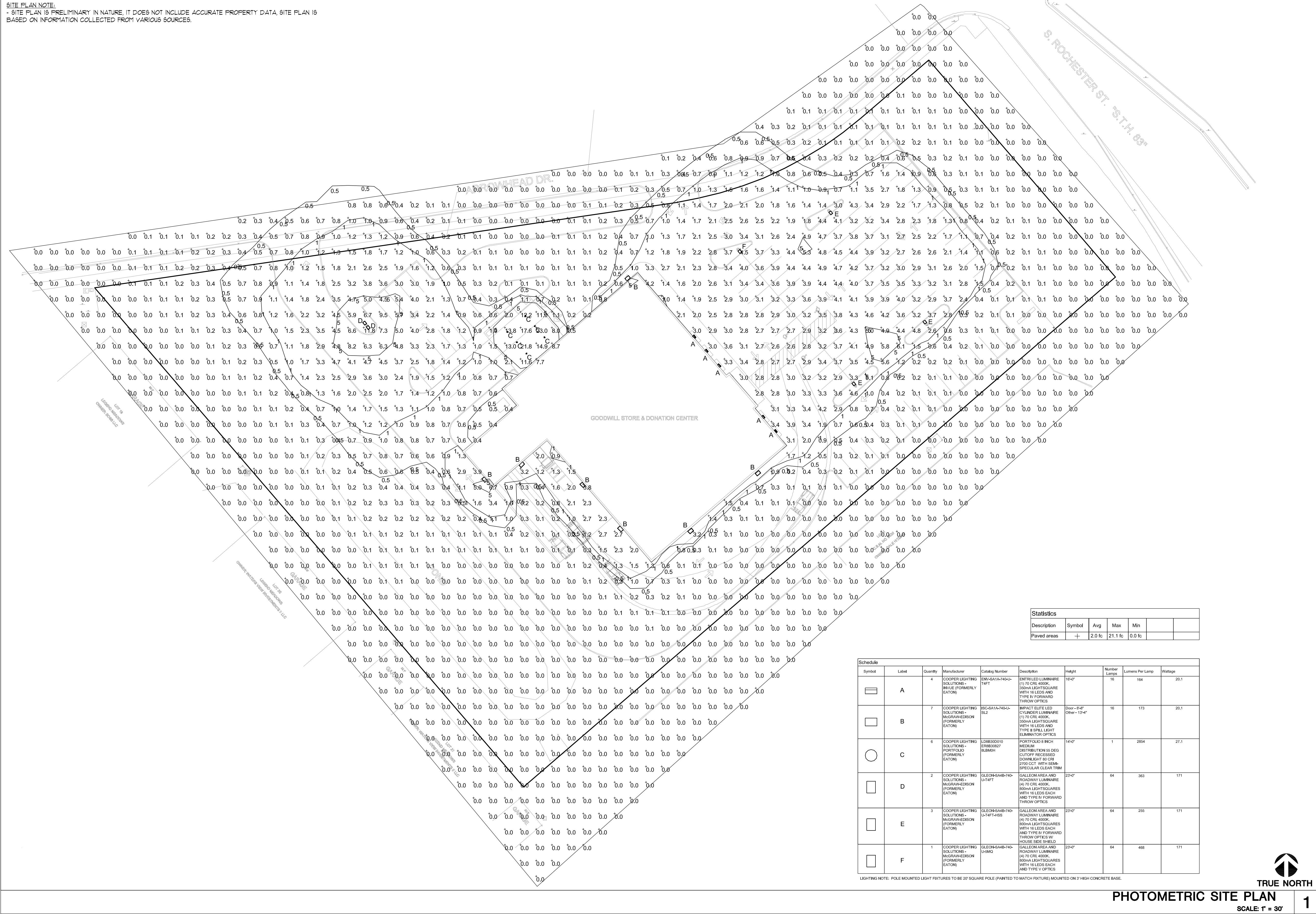
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REV. #	REV. DATE	DESCRIPTION	REV. BY:
	03/02/21	PLAN COMMISSION REVIEW	BMD
1	03/26/21	PLAN COMMISSION REVIEW (REVISION)	BMD
Project:			
New Building For: Goodwill Store & Donation Center S. Rochester St. & Arrowhead Dr. Mukwonago, WI			
PERSPECTIVE DESIGN, INC. 11325 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1750 Fax (414) 302-1751			
Drawing Title: FIRE APPARATUS MANEUVERING SITE PLAN			
THIS BOX IS 1/2" x 1/2"			
Date: 3/02/21			
Scale: NOTED			
Drawn: BMD			
Job:			
Sheet: SP1.2			

- PRELIMINARY -
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Statistics						
Description	Symbol	Avg	Max	Min		
Paved areas	+	2.0 fc	21.1 fc	0.0 fc		

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Height	Number Lenses	Lumens Per Lamp	Wattage
	A	4	COOPER LIGHTING SOLUTIONS - MAGNADESIGN (FORMERLY EATOR)	EM-CA5A74-74SL-EMT	ENTER LITE LUMINAIRE (1) TO CR 400K 350MA LIGHTSQUARE WITH 16 LEDS AND TYPE IV FORWARD THROW OPTICS	16-47"	18	164	20.1
	B	7	COOPER LIGHTING SOLUTIONS - MAGNADESIGN (FORMERLY EATOR)	ISC-BA5A74-74SL	IMPACT BLU LED ENTER LITE LUMINAIRE (1) TO CR 400K 350MA LIGHTSQUARE WITH 16 LEDS AND TYPE IV FORWARD THROW OPTICS	Door - 8'4" Other - 13'-4"	18	173	20.1
	C	6	COOPER LIGHTING SOLUTIONS - PORTFOLIO (FORMERLY EATOR)	LD8300D10 F8080027 BLUBH1	PORTFOLIO 8 INCH MEDIUM DISTRIBUTION 55 DEG CUTOFF RECESSED DOWNLIGHT TO CR 2700-CT WITH SEMI-SPECULAR CLEAR TGM	16-47"	1	2854	27.1
	D	2	COOPER LIGHTING SOLUTIONS - MAGNADESIGN (FORMERLY EATOR)	OLEONAS-ANB-74S-LT471	GALLERY AREA-74" ROADWAY LUMINAIRE 6V TO CR 400K 180MA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS	23-47"	64	363	17.1
	E	3	COOPER LIGHTING SOLUTIONS - MAGNADESIGN (FORMERLY EATOR)	OLEONAS-ANB-74S-LT4714SS	GALLERY AREA-74" ROADWAY LUMINAIRE 6V TO CR 400K 180MA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS W/ HOUSE SIDE SHIELD	23-47"	64	255	17.1
	F	1	COOPER LIGHTING SOLUTIONS - MAGNADESIGN (FORMERLY EATOR)	OLEONAS-ANB-74S-LM30	GALLERY AREA-74" ROADWAY LUMINAIRE 6V TO CR 400K 180MA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V OPTICS	23-47"	64	488	17.1

LIGHTING NOTE: POLE MOUNTED LIGHT FIXTURES TO BE 20' SQUARE POLE (PAINTED TO MATCH FIXTURE) MOUNTED ON 3' HIGH CONCRETE BASE.



TRUE NORTH

PHOTOMETRIC SITE PLAN

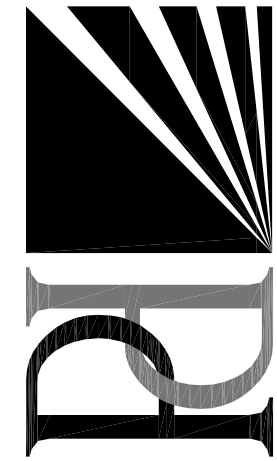
SCALE: 1" = 30'

1

REV. #	REV. DATE	DESCRIPTION	REV. BY:
	03/02/21	PLAN COMMISSION REVIEW	BMD
1	03/26/21	PLAN COMMISSION REVIEW (REVISION)	BMD

Project:

New Building For:
**Goodwill Store &
Donation Center**
S. Rochester St. & Arrowhead Dr.
Mukwonago, WI



Drawing Title:
**PHOTOMETRIC
SITE PLAN**

Date: 3/02/21

Scale: NOTED

Drawn: **BMD**

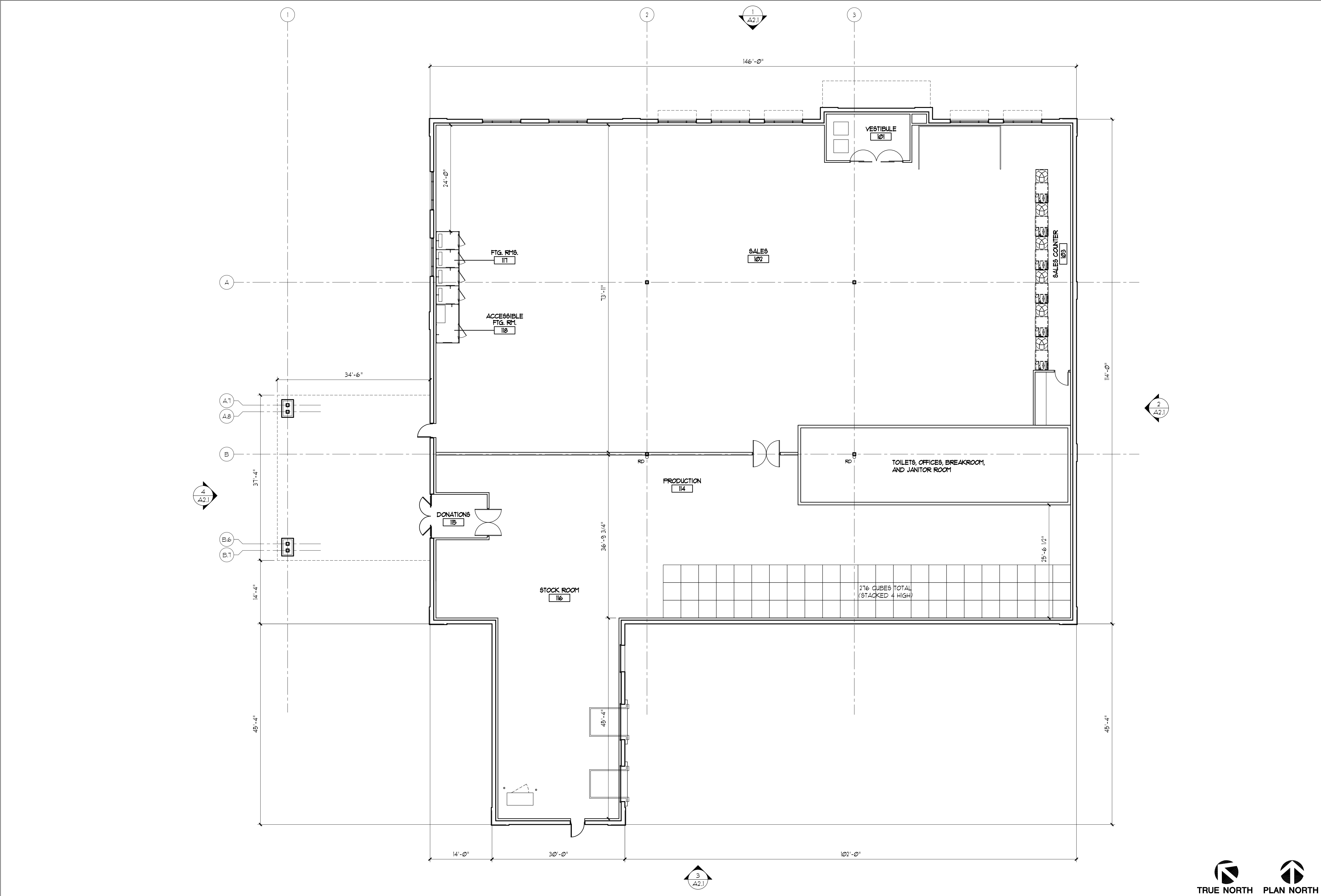
Job:

Sheet:

PSP1.1

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FOR ESTIMATING AND REVIEW ONLY**

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TRUE NORTH PLAN NORTH
FLOOR PLAN
SCALE: 3/32" = 1'-0"

1

FULL SIZE PRINT = 24" x 36" SHEET

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Drawing Title:
**PROPOSED
FLOOR PLAN**

Date: 3/02/21

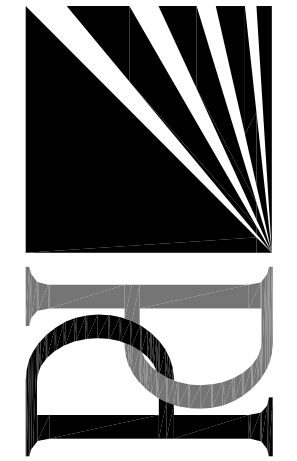
Scale: NOTED

Drawn: BMD

Job:

Sheet:

A1.1



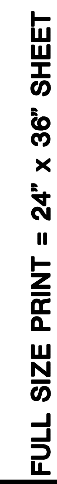
**PERSPECTIVE
DESIGN, INC.**
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

New Building For:
**Goodwill Store &
Donation Center**
S. Rochester St. & Arrowhead Dr.
Mukwonago, WI

REV. #	REV. DATE	DESCRIPTION	REV. BY:
1	03/02/21	PLAN COMMISSION REVIEW	BMD
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 PERSPECTIVE DESIGN, INC. 11325 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1750 Fax (414) 302-1751	New Building For: Goodwill Store & Donation Center S. Rochester St. & Arrowhead Dr. Mukwonago, WI		<table><thead><tr><th>REV. #</th><th>REV. DATE</th><th>DESCRIPTION</th><th>REV. BY:</th></tr></thead><tbody><tr><td></td><td>03/02/21</td><td>PLAN COMMISSION REVIEW</td><td>BMD</td></tr><tr><td>1</td><td>03/26/21</td><td>PLAN COMMISSION REVIEW (REVISION)</td><td>BMD</td></tr><tr><td></td><td></td><td></td><td></td></tr></tbody></table>	REV. #	REV. DATE	DESCRIPTION	REV. BY:		03/02/21	PLAN COMMISSION REVIEW	BMD	1	03/26/21	PLAN COMMISSION REVIEW (REVISION)	BMD				
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	1	03/26/21		PLAN COMMISSION REVIEW (REVISION)	BMD														
Drawing Title: EXTERIOR ELEVATIONS																			
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**PERSPECTIVE
DESIGN, INC.**

11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Here is a list of the materials for the Goodwill building:

Split-face masonry base (Light Brown) – Northfield Block: Echelon Split Face Color: Carmel

Concrete brick (Off White) – Northfield Block: Harvard Brik Color: Birch

Concrete brick (Light Brown) – Northfield Block: Harvard Brik Color: Carmel

Decorative architectural panel – Peterson: Prefinished flush metal panel system Color: Silver

Aluminum storefront framing – Color: Clear anodized aluminum w/ clear glazing

Precast sill at storefront and canopy column base – Color: Limestone

Metal awnings – Peterson: Prefinished standing seam metal Color: Award Blue

Metal coping and canopies – Peterson: Prefinished brake metal Color: Silver

Hollow metal service door – Color: Sherwin Williams SW 6108 Latte

Feel free to contact me with any questions.

Sincerely,
Brian Deckow
11525 W. North Avenue
Wauwatosa, WI 53226
Tele: (414) 302-1780 x206

Proposed Goodwill Retail Store & Donation Center – Project Narrative 101 Arrowhead, Mukwonago, Wisconsin 53149

Goodwill Industries of Southeastern Wisconsin, Inc. and Goodwill Retail Services, Inc., a wholly owned subsidiary of Goodwill SEW, intends to purchase and develop (lot 2) or 101 Arrowhead Drive Mukwonago Wisconsin. The project consists of site, development, ground up build approximately 18,250 square foot facility, landscape, façade and interior modifications to support donated goods and retail space to sell donated goods.

The construction, among other things, include adding a separate drive thru donation entrance, awning, on the south side of the building. Develop a parking area that supports 70 plus parking stalls. The exterior walls will support back-lit exterior signage identified on drawings and on required permitting based on 3 plus acre Mukwonago requirement. The building will consist of a 3-dock transportation center (1) 8x8 door for 42-yard compactor, (2) 9x9 tractor trailer doors, one trailer stationed on-site and exchanged daily, the transportation area has a mason block privacy screen that matches the exterior of the facility. Interior of the space to be designed to current Goodwill standards which include polished concrete floors (1500 grit), painted drywall walls and painted exposed joist and deck, LED efficient lighting, and VFD, HVAC systems. A demising wall will be placed in the interior, creating a break between donation production sales floor. Typical Goodwill space requires around 50% or 9,000 square feet for sales and remaining 50% back office / production area. Sales floor consist of 5 changing rooms (1) ADA, 6 cash wraps with 5 registers (the sixth for growth). Goodwill stores typically average 50 shopping carts per store and utilize a cart breaking system that prevents carts from going out of store.

Goodwill meets zoning requirements for use and occupancy as a retail space.

Goodwill Store & Donation Centers – a strong retailer

Goodwill Retail Services, Inc. currently operates 76 Goodwill Store & Donation Centers in Southeastern Wisconsin and Northeastern Illinois, (48 of which are in Illinois). The latest store opening on February 18, 2019 in Glenview, IL was embraced by the community and saw significant numbers of shoppers on the opening weekend (see picture below).

The proposed store in Mukwonago will employ 40-50 individuals in full or part-time employment, ranging from management to supervisory, to various production and customer service opportunities. During an average day, there are approximately 15 employees on site at one time. That number increases to 25 or more employees at once during the busiest shopping days. Half or more are full-time positions and flexible to the needs of the individual. Goodwill pays competitive wages and offers a comprehensive benefits package.

Goodwill Store and Donation Centers operate seven days a week. Monday through Friday stores currently operate from 8:00 a.m. - 9:00 p.m., Saturday from 8:00 a.m. - 9:00 p.m., and Sunday from 9:00 a.m. - 8:00 p.m. Each day, the donation entrance opens one (1) hour earlier to accept donations for the convenience of our donors. Each evening, lighting associated with the donation entrance and canopy is powered down when the donation entrance closes.



Glenview, Illinois

This Mukwonago store will include an easily accessible donations drop-off along the South façade of the building. Here, donors are greeted by an attendant who will ----- accept their donated goods and provide them with a receipt which may be used for tax purposes. These donations are sorted for quality, priced for sale, and brought to the sales floor. There is an ongoing rotation of fresh merchandise brought to the sales floor. Merchandise on the sales floor turns over every 3 to 4 weeks and on average 60-70% of all donations are sold. Merchandise not fit for sale is baled and sent to a distribution center, where it will be sold for salvage or recycled. All services are handled within the footprint of the building, no outdoor storage or trash is planned for this project. That said, a compactor, with exterior access is used for trash disposal. We estimate that each Goodwill Store & Donation Center recycles 2,000,000 pounds of goods each year. Aside from the positive environmental impact on landfills, this reduces a community's trucking and hauling expenses, saving taxpayers tens of thousands of dollars each year.

This location will require frequent truck visits. In addition to an occasional delivery of supplies by UPS or similar provider, a Goodwill truck will service the store approximately 10-14 times per week, during normal operating hours, via the truck dock. No trucks will be left onsite (less one trailer in the dock area) and no products or pallets will be stored outside the building.



Goodwill installs interior and exterior web-based 24-hour surveillance cameras at all new sites. Along with posting signs and providing a very clean, well maintained site, these cameras deter any donors from dropping off items outside of normal business hours.

Goodwill Industries of Metropolitan Chicago, Inc.

Goodwill Industries of Southeastern Wisconsin and Metropolitan Chicago relies heavily on the revenue generated from the sale of donated items at these Goodwill Store & Donation Centers to help fund their mission. Goodwill's mission is to provide training, employment and supportive services to individuals with disabilities or disadvantages who seek greater independence.

Founded in 1919, Goodwill Industries of Southeastern Wisconsin, Inc. is the largest of 162 Goodwill affiliates in the US and Canada. Its territory encompasses 13 counties in Wisconsin and 10 counties in Illinois. This Goodwill employs approximately **4,100** people. Last year, Goodwill Industries of Southeastern Wisconsin and Metropolitan Chicago provided services to nearly **50,000 individuals**.

The mission services are primarily funded by the retail sales and therefore Goodwill seeks sites in top retail corridors to facilitate convenient donations and attract new shoppers. Goodwill also looks to locate in vibrant communities with active local organizations. In other communities Goodwill has led targeted donation drives, like electronics, to help the community with recycling. Goodwill employees, including managers, become active in the local Chambers and business organizations as well as participate in local community events. Goodwill takes great pride in the communities in which they locate and looks forward to being an active participant of Mukwonago.

Goodwill Store & Donation Centers are retail stores specializing in the resale of quality donated items. Goodwill gives their patrons the opportunity to sign up for a loyalty program called Club Goodwill Rewards. As a member, you will receive extra discounts and email alerts of special events and promotions. Club Goodwill has over **1.56 million** members throughout our territory.

Each year, Goodwill challenges itself to play a strong role in environmental protection. In 2020, in our territory, Goodwill kept over 165 million pounds of materials out of landfills and recycled nearly 5 million pounds of electronics. We partnered with numerous communities on recycling drives.



FULL SIZE PRINT = 24" x 36" SHEET

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	03/26/21	PLAN COMMISSION REVIEW (REVISION)	BMD

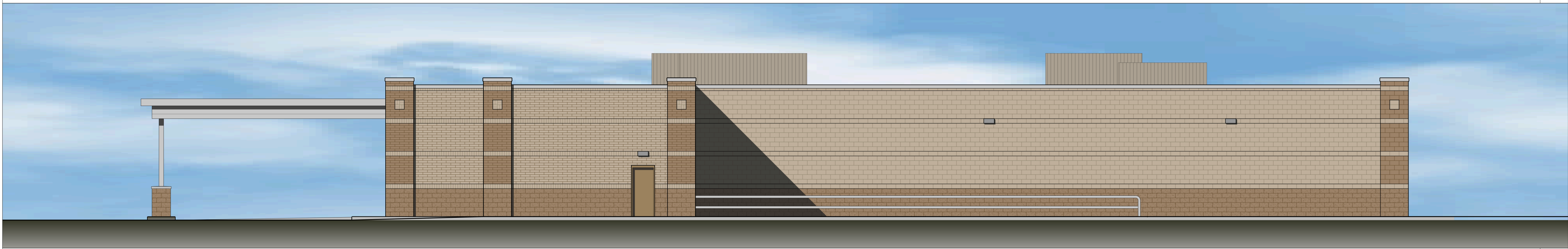
New Building For: Goodwill Store & Donation Center S. Rochester St. & Arrowhead Dr. Mukwonago, WI	PERSPECTIVE DESIGN, INC. 11325 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1750 Fax (414) 302-1751
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Drawing Title: EXTERIOR ELEVATIONS	Date: 3/02/21 Scale: NOTED Drawn: BMD Job: Sheet:
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A2.1	THIS BOX IS 1/2" x 1/2"
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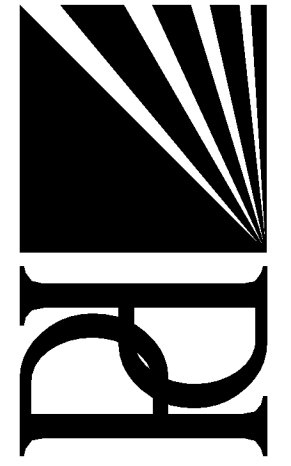
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FULL SIZE PRINT - 24" x 36" SHEET

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Drawing Title:	
ELEVATIONS & SIGNAGE DETAILS	
Date:	3/02/21
Scale:	3/32" = 1'-0"
Drawn:	BMD
Job:	
Sheet:	A2.1



PERSPECTIVE
DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1750 Fax (414) 302-1751

New Building For:
**Goodwill Store &
Donation Center**
S. Rochester St. & Arrowhead Dr.
Mukwonago, WI

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1	03/02/21	PLAN COMMISSION REVIEW	BMD
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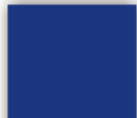
NOT FOR CONSTRUCTION

Goodwill Store & Donation Center -- 101 Arrowhead Drive, Mukwonago WI 53149
Example of Proposed Signage (formal renderings will be completed prior to sign permit application submittal)

LOGO USAGE AND COLOR

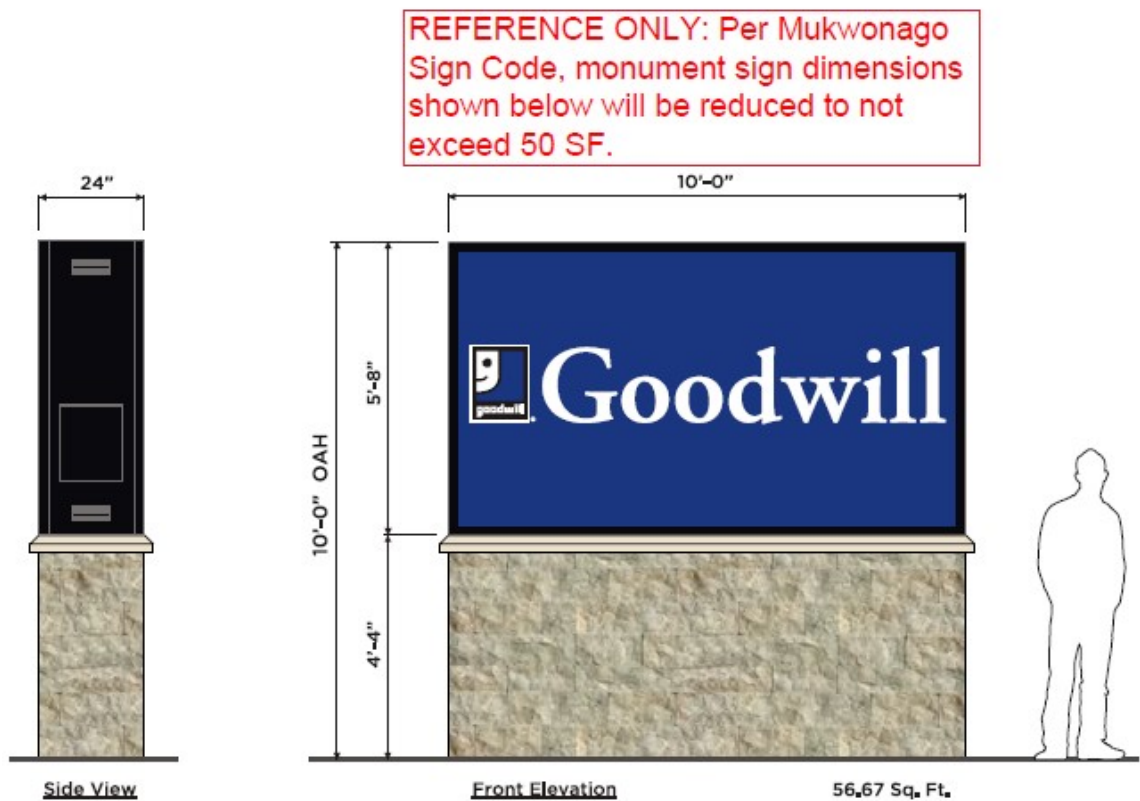


Primary Colors

	
PANTONE REFLEX BLUE C	PANTONE BLACK C
C 100 M 82 Y 0 K 2	C 0 M 0 Y 0 K 100

Goodwill Store & Donation Center -- 101 Arrowhead Drive, Mukwonago WI 53149
Example of Proposed Signage (formal renderings will be completed prior to sign permit application submittal)

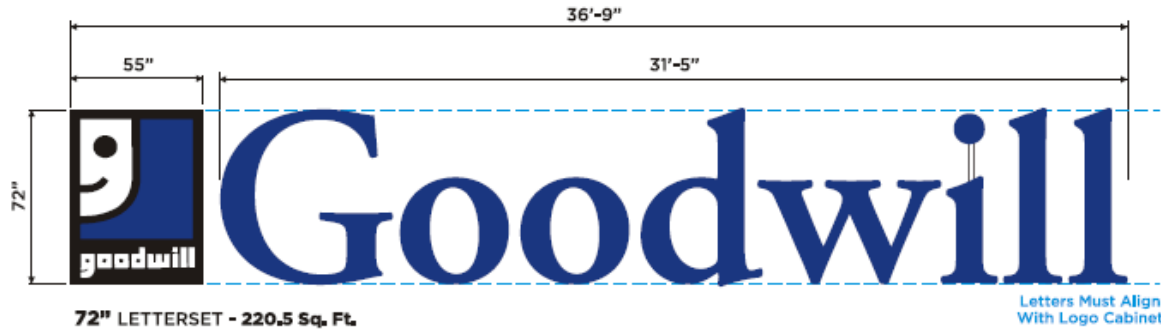
FREESTANDING MONUMENT SIGN — to be located at NE corner of property



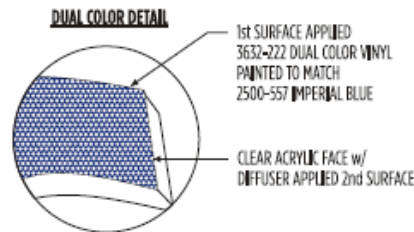
- D/F INTERNALLY ILLUMINATED MONUMENT SIGN**
-
- CABINET:** .063 PRE-FINISHED BLK/WHT ALUMINUM SHEETING w/ 2" RETAINER
- FACE:** WHITE LEXAN FACES w/ 1st SURFACE APPLIED ARILON 2500-557 IMPERIAL BLUE TRANSLUCENT & 2100-03 BLACK OPAQUE VINYL
- BASE CAP:** CAST STONE SILL OR FABRICATED ALUMINUM CAP TO MATCH
- BASE:** MASONRY OR ARCHITECTURAL C.M.U. TO MATCH BUILDING
OPTIONAL: FABRICATED ALUMINUM BASE WITH PAINTED & TEXTURED FINISH

Goodwill Store & Donation Center -- 101 Arrowhead Drive, Mukwonago WI 53149
 Example of Proposed Signage (formal renderings will be completed prior to sign permit application submittal)

ILLUMINATED CHANNEL LETTERSET



VISUAL REFERENCE ONLY FOR PLANNING COMMISSION:
 Per Mukwonago Sign Code, building sign dimensions shown below will be adjusted to meet Code guidelines.



LED ILLUMINATED LOGO CABINETS

CABINET: .040 BLK/WHT ALUMINUM RETURNS - 5" DEPTH

RETAINER: 1" BLACK ALUMINUM RETAINER

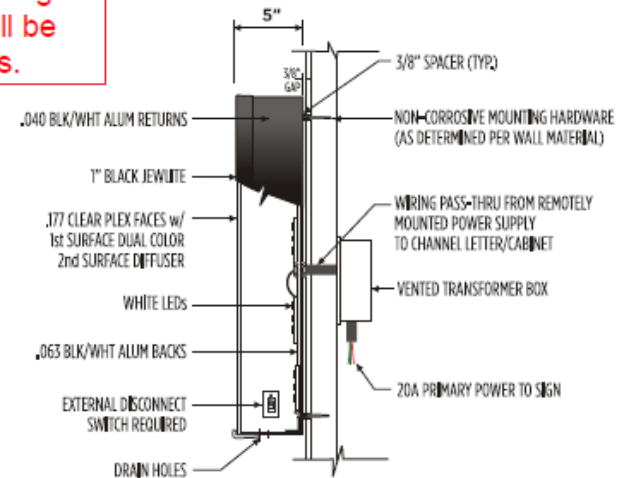
FACE: WHITE LEXAN FACE w/ 1st SURFACE APPLIED ARLON 2500-557 IMPERIAL BLUE TRANSLUCENT and 2100-03 OPAQUE BLACK VINYL

LED ILLUMINATED CHANNEL LETTERS

RETURNS: .040 BLK/WHT ALUMINUM RETURNS - 5" DEPTH

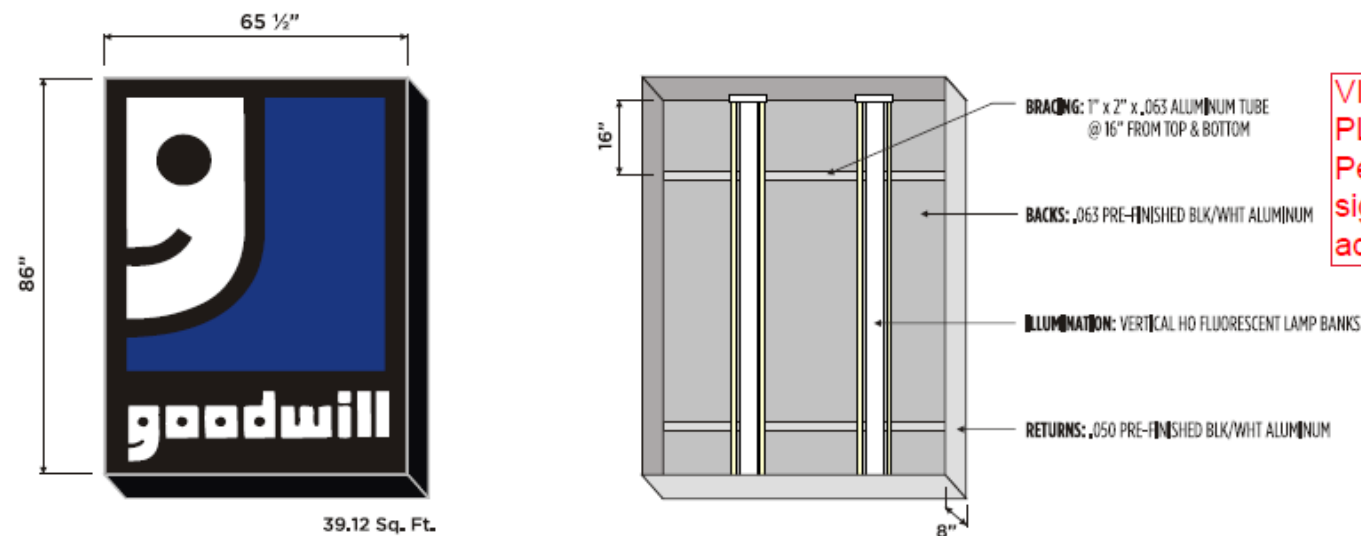
TRIM CAP: 1" BLACK JEWELITE

FACE: J77 CLEAR PLEX FACES w/ 1st SURFACE DUAL COLOR 3632-222 VINYL PAINTED TO MATCH 2500-557 IMPERIAL BLUE; DIFFUSER APPLIED 2nd SURFACE



Goodwill Store & Donation Center -- 101 Arrowhead Drive, Mukwonago WI 53149
Example of Proposed Signage (formal renderings will be completed prior to sign permit application submittal)

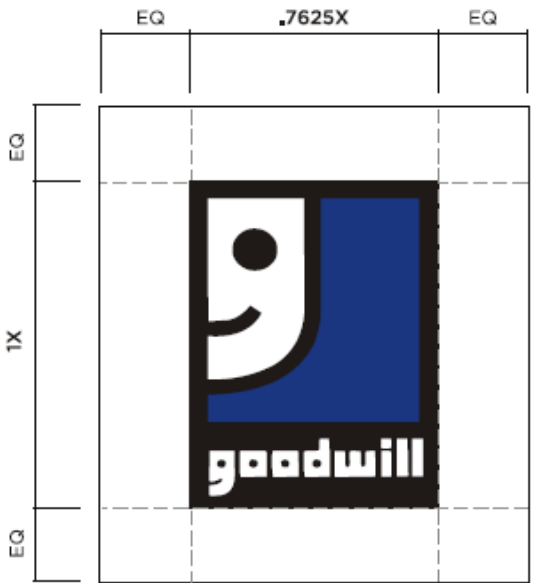
ILLUMINATED LOGO WALL CABINET



VISUAL REFERENCE ONLY FOR
PLANNING COMMISSION:
Per Mukwonago Sign Code, building
sign dimensions shown below will be
adjusted to meet Code guidelines.

S/F INTERNALLY ILLUMINATED LOGO WALL CABINET

CABINET: .050 PRE-FINISHED BLK/WHT ALUMINUM RETURN - 8" DEPTH
FACE: TRANSLUCENT WHITE ACRYLIC FACE; IMPACT MODIFIED ACRYLIC #7328 w/ 2" BLACK JEWELITE TRIM
LOGO GRAPHICS: 1st SURFACE APPLIED ARLON 2500-557 IMPERIAL BLUE TRANSLUCENT & 2100-03 BLACK OPAQUE VINYL
ELECTRICAL REQUIREMENTS: 120 VOLT (STANDARD); EXTERNAL DISCONNECT SWITCH REQUIRED.
** VERIFY REQUIREMENTS WITH LOCAL MUNICIPALITY



BORDER DIMENSIONS VARY PER LOCATION

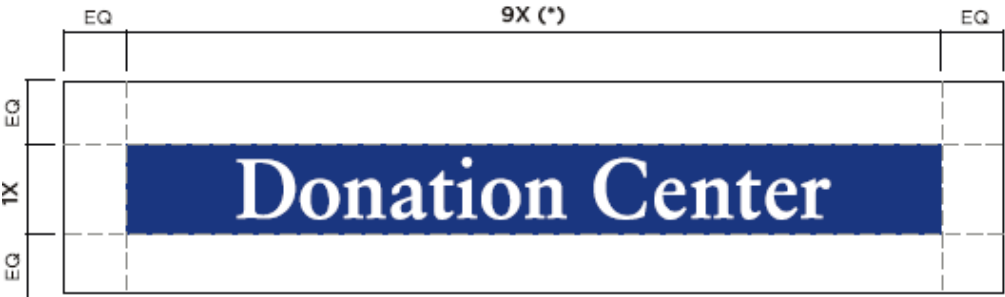
Goodwill Store & Donation Center -- 101 Arrowhead Drive, Mukwonago WI 53149
Example of Proposed Signage (formal renderings will be completed prior to sign permit application submittal)

ILLUMINATED DONATION CENTER WALL CABINET

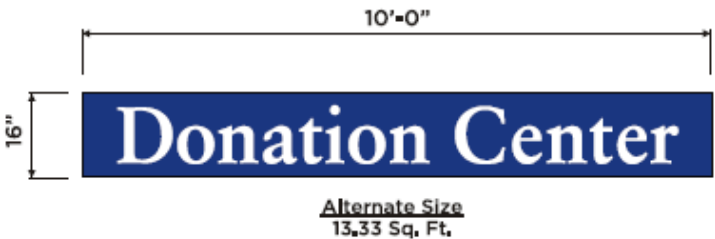
S/F INTERNALLY ILLUMINATED DONATION CENTER WALL CABINET

CABINET: .050 PRE-FINISHED BLK/WHIT ALUMINUM RETURN - 8" DEPTH
FACE: TRANSLUCENT WHITE ACRYLIC FACE; IMPACT MODIFIED ACRYLIC #7328 w/ 2" BLACK JEWELITE TRIM
LOGO GRAPHICS: SABON BOLD LETTER STYLE - 1st SURFACE APPLIED ARLON 2500-557 IMPERIAL BLUE TRANSLUCENT
ELECTRICAL REQUIREMENTS: 120 VOLT (STANDARD); EXTERNAL DISCONNECT SWITCH REQUIRED.
** VERIFY REQUIREMENTS WITH LOCAL MUNICIPALITY

(*)NOTE: LENGTH OF SIGN MAY VARY SLIGHTLY DUE TO LAMPING REQUIREMENTS

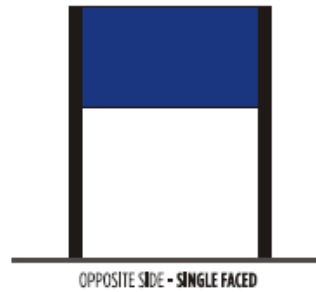
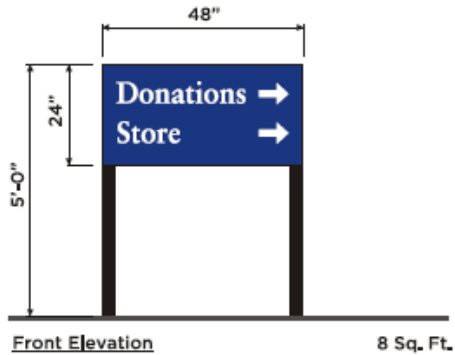


BORDER DIMENSIONS VARY PER LOCATION

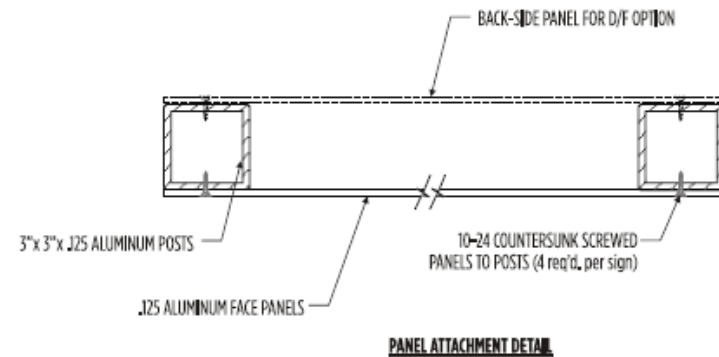
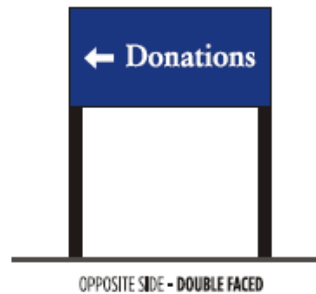
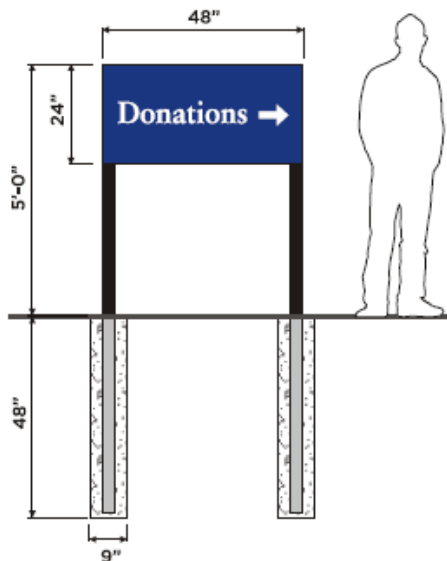


Goodwill Store & Donation Center -- 101 Arrowhead Drive, Mukwonago WI 53149
 Example of Proposed Signage (formal renderings will be completed prior to sign permit application submittal)

FREESTANDING DIRECTIONAL SIGN



VISUAL REFERENCE ONLY FOR PLANNING COMMISSION:
 Per Mukwonago Sign Code, directional sign dimensions shown below will be adjusted to meet Code guidelines.



S/F NON-LIT DIRECTIONAL SIGNS

FACES: .125 ALUMINUM FACE PANELS PAINTED TO MATCH 2500-557 IMPERIAL BLUE

GRAPHICS: ALL DIRECTIONAL COPY & ARROWS TO BE WHITE REFLECTIVE 2400-02 VINYL; SABON BOLD TYPE STYLE

SUPPORTS: 3"x 3"x .125 ALUMINUM SUPPORT POSTS PAINTED MP BLACK

FOUNDATION: 9" DIA. x 48" DEEP CONCRETE FOOTING (SIZE MAY VARY DUE TO SITE CONDITIONS)

Goodwill Store & Donation Center -- 101 Arrowhead Drive, Mukwonago WI 53149

Example of Proposed Signage (formal renderings will be completed prior to sign permit application submittal)

COMPLETED GOODWILL STORES & DONATION CENTERS (AS REFERENCE)

Goodwill Brown Deer (WI)



Goodwill Store & Donation Center -- 101 Arrowhead Drive, Mukwonago WI 53149

Example of Proposed Signage (formal renderings will be completed prior to sign permit application submittal)

COMPLETED GOODWILL STORES & DONATION CENTERS (AS REFERENCE)

Goodwill Aurora (IL)



Goodwill Store & Donation Center -- 101 Arrowhead Drive, Mukwonago WI 53149

Example of Proposed Signage (formal renderings will be completed prior to sign permit application submittal)

COMPLETED GOODWILL STORES & DONATION CENTERS (AS REFERENCE)

Goodwill Glenview (IL)



RESOLUTION 2021-22
Village of Mukwonago Order Granting a
Conditional Use and Prescribing Conditions for a
Second Hand Store for Goodwill Industries of
Southeast Wisconsin for LOT 2 CERT SURV 9620 at
Arrowhead Drive

WHEREAS, **JACQUELINE J HITTMAN DALE D HITTMAN & JACQUELINE J HITTMAN** (hereinafter “property owner”) owns the property identified as LOT 2 CERT SURV 9620 at Arrowhead Drive (hereinafter “subject property”) in the Village of Mukwonago, more particularly described as follows:

LOT 2 CERT SURV 9620 VOL 88/218 REC AS DOC# 3049054 PT SW1/4 SEC 36 T5N R18E :: DOC# 4331869 ; and

WHEREAS, **Goodwill Industries of Southeast Wisconsin and Northern Eastern Illinois** (hereinafter “future purchaser”) plans to purchase the property identified as LOT 2 CERT SURV 9620 at Arrowhead Drive (hereinafter “subject property”) in the Village of Mukwonago, more particularly described as follows:

LOT 2 CERT SURV 9620 VOL 88/218 REC AS DOC# 3049054 PT SW1/4 SEC 36 T5N R18E :: DOC# 4331869 ; and

WHEREAS, the property owner and future purchaser has, consistent with the Village of Mukwonago’s zoning regulations, submitted a conditional use application for park structures; and

WHEREAS, upon receipt of the petition submitted by the property owner and future purchaser, 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 April 13, 2021 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.

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

Parcel Number: MUKV2015-997-010

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 property owner and future purchaser has shown compliance with the requirements set forth in the Village's zoning regulations for the specified use.

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 secondhand store 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, Waukesha 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.
- j) Hours of operation may be seven days a week. Monday through Friday stores currently operate from 8:00 a.m. - 9:00 p.m., Saturday from 8:00 a.m. - 9:00 p.m., and Sunday from 9:00 a.m. - 8:00 p.m. Each day, the donation entrance opens one (1) hour earlier to accept donations for the convenience of our donors. Seasonal Hours are permitted to adjust standard hours.
- k) At no time shall there be drop offs of goods prior to operational hours. Signage shall be placed in appropriate locations stating that the dropping off of items outside of normal business hours is not permitted.

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 conditional use 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 21st day of April, 2021

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 21st day of April, 2021.

NOTARY PUBLIC

My Commission Expires:

The remainder of this page left intentionally blank

Acceptance by Property Owner

I, Shawn Hittman verify that I am an authorized agent for **JACQUELINE J HITTMAN DALE D HITTMAN & JACQUELINE J HITTMAN** accepts the terms stated herein.

Dated this _____ day of _____, 2021

Shawn Hittman, agent

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

Personally, came before me this ____ day of _____, 2021, the above-named person, Shawn Hittman to me known to be the person who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC

My Commission Expires:

Acceptance by Future Purchaser

I, Basil Buchko verify that I am an authorized agent for **GOODWILL INDUSTRIES OF SE WI** accepts the terms stated herein.

Dated this _____ day of _____, 2021

Basil Buchko, agent

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

Personally, came before me this ____ day of _____, 2021, the above-named person, Basil Buchko to me known to be the person who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC

My Commission Expires:

Drafted by John S. Fellows, AICP, Planner, at the direction of the Mukwonago Village Board.

RESOLUTION 2021- 23

**RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW
FOR A GOODWILL INDUSTRIES OF SOUTHEAST WISCONSIN AND NORTHERN ILLINOIS,
LOT 2 CERT SURV 9620 at Arrowhead Drive, MUKV2015-997-010
THE VILLAGE OF MUKWONAGO**

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 for structures within a public park Hall, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by the VILLAGE OF MUKWONAGO

WHEREAS, park facilities are within the B-3 Community Business 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 structures within a public park at 820 Main Street, 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. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.

8. The developer shall comply with comments from Ruekert-Mielke letters regarding stormwater and utilities.
9. 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.
10. Landscaping: Additional landscaping shall be provided on the south side of the parking lot parallel to Wolf Run. Plans shall be submitted showing the reduction of parking with shrubs and perennials as well as a minimum of two shade trees. Plans shall be reviewed by the Village Planner and approved prior to issuance of building permits.
11. Parking: The proposed parking exceeds the village standards in order to minimize impervious surface and provide for additional pervious surface the 16 spaces on the south side of the parking lot parallel to Wolfe Run shall be removed and landscaping shall be provided.
12. Architecture: The elevation parallel to Wolf Run shall be modified to provide at least two bays of architectural concrete block with a brick size rather than a CMU size.
13. Architecture: The front elevation element shall project from the main façade a minimum of 4 feet.
14. Architecture: All windows presented shall have vision glass and allow visibility into the structure.
15. Dumpster: Any future dumpster shall be masonry to match the building and shall be approved by the Village Planner for design and materials prior to issuance of any permits.

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 21st day of April 2021.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk-Treasurer



Historic Preservation Commission

March 4th 2021 at 5:30pm

Village Board Chambers

Mukwonago, WI

Consideration of a Certificate of Appropriateness

402 Grand Avenue Parcel Number: MUKV1973047

Case Summary

Parcel Data

Proposal:	New Construction Detached Garage / Driveway
Applicant:	JD Griffiths – Bradley J Karazsia
Owner:	Regina L Kellner
Request:	New Detached Garage and Driveway
Staff Recommendation:	Approve with Conditions
Historic Preservation Commission Recommendation:	Pending

Parcel Characteristics / Conditions

Acreage:	0.237
Current Use:	Single Family Residents
Proposed Use:	Single Family Residents
Reason for Request:	New Construction
Land Use Classification:	Historical Residential / Village Center
Zoning Classification:	R-3 Single Family - Duplex / Historic District Overlay
Census Tract:	2039.02

Public Notice

A public hearing notice was published once 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.

Historical Summary

District Summary:

Historic Name: Pearl and Grand Avenue Historic District

Reference Number:	04001004
Location (Address):	Pearl Avenue generally bounded by Grand Avenue and Franklin Street and portions of Pleasant and Division streets
Dates of Construction:	Dates of Construction of contributing buildings: 1892-1954
District Significance:	The Pearl and Grand Avenue Historic District is a small residential neighborhood just north of Mukwonago's business district. The neighborhood developed shortly after the railroad came through the village in 1885 and continued to grow as the village prospered as an agricultural support center. The original residents were a mix of business and trades people and included four prolific builders: Joseph Clist, William Hillier, William Vick and Albert Grutzmacher. Noted residents such as agriculturist Asa Craig, "The Melon King," and lumberman and grain dealer Rolland Porter lived along Pearl Street. Architectural styles include Queen Anne and Colonial Revival, as well as simpler homes which exhibit characteristics common to Mukwonago houses the truncated hip roof and the coved eave. Original materials utilized in the district include rock-faced and decoratively stamped concrete block, clapboard and brick. Thickly mortared fieldstone, used liberally for foundations and porches, is another hallmark design element of the community. The Spanish Colonial Revival style St. James Catholic Church (1926), located at 425 Grand Avenue, features this distinctive fieldstone in its foundation and wall buttresses. The most striking structure in the district is a garden folly at 212 Pearl Avenue, known as "Blarney Castle." Constructed of local limestone, this small interpretation of an Irish castle tower was built in 1897, the result of a friendly neighborhood gardening rivalry.
Historic Status:	Listed in the National Register on 09/15/2004
Historic Status:	Listed in the State Register on 09/15/2004
Number of Contributing Buildings	22
Subject Building Contribution to District:	Contributing Structure

Property Specific Summary:

402 Grand Avenue

William Hillier Residence Circa 1905 Topped with a truncated hipped roof, this two-and-one-half story home rests on a fieldstone foundation and is constructed of both rock-faced and pressed concrete block. The primary (west) facade features a one-story, flat-roof porch with concrete block supports. The porch balustrade is comprised of stacked, alternating concrete block. The projecting gabled wing features a single window along each of the first two floors, as well as the upper half-story; the uppermost of which carries a diamond-paned upper sash and is surrounded by concrete block with a pressed design. The gabled roof dormer to the south is sheathed with stucco and carries a small, square opening. Remaining fenestration is somewhat regularly placed and is largely comprised of double-hung sashes arranged singly and in pairs. Metal awnings top the majority of the windows along the west and south facades. This residence was built by William Hillier in circa 1905. William was one of three brothers (along with Theodore and Henry) that were known as Hillier Bros., a carpentry and/or masonry firm in Mukwonago. Although the Hillier name did not appear in the Wisconsin State Gazetteers until 1901, newspaper briefs indicate that the brothers were active in the community by no later than 1892. In addition to residential work which included mason and/or plastering work at the First Congregational Parsonage at 211 Pearl Avenue, the Rolland Porter Residence at 212 Pearl Avenue and the foundation for the Asa Craig Residence and Barn at 403 Division Street (barn no longer extant), the Hillier Bros, firm was responsible for the original construction of the vast majority of the sidewalks in the village. The Hillier family maintained the subject property until at least 1955.

At the time of creation of the historic district this property had an original accessory structure at the rear of the property. At some time during 2007 to 2010 based upon photographic evidence this structure was removed, however the foundation slab remains at this time. The national historic district nomination documents do not mention this past accessory structure as significant but did list the entire property and contributing to the district.



National Register Image 2004.



Google Images Front of House 2012.



Google Images 2007



Google Images 2010

Site Plan

Site Modifications	A new driveway is proposed.
Utilities	No modification to utilities is planned.
Stormwater Management	No modification to are planned or required.
Wetlands	None
Signage	None
Parking	Meets or exceeds standards.
Staff Review Comments	Staff has reviewed all accessory structures within the historic district. All are located at the rear of the property like the proposed. All existing structures are generally placed parallel to the property lines. The property unlike other properties in the district is not rectangular. This property is on a corner and has exposure from three points of view (Grand, Pearl, and the intersection of Pearl and Grand). Historically the original accessory structure was places parallel to the street, but not aligned to the house, thus there is precedent for a variation of alignment. Staff suggest that if the garage could be slightly shifted to appear to be less askew and either parrel to the structure or to the street the proposed structure will fit more contextually into the district.

Architectural Review – New Construction

Architectural Review

The applicant is proposing to build one detached garage at the rear of the parcel on a slight angle.

The proposed garage is planned to be 26 feet wide by 25 ft 1 inch deep with 1 ft overhangs on the front, and sides with a minimal overhang at the rear of the structure. The structure is planned to have a two-car overhead door opening with a man door to the left of the overhead door. The roof pitch will be 5 over 12. Other fenestration details will include a square window at the front and rear of the building.

The building will be a wood framed structure with asphalt shingles (Color: Driftwood), and vinyl siding (Color: Victorian Gray) with trim features such as the fascia, soffit, corner boards, door, and overhead door in vinyl and metal (Color: white)

District Review

The district contained 22 parcels. Of these 22 parcels 10 properties appear to retain here historic accessory structures such as a garage or barn. Many of these structures appear to date to the construction of each street or within the period of significance for the district.

There appear to be four garages that are attached or detached that replicate the massing, proportions of the contributing structure and in some cases duplicating details.

There appear to be 4 garages that are newer in design and do not have any massing similarities to the primary structure on the property or to other structures within the district.

Staff Review Comments

Staff recommends that the proposed garage could more contextually fit within the district with modifications. Modifications are listed in the order of most significance.

- A.** Modify the roof pitch to be more like the roof pitch (gable or hip) of the existing structure, or the roof pitch of the original accessory structure.
- B.** Modify the direction of the gable to be east west rather than north south to mirror the original pitch of the prior structure.

Recommendation

Site Plan and Architectural Review

Staff recommends the Historic Preservation Commission request the Planning Commission and the Village Board approval of a resolution authorizing the Historic Preservation Commission to issue a Certificate of Appropriateness for a new garage and driveway at 402 Grand Street 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. 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.
3. All work related to this project must comply with all project plans approved by the Village.
4. The owner must take photographs of the completed work and submit them to the building inspector within six weeks of completion.
5. The applicant shall comply with all parts of the Municipal Code as it relates to this project.
6. The applicant shall work with the Village Planner to modify the site design for the garage to align it with the northern property line, parallel to the house, or parallel to the street to allow the structure to better fit into the context of the Grand and Pearl Historic District.
7. The applicant shall work with the Village Planner to modify the roof pitch of the building to be more similar the roof pitch (gable or hip) of the existing structure, or the roof pitch of the original accessory structure. The applicant shall also work with the Village Planner to modify the direction of the gable to be east-west rather than north-south to mirror the original pitch of the prior structure.
8. Any future modification to the site such as modification of the contribution building or accessory structures shall require a certificate of appropriateness to be issued.

Attachments

1. Maps
2. Plans
3. VB Resolution



Village of Mukwonago GIS

402 Grand Ave - Certificate of Appropriateness - Garage

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



SCALE: 1" = 100'

VILLAGE OF MUKWONAGO

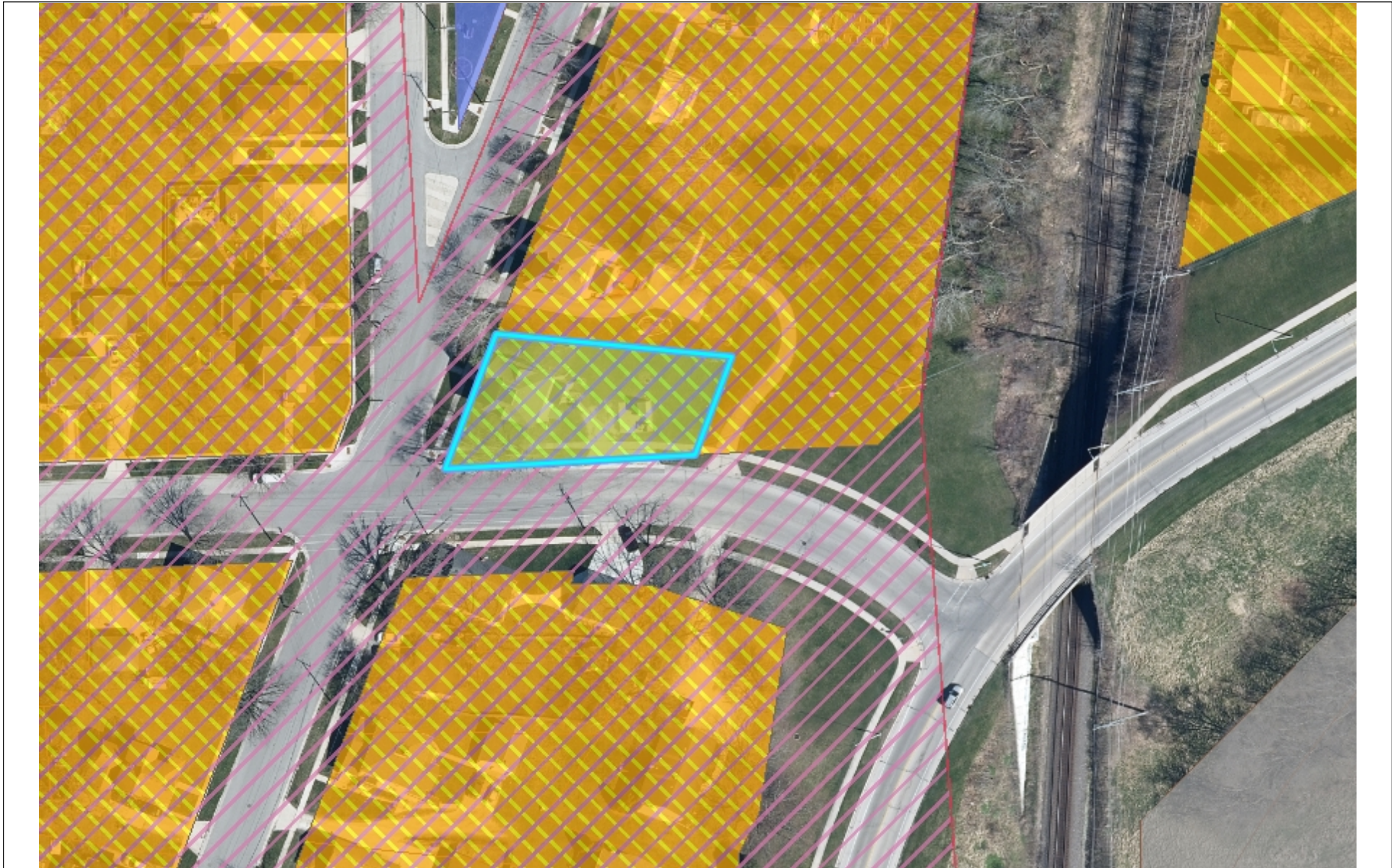
440 River Crest Court

PO Box 206

Mukwonago, WI 53149

262-363-6420

Print Date: 2/23/2021



Village of Mukwonago GIS

402 Grand Ave - Certificate of Appropriateness - Garage

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SCALE: 1" = 83'

VILLAGE OF MUKWONAGO

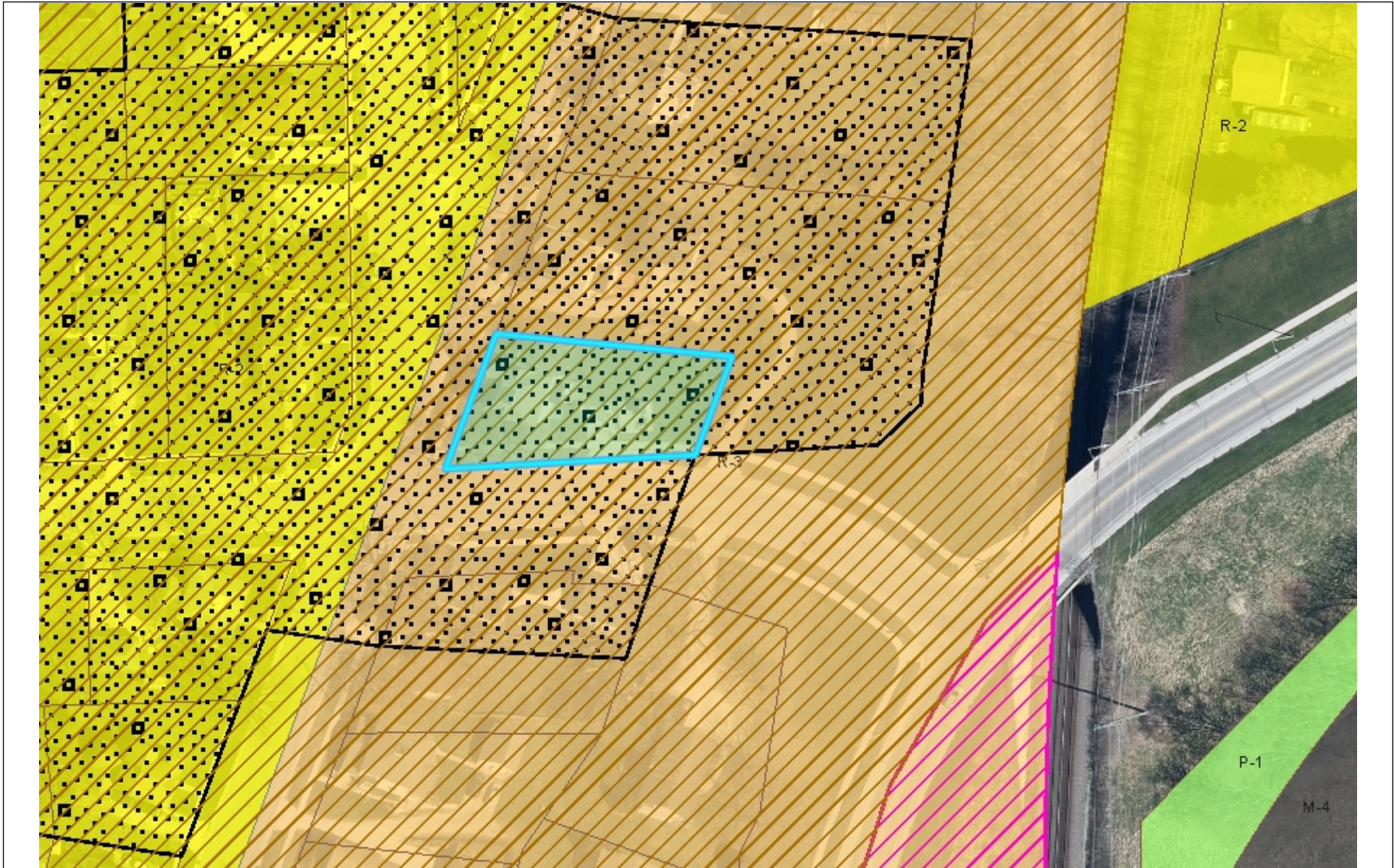
440 River Crest Court

PO Box 206

Mukwonago, WI 53149

262-363-6420

Print Date: 2/23/2021



Village of Mukwonago GIS

402 Grand Ave - Certificate of Appropriateness - Garage

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SCALE: 1" = 83'

VILLAGE OF MUKWONAGO

440 River Crest Court

PO Box 206

Mukwonago, WI 53149

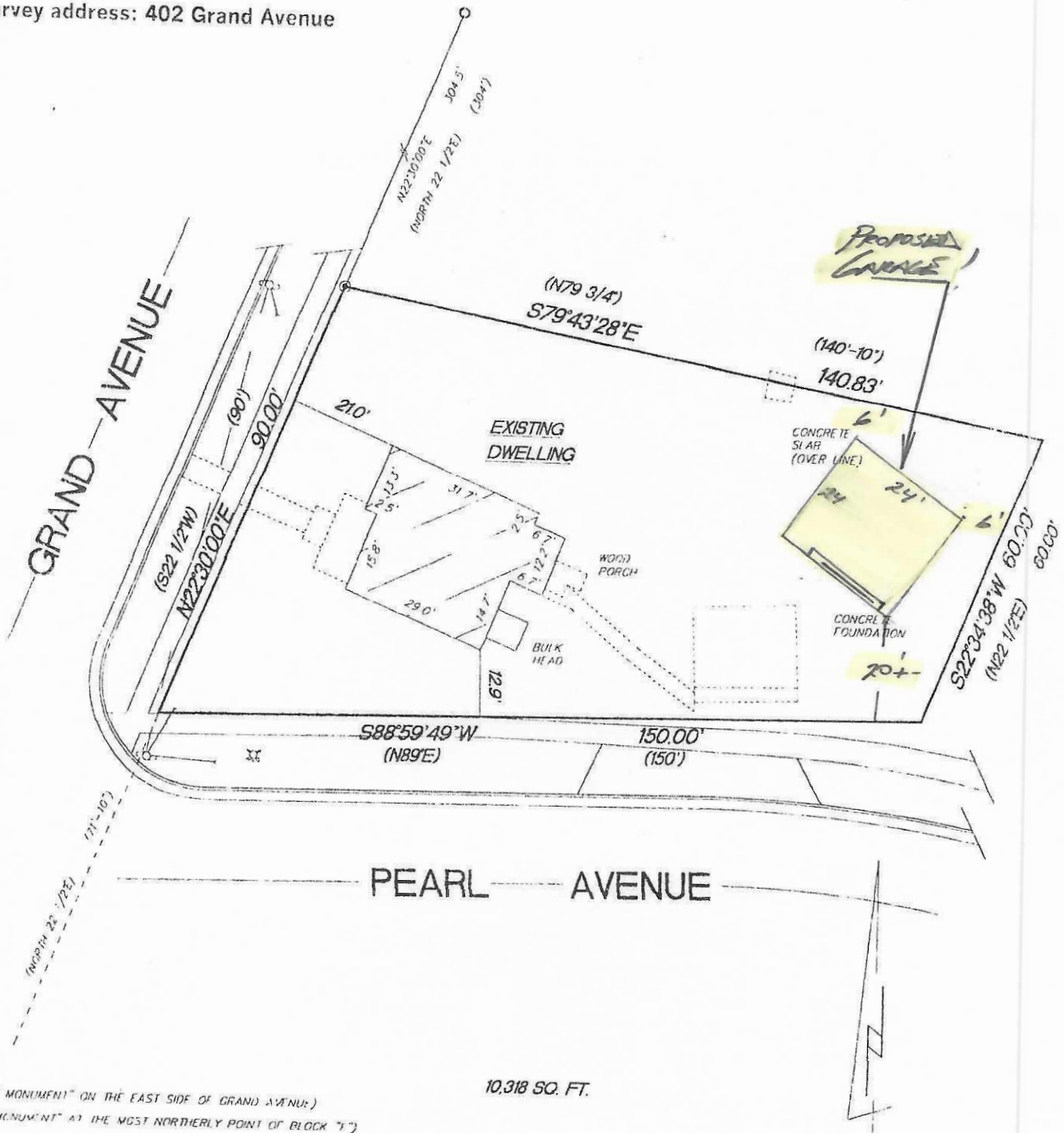
262-363-6420

Print Date: 2/23/2021

part of Block "E" in H.A. Youman's Addition to the Village of Mukwonago, in the Northeast Section 26, in Township 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin, described as follows: Beginning at a stake monument on the East line of Grand Avenue 71 feet and 10" North 22 1/2 degrees from the Stone Monument at the most Northerly point of Block "F" in said H.A. Youman's Addition, and thence running North 89 degrees East on the North line of Street 150 feet; thence North 22 1/2 degrees East parallel to Grand Avenue 60 feet; thence North 79 3/4 degrees 140 feet and 10" to the East line of Grand Avenue; thence South 22 1/2 degrees West on the East line of Grand Avenue; thence South 22 1/2 degrees West on the East line of Grand Avenue 90 feet to the place of beginning.

Surveyed for: Regina Westemeier

Survey address: 402 Grand Avenue



("STAKE MONUMENT" ON THE EAST SIDE OF GRAND AVENUE)
("STONE MONUMENT" AT THE MOST NORTHERLY POINT OF BLOCK "F")

- FOUND 1 1/4" O.D. IRON PIPE
- FOUND 1/2"x1 1/2" IRON BAR
- () RECORDED DIMENSIONS

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 26-5-18 AND IS ASSUMED TO BEAR S88°51'44"E
MONUMENTATION WAS WAIVED BY CLIENT IN ACCORDANCE WITH A-E 7.01(2) OF THE WISCONSIN ADMINISTRATIVE CODE

"I hereby certify that I have surveyed the above described

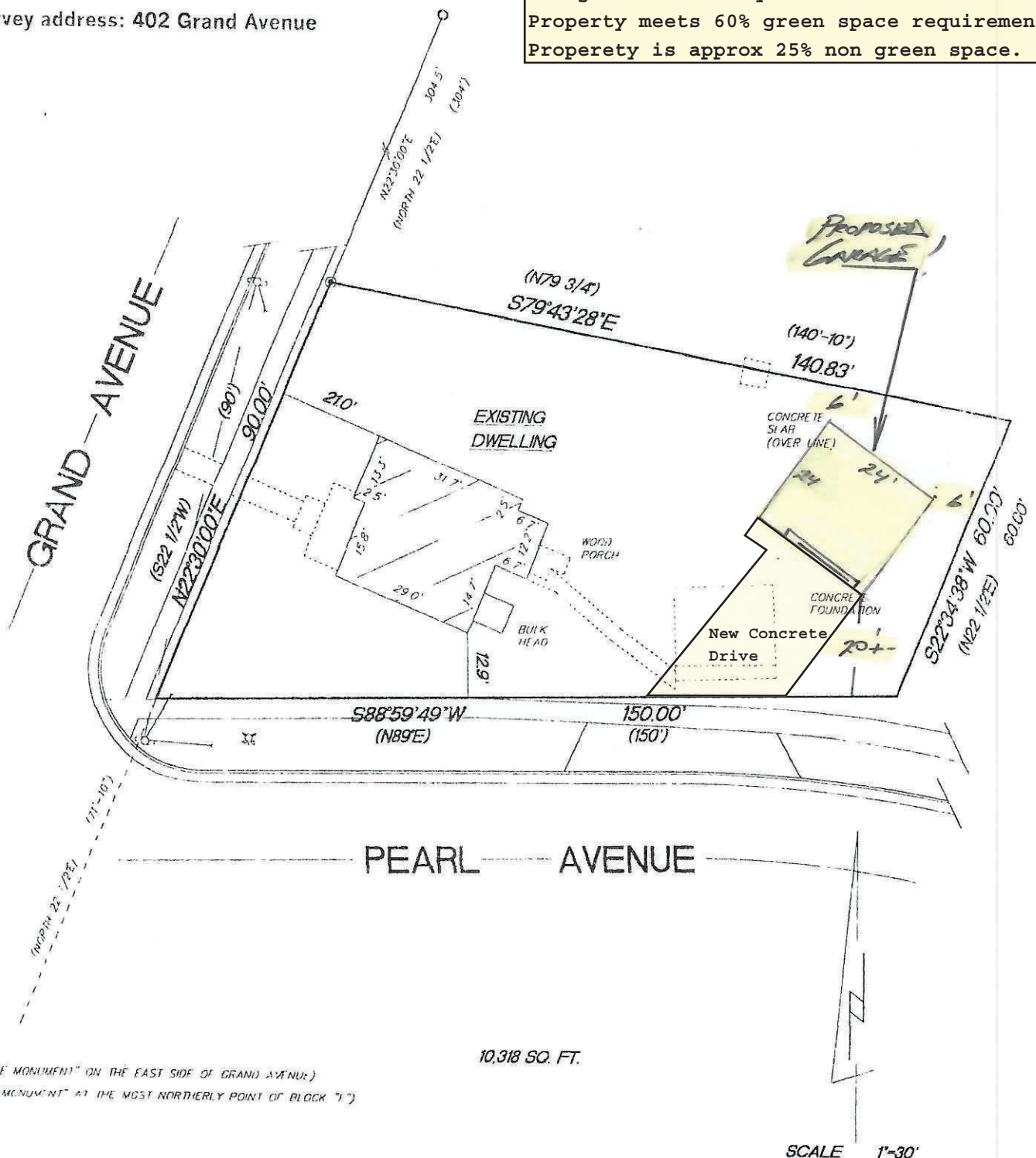
KETTLE MORaine SURVEYING INC.
575 W36245 Wilton Road

All that part of Block "E", in H.A. Youman's Addition to the Village of Mukwonago, in the Northeast Section 26, in Township 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin, described as follows: Beginning at a stake monument on the East line of Grand Avenue 71 feet and 10" North 22 1/2 degrees from the Stone Monument at the most Northerly point of Block "F" in said H.A. Youman's Addition, and thence running North 89 degrees East on the North line of Street 150 feet; thence North 22 1/2 degrees East parallel to Grand Avenue 60 feet; thence North 79 3/4 degrees 140 feet and 10" to the East line of Grand Avenue; thence South 22 1/2 degrees West on the East line of Grand Avenue; thence South 22 1/2 degrees West on the East line of Grand Avenue 90 feet to the place of beginning.

Surveyed for: Regina Westemeier

Survey address: 402 Grand Avenue

Garage Meets 5% requirement on max size
Property meets 60% green space requirement
Property is approx 25% non green space.



("STAKE" MONUMENT" ON THE EAST SIDE OF GRAND AVENUE)
STONE MONUMENT AT THE MOST NORTHERLY POINT OF BLOCK "F")

10,318 SQ. FT.

SCALE 1"=30'

- FOUND 1 1/4" O.D. IRON PIPE
- ⊙ FOUND 1/2"x1 1/2" IRON BAR
- () RECORDED DIMENSIONS

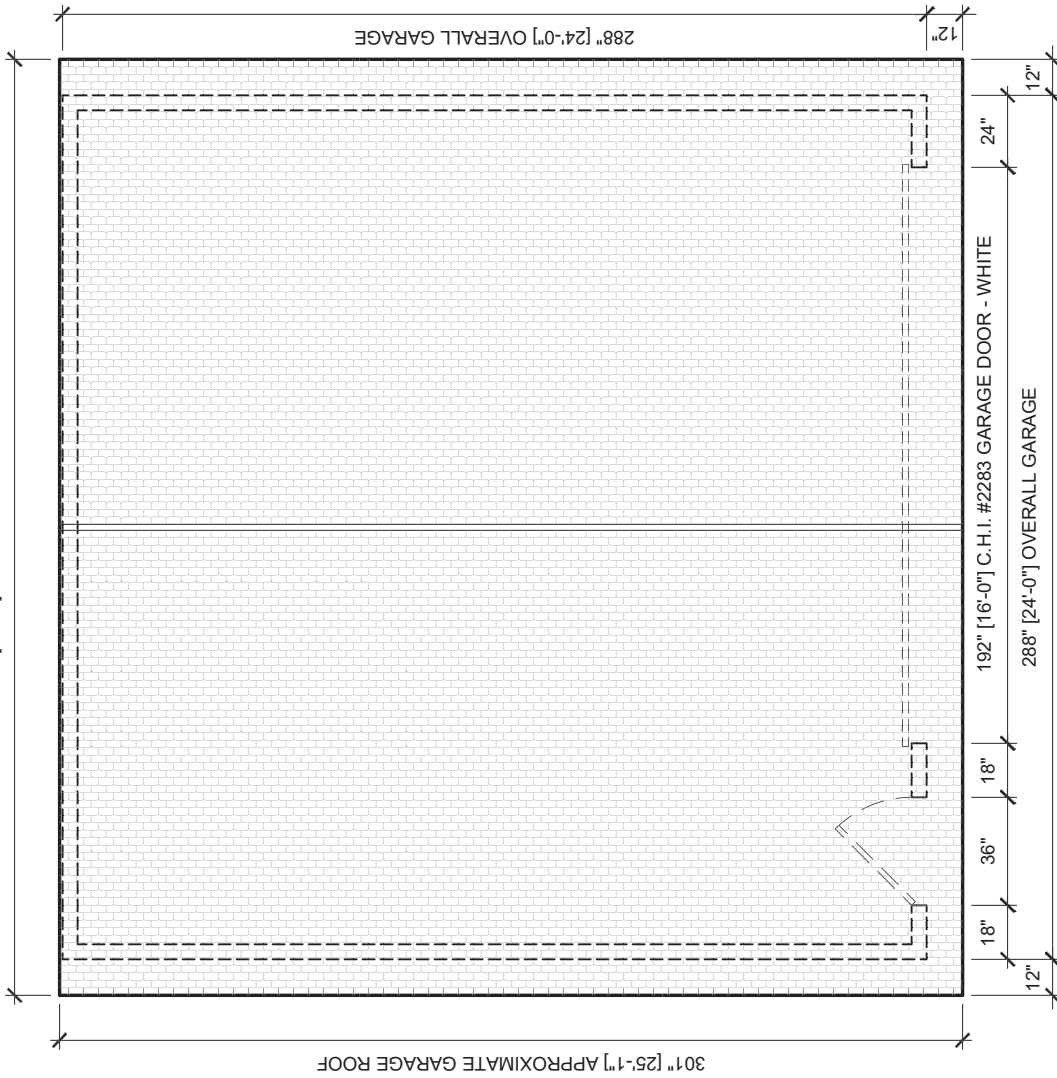
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 26-5-18 AND IS ASSUMED TO BEAR S88°31'44"E

MONUMENTATION WAS WAIVED BY CLIENT IN ACCORDANCE WITH A-E701(2) OF THE WISCONSIN ADMINISTRATIVE CODE

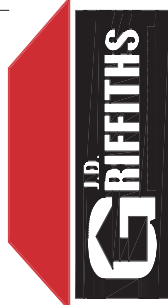
I hereby certify that I have surveyed the above described

KETTLE MORaine SURVEYING INC.
575 W36245 Wilton Road

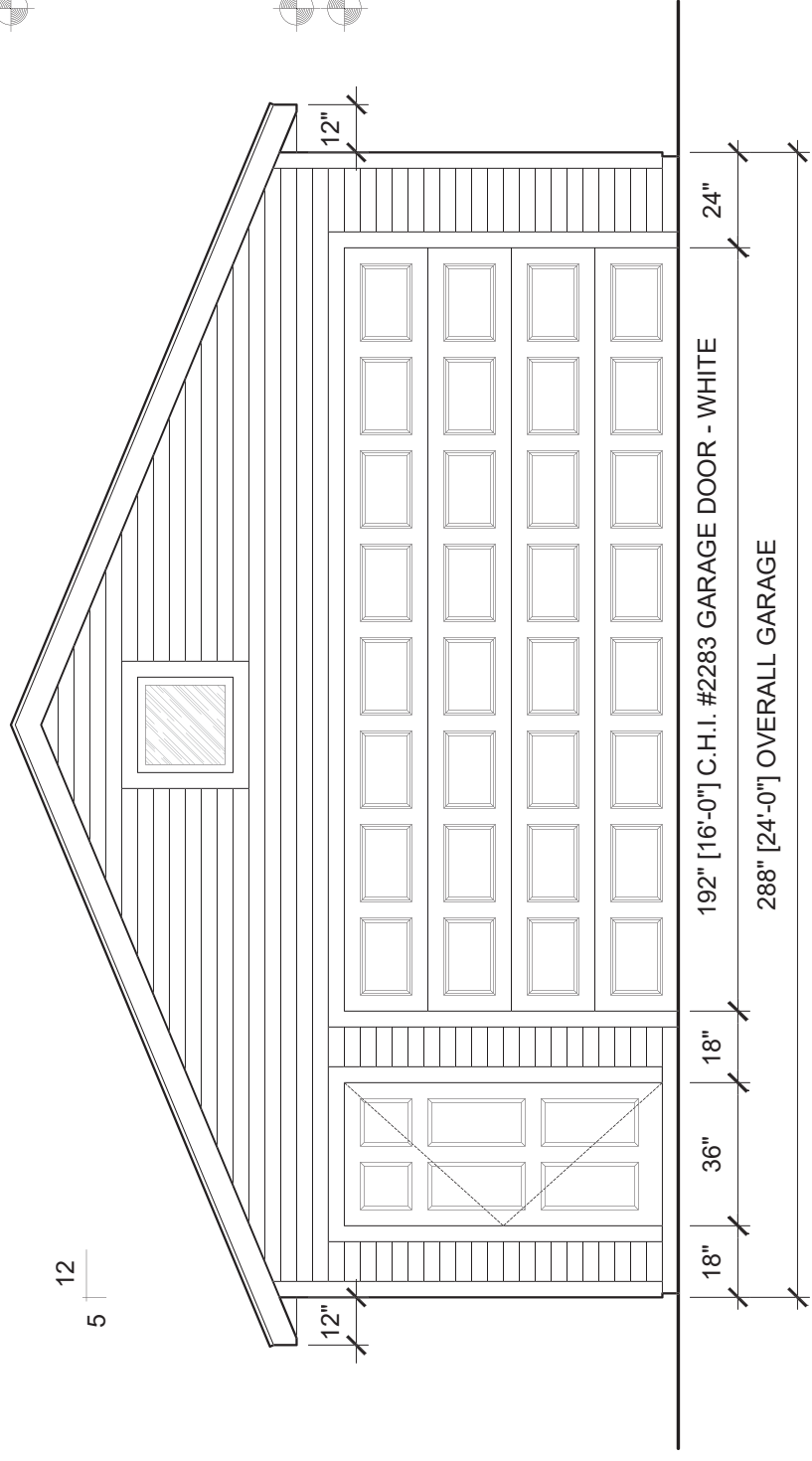
312" [26'-0"] OVERALL GARAGE ROOF



NOTE: SEE SECTION 1 ON
PAGE 6 FOR TYPICAL DETAILS

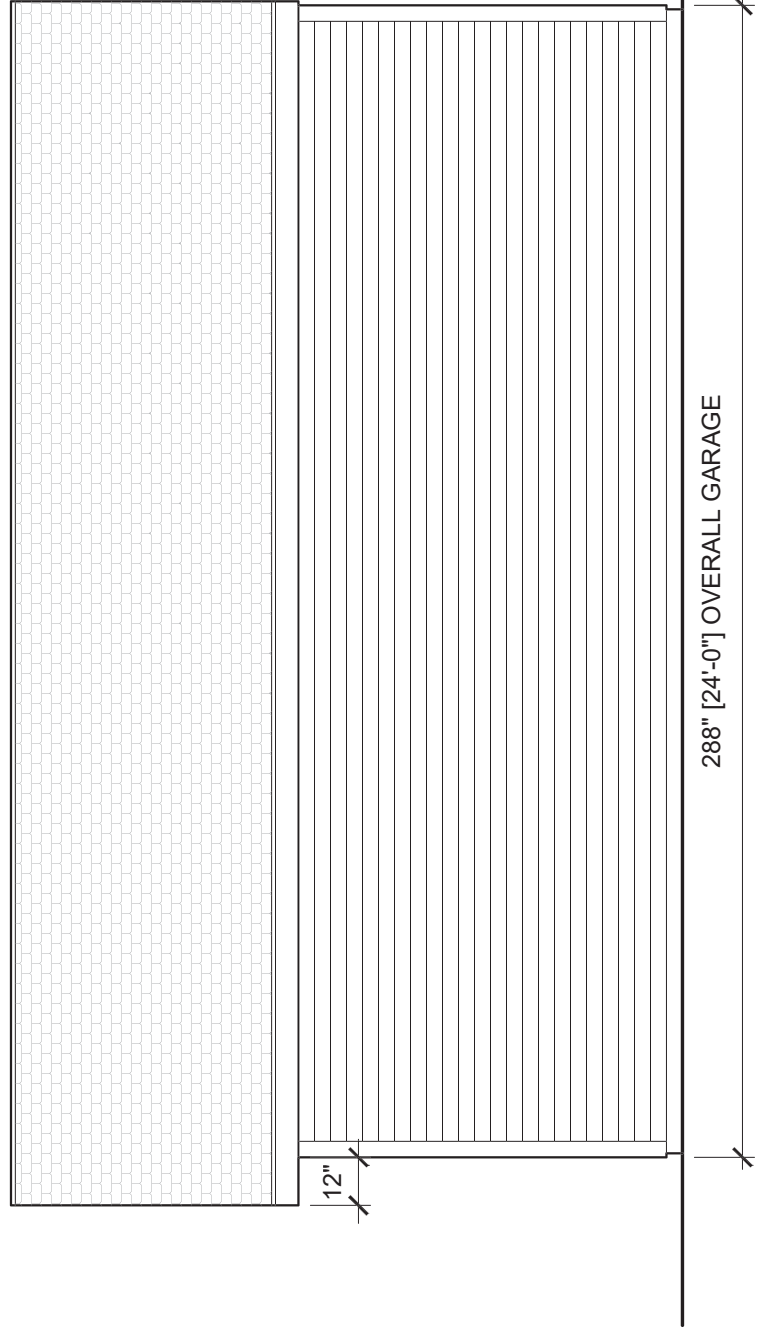


≈14'-0" ELE.



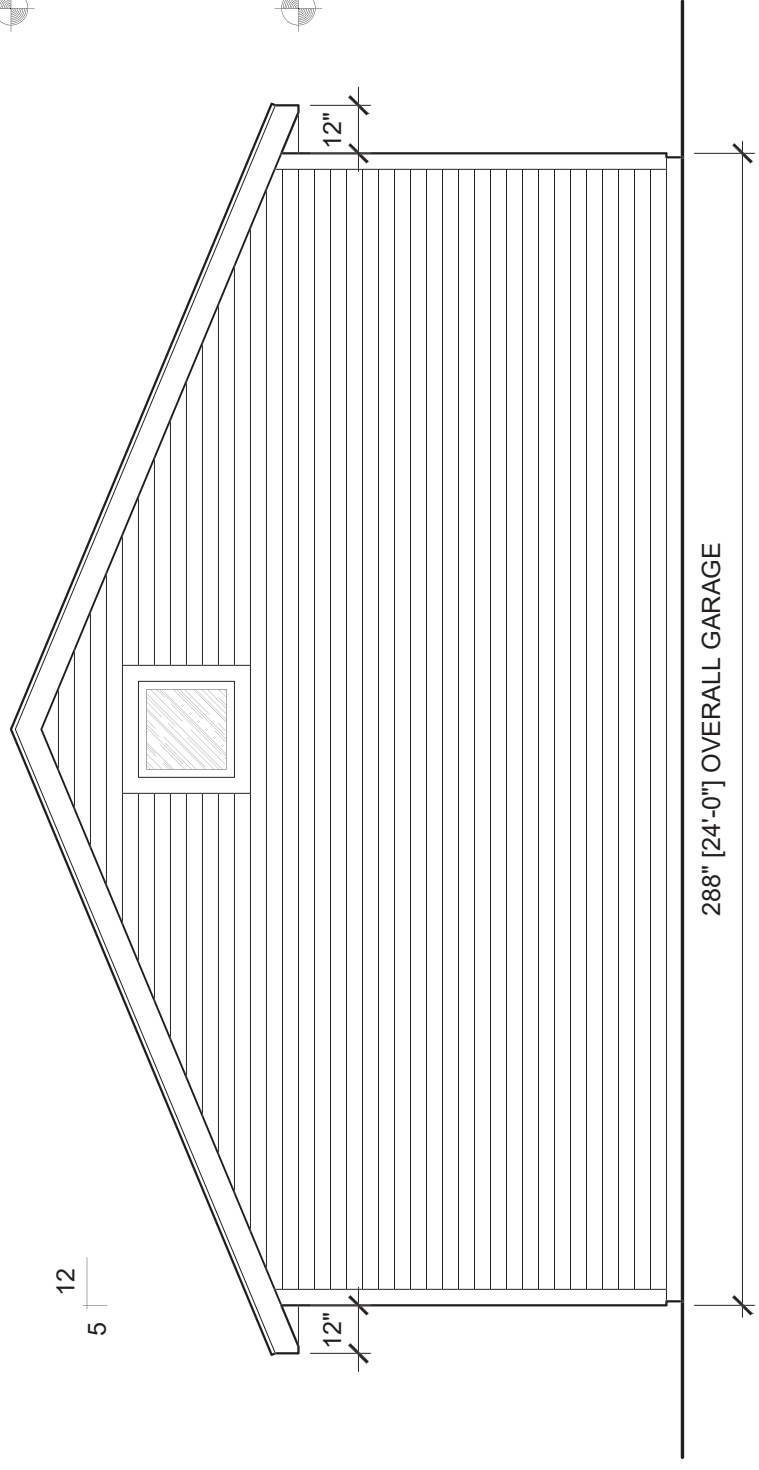
≈14'-0" ELE.

8'-0" WALLS



≈14'-0" ELE.

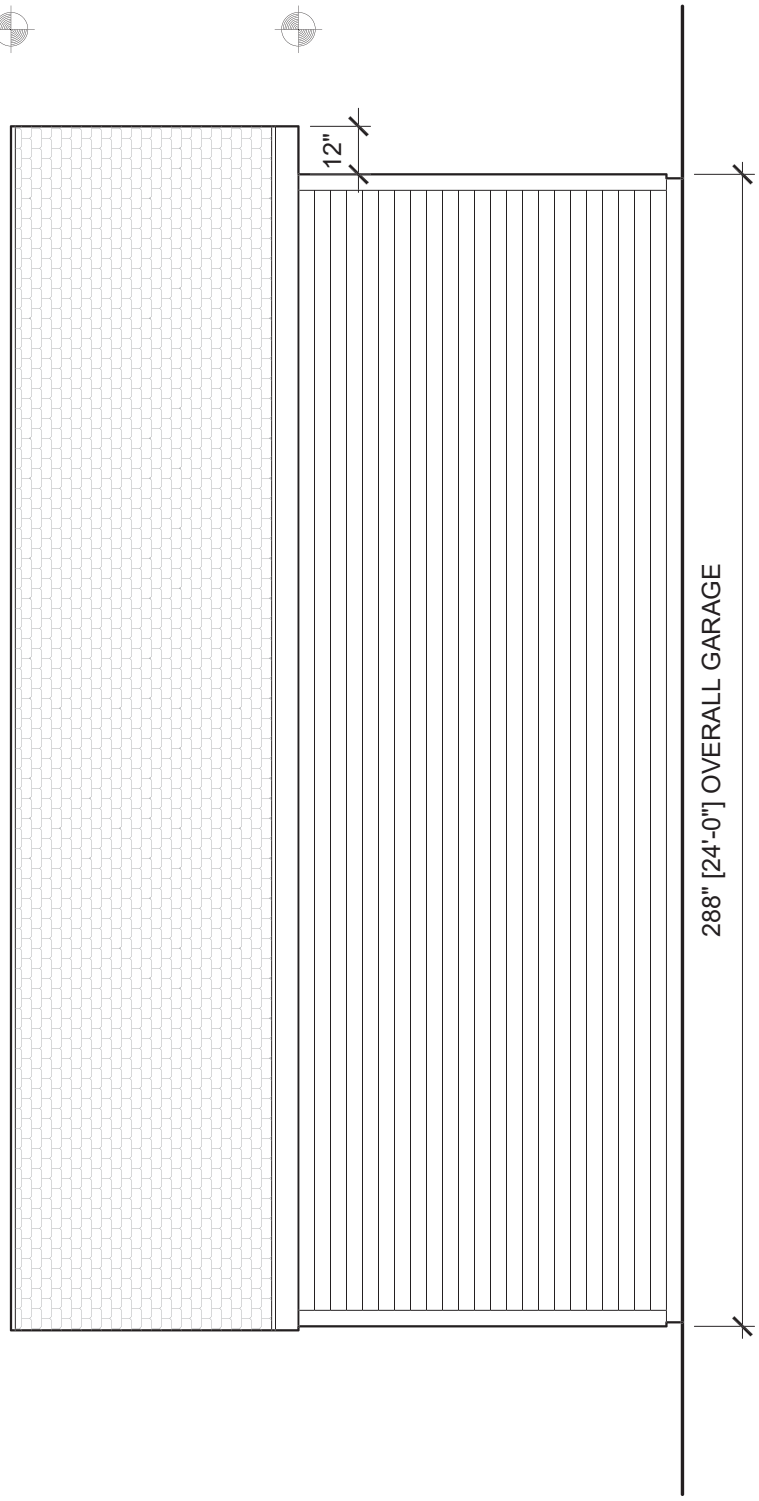
8'-0" WALLS



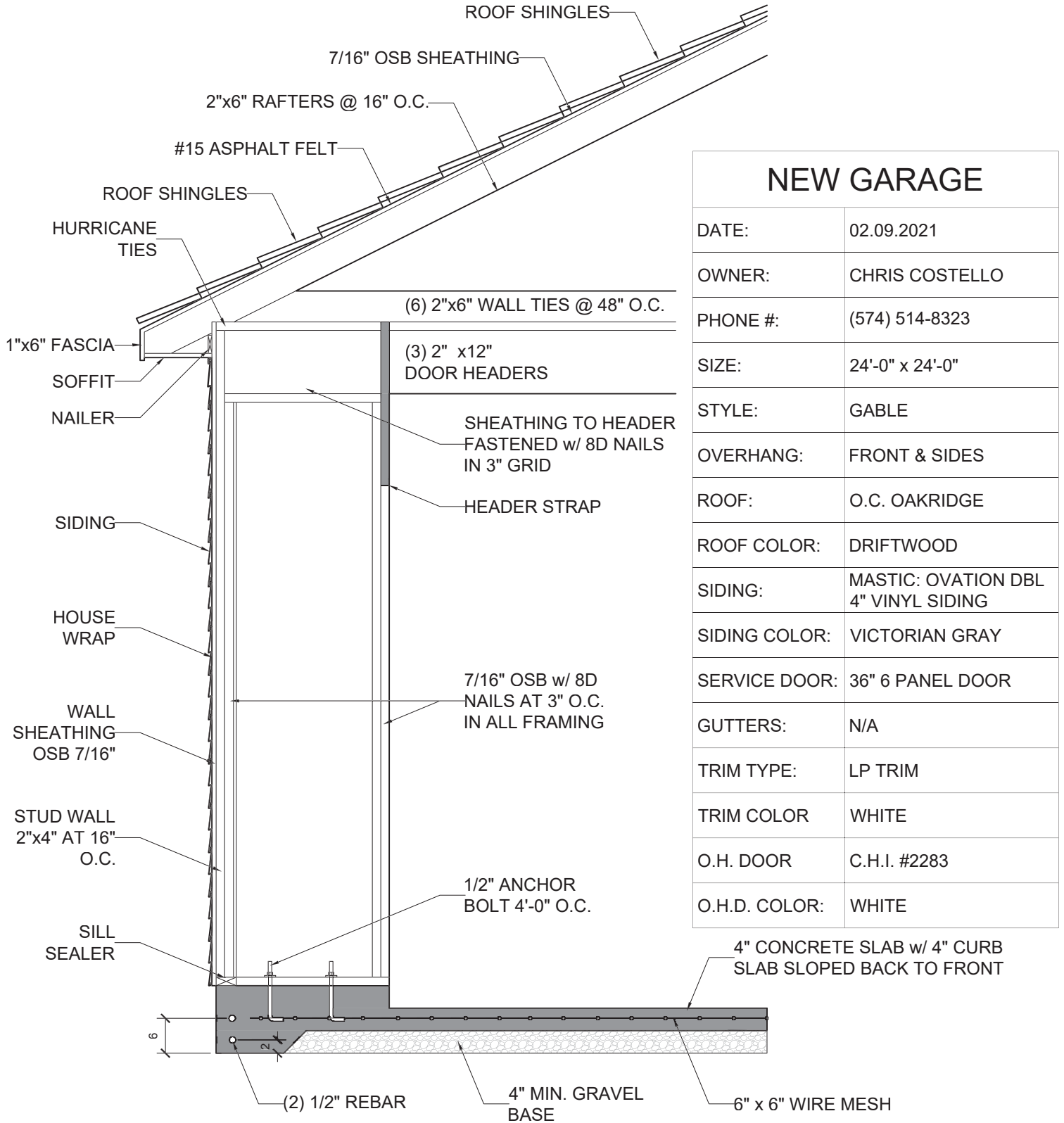
ELEVATION	DATE: 02.09.2021
SCALE: 1/4" = 1'-0"	PAGE: 4 OF 6

≈14'-0" ELE.

8'-0" WALLS



TYPICAL CROSS SECTION



NEW GARAGE

DATE:	02.09.2021
OWNER:	CHRIS COSTELLO
PHONE #:	(574) 514-8323
SIZE:	24'-0" x 24'-0"
STYLE:	GABLE
OVERHANG:	FRONT & SIDES
ROOF:	O.C. OAKRIDGE
ROOF COLOR:	DRIFTWOOD
SIDING:	MASTIC: OVATION DBL 4" VINYL SIDING
SIDING COLOR:	VICTORIAN GRAY
SERVICE DOOR:	36" 6 PANEL DOOR
GUTTERS:	N/A
TRIM TYPE:	LP TRIM
TRIM COLOR:	WHITE
O.H. DOOR:	C.H.I. #2283
O.H.D. COLOR:	WHITE

OWNER:	CHRIS COSTELLO	GARAGE SIZE:	24'-0" x 24'-0"
ADDRESS:	402 GRAND AVE. MUKWONAGO, WI 53149	GARAGE SYTLE:	GABLE
		DRAWING SCALE:	1/2" = 1'-0"



RESOLUTION 2021 - XX

RESOLUTION In agreement with issuance of a certificate of appropriates for new construction (Garage) and driveway for 402 Grand Avenue within the PEARLAND GRAND AVENUE HISTORIC DISTRICT

- Draft February 23, 2021 -

WHEREAS, Regina L Kellner owns the property located at 402 Grand Avenue, which is located in the Pearl and Grand Avenue Historic District; and

WHEREAS, the property owner would like to add an accessory structure (garage) and driveway to the single-family property; and

WHEREAS, the Plan Commission evaluated her request, and was in agreement with the approval of a certificate of appropriated subject to various conditions.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby is in agreement with the issuance of a certificate of appropriates for new construction (Garage) and driveway for 402 Grand Avenue within the PEARLAND GRAND AVENUE HISTORIC DISTRICT application 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. 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.
3. All work related to this project must comply with all project plans approved by the Village.
4. The owner must take photographs of the completed work and submit them to the building inspector within six weeks of completion.
5. The applicant shall comply with all parts of the Municipal Code as it relates to this project.
6. The applicant shall work with the Village Planner to modify the site design for the garage to align it with the northern property line, parallel to the house, or parallel to the street to allow the structure to better fit into the context of the Grand and Pearl Historic District.
7. The applicant shall work with the Village Planner to modify the roof pitch of the building to be more similar the roof pitch (gable or hip) of the existing structure, or the roof pitch of the original accessory structure. The applicant shall also work with the Village Planner to modify the direction of the gable to be east-west rather than north-south to mirror the original pitch of the prior structure.
8. Any future modification to the site such as modification of the contribution building or accessory structures shall require a certificate of appropriateness to be issued.

NOW, THEREFORE, BE IT FURTHER RESOLVED the applicant, upon the approval of this determination shall agree to accept the same in writing.

Passed and dated this _____ day of _____ 2021.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk

RESOLUTION 2021-10

**RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW
FOR A LIQUOR STORE AND ASSEMBLY HALL FOR;
SARAB INVESTMENTS / VM INVESTMENTS / AMAN'S BEER AND WINE, APPLICANT
110 CHAPMAN FARM BLVD; MUKV1962-996-005**

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 liquor store and banquet facility, within the B-3, Community Business District, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by SARAB INVESTMENTS / VM INVESTMENTS / AMAN'S BEER AND WINE, and

WHEREAS, a Liquor store and Banqueting Facility in the B-3, Community Business 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 a secondhand store at 110 Chapman Farm Blvd, 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. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. The developer shall comply with comments from Ruekert-Mielke letters regarding stormwater and utilities.
9. 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.
10. Plans must allow for a WB-50 vehicle to access the site.

Village of Mukwonago
Walworth and Waukesha Counties, State of Wisconsin

11. A dedicated hydrant for FDC and suppression system must be provided.
12. All lighting within the parking lot and building lighting shall be full cut of lighting. Building lighting shall not direct light or the appearance of light towards State Trunk Highway 83. The Police Department or Zoning Administrator, after completion or any modification to the lighting in the future, may request adjustments.
13. The applicant applies for and receiving approval for all new signage.
14. Plans for a trash dumpster shall be submitted and approved by the Village Planner. Trash dumpsters shall be screened from public rights-of-way and adjacent property by an enclosure with walls a minimum of six feet in height. The walls shall be constructed of masonry compatible with materials used on the principal building. Access gates shall be constructed of woven wire fencing with opaque screening material. It is preferred that a screened pedestrian entrance be provided such that waste may be deposited without opening the large access gates. Any future exterior modification to the tenant space (doors, windows, canopies, painting) shall require Site Plan and Architectural Review.
15. Fencing material shall be submitted and approved by the Village Planner. Fencing shall be a black aluminum ornamental fence.
16. Landscaping Plans shall be updated:
 - a. To reflect proper lot configuration, setbacks etc.
 - b. To replace the Ivory Silk Japanese tree lilac adjacent to the private road shall be replaced with a either a more columnar street tolerant tree species, or a species that will grow tall and then branch out having a high canopy.
 - c. To add additional foundation plantings along Route 83 and provide a more curvilinear planting bed. Foundations plantings shall be deciduous, and evergreen include shrubs and plants, and shall provide a variety of plants that will allow for blooms to be provided throughout the growing season.
17. The applicant shall work with the Village Planner prior to permitting to modify the façade and introduce an architectural stone product at the entry of the structure and along the 83 façade under the upward datum to allow for better coordination of materials with surrounding existing structures.
18. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

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 17th day of March 2021.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk-Treasurer



PLANNING COMMISSION

April 13, 2021 at 6:30pm
Mukwonago, WI

Comprehensive Plan Amendment

OUTLOT 1 CSM #11755
Parcel Number: MUKV1957997001

Case Summary

Parcel Data

Proposal:	<u>Comprehensive Plan Amendment: Medium Lot Single Family II – 15,000 Sq Ft. with Conservation Subdivision Design Overlay and Isolated Natural Area land use classifications to Medium Lot Single Family II – 15,000 Sq and Isolated Natural Area Land Use Classifications</u>
Applicant:	Frank Bielinski
Request:	Comprehensive Plan Amendment
Staff Recommendation:	Approve with Conditions
Planning Commission Recommendation:	Pending

Parcel Characteristics / Conditions

Acreage:	0.368
Current Use:	Vacant Farmland
Proposed Use:	Single Family Subdivision
Reason for Request:	Coordination of Plan and Zoning prior to Preliminary Plat Submission
Current: Land Use Classification:	Medium Lot Single Family II – 15,000 Sq Ft. with Conservation Subdivision Design Overlay and Isolated Natural Area
Proposed: Land Use Classification:	Medium Lot Single Family II – 15,000 Sq and Isolated Natural Area
Current: Zoning Classification:	R-1 Single Family Community Residential District
Census Tract:	2039.02

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.

Site Information

Site Review	The applicant has provided a
Utilities	All utilities will be underground, sewer and water are available.
Stormwater Management	Existing regional system will be modified to handle future stormwater
Wetlands	Unknown
Isolated Natural Area	An isolated natural area is located on the northern portion of the parcel
Easements	Unknown

Comprehensive Plan Amendment

The applicant is requesting to modify the land use element of the comprehensive plan from Medium Lot Single Family II – 15,000 Sq Ft. with Conservation Subdivision Design Overlay and Isolated Natural Area land use classifications to Medium Lot Single Family II – 15,000 Sq and Isolated Natural Area Land Use Classifications

Staff Review

Engineering	No concerns regarding Land Use Amendment.
Public Works	No concerns regarding Land Use Amendment.
Utilities	No concerns regarding Land Use Amendment.
Police	No concerns regarding Land Use Amendment.
Fire	No concerns regarding Land Use Amendment.
Building Inspection	No concerns regarding Land Use Amendment.
Planning	No concerns regarding Land Use Amendment.

Recommendation

Staff recommends that the Planning Commission recommend the Village Board approve a request to amend the comprehensive plan and approve the attached resolution.

Attachments

1. Maps
2. Plans
3. Resolution 2021-XX for Comprehensive Plan Amendment



Village of Mukwonago GIS

Aerial Map - Bielinski - Land Use Amend - MUKV1957991-001

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



SCALE: 1" = 667'

VILLAGE OF MUKWONAGO

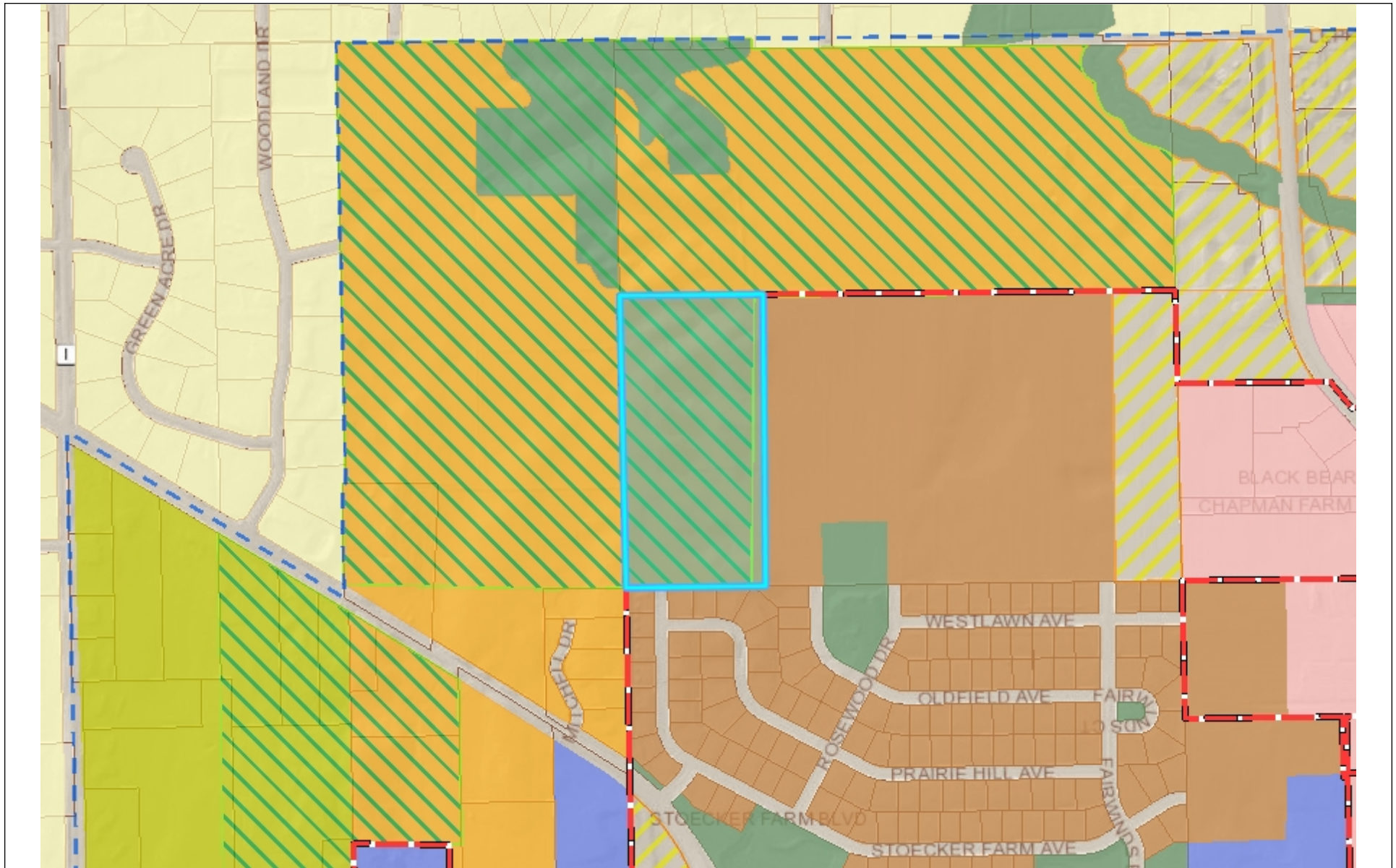
440 River Crest Court

PO Box 206

Mukwonago, WI 53149

262-363-6420

Print Date: 3/3/2021



Village of Mukwonago GIS

Land Use Map - Bielinski - Land Use Amend - MUKV1957991-001

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SCALE: 1" = 667'

VILLAGE OF MUKWONAGO

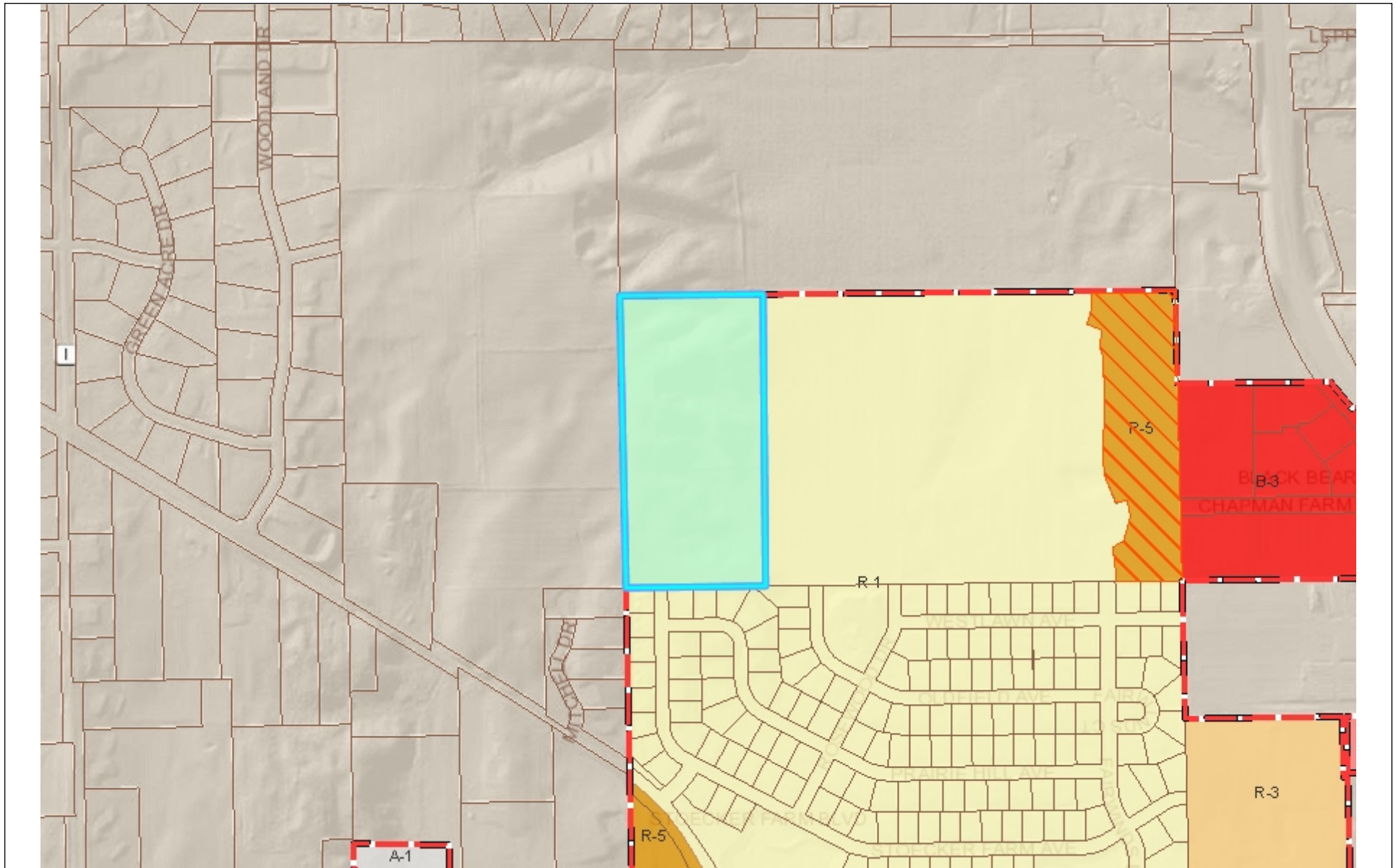
440 River Crest Court

PO Box 206

Mukwonago, WI 53149

262-363-6420

Print Date: 3/3/2021



Village of Mukwonago GIS

Zoning Map - Bielinski - Land Use Amend - MUKV1957991-001

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SCALE: 1" = 667'

VILLAGE OF MUKWONAGO

440 River Crest Court

PO Box 206

Mukwonago, WI 53149

262-363-6420

Print Date: 3/3/2021

4358666



CERTIFIED SURVEY MAP NO.

11755

A DIVISION OF LANDS BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 5 NORTH, RANGE 18 EAST, IN THE VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

CENTER,
SEC. 22-S-18
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N=324,715.47 E=2,440,844.71

PIPING LEGEND:

- - INDICATES "SET" 0.750" O.D. X 18" LONG REINFORCING BAR WEIGHING 1.502 LBS. PER LINEAL FOOT.
- - INDICATES "FOUND" 1" IRON PIPE.



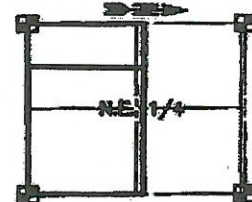
UNPLATTED LANDS

SCALE: 1"=300'

0 150 300 600

OUTLOT 1

861,488 S.F.
22.0775 Ac.



LOCALITY MAP:

N.E. 1/4, SEC. 22,
T. 5 N., R. 18 E.
SCALE 1"=300'

OWNER:

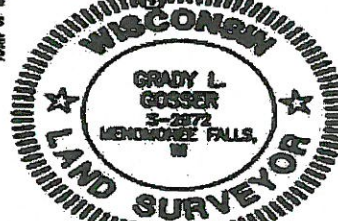
MICHAEL A. CHAPMAN, OR HIS
SUCCESSOR(S), AS TRUSTEE
OF THE FAMILY TRUST C/U
ARTICLE VII OF THE ROGER
W. CHAPMAN AND FERN L.
CHAPMAN JOINT REVOCABLE
TRUST DATED SEPTEMBER 21,
2005.

W289 S8915 HIGHWAY 83
MUKWONAGO, WI 53148-9567
PHONE:

PREPARED BY:

TRIO ENGINEERING, LLC
12660 W. NORTH AVENUE
BUILDING "D"
BROOKFIELD, WI 53005
PHONE: 262-790-1490

Grady L. Gosser



2/1/18

4/27/18

DRAFTED THIS 8th DAY OF FEBRUARY, 2018 (REVISED 4/27/18)
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2872

JOB NO. 14-023-968-02
SHEET 1 OF 3

128

CERTIFIED SURVEY MAP NO. 11755

A DIVISION OF LANDS BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 5 NORTH, RANGE 18 EAST, IN THE VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

GENERAL NOTES:

- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the South line of the N.E. 1/4 of Section 22, Town 5 North, Range 18 East, bears North 89°14'12" East.
- All Telephone Lines, Electric Lines, Cable Television Lines, Telecommunications Lines and other similar Utility Services shall be placed underground unless the Applicant or Utility can demonstrate that undergrounding is not feasible.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)as
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a division of lands being a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 22, Town 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 22; said point being the place of beginning of lands hereinafter described;

Thence North 01°20'25" West and along the East line of the said Northeast 1/4 Section, 1405.03 feet to a point; Thence South 89°26'00" West and along the South line of Unplatted Lands and the Corporate Limits line, 2674.79 feet to a point on the West line of the said Northeast 1/4 Section; Thence South 01°14'33" East and along the said West line of the said Northeast 1/4 Section and said Corporate Limits line, 1414.18 feet to a point marking the Center of said Section 22; Thence North 89°14'12" East and along the South line of the said Northeast 1/4 Section, 2677.10 feet to the point of beginning of this description.

Said Parcel contains 3,771,795 Square Feet (or 86.5885 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of MICHAEL A. CHAPMAN, OR HIS SUCCESSOR(S), AS TRUSTEE OF THE FAMILY TRUST C/U ARTICLE VII OF THE ROGER W. CHAPMAN AND FERN L. CHAPMAN JOINT REVOCABLE TRUST DATED SEPTEMBER 21, 2005, owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the Land Division Ordinances of the Village of Mukwonago in surveying, dividing and mapping the same.

Dated this 9th day of FEBRUARY, 20 18.

REVISED: 7/27/18



Grady L. Gosser
Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

Drafted this 9th day of FEBRUARY, 2018 (REVISED 4/27/18)

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

Job. No. 14-023-966-02

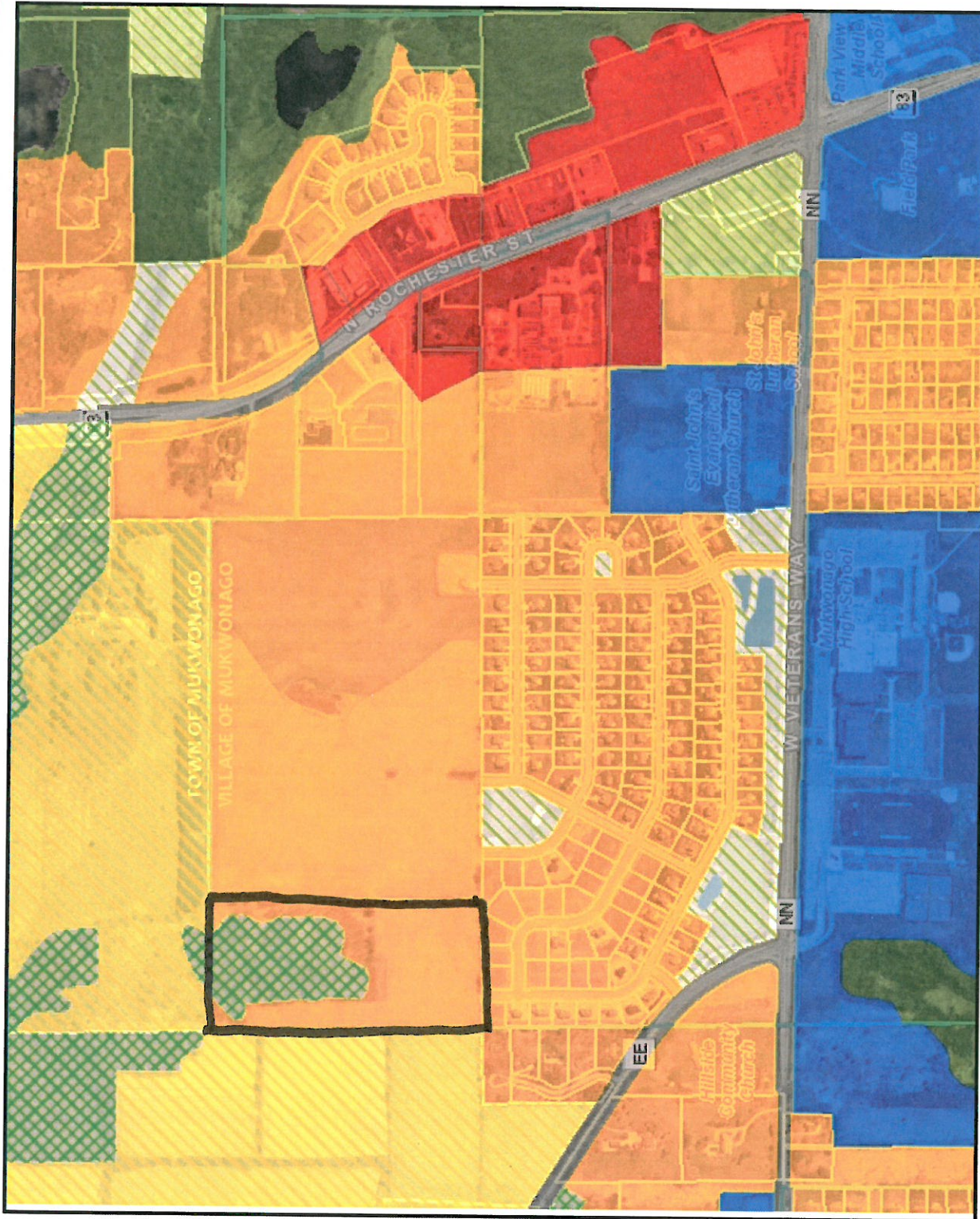
SHEET 2 OF 3

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LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map



Legend

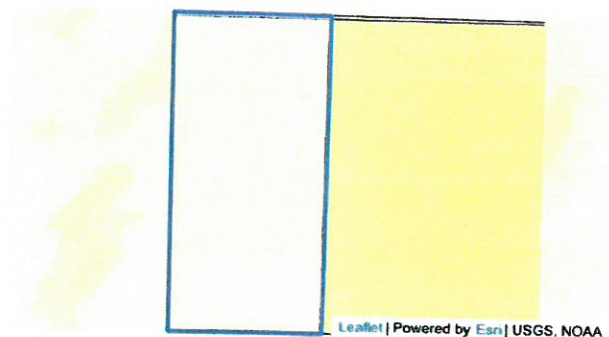
- County Development Plar**
 - HDR (<\$,000 sf/du)
 - MDR (6,000 - 19,000 sf/du)
 - LDR (20,000 sf - 1.4 ac/du)
 - SDR I (1.5 - 2.9 ac/du)
 - SDR II (3.0 - 4.9 ac/du)
 - Rural density and Other Ag*
 - Other Open Lands to be Pre
 - Farmland Pres w/EC Overla
 - Farmland Pres (> 35 ac/du)
 - Primary Environmental Corri
 - Secondary Environmental C
 - Isolated Natural Resource A
 - Recreational
 - Commercial and Office Park
 - Governmental and institutor
 - Mixed Use
 - Industrial
 - Transportation, Communicat
 - Highway and Railway Rights
 - Extractive
 - Landfill
 - Surface water
- Municipal Boundary_2K**
- FacilitySites_2K_Labels**
- Lots_2K**
 - Lot
 - Unit
 - General Common Element
 - Outlot
- SimultaneousConveyance**
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- Cartoline_2K**
 - <all other values>
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie

0 798.47 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes:

Printed: 3/1/2021

**Village of Mukwonago**[Home](#) [Interactive Map](#) [Highlights](#) [Tools](#)**Zoning Code | Parcel Details****Owner:** MICHAEL A CHAPMAN DESCENDANTS' TRUST**Address:** NOT ASSIGNED**Parcel Number:** MUKV1957997001**Acres:** 0**Zoning District(s)**☐ R-1 - Single-Family Medium Lot Residential**Interactive Zoning Details**☐ **R-1 Single-Family Medium Lot Residential****District Description**

This district is intended to provide for single-family residential with a minimum lot size of 15,000 square feet within new or existing neighborhoods designated within the Update to Comprehensive Plan 2035 as Medium Lot Single Family II.

Dimensional Standards**Allowable Land Uses**



Village of Mukwonago

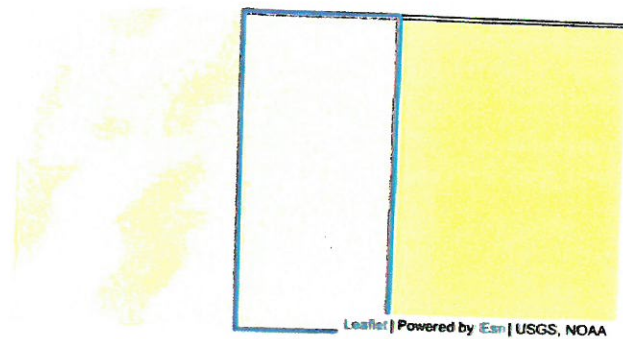
[Home](#) [Interactive Map](#) [Highlights](#) [Tools](#)

Zoning Code | Parcel Details

Owner: MICHAEL A CHAPMAN DESCENDANTS' TRUST
 Address: NOT ASSIGNED
 Parcel Number: MUKV1957997001
 Acres: 0

Zoning District(s)

☐ R-1 - Single-Family Medium Lot Residential



Interactive Zoning Details

☐ R-1 Single-Family Medium Lot Residential

District Description

Dimensional Standards

Building Standards



Building height, maximum: 30 feet for principal buildings; 15 feet for accessory buildings



Floor area, minimum: Total: 1,800 square feet; 1,200 square feet on first floor of a bi-level or 2-story; 600 square feet each other floor of a bi-level or 2-story

Lot Coverage



Building coverage (principal only), maximum: 25 percent of total lot size, not including any public right-of-way, for principal buildings; 5 percent of total lot size, not including any public right-of-way, for accessory buildings

Lot Requirements



Lot area, minimum: 15,000 square feet



Lot width, minimum: 100 feet for an interior lot; 120 feet for a corner lot



Perimeter greenspace, minimum: 60 percent of total lot size, not including any public right-of-way

Setback Requirements



Rear yard setback, minimum: 40 feet



Side yard setback, minimum: 15 feet each side for a one-story dwelling; 20 feet on one side and 15 feet on the other for other dwellings



Street yard setback, minimum: 35 feet

Allowable Land Uses



Village of Mukwonago

[Home](#) [Interactive Map](#) [Highlights](#) [Tools](#)

Zoning Code | Parcel Details

Owner: MICHAEL A CHAPMAN DESCENDANTS' TRUST

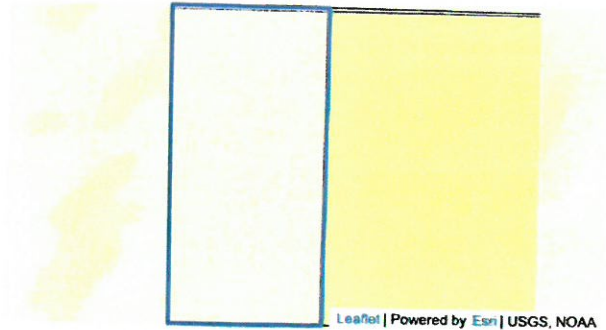
Address: NOT ASSIGNED

Parcel Number: MUKV1957997001

Acres: 0

Zoning District(s)

☐ R-1 - Single-Family Medium Lot Residential



Interactive Zoning Details

☐ R-1 Single-Family Medium Lot Residential

District Description

Dimensional Standards

Allowable Land Uses

General Residential (1)

Group Residential (1)

Foster Homes (1)

Shelter Care (2)

Educational (2)

Community-Serving Uses (1)

Accessory - Residential (9)

Misc (2)



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Village of Mukwonago

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Zoning Code | Parcel Details

Owner: MICHAEL A CHAPMAN DESCENDANTS' TRUST

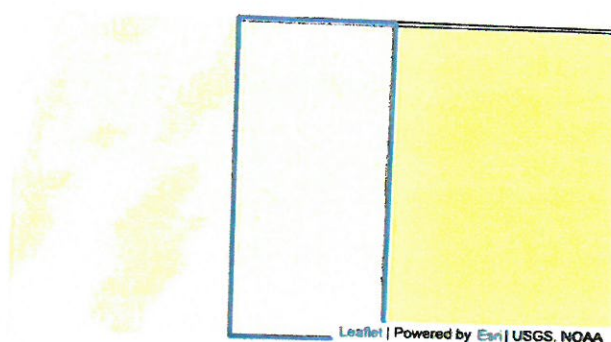
Address: NOT ASSIGNED

Parcel Number: MUKV1957997001

Acres: 0

Zoning District(s)

☐ R-1 - Single-Family Medium Lot Residential



Interactive Zoning Details

☒ R-1 Single-Family Medium Lot Residential

District Description

Dimensional Standards

Allowable Land Uses

General Residential (1)

Single-family dwelling

Land Use Details



Definition: A detached building designed for or occupied exclusively by one family.



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Development Requirements: (a) For single-family, garages shall be attached. An attached garage shall be built concurrently with construction of the dwelling and shall be a minimum of 480 square feet. The attached garage may not exceed 48 percent of the floor area of the dwelling, or 960 square feet, whichever is less. Attached garages shall not have more than three (3) overhead doors. Attached garage doors shall not exceed a total of 32 feet in length and 10 feet in height.

(b) Existing attached garages shall not be converted to another use and shall be maintained as an attached garage at all times, unless a new attached garage is constructed in accordance with the standards of paragraph (a) above. Nothing in this paragraph shall prevent an enlargement of an existing attached garage in accordance with the standards of paragraph (a) above.



Parking Requirements: Two garaged spaces per dwelling unit and two additional spaces per dwelling unit.

Review Procedures in this District



Zoning Permit: A zoning review permit ensures that the present or a proposed use of a specific property does or will comply with the Village's zoning ordinance. Procedure's details

Group Residential (1)

BIELINSKI[®]

HOMES

LAND USE PLAN

A Bielinski Planned Residential Development

Chapman Farms - 22 Acre Parcel Tak Key MUKV 1957997001

R-1 Single-Family Medium Lot Residential

Village of Mukwonago, WI

DEVELOPMENT SUMMARY

Proposed Development:	Final Phase
Proposed Zoning:	R-1 Single Family
Parcel Acreage Area:	22
Number of Lots (Units)	40
Lot Area:	15,000 S. F. min.
Zoning Standards:	
Building Height:	Max. 35' -2 1/2 Story
Building Setback:	
Front Yard:	35'
Side Yard:	15, 20/15
Rear Yard:	40'
Distance Between Buildings:	N/A
One Story Min. Sq. Ft.	1,800 s. f.
Two Story/Bi- Level Min. Sq. Ft.	1st 1,200/2nd- 600 s.f.
Public Park Area (1.95 Acres)	Already Approved
Density	1.82 Units Per Acre
Lot & Home Assessed Value	\$450,000
Total Number of Homes	40
Estimated Project Value	\$18,000,000.00
Yr. Tax Revenue (18.17 rate)	
Village Tax Revenue (8.058 rate)	

Summary:

Bielinski Homes is very excited about the future opportunity of constructing more single family home sites with enhanced landscape features, woods & ponds to provide more greenspace/buffer in the Village of Mukwonago.

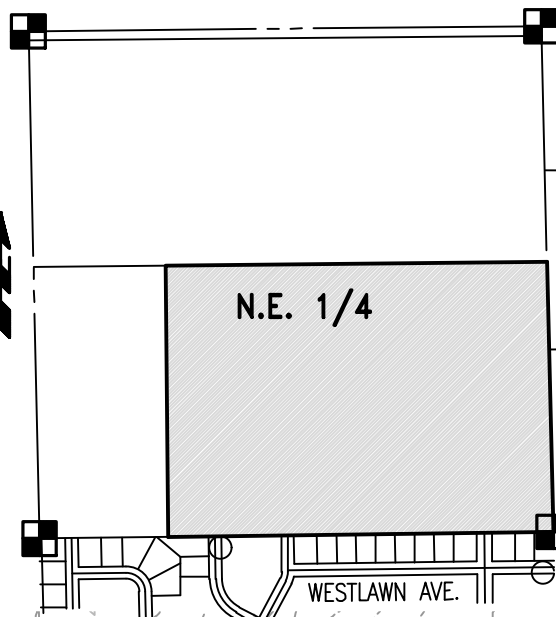
The information contained herein is non-binding and should not be used to create any legal obligations and is subject to change at any time by the submitter.

The information is being provided as a basis to proceed with the approval processes with the Village of Mukwonago for the Chapman Property.

WETLAND RESTRICTIONS:

Those areas identified as WETLAND on this Plat shall be subject to the following restrictions:

- Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Conservancy/Wetland/Floodplain/Primary Environmental Corridor and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
- Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited within the Conservancy/Wetland/Floodplain area and shall be discouraged to the greatest extent possible within the Primary Environmental Corridor area.
- The introduction of plant material not indigenous to the existing environment is prohibited.
- Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The construction of buildings is prohibited.



LOCALITY MAP:
NE 1/4, SEC. 22, T. 5 N., R. 18 E.
SCALE: 1"=1000'

PRELIMINARY PLAT OF CHAPMAN FARMS

BEING A REDIVISION OF LOT 2 OF C.S.M. _____, LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 5 NORTH, RANGE 18 EAST, IN THE VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

ZONING DISTRICT SUMMARY

R-1 SINGLE-FAMILY MEDIUM LOT RESIDENTIAL
LOT AREA = 15,000 s.f. min.
LOT WIDTH = 100 feet
Interior = 120 feet
Corner = 120 feet
SETBACK
Street = 35 feet
Interior Side (1-story) = 15 feet
Interior Side (Others) = 20 feet one side
15 feet other side
Rear = 40 feet

R-5 LOW-DENSITY MULTI-FAMILY RESIDENTIAL
LOT AREA = 18,000 s.f./ building
LOT WIDTH = 200 feet

SETBACK
Street = 35 feet
Interior Side (1-story) = 15 feet
Interior Side (others) = 20 feet one side
15 feet other side
Dist. between bldgs = 30 feet minimum
Rear = 50 feet
MINIMUM GREEN SPACE = 60%

DEVELOPMENT SUMMARY

Total Area = 64.51 acres
Total # Units = 134 units

Chapman Farms Subdivision
R-1 Single Family Area = 53.48 acres
Total Lots = 86 lots
Density = 1.61 lots/acre

The Villas at Chapman Farms Condominium
R-5 Multi-Family Area = 11.03 acres
Total Area (excl ROW) = 10.57 acres
Total Units = 48 units
(24 buildings)

Density = 4.54 units/acre
Total Green Space = 60% of lot area

Miscellaneous Site Information

- Public Park Area = 1.87 acres
- Open Space = 6.21 acres
- Storm water on Outlots 1, 2 & 3
- Total Road Length = 7,820 ft + 355 lf
- Private Road Length = 1,300 lf

DEVELOPMENT SUMMARY:

- Tax Key No's. MUKV1957997.
- Development contains approximately 64.5110 Acres.
- Subdivision contains 86 Single Family Lots.
- Multi-Family area contains 24 Condominium Bldgs (48 total units).
- All lots to be served by Sanitary Sewer and Watermain.
- Public Roads to have Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer.
- The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in the outlots of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Stormwater Management Facilities are located on Outlots of this Subdivision. The Owners of the residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.

WETLAND DELINEATION NOTE:

Wetland boundaries shown herein were delineated by Stantec in November 2017.

HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the South line of the N.E. 1/4 of Section 22, Town 5 North, Range 18 East, bears North 89°14'12" East.

VERTICAL DATUM PLANE:

All elevations are referenced to the National Geodetic Vertical Datum of 1929 via a ground survey by Trio Engineering, LLC, and Waukesha County GIS topographic data.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- Waukesha County, Department of Parks and Land Use

APPROVING AUTHORITY:

- Village of Mukwonago

VISION CORNER EASEMENT: (V.C.E.)

Corner lots as shown on this plat are subject to a Vision Corner Easement in that no structure or improvements of any kind is permitted within the Vision Corner. No vegetation (except trees) shall exceed a maximum height of 30 inches, as measured from the road edge to the top of the vegetation, in the location designated as the vision corner. Trees in the vision corner shall be trimmed to a height of 60 inches, as measured from the road edge to the bottom branches, to allow for a clear view of oncoming traffic.

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC
12660 W. NORTH AVENUE, BLDG D
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

DEVELOPER:

BIELINSKI HOMES
1830 MEADOW LN. SUITE A
PEWAUKEE, WISCONSIN 53072
PHONE: (262) 548-5570

SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the Village of Mukwonago.

Date: 03-08-18

Grady L. Gosser, R.L.S.
Registered Land Surveyor S-2972



12660 W. NORTH AVENUE,
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jlpudelski@trioeng.com

PROJECT:
CHAPMAN FARMS
RESIDENTIAL COMMUNITY
VILLAGE OF MUKWONAGO, WISCONSIN
BY: **BIELINSKI HOMES**
1830 MEADOW LN., SUITE A
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION

DATE:

MARCH 8, 2018

JOB NUMBER:

14023-02

DESCRIPTION:

**PRELIMINARY
PLAT**

SHEET

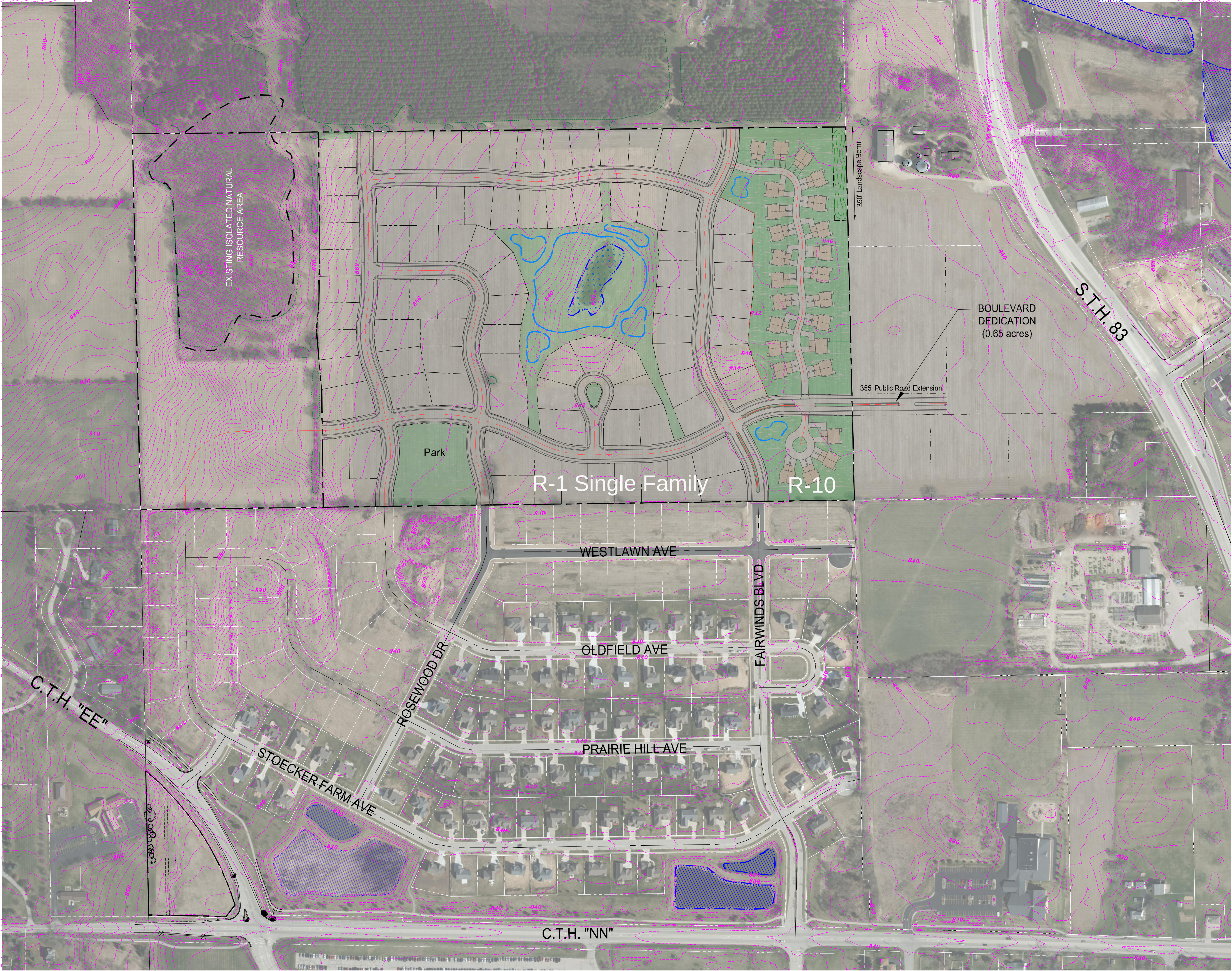
1 OF 1

EASEMENT LEGEND:

- (A) - 20' WIDE STORM SEWER AND DRAINAGE EASEMENT
- (B) - 30' WIDE SANITARY SEWER AND WATER MAIN EASEMENT

H:\C9001 9661 14023-02-CHAPMAN SURVEY PLATS\150PRP01-CHAPMAN FARMS.22X34.DWG

E:\JOSH PUDELO_2009-2017\PROJECTS\2017-11-16-CHAPMAN SITE PLAN_2017-11-15.DWG STANDARD SITE PLAN_2017-11-15.DWG

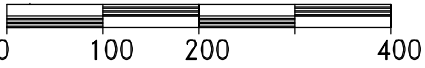


ZONING DISTRICT SUMMARY

SINGLE-FAMILY RESIDENCE DISTRICT R-1	
LOT AREA =	15,000 s.f. min.
LOT WIDTH =	
Interior =	100 feet
Corner =	120 feet
SETBACK	
Street =	35 feet
Interior Side (1-story) =	15 feet
Interior Side (Others) =	20 feet one side
	15 feet other side
Rear =	40 feet
MULTIPLE-FAMILY RESIDENCE DISTRICT R-10	
LOT AREA =	43,560 s.f. (all lots)
LOT WIDTH =	
Interior =	120 feet
Corner =	140 feet
SETBACK	
Street =	35 feet
Interior Side (1-story) =	15 feet
Interior Side (others) =	20 feet one side
	15 feet other side
Rear =	40 feet
MINIMUM GREEN SPACE =	40%

DEVELOPMENT SUMMARY

Total Area =	63.99 acres
Total # Units =	138 units
R-1 Single Family Area = 51.55 acres	
Total Lots =	88 lots
Density =	1.71 lots/acre
R-10 Multiple-Family Area = 12.44 acres	
Total Units =	50 units
	(25 buildings)
Density =	4.02 units/acre
Total Green Space =	60% of lot area
Miscellaneous Site Information	
Public Park Area =	1.95 acres
Central Pond Kettle =	6.14 acres
Total Road Length =	7,820 lf + 355 lf
Private Road Length =	1,300 lf



AREA PLAN "CHAPMAN PROPERTY"

VILLAGE OF MUKWONAGO, WI

12660 W. NORTH AVE., BLDG D
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

Scale: 1" = 200' (22"x34")
Scale: 1" = 400' (11"x17")
DATE: 11-15-2017

RESOLUTION 2021-24

A RESOLUTION TO AMEND THE COMPREHENSIVE PLAN FOR THE VILLAGE OF MUKWONAGO FOR PROPERTY LOCATED AT OUTLOT 1 CSM #11755 MUKV1957997001

WHEREAS, the Village Board is authorized by state law to adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2), Wis. Stats.; and

WHEREAS, the Village Board, upon recommendation of the Village Plan Commission, adopted a comprehensive plan on October 6, 2009; and

WHEREAS, the Village Board is authorized to amend the adopted comprehensive plan from time to time, upon recommendation of the Village Plan Commission; and

WHEREAS, the Village Board adopted a public participation plan that describes the way in which Village residents and other interested parties can participate in the revision of the adopted comprehensive plan; and

WHEREAS, Frank Bielinski has submitted a petition to the Village on behalf of a property owner Michael A Chapman Descendants' Trust Laurie G Chapman Descendant's Trust et al to amend the future land use map (Map 9) of the adopted comprehensive plan by changing the classification from Medium Lot Single Family II – 15,000 Sq Ft. with Conservation Subdivision Design Overlay and Isolated Natural Area land use classifications to Medium Lot Single Family II – 15,000 Sq and Isolated Natural Area Land Use Classifications; Parcel Number **MUKV1957997001** and

WHEREAS, Frank Bielinski has submitted a petition to the Village on behalf of a property owner Michael A Chapman Descendants' Trust Laurie G Chapman Descendant's Trust et al to amend the future land use map (Map 4 North Key Area) of the adopted comprehensive plan by changing the classification from Medium Lot Single Family II – 15,000 Sq Ft. with Conservation Subdivision Design Overlay and Isolated Natural Area land use classifications to Medium Lot Single Family II – 15,000 Sq and Isolated Natural Area Land Use Classifications; Parcel Number **MUKV1957997001** and

WHEREAS, the petitioner's request constitutes a minor amendment as set forth in the adopted public participation plan; and

WHEREAS, the Village Plan Commission at their meeting on April 13, 2021 has determined that additional opportunities for public participation (aside from the public hearing to be conducted by the Village Board) are not needed for this minor amendment owing to the limited nature of the request; and

WHEREAS, the Village Plan Commission reviewed the petitioner's request at their meeting on April 13, 2021, and found it to be a desirable change; and

NOW, THEREFORE, the Board of Trustees of the Village of Mukwonago, Waukesha and Walworth Counties, **DOES HEARBY ORDAIN AS FOLLOWS:**

SECTION I: The Comprehensive Plan for the Village of Mukwonago entitled "Comprehensive Plan 2035 for the Village of Mukwonago" is hereby amended as follows:

- A. Map 9, "Land Use 2035", shall be amended by adding a " Medium Lot Single Family II – 15,000 Sq and Isolated Natural Area " to Parcel Number **MUKV1957997001**
- B. Map 4 , " North Key Area ", shall be amended by adding a Medium Lot Single Family II – 15,000 Sq and Isolated Natural Area to Parcel Number **MUKV1957997001**
- C. This amendment shall take precedence to any conflict that may arise between other Comprehensive Plan policies and presentation of projected number of dwelling units and population within the Comprehensive Plan calculated based on the prior land use designation of the area subject to this amendment pursuant to Exhibit A.

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

SECTION III: SEVERABILITY. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decisions shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, section or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION IV: EFFECTIVE DATE. This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

Passed and adopted this ____ day of ____ 2021. VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra., Village Clerk



PLANNING COMMISSION

April 13, 2021 at 6:30pm

Mukwonago, WI

Conceptual Discussion

W298 S8944 Highway 83
Parcel Number: MUKT 1962-994

Case Summary

Parcel Data

Proposal:	Residential – Two Family, Multi Family, Commercial
Applicant:	J Randall, Levelup and Aaron Koch, PE, Pinnacle Engineering Group
Request:	Conceptual Discussion of land use, zoning, uses, etc.
Staff Recommendation:	See Comments
Planning Commission Recommendation:	Pending

Parcel Characteristics / Conditions

Acreage:	4.972 acres
Current Use:	Woods/ 2 structures- use unknown
Proposed Use:	Residential/ Mixed Use
Reason for Request:	New Construction
Land Use Classification:	Proposed Low Intensity Commercial/ Business
Zoning Classification:	Town: A-1 Agricultural Town A-1 Agricultural County Shoreland Zoning
Census Tract:	2039.02

Conceptual Discussion

Proposed Use:

- The development team has provide a concept plan for a new mixed use development located on STH 83 just north of CTH NN. The project being proposed consists of 8 duplex style condominiums and 1 larger residential or potential mixed use building with a combination of commercial and residential. The condominium buildings would be the initial phase with the larger building being a future phase.

Annexation / Comp Plan:

- The property is located within the Town boundary and must be annexed. The Village's comprehensive plan identifies that property as low density commercial use. Therefore, a comp plan amendment would be required to allow the residential use. The development team anticipate a future request for a comp plan amendment to low density multi family development.

Topography

- The site topography drops off dramatically to the east.

Proposed Zoning:

- The applicant is requesting R-10 which is the same zoning as the multifamily to the southeast. The R-10 zoning would allow for up to 10 units per acre. The site is 5 acres and thus a maximum unit count would be 50. The proposed duplex buildings would total to 16, leaving up to 34 units for the front building should it contain some residential units.
- NOTE: Surrounding properties in the area are R-5. There is an R-10 nearby- however this development was developed in conjunction with an out lot that is zoned A-1. This development has a density of .75 units per ac as a whole.

Proposed Building Design:

- The development team has indicate that the "buildings would be constructed with high quality materials and finishes. The approximate square footage of each unit is 2,500 s.f. Units will have basements and many units will have exposures which will create opportunities for very usable finished basements."

HWY Access

- Access to the site will require DOT approval. Village Plans indicate the continuation of Marsh View Drive to the north and connecting to HWY 83. This plan would eliminate that vision.

Staff Comments

- **Building:** No comments at this time
- **Police:** Would need yield or stop signs at some locations. Would the road around the condos be public or private?
- **PW:** Concerns about continuation of Marsh View Road not continuing, Access to Hwy 83 and linkage to Kwik Trip property.
- **Fire:** In respect to the condo's FD has no jurisdiction except for village hydrant spacing. In regards to the front larger structure there were comments on commercial and residential. We would need to know square footage of both, review our fire code to suppression, detection and separation requirements. This may all fall under the state but we need more information to follow up.
- **Utilities:** As we discussed in the Feb. 9th meeting the lift station access is a large concern for access and it appears they have gotten that. We just need to make certain that it is very clear that no access change will be approved at any steeper of a grade than the current existing driveway now.
- **Engineering:** I believe any concerns we had were addressed directly with Pinnacle during our virtual meeting with them and Aaron seems to have captured those in his

letter to the Village. Beyond what has already been discussed, there is insufficient documentation for us to review anything further at this time. Our first step is a preliminary storm water review and the requirements of submittal for that are found in 34-107(b). Until that documentation is submitted and a review is performed, I wouldn't recommend anything beyond a concept plan going to PC.

- **Planning:**
- Comprehensive Plan will need to be modified.
 - Village planning Staff believes that this Amendment from Commercial to Residential and the request for Medium Density Multi Family (10 units an ac) is beyond a minor amendment to the comprehensive plan. As such per Resolution 2016-004 Planning Staff will recommend to the PC and VB that additional public participation items be conducted beyond a hearing at PC and VB. More specifically Planning Staff will recommend that a Public Information meeting be conducted by the developer prior to the scheduling of any public hearings at the PC and VB. The public informational meeting may be conducted in small groups or larger groups and a virtual/ live / and or recorded meeting will need to be provided. The development team and Village Staff will need to coordinate.
- The Official Map of the Village will need to be amended. The current official map indicates that Marsh View Drive should extend through the property to the NDR driveway and continue north. The current plan by the developer proposes not to extend Marsh View Drive. At this time plan staff cannot support a plan that does not extend Marsh View Dr.
- Zoning:
 - The development proposal request and R-10 zoning. Surrounding properties in the area are R-5. There is an R-10 nearby- however this development was developed in conjunction with an out lot that is zoned A-1. This development has a density of .75 units per ac as a whole.
 - As noted above the Town and County indicate that the eastern portion of this property is within the Shoreland Wetland zone. A study will need to be conducted to determine if the Village's Shoreland Wetland Zoning would be required to be applied to this property and if so to what extent. If applied there will be required setbacks etc. which may limit the currently proposed plans.
- Annexation: The annexation process will need to occur.
- Site Design:
 - Planning Staff is concerned about the following alignments: Alignment of entry – sharing of driveway with adjoining gas station, adjacent of residential units to the northern gas pump area, adjacency of units to sewer utility facility, and the adjacency of the parking lot for the larger building facing the rear of duplexes.
 - Planning Staff is concerned about the appearance of building #9. Staff recommends that a building with more depth and movement be considered.
 - Staff is also concerned that the site has no stormwater management on site and the development team is proposing to use stormwater facilities on the adjacent property – but staff is unaware if the adjoining property owners are aware of the plan or willing to partner with this development team.
 - Staff believes that Marsh View Drive should continue north and with a careful alignment could allow for residential development to the east of the street

while having commercial development on the west of the street an adjacent to 83.

- Mixed Use:
 - Staff is concerned about the design and coordination of mixed uses in the larger building parallel to Hwy 83. Mixing of uses is encouraged, however there is not enough information at this time to understand the full complexity of what might be proposed.

Recommendation

Conceptual Discussion

Staff has spent some time with the development team expressing several concerns about the property. At this time staff believes that there are a lot of un answers questions that may influence any future decision by the board. These concerns include the potential for Shoreland Wetland Zoning, Access to the Utility structure through this exiting parcel or via the DNR property, continuation of Marsh Road, and those additional concerns listed above.

Staff recommends that the Planning Commission and Village Board have a casual conversation with the development team and staff and express their interest, thoughts, and concerns.

Attachments

1. Maps
2. Plans



Village of Mukwonago GIS

Sunrise Development - Aerial

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



SCALE: 1" = 333'

VILLAGE OF MUKWONAGO

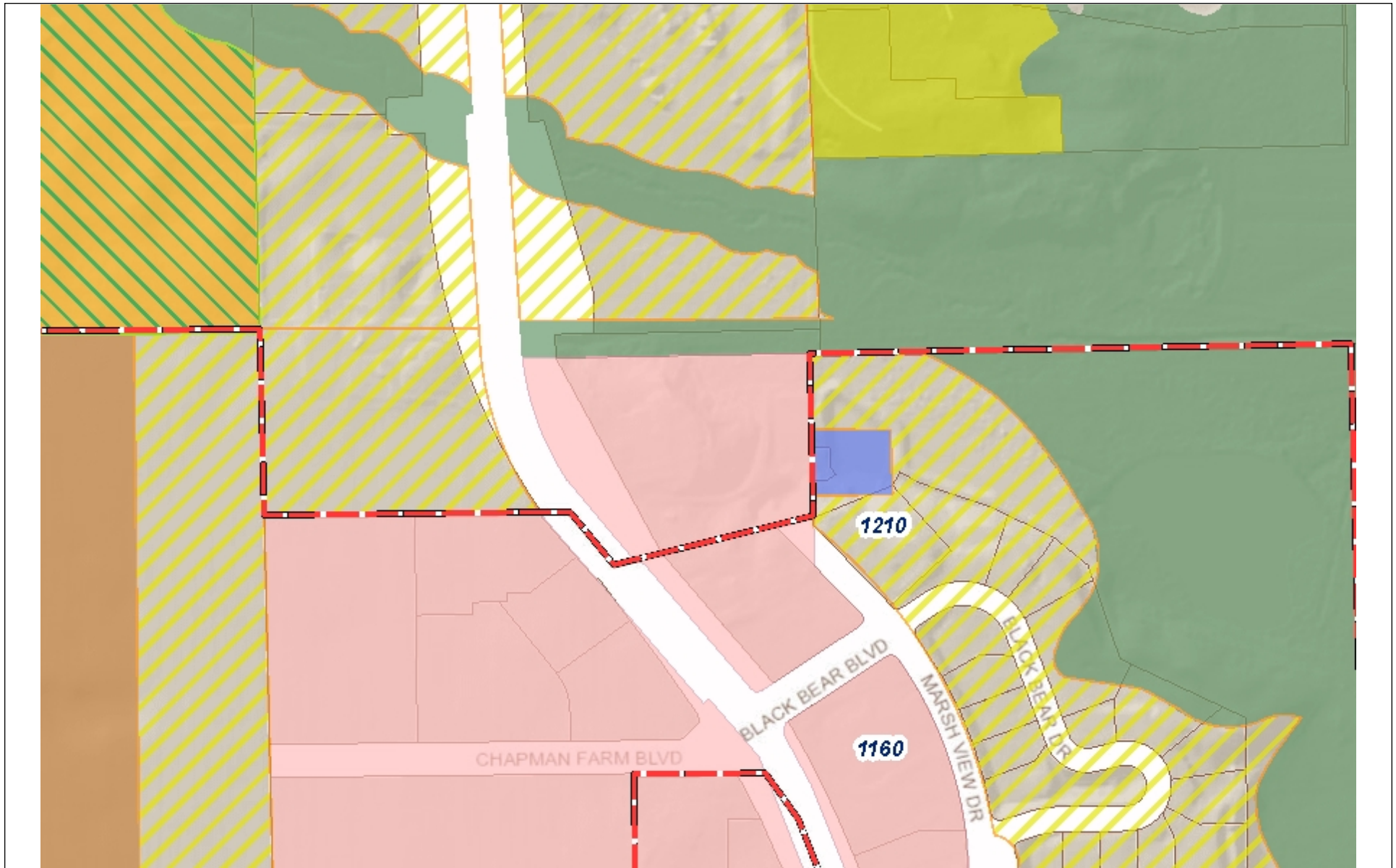
440 River Crest Court

PO Box 206

Mukwonago, WI 53149

262-363-6420

Print Date: 4/6/2021



Village of Mukwonago GIS

Sunrise Development - Village Land Use

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SCALE: 1" = 333'

VILLAGE OF MUKWONAGO

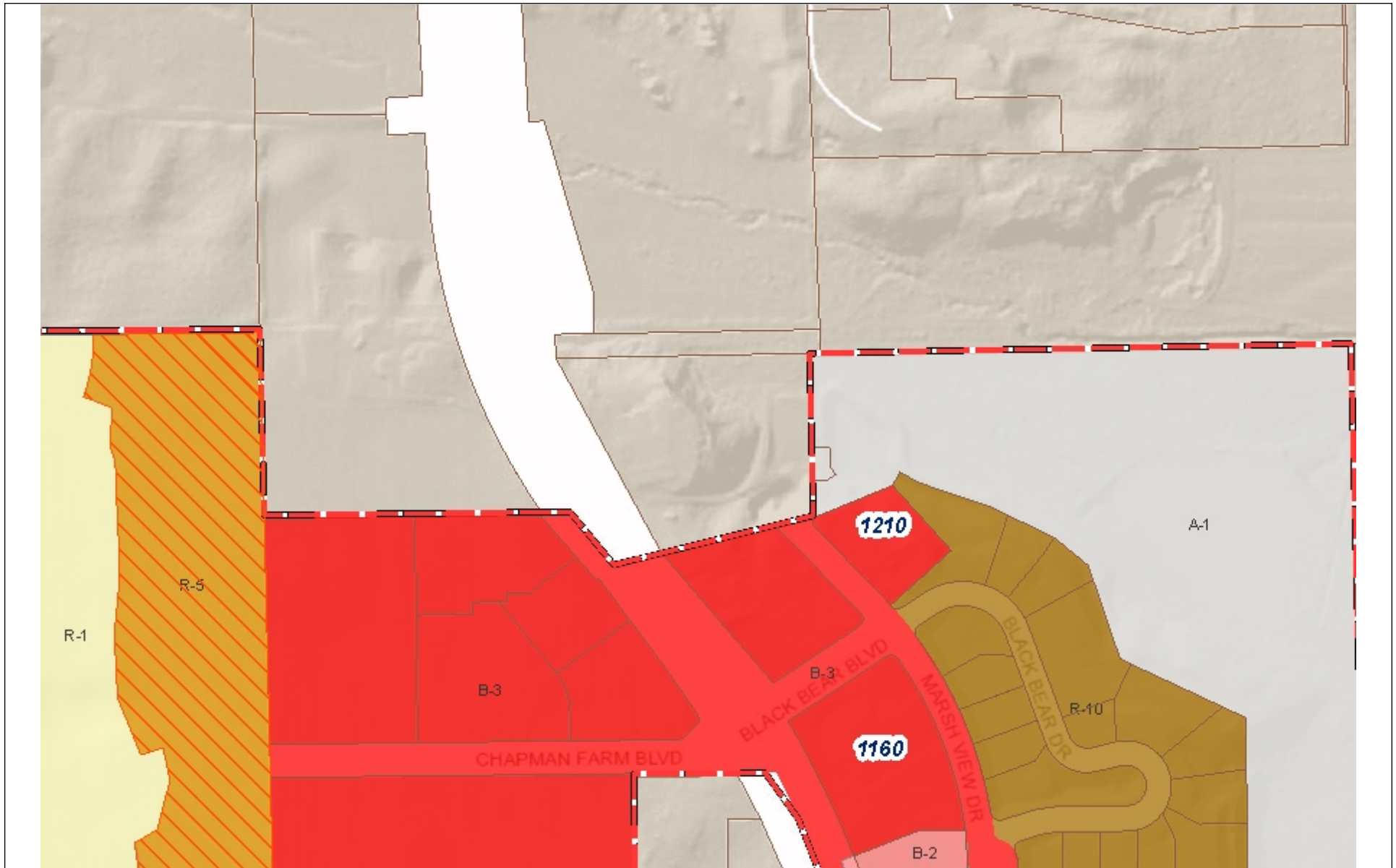
440 River Crest Court

PO Box 206

Mukwonago, WI 53149

262-363-6420

Print Date: 4/6/2021



Village of Mukwonago GIS
Sunrise Development - Village Zoning

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SCALE: 1" = 333'

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

Print Date: 4/6/2021

March 2, 2021

Mr. John Fellows
Community Planner
Village of Mukwonago
440 River Crest Ct
Mukwonago, WI 53149

RE: Mixed Use Development at W298 S8944 Highway 83, Mukwonago, WI
Tax Key MUKT 1962.994

Dear Mr. Fellows:

On behalf of the potential developer, please find enclosed a concept plan for a new mixed use development located on STH 83 just north of CTH NN. The project being proposed consists of 8 duplex style condominiums and 1 larger residential or potential mixed use building with a combination of commercial and residential. The condominium buildings would be the initial phase with the larger building being a future phase.

The property is located within the Town boundary and must be annexed. The Village's comprehensive plan identifies that property as low density commercial use. Therefore, a comp plan amendment would be required to allow the residential use. We anticipate a future request for a comp plan amendment to low density multi family development. This would be consistent with the adjacent multifamily in the area. It is our opinion that while some retail may be appropriate along STH 83, the value of this property lies with it's proximity to the conservancy are to the north and east. The site topography drops off dramatically and a residential use on the east side of the site would be buffered vertically from the road and would have beautiful views of the conservation land to the north and east. A residential use on the east portion of the property would also be consistent with the environmental areas to the north and east. Current and near future market conditions have a stronger affinity for multifamily residential over commercial as well. Therefore, it is our desire to keep the front building entirely residential as well. If a commercial element is desired, a mixed use building may be possible, though more challenging.

An appropriate zoning would likely by R-10 which is the same zoning as the multifamily to the southeast. The R-10 zoning would allow for up to 10 units per acre. The site is 5 acres and thus a maximum unit count would be 50. The proposed duplex buildings would total to 16, leaving up to 34 units for the front building should it contain some residential units.

The condominium buildings would be constructed with high quality materials and finishes. The approximate square footage of each unit is 2,500 s.f. Units will have basements and many units will have exposures which will create opportunities for very usable finished basements.

We met with Village staff on a call on Feb 9th. They were very helpful and provided us some very valuable information to consider as we move forward with the site planning. A summary of those points is as follows:

- Access to the site will require DOT approval. If a second access point is not granted, it will be important to ensure the fire department has appropriate site maneuverability.

- We did examine an option to extend March View Drive onto the site. However, the very steep slope will not allow us to traverse down approximately 25 vertical feet of terrain. This is even more challenging with the need to keep access to the lift station. In addition, the extension of a public road with right of way and setbacks would not work with the current site relationship between buildings and the private roadway. There would be a significant loss of units and would make the project unfeasible. If an alternate access path to the lift station could be developed, it may be possible to extend the road,
- Access to the existing lift station to the east is required. We presented both an on site option and a second option to route a driveway to the north and utilize the existing DNR access roadway. Staff was open to both. The steepness of the driveway is of concern and the second option may be better from that regard. We will approach the DNR and see if the second option is possible.
- Public sanitary sewer will need to be extended from the site to the northwest corner of the development. Due to the depth of the sewer, we are exploring the possibility of installing this under the access roadway on the DNR property. Onsite sewer would need to be private.
- Public watermain would need to be extended to the north west corner of the property. Onsite watermain would need to be private.
- We are proposing to use the existing pond to the east for stormwater. This is already a shared pond so adding another user seems to make some sense in lieu of creating another new pond on site. We are engaging the owners of the pond to discuss additional sharing opportunities and have had a positive initial response. We anticipate some modifications to the existing pond may be necessary. There may be environmental constraints to consider in this area as well.
- A concern regarding the proximity to the existing gas station pumps was raised. We agree that this is a concern, and have created a layout that does not put any units along the south driveway to avoid units backing up to the pump. The minimum horizontal distance from a unit to the pump is approximately 85 feet. We feel that there is ample opportunity for enhanced landscaping in this area to provide adequate screening. In addition, the condominiums would be approximately 15 feet below the pump elevation which will help to mitigate direct views and noise as well.

In order to understand the Village's appetite for a comp plan amendment and their overall opinion of this project proposal we would like to be placed on the March PC agenda for concept review. Please find attached a concept plan for your review. Please feel free to contact us with any additional questions or thoughts. Thank you.

Sincerely,
PINNACLE ENGINEERING GROUP

Aaron E. Koch, P.E.
Principal

