

Village of Mukwonago  
**Notice of Meeting and Agenda**

**PLAN COMMISSION MEETING**  
**Tuesday, November 9, 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 minutes from October 12, 2021 meeting.  
[20211012 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 for consideration of a request for a special exception for an additional monument sign for ProHealth Care, applicant; 240 Maple St; Parcel MUKV 2016-993-002.

[Public Hearing Notice PC -Special Exception - 240 Maple.pdf](#)

**6. New Business**

*Discussion and Possible Action on the Following Items*

- 6.1 Discussion and consideration of a special exception for an additional free-standing sign for ProHealth/Waukesha Memorial Hospital Inc, applicant; 240 Maple Ave; Parcel MUKV 2016-993-002.

- 6.2 Discussion and possible recommendation to Village Board for **RESOLUTION 2021-82** for a Site Plan and Architectural Review (SPAR) for Banker Wire, applicant; 123 W Boxhorn Dr; Parcel MUKV #A477300001.  
[Staff Report - SPAR- Banker Wire with attachments.pdf](#)  
[RESOLUTION 2021-82 SPAR - Banker Wire -123 Boxhorn.pdf](#)
- 6.3 Discussion and possible recommendation to Village Board for **RESOLUTION 2021-83** for Site Plan and Architectural Review (SPAR) for a temporary parking lot for Empire/Milwaukee Tool/Schwer Pflcht & Werkzeug Properties, LLC, applicant; 929 Empire Drive and Holz Parkway; Parcel MUKV 1969-988-006 and MUKV 1969-988-001.  
[Staff Report - SPAR- Milwaukee Tool - 929 Empire with attachments.pdf](#)  
[RESOLUTION 2021-83 Milwaukee Tool - 929 Empire.pdf](#)
- 6.4 Discussion regarding a conceptual development plan for a restaurant remodel and 53 unit apartment building for Vlaznim Islami aka Viktor Islami, Zani Islami, 927 Main Street / Main Street, Parcels MUKV 2009-964-001 and MUKV 2009-964-004.  
[Staff Report - Conceptual SPAR - Blue Bay 927 Main with attachments.pdf](#)
- 6.5 Discussion and Consideration of rescinding Resolution 2018-024 for a Preliminary Plat for Chapman Farms Subdivision (Phase 1,2, and 3) and adoption of a **RESOLUTION 2021-84** for a Preliminary Plat for Chapman Farms Subdivision (Phase 1, 2, 3, and 4) for Bielinski Homes, LLC, Parcel Numbers MUKV 1957-001-010, MUKV 195-7001-001, MUKV 1957-007, MUKV 1957-006, MUKV 1957-004, MUKV 1957-005, MUKV 1957-011, MUKV 1957-010, MUKV 1957-997-001.  
[Staff Report - Preliminary Plat - Modifications to Resolutions and SWMA - Chapman Farms - with Attachments.pdf](#)  
[RESOLUTION 2021-84 revision to 2018-024 \(Bielinski-Chapman Preliminary Plat\) clean version.pdf](#)

## **7. Adjournment**

### ***Membership:***

***Eric Brill, James Decker, Karl Kettner, Mark Penzkover, Tim Rutenbeck, Jason Wamser, Fred Winchowky, 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, October 12, 2021**

#### **Call to Order**

President 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  
Jason Wamser  
Eric Brill  
Tim Rutenbeck  
Karl Kettner

Commissioners excused: Mark Penzkover

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

#### **Comments from the Public**

Opened at 6:30 pm  
No Comments from the public  
Closed at 6:31 pm

#### **Minutes**

Motion made by Decker/Brill to approve the minutes of the September 14, 2021 meeting, carried.

#### **Public Hearing**

**Public Hearing to consider an Amendment to a Conditional Use for an auto body repair facility and auto rental facility, James Fleury/Fleury's Body Repair, applicant; 1006 Main St; Parcel MUKV 2009-984.**

No Comments from the Public  
Closed at 6:33 pm

#### **New Business**

**Discussion and possible recommendation to Village Board RESOLUTION 2021-76 for a Conditional Use Permit for an Auto Body Repair Facility and Auto Rental Facility for JLF Real Estate LLC (James Fleury-Fleury's Body Repair), applicant; 1006 Main Street, Parcel MUKV 2009-984.**

Fellows gave overview of project

Motion by Decker/Brill to approve RESOLUTION 2021-76 for a Conditional Use Permit for an Auto Body Repair Facility and Auto Rental Facility for JLF Real Estate LLC (James Fleury-Fleury's Body Repair), applicant; 1006 Main Street, Parcel MUKV 2009-984, carried.

**Discussion and possible recommendation to Village Board RESOLUTION 2021-77 for Site Plan and Architectural approval for modifications to an Auto Body Repair Facility and Auto Rental Facility for JLF Real Estate LLC (James Fleury-Fleury's Body Repair), applicant; 1006 Main Street, Parcel MUKV 2009-984.**

Fellows gave overview of project

Motion by Decker/Brill to approve RESOLUTION 2021-77 for Site Plan and Architectural approval for modifications to an Auto Body Repair Facility and Auto Rental Facility for JLF Real Estate LLC (James Fleury-Fleury's Body Repair), applicant; 1006 Main Street, Parcel MUKV 2009-984, carried.

**Discussion and possible recommendation to Village Board RESOLUTION 2021-74 to approve a land division for two lot Certified Survey Map (CSM), Hill Court, for the Village of Mukwonago; Parcel #A493600002.**

Fellows gave overview of project

Motion Decker/Brill to approve RESOLUTION 2021-74 to approve a land division for two lot Certified Survey Map (CSM), Hill Court, for the Village of Mukwonago; Parcel #A493600002, carried.

**Discussion of conceptual preliminary plat for Chapman Farms Subdivision, Phase 1, 2, 3, and 4, applicant Bielinski Homes, Inc., Parcel MUKV 1957-001-010, MUKV 1957-001-001, MUKV 1957-007, MUKV 1957-006, MUKV 1957-004, MUKV 1957-005, MUKV 1957-011, MUKV 1957-010, MUKV 1957-997-001.**

Fellows gave overview of project

John Donovan, Bielinski, gave overview of project

Plan Commission agreed with conceptual preliminary plat for Chapman Farms Subdivision.

**Consideration of approval for signage, campus master plan for signage, and a recommendation to the Village Board for an ordinance to amend Section 64-20(d) and Section 64-24 of the municipal code of the Village of Mukwonago regarding temporary and/or quasi-permanent signs and other advertising devices allowed on business and manufacturing zone properties requiring a permit/traffic directional signs, off-street on private property and exempt signs; 240 Maple Ave, MUKV 2016-993-002.**

Fellows gave overview of project

Motion by Decker/Wamser approve signage, campus master plan for signage, and a recommendation to the Village Board for an ordinance to amend Section 64-20(d) and Section 64-24 of the municipal code of the Village of Mukwonago regarding temporary and/or quasi-permanent signs and other advertising devices allowed on business and manufacturing zone properties requiring a permit/traffic directional signs, off-street on private property and exempt signs; 240 Maple Ave, MUKV 2016-993-002, with the following conditions, carried.

Yes: Decker, Kettner, Rutenbeck, Wamser, Winchowky; Abstain: Brill

1. Grant approval for Sign #1 subject to the Commission holding a public hearing and issuance of a special exception for a third sign at the November 9, 2021 meeting.
2. Grant approval for Sign #2 as presented.
3. Take no further action on Sign #3 as it was approved in November of 2020 by the Commission.
4. Grant approval of the location of Sign #4 and the concept that the sign will be an internally illuminated directory sign that will coordinate with the other direction signs and monument signs on the property with final design approval to be granted by staff without needing to return to the Planning Commission.



5. Recommend to the Village Board adoption of a code amendment excepting directional wall signs for emergency rooms, ambulance facilities and urgent care centers that are under 75 SF in area.
6. Grant approval for informational signs #9, 14, and 15.
7. Recommend to the Village Board adoption of an ordinance change to Section 64-20(d).
8. Grant approval of the design for signs #11, 12, 13, 16, 17 conditional upon the Village Board approving an ordinance change to 64-20(d).
9. Recommend approval of a campus sign program as indicated within the submitted site plan map and images provided within the submission packet, subject to the Village Board approval of ordinance changes and Plan Commission issuance of special exceptions as applicable and the following conditions:
  - a. Additional directional signage with an application and fee for a sign permit and approval from the Planner shall be required for additional signage on the property. No review from Plan Commission shall be required unless referred to by the Planner.
  - b. Informational signage with an application and fee for a sign permit and approval for the Planner shall be required for additional signage on the property. No review from Plan Commission shall be required unless referred to by the Planner.
  - c. No additional monument signs are allowed along Maple Drive as the current Master Plan as provided the maximum number allowed under the ordinance and special exception process.

**Discussion and update regarding Article 5, 12, 13, 14, and 15 of the Zoning Code rewrite.**

Fellows gave overview

Time Schwecke, Civic Consulting, went over information with Commission.

**Adjournment**

Meeting adjourned at 8:34 p.m.

Respectfully Submitted,  
Linda Gourdoux, WCMC  
Deputy Clerk/Treasurer

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO  
PLAN COMMISSION TO CONSIDER AN SPEICAL EXCEPTION FOR AN  
ADDITIONAL MONMUMENT SIGN FOR PRO HEALTH CARE,  
LOCATED AT 240 MAPLE STREET,  
MUKV 2016-993-002**

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, November 9, 2021, commencing at 6:30 P.M. or soon thereafter to consider the following matter:

**REGARDING:** Consideration of a request for a special exception for an additional monument sign for Pro Health Care, pursuant to Section 64-34

**APPLICANT:** Pro Health Care Waukesha Memorial Hospital Mukwonago

For more information, please contact John Fellows, AICP, Village Planner at (262) 363-6420 x. 2111, or at [planner@villageofmukwonago.com](mailto:planner@villageofmukwonago.com).

Diana Dykstra, Clerk-Treasurer

To be published: October 19, 2021, and October 26, 2021.



## PLANNING COMMISSION

November 9, 2021 at 6:30pm

Mukwonago, WI

### SPECIAL EXCEPTION FOR AN ADDITIONAL FREE-STANDING SIGN

Pro Health / Waukesha Memorial Hospital Inc

240 Maple Ave

MUKV 2016-993-002

## Case Summary

### Parcel Data

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|                       |                                             |
|-----------------------|---------------------------------------------|
| Proposal:             | Third Free Standing Sign                    |
| Applicant:            | Pro Health / Waukesha Memorial Hospital Inc |
| Request:              | Special Exception for an Additional Sign    |
| Staff Recommendation: | Approve with Conditions                     |

### Parcel Characteristics / Conditions

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|                          |                                                       |
|--------------------------|-------------------------------------------------------|
| Acreage:                 | 41.2268                                               |
| Current Use:             | Hospital                                              |
| Proposed Use:            | Hospital                                              |
| Reason for Request:      | Special Exception for an Additional Sign              |
| Land Use Classification: | Government Institutional                              |
| Zoning Classification:   | B-5 Planned Business and Light Industrial Development |
| Census Tract:            | 2039.01                                               |

### Project Summary / Plan of Operation

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Pro Health Care has three primary entrances to their campus off of Maple Ave. The Zoning Ordinance allows for a maximum of two free standing signs, but allows the planning commission to grant a special exception for a maximum of one additional freestanding sign for a total of three free standing signs.

### Site Plan and Architectural Review Request

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Staff has reviewed the signs and its location. The sign compliments the other freestanding signage and meets setback requirements from Maple Ave.

### Staff Review

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Engineering

No Concerns at this time

|                            |                          |
|----------------------------|--------------------------|
| <b>Public Works</b>        | No Concerns at this time |
| <b>Utilities</b>           | No Concerns at this time |
| <b>Police</b>              | No Concerns at this time |
| <b>Fire</b>                | No Concerns at this time |
| <b>Building Inspection</b> | No Concerns at this time |
| <b>Planning</b>            | No Concerns at this time |

### **Recommendation**

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Staff recommends the following motion:

To: Grant a special exception for one additional freestanding monument sign for Pro Healthcare with the sign coordination with other freestanding signs with regard to design and materials and meeting all ordinance requirements including setbacks and vision triangles.

### **Attachments**

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1. Maps
2. Plans
3. Resolution



## Village of Mukwonago GIS

### Pro Health - Special Exception - 3rd Monument Sign - Aerial Photo

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

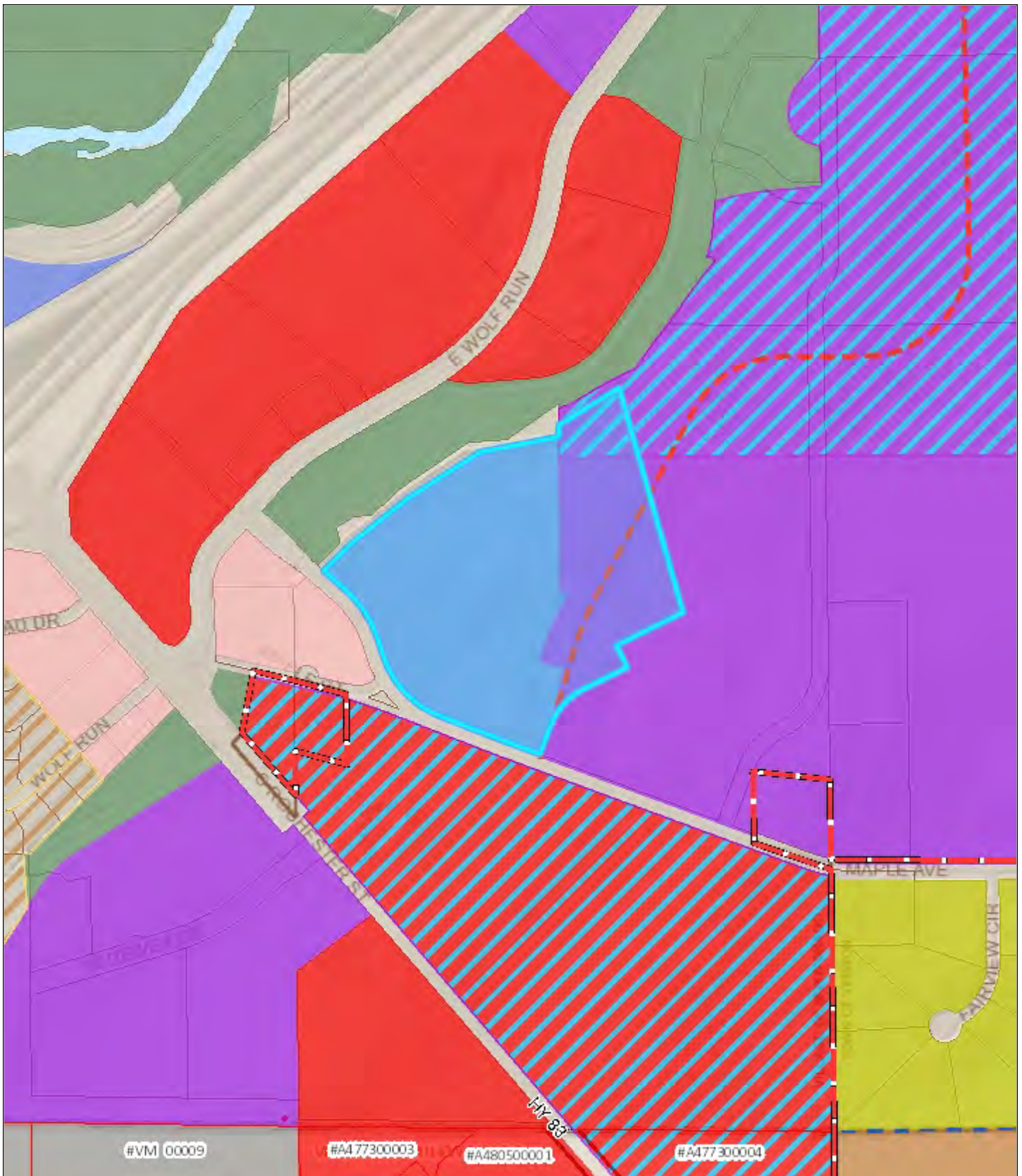
PO Box 206

Mukwonago, WI 53149

262-363-6420

Print Date: 11/2/2021





## Village of Mukwonago GIS

### Pro Health - Special Exception - 3rd Monument Sign - Land Use 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.

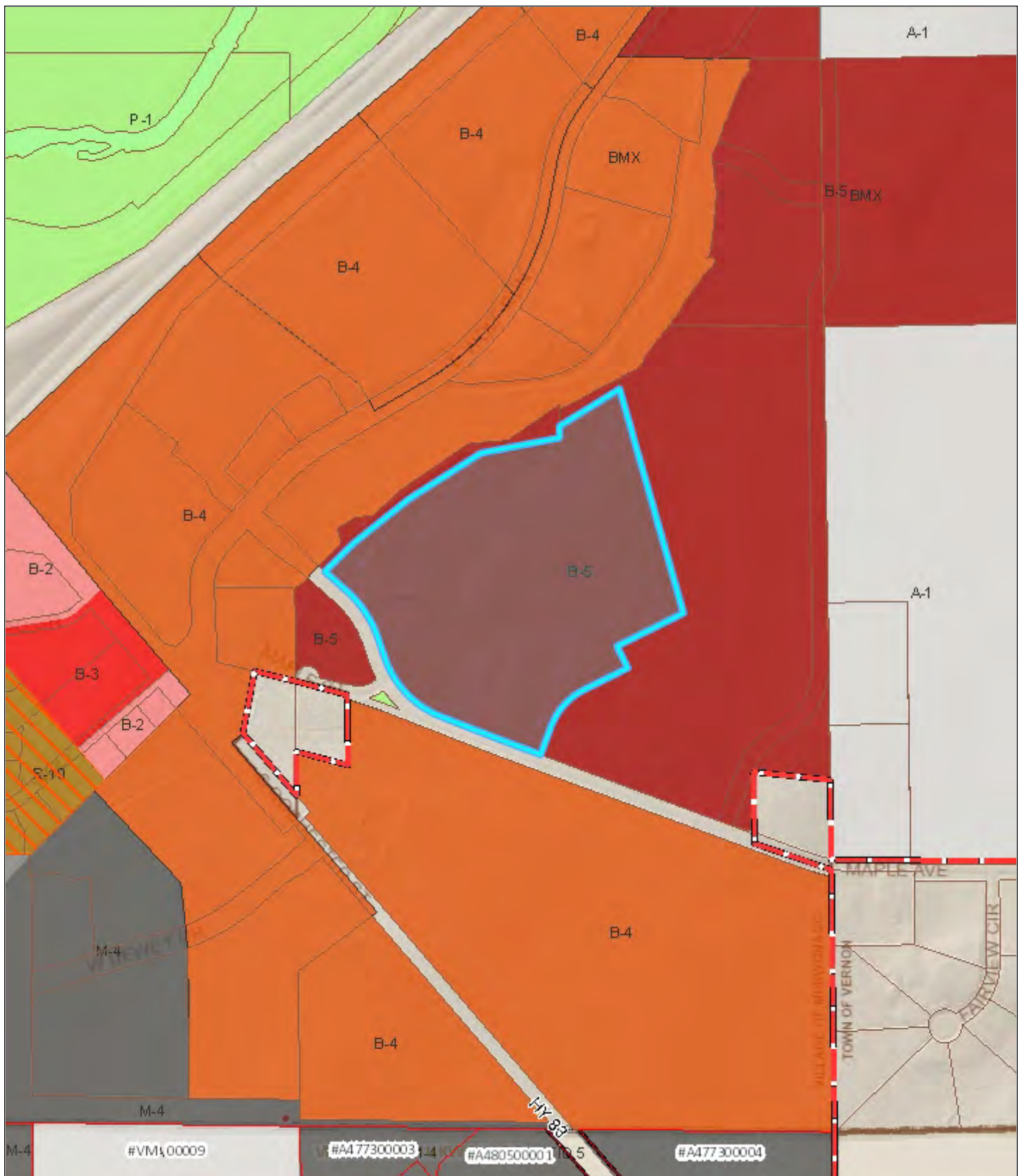


SCALE: 1" = 667'

## VILLAGE OF MUKWONAGO

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

Print Date: 11/2/2021



## Village of Mukwonago GIS

### Pro Health - Special Exception - 3rd Monument Sign - Zoning Map

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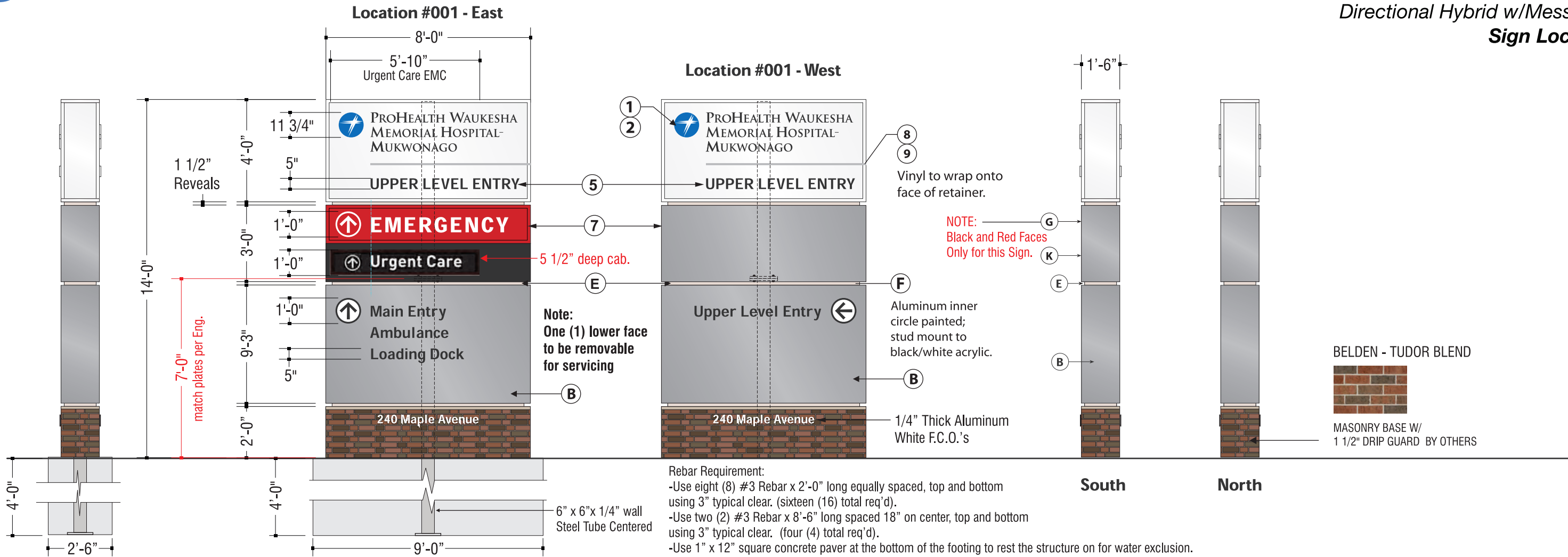
SCALE: 1" = 667'

## VILLAGE OF MUKWONAGO

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

Print Date: 11/2/2021





GENERAL SPECIFICATIONS:

Header construction: 1/2" thick acrylic with SANDED FROSTED FIRST SURFACE FINISH/SECOND SURFACE APPLIED DIFFUSER FILM (all 4 sides) with internal support frame and retainers. Logo/letters to be routed out w/ 1/2" clear acrylic push-thru (3/8" actual exposed) and decorated w/flat cut vinyl applied to first surface w/ returns to be flame polished. 2447 back-up acrylic. Illumination to be provided by 4000K WHITE LED.

EMERGENCY and Urgent Care cabinet are one cabinet painted to look like two cabinets. EMERGENCY band/circle to be White acrylic face with 3M translucent vinyl 3730-33L "Red" applied first surface with graphics weeded out. Aluminum frames and side painted to match Prohealth Main Body Silver. Urgent Care is an exterior EMC with recessed frame mounted flush with cabinet. Exterior blank-out unit with White LEDs. Frame painted Black to match cabinet.

Main cabinet to be custom fabricated aluminum with routed graphics backed up with Acrylite 9K004; gloss side first surface. Construct so faces can be replaced to accommodate change and future needs. Inner white arrow circle to be aluminum painted and stud mounted to Acrylite 9K004. Illumination to be 4000K WHITE LED.

All exposed hardware to be painted to match sign. Client to provide electrical to location (1) 20 amp 277 volt circuit.

Masonry base by others done after sign is installed.

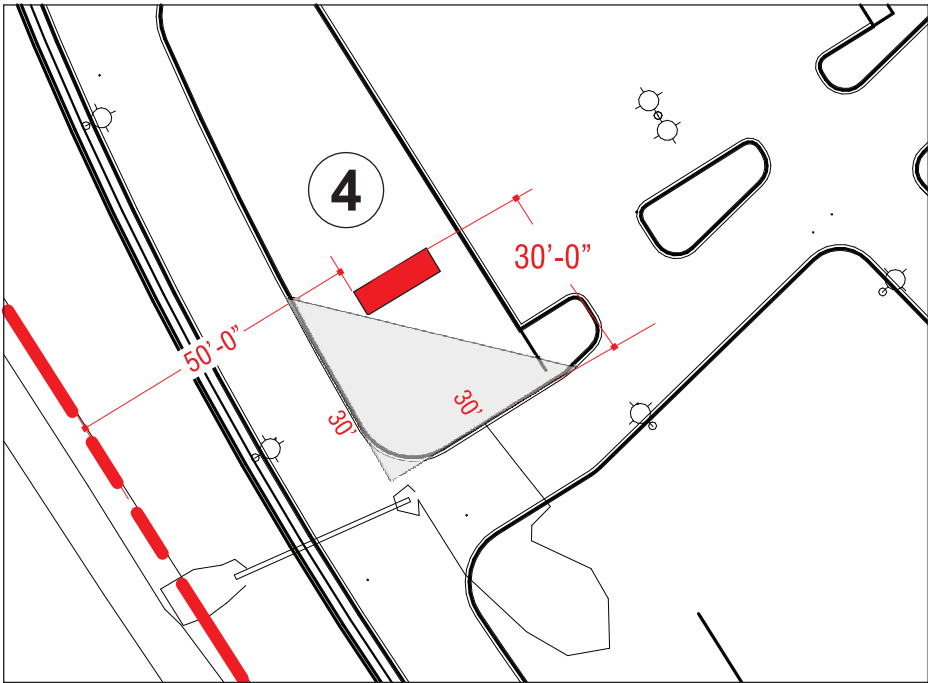
Scale: 1/4" = 1'-0"

COLOR SPECIFICATIONS:

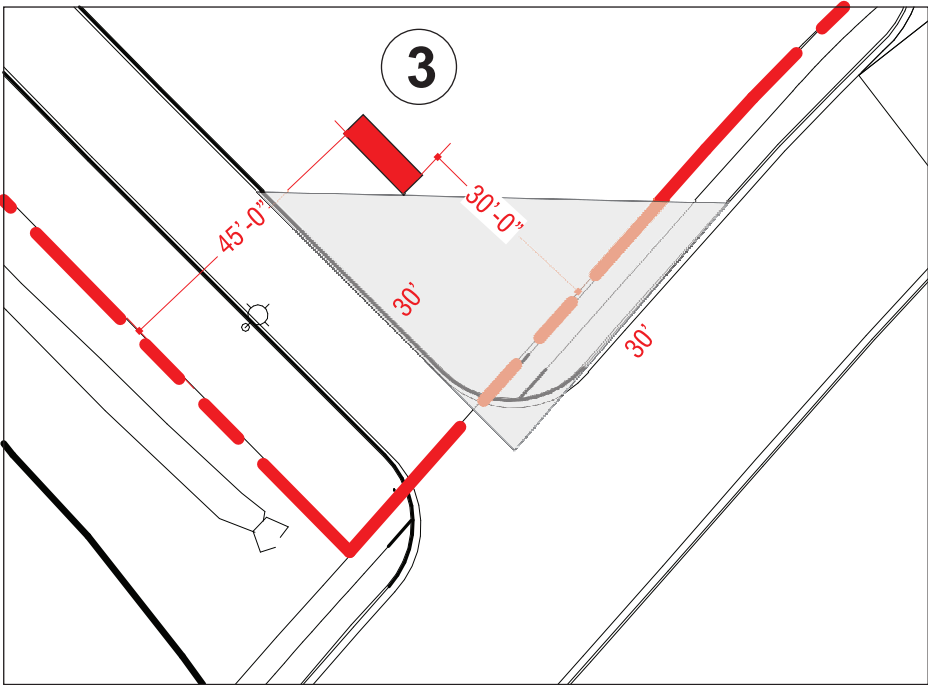
| PAINT SPECIFICATIONS |                                                              |     |                       |
|----------------------|--------------------------------------------------------------|-----|-----------------------|
| (B)                  | PROHEALTH MAIN BODY SILVER CUSTOM                            | (F) | Match Acrylic - White |
| (C)                  | Mp07897 (Top Coat 5% Fine METALLIC by Weight in SATIN CLEAR) | (G) | Match #3730-33L Red   |
| (D)                  | Pantone Cool Gray 8c                                         | (K) | Black                 |
| (E)                  | Pantone Warm Gray 1c                                         |     |                       |

| VINYL SPECIFICATIONS |                                             |     |                                       |
|----------------------|---------------------------------------------|-----|---------------------------------------|
| (1)                  | 3M #VT4-3630-8429 ProHealth Care Blue Logos | (7) | #3730-33L Red Emergency Sign          |
| (2)                  | #3730-20L White Logos/ 1st surface          | (5) | #7725-12 Black Main ID Copy           |
| (3)                  | #3735-60 Diffuser Film 2nd surface          | (6) | #680-85 Reflective Black Address Copy |
|                      |                                             | (8) | #3630-51 Silver Gray Main Face Strip  |
|                      |                                             | (9) | #3635-20B White 3M Block Out          |

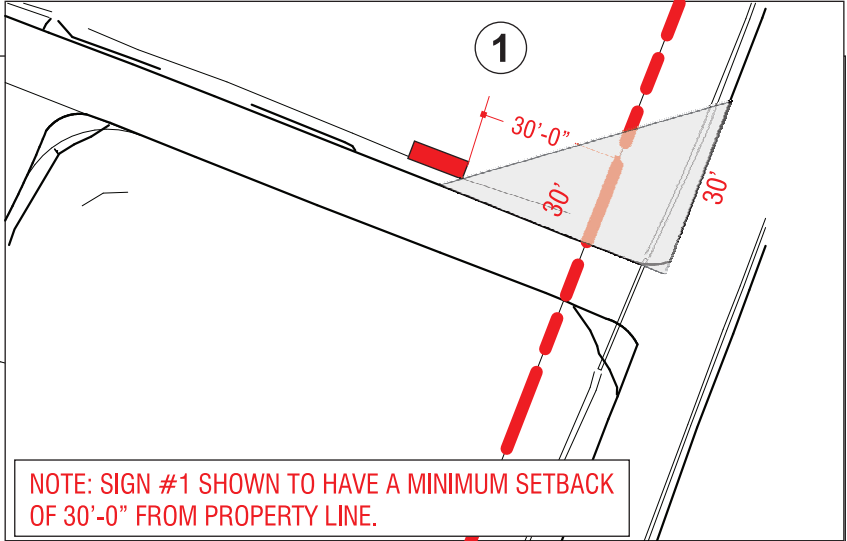
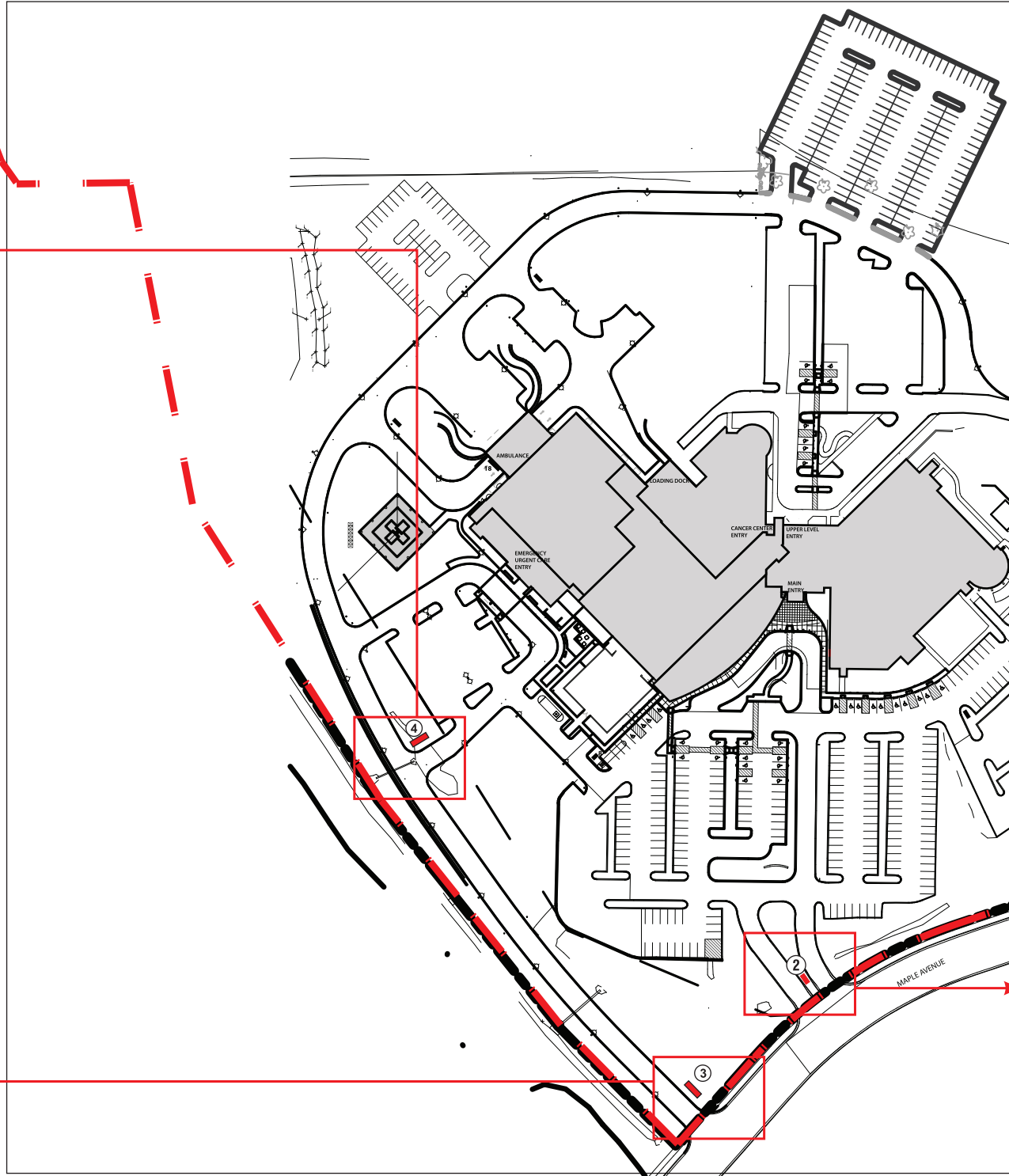




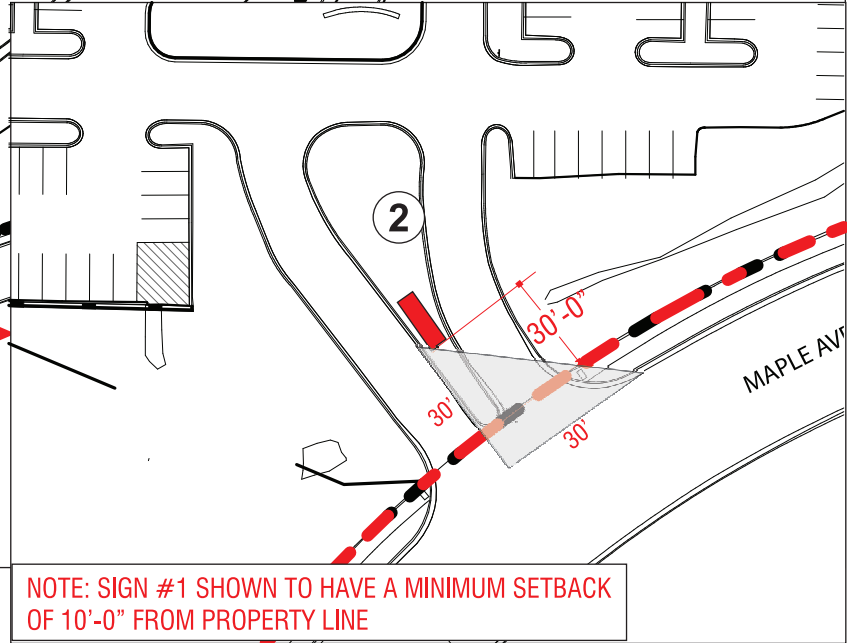
NOTE: SIGN #4 SHOWN TO HAVE A SETBACK OF 30'-0" FROM CURB & 50'-0" FROM PROPERTY LINE FOR VISION TRIANGLE



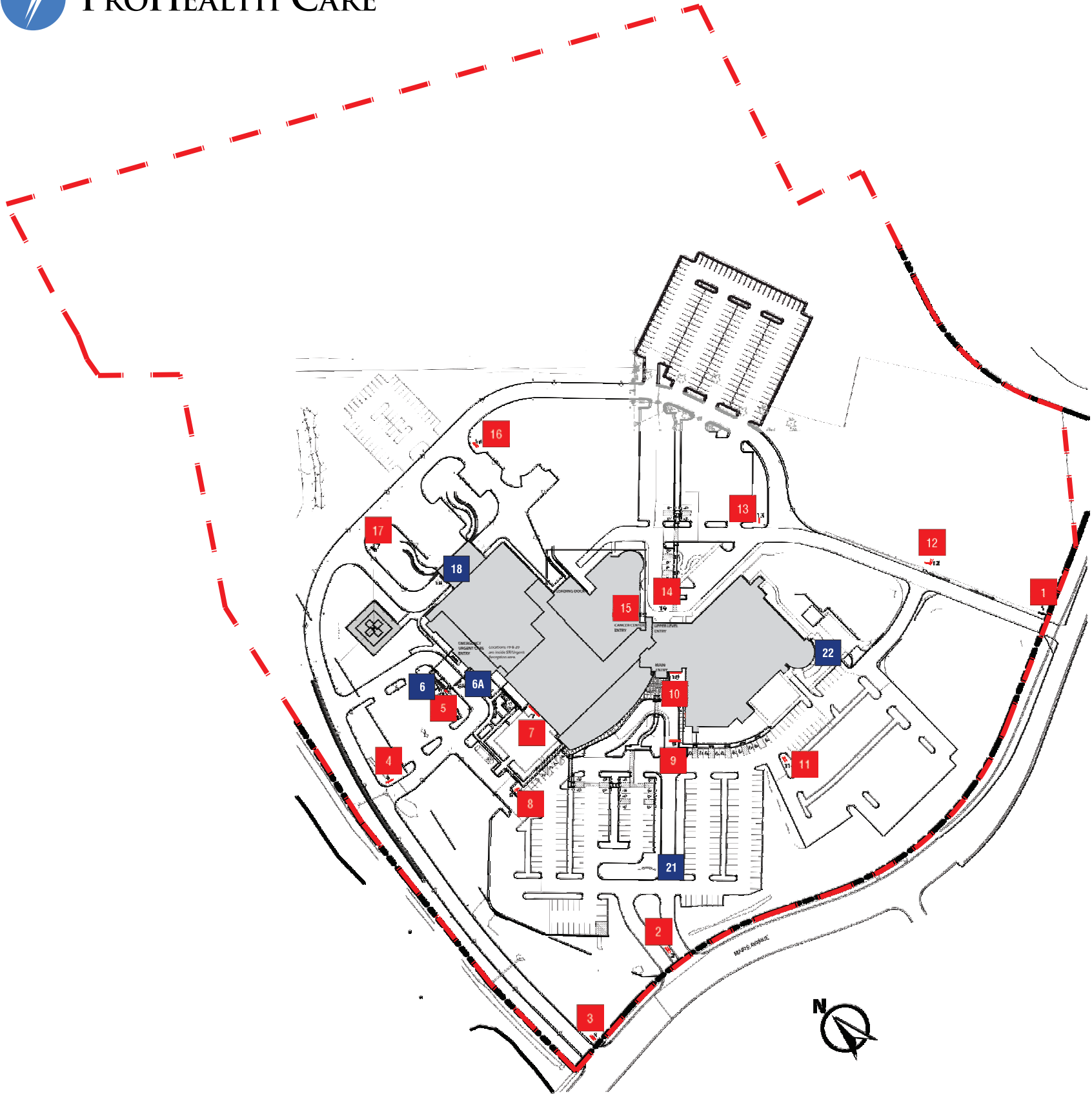
NOTE: SIGN #3 SHOWN TO HAVE A SETBACK OF 30'-0" & 45'-0" FROM PROPERTY LINES FOR VISION TRIANGLE



NOTE: SIGN #1 SHOWN TO HAVE A MINIMUM SETBACK OF 30'-0" FROM PROPERTY LINE.



NOTE: SIGN #1 SHOWN TO HAVE A MINIMUM SETBACK OF 10'-0" FROM PROPERTY LINE



EXISTING SIGN LOCATION

|    |           |    |                    |
|----|-----------|----|--------------------|
| 6  | EMERGENCY | 21 | MONUMENT CH. LTRS. |
| 6A | EMERGENCY | 22 | WALL CH. LTRS.     |
| 18 | AMBULANCE |    |                    |

SIGN LOCATION

|    |                                                  |    |                                                   |
|----|--------------------------------------------------|----|---------------------------------------------------|
| 1  | Main I.D. Directional Unit<br>Sign Location #1   | 11 | D/F N.I. Directional<br>Sign Location #11         |
| 2  | Main I.D. Directional Unit<br>Sign Location #2   | 12 | D/F N.I. 'V' Directional<br>Sign Location #12     |
| 3  | Main I.D. Directional Unit<br>Sign Location #3   | 13 | D/F N.I. Directional<br>Sign Location #13         |
| 4  | D5 Secondary Directional<br>Sign Location #4     | 14 | 10" H. Opaque Vinyl Graphics<br>Sign Location #14 |
| 5  | LED Message Unit<br>Sign Location #5             | 15 | 5" H. Opaque Vinyl Graphics<br>Sign Location #15  |
| 7  | Logo/Letter Set on Raceway<br>Sign Location #7   | 16 | D/F N.I. Directional<br>Sign Location #16         |
| 9  | 10" H. Opaque Vinyl Graphics<br>Sign Location #9 | 17 | D/F N.I. Directional<br>Sign Location #17         |
| 10 | Logo/Letter Set on Raceway<br>Sign Location #10  |    |                                                   |



## PLANNING COMMISSION

November 9, 2021 at 6:30pm

Mukwonago, WI

### SITE PLAN AND ARCHITECTURAL REVIEW

Banker Wire

123 Boxhorn Drive

Parcel Number: #A477300001

### Case Summary

#### Parcel Data

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|                       |                                                                 |
|-----------------------|-----------------------------------------------------------------|
| Proposal:             | Building Addition / Building Modifications / Site Modifications |
| Applicant:            | Banker Wire                                                     |
| Request:              | Site Plan Review / Architectural Review                         |
| Staff Recommendation: | Approve with Conditions                                         |

#### Parcel Characteristics / Conditions

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|                          |                                       |
|--------------------------|---------------------------------------|
| Acreage:                 | 15.582                                |
| Current Use:             | Industrial Manufacturing              |
| Proposed Use:            | Industrial Manufacturing              |
| Reason for Request:      | New Construction / Site Modifications |
| Land Use Classification: | Industrial                            |
| Zoning Classification:   | M-4 Manufacturing                     |
| Census Tract:            | 2039.01                               |

#### Project Summary / Plan of Operation

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"Banker Wire proposes to construct a 59,250 square foot addition to the existing 185,165 square foot industrial building to make the total building size approximately 245,000 square feet. Banker Wire is a manufacturer of wire mesh products; woven and welded. In addition, they perform a number of secondary fabrication processes on their wire mesh as well as the processing of drawn wire.

The addition will relocate the existing West exterior wall and add 158'-0" of new precast wall panels to both the North and South sides of the building. Similar to the existing building, exterior walls will be constructed of painted concrete pre-cast insulated wall panels, with insulated tinted glazing and dark bronze anodized aluminum framing for all of the fenestrations. The paint scheme will use three color tones and accents of painted wood texture concrete inlays to match the existing. All exterior finishes will match existing as well. Please see attached building elevations.

We are assuming approximately 140 employees in 3 shifts. Hours of operations will remain the same: 24hrs a day Monday through Friday, 24hrs a day on Saturdays with 50% staff and occasional Sundays with approximately 6 employees. Currently, there are 75 employees on 1st shift, 37 employees on second shift and 28 employees on 3rd shift.

The 167 existing parking stalls will be increased by an additional 43 spaces, based on 140 employees overall with limited visitor parking, meet the village requirements and will not require additional parking. The addition will require additional concrete and heavy-duty asphalt paving along the West and South sides of the building for new outdoor storage and overhead door truck entrances. See civil plans. “

## **Site Plan and Architectural Review Request**

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### Site Review

The expansion follows the original intent of expanding the facility to the west. The expansion will complete a fully built out facility. Circulation through the site will remain as original designed. An additional 43 parking spaces will be added to allow for more flexibility during shift changes. The original submission and approved plan in 2018 from the Planning Commission and Village Board provided for construction of 167 parking spaces with an additional 43 future parking spaces. This proposal completes the master plan regarding parking.

### Architectural Review

The building expansion continues the design of the original building with regard to materials, colors, patterns and textures and window articulation. The proposal also includes the addition of 5 new windows, a man door, and overhead glass door on the north elevation of the existing building where new offices will be created within the structure. The west elevation which currently has a canopy and outdoor storage will not have a canopy element, but the architectural fenestration, and color design will continue to the west elevation from the north and south elevations.

### Landscaping Review

The landscaping plan adds a few landscaping shrubs to the property near new parking areas. The remaining landscaping proposed included the implementation of the original landscaping plan from 2018, some of which was not implanted with Phase 1. All landscaping will need to be completed with this current phase.

### Lighting Review

Additional lighting will be provided on the property in new parking areas as well as security and circulation lighting. The concept lighting plans appear to meet Village standards.

### Dumpster Review

The proposal does not include an exterior dumpster facility.

## **Staff Review**

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|                     |                              |
|---------------------|------------------------------|
| <b>Engineering</b>  | See attached letter from R-M |
| <b>Public Works</b> | No Concerns at this time     |
| <b>Utilities</b>    | No Concerns at this time     |
| <b>Police</b>       | No Concerns at this time     |



|                            |                          |
|----------------------------|--------------------------|
| <b>Fire</b>                | No Concerns at this time |
| <b>Building Inspection</b> | No Concerns at this time |
| <b>Planning</b>            | No Concerns at this time |

## **Recommendation**

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### **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 submit a final set of plans to the Village. 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 Applicant / Property Owner must comply with all requirements related to impact fees imposed by the Village.
7. The Applicant / Property Owner shall comply with all parts of the Municipal Code as it relates to this project.
8. The Applicant / Property Owner shall comply with comments from Ruekert-Mielke letters regarding stormwater and utilities. Final Plans shall be submitted, reviewed, and approved by Ruekert-Mielke prior to the pre-construction meeting.
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. Any future modification to the site such as modification of buildings, parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

## **Attachments**

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1. Maps
2. Plans
3. Resolution



# Village of Mukwonago GIS Banker Wire - Aerial

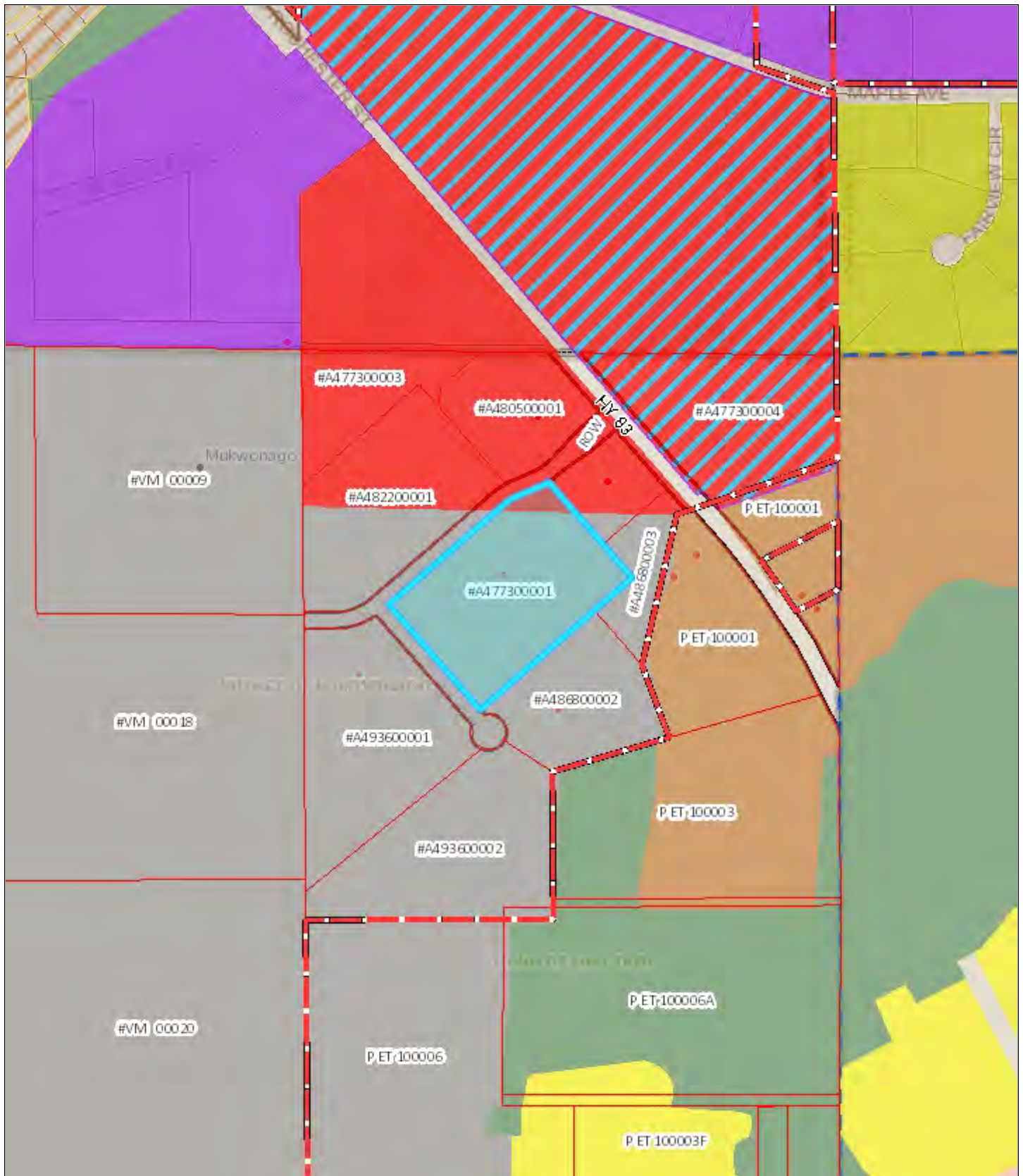
DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 667'

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

Print Date: 11/2/2021



## Village of Mukwonago GIS Banker Wire - Land Use

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SCALE: 1" = 667'

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

Print Date: 11/2/2021





## Village of Mukwonago GIS

### Banker Wire - Zoning

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SCALE: 1" = 500'

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

Print Date: 11/2/2021



***DESCRIPTION OF PROPOSAL FOR A 59,250 SQUARE FOOT ADDITION TO THE EXISTING 185,165 SQUARE FOOT SINGLE USER BUILDING CONSTRUCTED FOR BANKER WIRE LOCATED IN THE INDUSTRIAL PARK IN MUKWONAGO***

October 5<sup>th</sup>, 2021

Christopher Wenzler of Briohn Design Group, LLC  
Domenico Ferrante of Briohn Design Group, LLC  
Cary Bilicki of Briohn Building Corporation  
3885 N. Brookfield Road, Suite 200  
Brookfield, Wisconsin 53045

SUBMITTED: On behalf of the building owner Banker Wire:

BRIOHN is submitting this "Description of Proposal" on behalf of Banker Wire. Briohn Design Group LLC and Briohn Building Corp are acting as the representative applicant. Banker Wire is the applicant. The Village of Mukwonago Plan Commission Application is completed and included as part the Plan Commission application package as well as support drawings as required by Mukwonago, which includes site plan, building plan, lighting plan with fixture cut sheets, utility plan, site grading plan, storm water management plan (as required) and detailed landscaping plan.

**The Description of the Proposal and the Plan of Operation:**

Banker Wire proposes to construct a 59,250 square foot addition to the existing 185,165 square foot industrial building to make the total building size approximately 245,000 square feet. Banker Wire is a manufacturer of wire mesh products; woven and welded. In addition, they perform a number of secondary fabrication processes on their wire mesh as well as the processing of drawn wire.

The addition will relocate the existing West exterior wall and add 158'-0" of new precast wall panels to both the North and South sides of the building. Similar to the existing building, exterior walls will be constructed of painted concrete pre-cast insulated wall panels, with insulated tinted glazing and dark bronze anodized aluminum framing for all of the fenestrations. The paint scheme will use three color tones and accents of painted wood texture concrete inlays to match the existing. All exterior finishes will match existing as well. Please see attached building elevations.

We are assuming approximately 140 employees in 3 shifts. Hours of operations will remain the same: 24hrs a day Monday through Friday, 24hrs a day on Saturdays with 50% staff and occasional Sundays with approximately 6 employees. Currently there are 75 employees on 1<sup>st</sup> shift, 37 employees on second shift and 28 employees on 3<sup>rd</sup> shift.

The 167 existing parking stalls, based on 140 employees overall with limited visitor parking, meet the village requirements and will not require additional parking. The addition will require additional concrete and heavy-duty asphalt paving along the West and South sides of the building for new outdoor storage and overhead door truck entrances. See civil plans.

We respectfully ask the Village of Mukwonago to review and evaluate our proposal including the submitted drawings and other supporting materials. We believe that the proposed addition will not only meet Banker Wire's needs and expectations but the Village of Mukwonago's' as well. We look forward to your approval and our continued mutual success and appreciate the assistance provided and afforded by the Village of Mukwonago in the approval process.

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

Sincerely,

**Christopher Wenzler, AIA, NCARB, LEED AP BD+C**

**Director of Design**

**Briohn Design Group, LLC.**

3885 N. Brookfield Road, Suite 200

Brookfield, Wisconsin 53045

P: (262) 790-0500 (Ext. 406)

E: [cwenzler@briohn.com](mailto:cwenzler@briohn.com)

October 28, 2021

Mr. John Fellows, Assoc. AIA, CPM, AICP  
Community Planner  
Village of Mukwonago  
440 River Crest Court  
Mukwonago, WI 53149

Re: Banker Wire Expansion  
Preliminary Storm Water Review

Dear Mr. Fellows:

We have reviewed the plan commission submittal for the expansion at Banker Wire in TID #5. The plans are dated October 5, 2021. This review is required by the Village Storm Water Ordinance to determine if early site planning has accounted for the requirements of the Ordinance as well as the Regional Storm Water Management Plan. The intent is to avoid large changes to developments after the Planning Commission and Village Board have approved the concept and site plan.

We believe the plans, as submitted, can meet the requirements of the Village Ordinance and Regional Storm Water Management Plan and as such this letter will serve as the preliminary storm water review letter as detailed in 34-107(b) of the Village Ordinance.

If the Planning Commission and the Village Board would choose to approve these documents, we would request that you make approvals subject to our detailed technical review of the construction drawings for the requirements of the Department Heads and Village Ordinances, such as a final erosion control plan. We also request that the permits, to allow construction be withheld until this technical review is complete.

If you or any staff member should have any questions regarding this, please feel free to contact me at (262) 542-5733.

Respectfully,

RUEKERT & MIELKE, INC.



Peter W. Gesch, E.I.T.  
Project Engineer  
[pgesch@ruekertmielke.com](mailto:pgesch@ruekertmielke.com)

PWG:pwg

cc: Diana Dkystra, Village of Mukwonago  
Tim Rutenbeck, Village of Mukwonago  
Mark G. Blum, Village of Mukwonago  
Dave Brown, Village of Mukwonago  
Ron Bittner, Village of Mukwonago  
Jerad J. Wegner, P.E., Ruekert & Mielke, Inc.

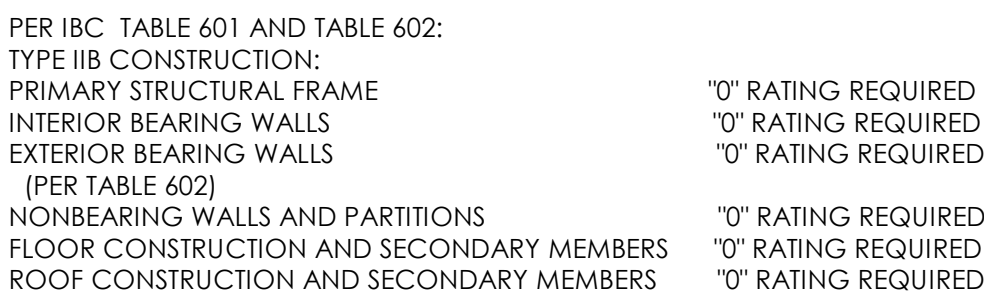


# BANKER WIRE ADDITION

A large, modern industrial building with a brown and beige facade, featuring a long, low profile and a flat roof. The building is situated on a grassy field under a bright blue sky with scattered white clouds. Several vehicles, including a white pickup truck and a dark sedan, are parked in front of the building. The foreground is dominated by a lush green lawn.

|                                                                                                                                                                                    |                                                                                                                                                                                 |                                                                                                                                                                                                                  |                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>OWNER :</b>                                                                                                                                                                     | <b>GENERAL CONTRACTOR :</b>                                                                                                                                                     | <b>ARCHITECT :</b>                                                                                                                                                                                               | <b>PROJECT LOCATION:</b>                                                             |
| <u>BANKER WIRE</u><br><u>DAVE STOUT</u><br>(262) 363-6129 PHONE<br><u>TIM FRANK</u><br>(262) 363-6136 PHONE<br>123 WEST W BOXHORN DR.<br>MUKWONAGO, WI 53149<br>(262) 363-7972 FAX | <u>BRIORN BUILDING CORPORATION</u><br><u>CARY BILICKI</u><br><br>3885 N. BROOKFIELD RD., SUITE 200<br>BROOKFIELD, WISCONSIN 53045<br>(262) 790-0500 PHONE<br>(262) 790-0505 FAX | <u>BRIORN DESIGN GROUP LLC</u><br><u>CHRISTOPHER WENZLER, AIA</u><br><u>NATHAN SCHULZE</u><br><br>3885 N. BROOKFIELD RD., SUITE 200<br>BROOKFIELD, WISCONSIN 53045<br>(262) 790-0500 PHONE<br>(262) 790-0505 FAX |  |

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



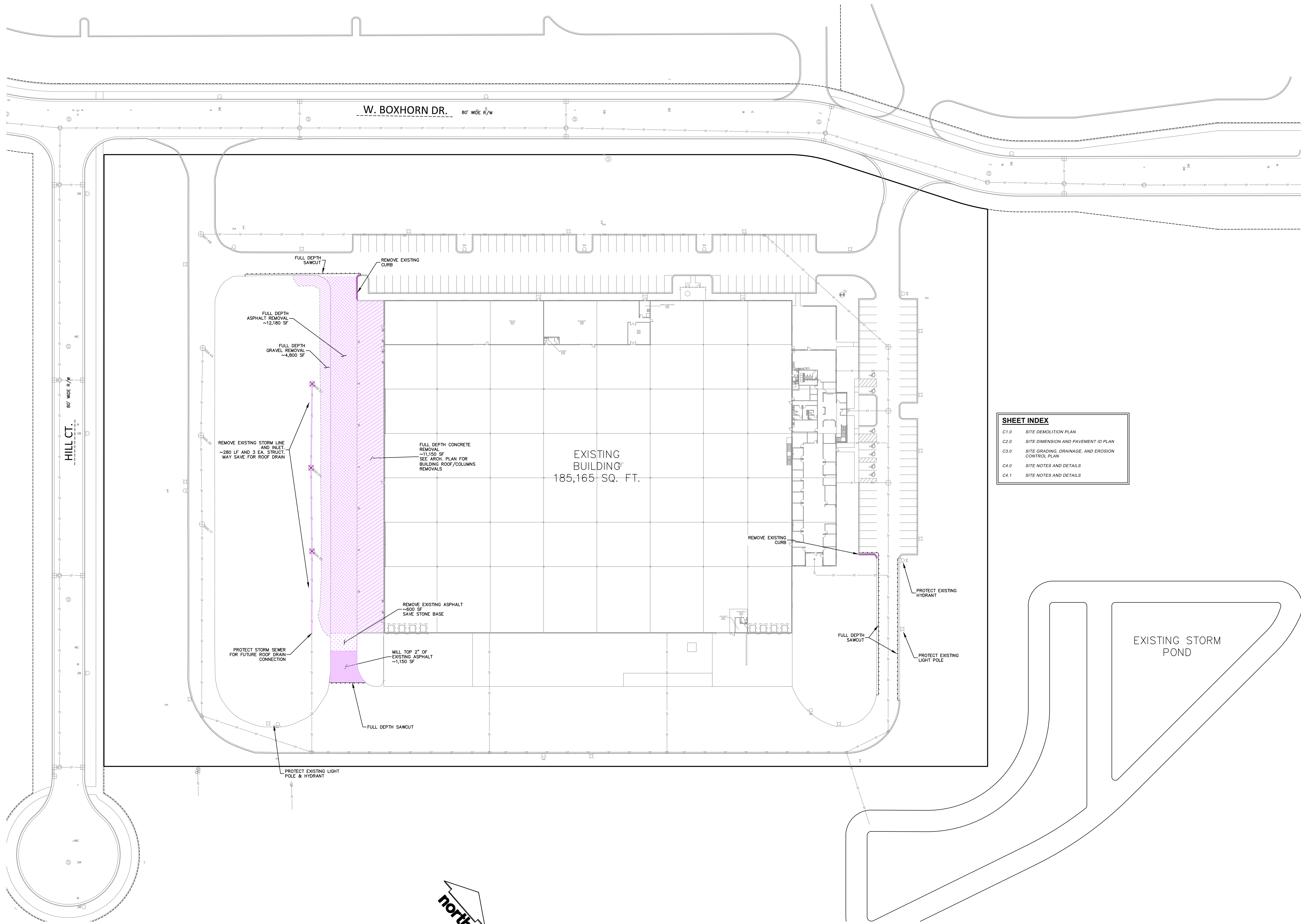
**NOTE:**  
ALL MECHANICAL, ELECTRICAL,  
PLUMBING AND FIRE SPRINKLER  
ENGINEERING BY DESIGN-BUILD  
CONTRACTORS

CLASS OF CONSTRUCTION: TYPE 2B  
 SPRINKLER SYSTEM: FULL NFPA 13  
 FLOOR LEVELS: 1  
 NUMBER OF STORIES 1  
 BUILDING ADDITION AREA: FACTORY - 59,250 SF

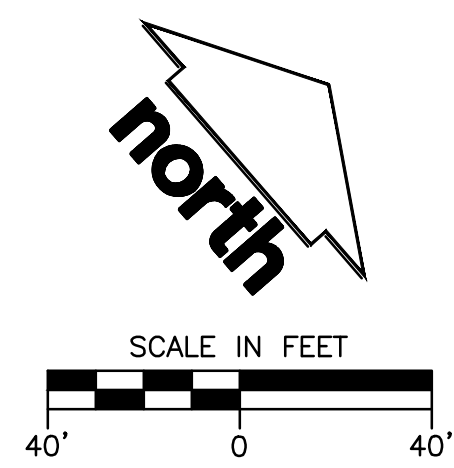
| Date           | Revision   |
|----------------|------------|
| JOB: _____     | 3283       |
| DRAWN: _____   | NS         |
| CHECKED: _____ | CW         |
| DATE: _____    | 10/25/2021 |
| SHEET: _____   |            |

# T1.0





| SHEET INDEX |                                                  |
|-------------|--------------------------------------------------|
| C1.0        | SITE DEMOLITION PLAN                             |
| C2.0        | SITE DIMENSION AND PAVEMENT ID PLAN              |
| C3.0        | SITE GRADING, DRAINAGE, AND EROSION CONTROL PLAN |
| C4.0        | SITE NOTES AND DETAILS                           |
| C4.1        | SITE NOTES AND DETAILS                           |



8805 N BROOKFIELD ROAD, SUITE 200  
BROOKFIELD, WISCONSIN 53005-1950  
(262) 750-0500 PHONE  
(262) 750-0505 FAX

SHEET TITLE

**SITE DEMOLITION PLAN**

PROPOSED BUILDING EXPANSION FOR:  
**BANKER WIRE**  
123 W. BOXHORN DR.  
MUKWONAGO, WISCONSIN

|          |          |
|----------|----------|
| JOB:     | 3043     |
| DRAWN:   | IRN      |
| CHECKED: | RWJ      |
| DATE:    | 10/22/21 |
| SHEET:   |          |

**C1.0**

Call 811 or (800) 242-8511  
Milwaukee Area (262) 432-7910  
Hearing Impaired TDD (800) 542-2289  
[www.DiggersHotline.com](http://www.DiggersHotline.com)

**JSD Professional Services, Inc.**  
• Engineers • Surveyors • Planners  
MILWAUKEE REGIONAL OFFICE  
W238 N1610 BUSSE RD., SUITE 100  
WALKESSHA, WISCONSIN 53188  
262.513.0666 PHONE | 262.513.1232 FAX  
[www.jsdinc.com](http://www.jsdinc.com)  
JSD JOB NO.: 18-83338



SITE DIMENSION AND  
PAVEMENT ID PLAN

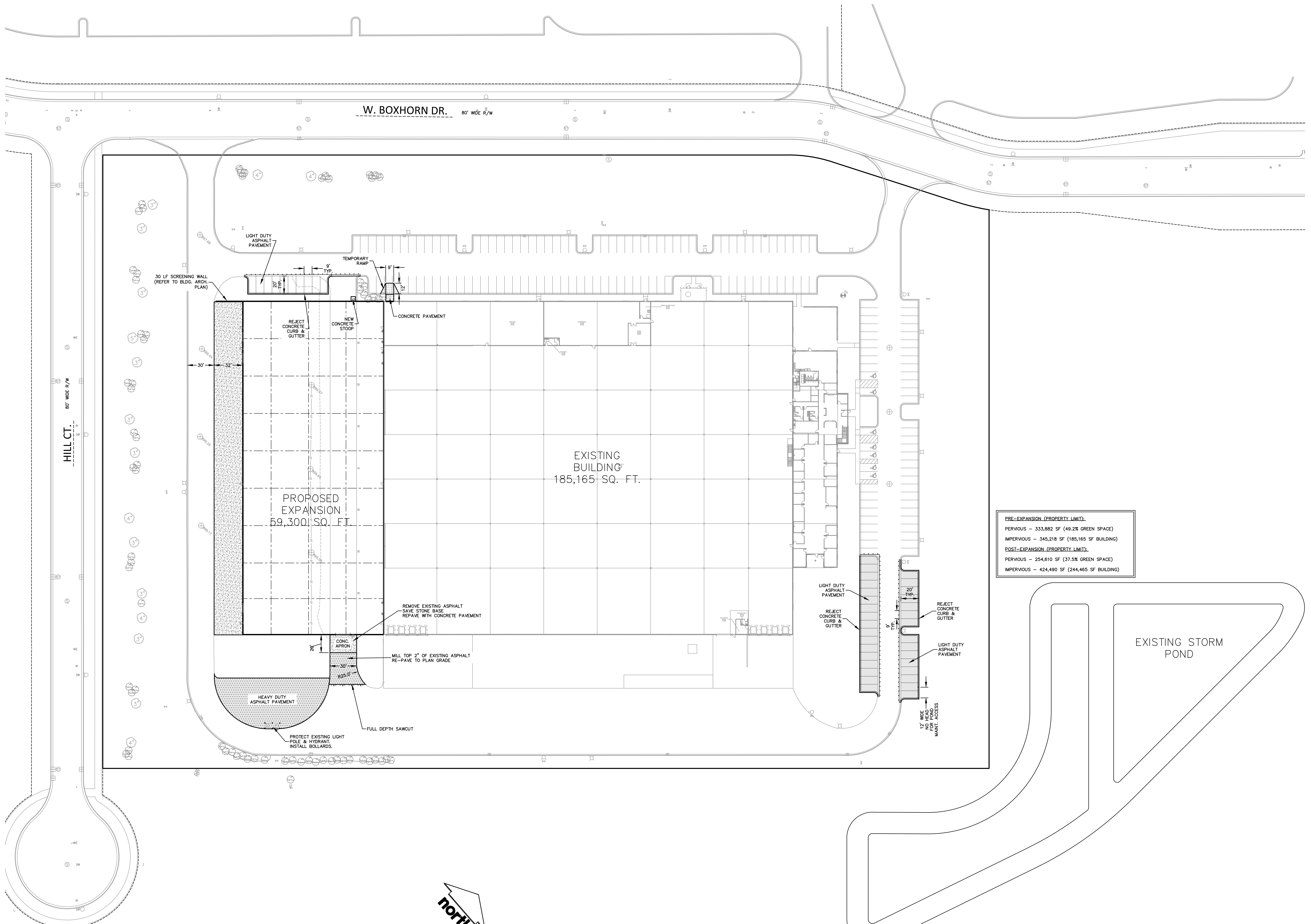
SHEET TITLE

PROPOSED BUILDING EXPANSION FOR:

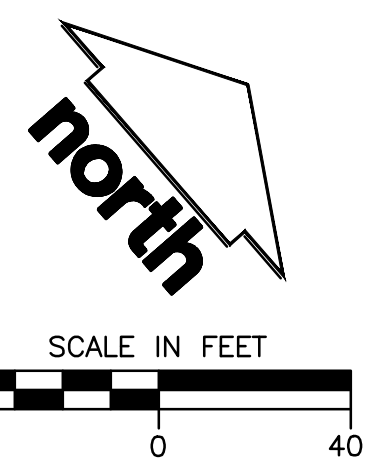
BANKER WIRE  
123 W. BOXHORN DR.  
MUKWONAGO, WISCONSIN

|          |          |
|----------|----------|
| JOB:     | 3043     |
| DRAWN:   | IRN      |
| CHECKED: | RWJ      |
| DATE:    | 10/22/21 |
| SHEET:   |          |

C2.0



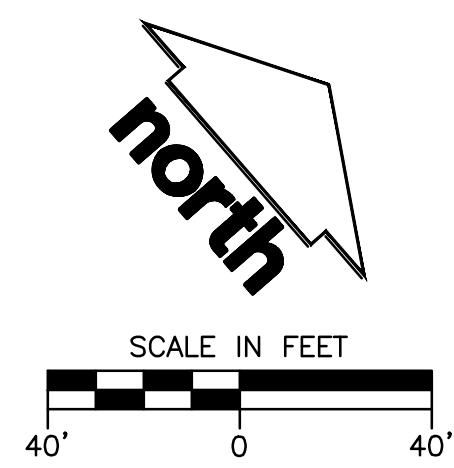
|                                               |
|-----------------------------------------------|
| PRE-EXPANSION (PROPERTY LIMIT):               |
| PERVIOUS - 333,882 SF (49.2% GREEN SPACE)     |
| IMPERVIOUS - 345,218 SF (185,165 SF BUILDING) |
| POST-EXPANSION (PROPERTY LIMIT):              |
| PERVIOUS - 254,610 SF (37.5% GREEN SPACE)     |
| IMPERVIOUS - 424,490 SF (244,465 SF BUILDING) |



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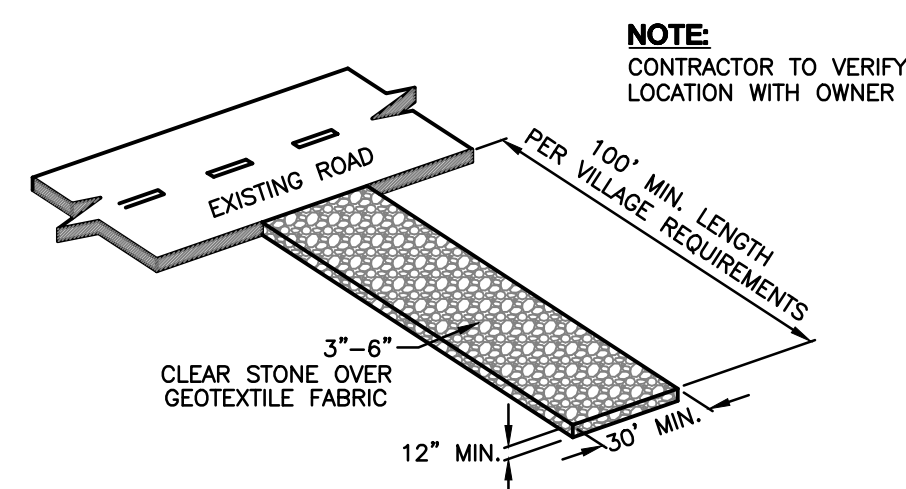
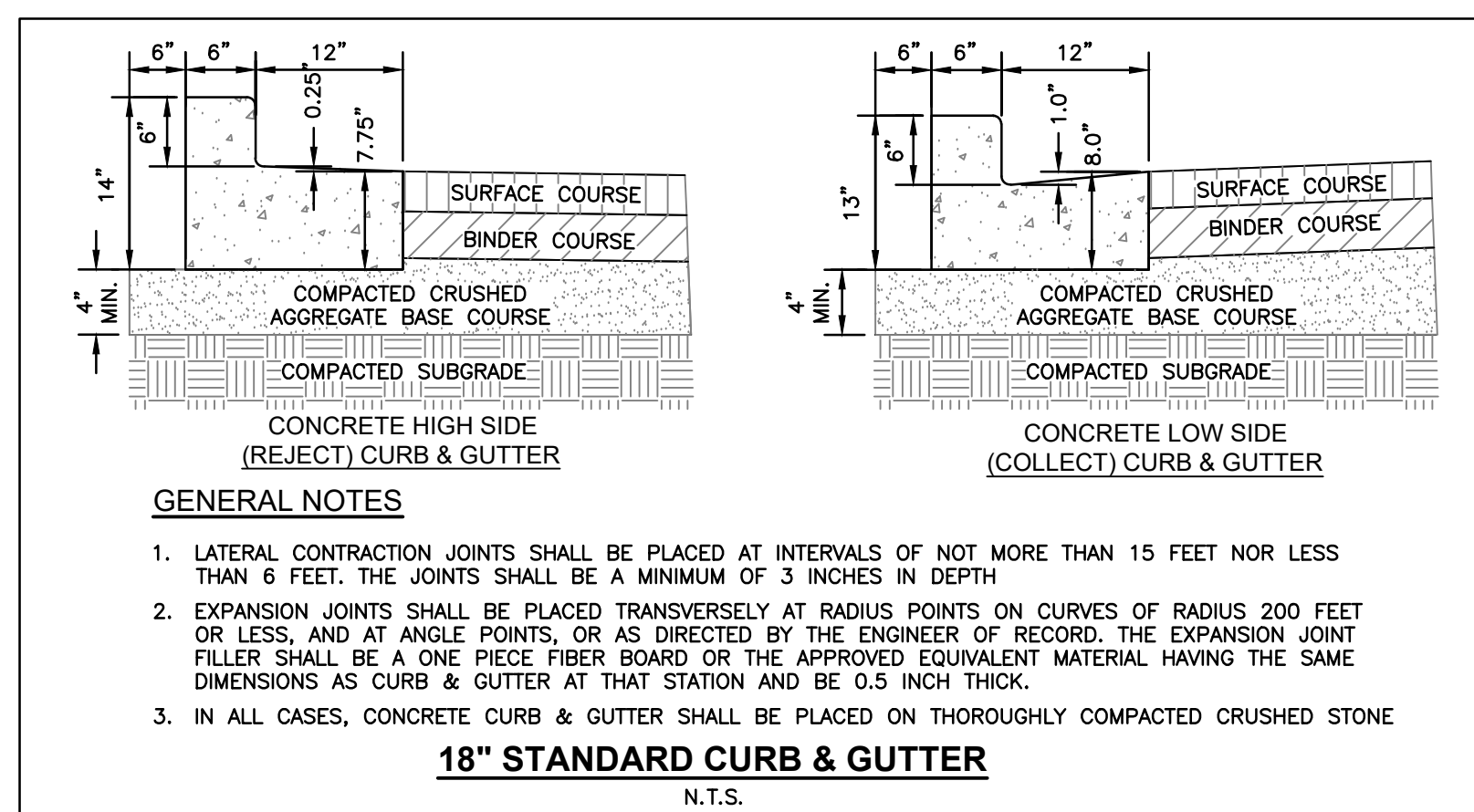










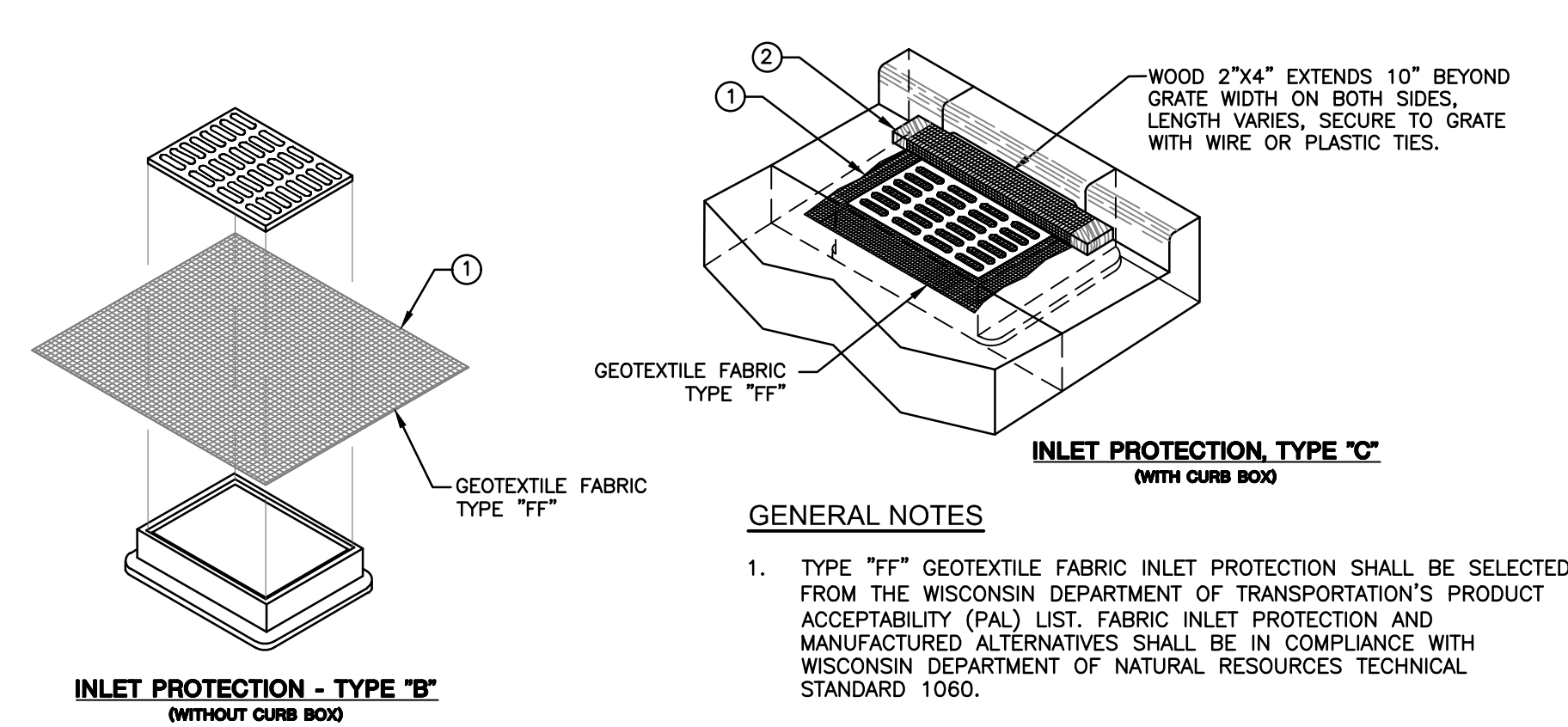


#### GENERAL NOTES

1. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6-INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3-INCH SIEVE.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH W8DOT TYPE "R" GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM 100- FEET LONG.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
6. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
7. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

#### CONSTRUCTION ENTRANCE

N.T.S.



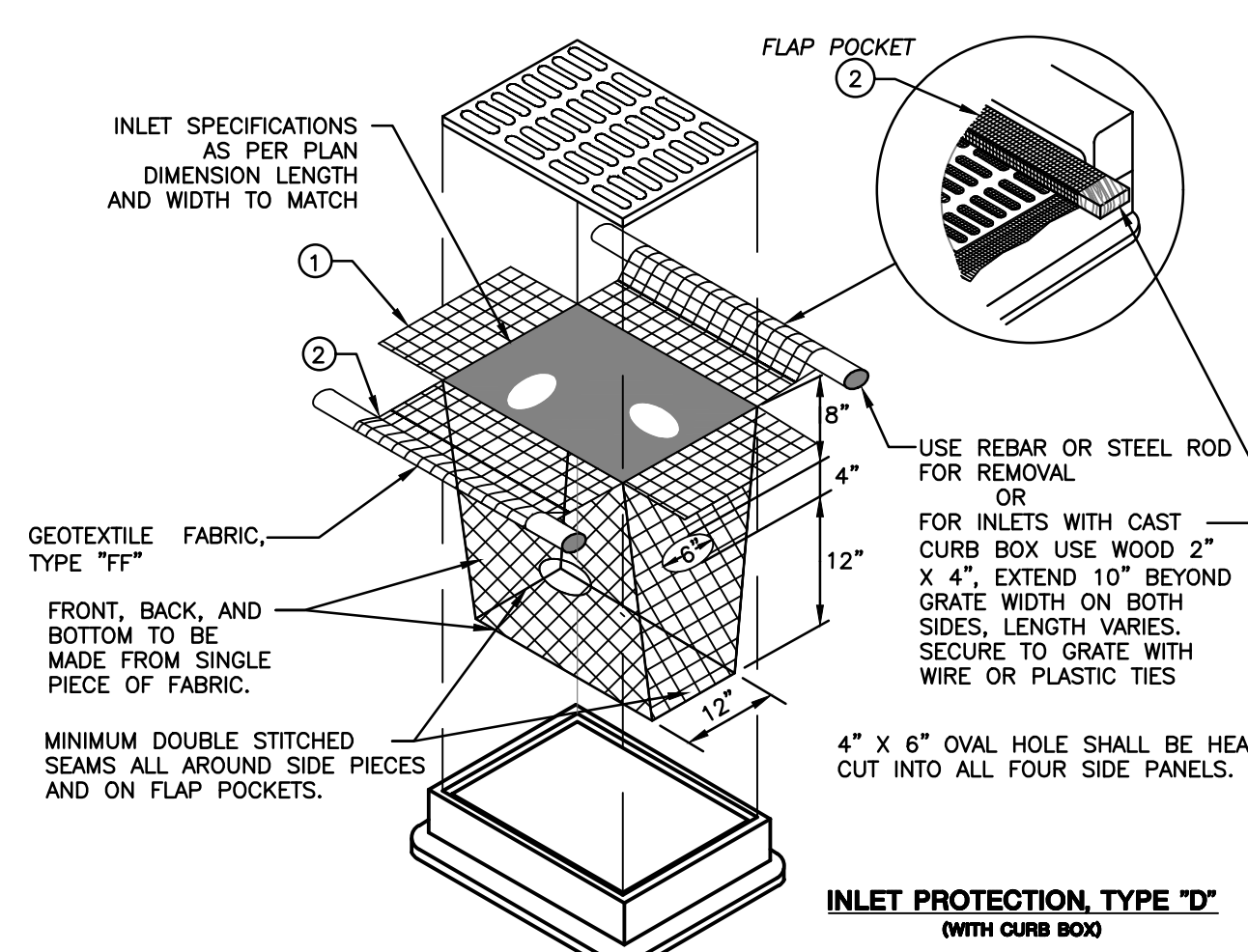
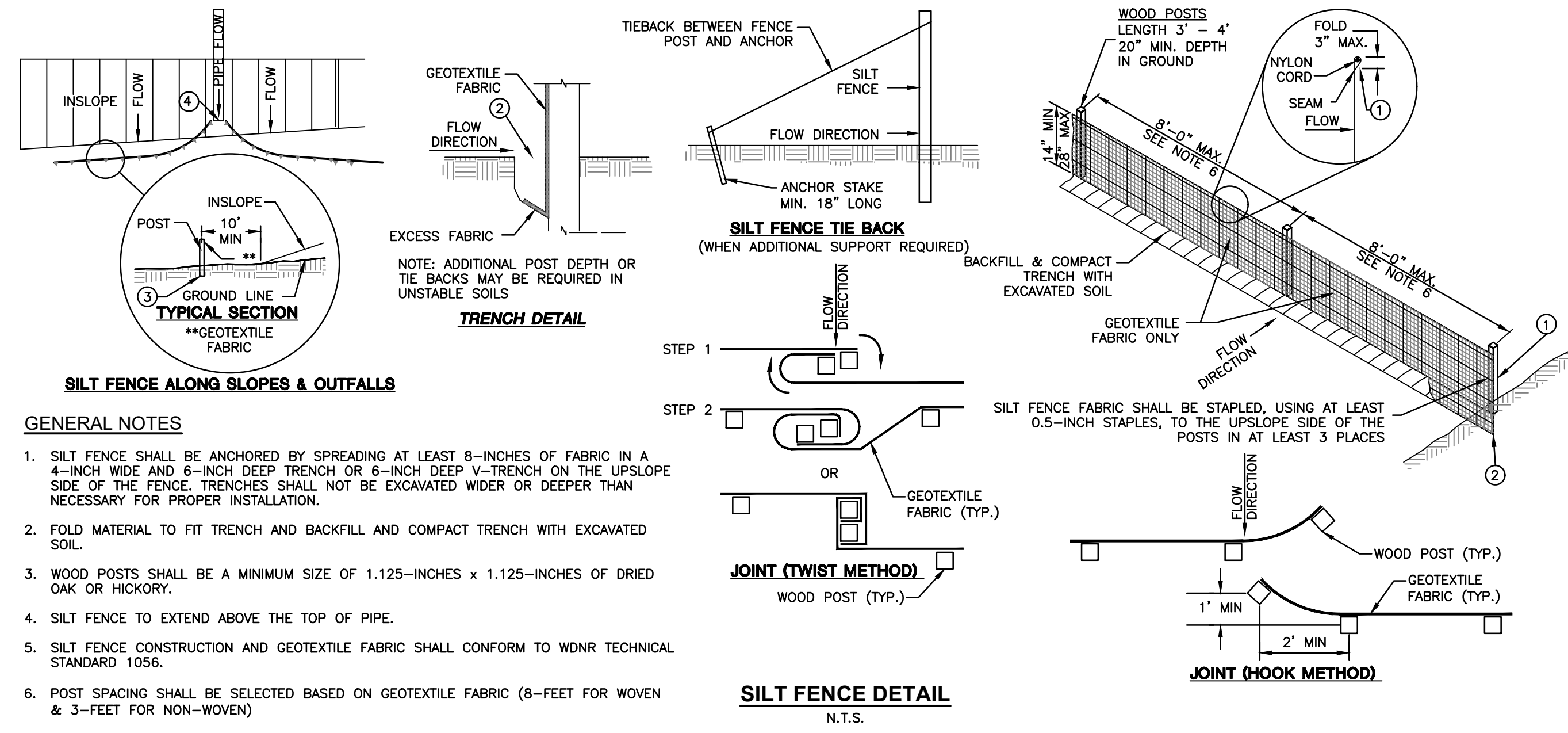
#### TYPE "B" INSTALLATION NOTES

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

#### INLET PROTECTION

N.T.S.











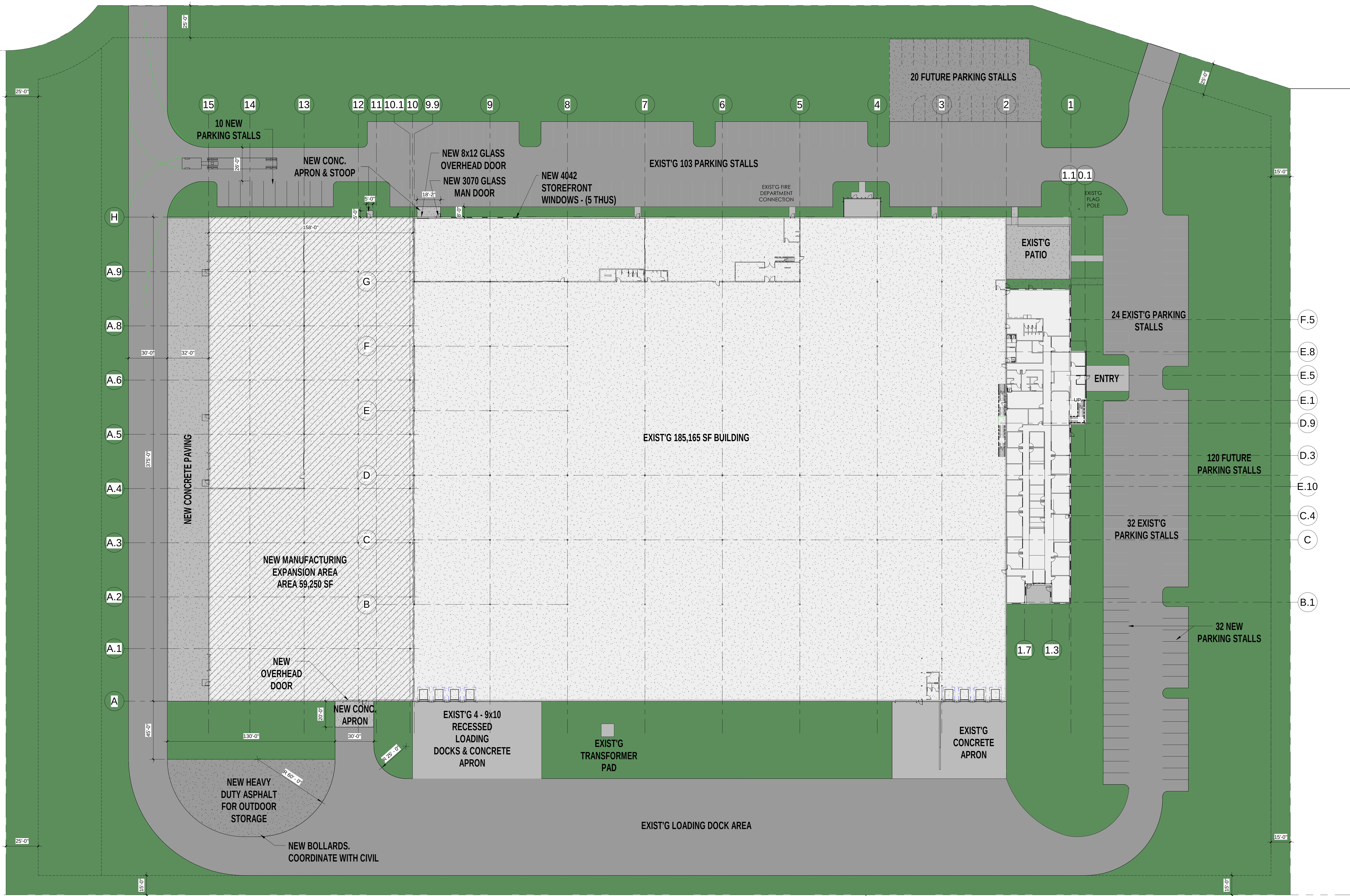


1031

[illegible]

|          |            |
|----------|------------|
| DOB:     | 3283       |
| PAWN:    | NS         |
| CHECKED: | CW         |
| DATE:    | 10/25/2021 |
| MEET:    |            |

## A0.2



**1** SITE PLAN  
1" = 30'-0"





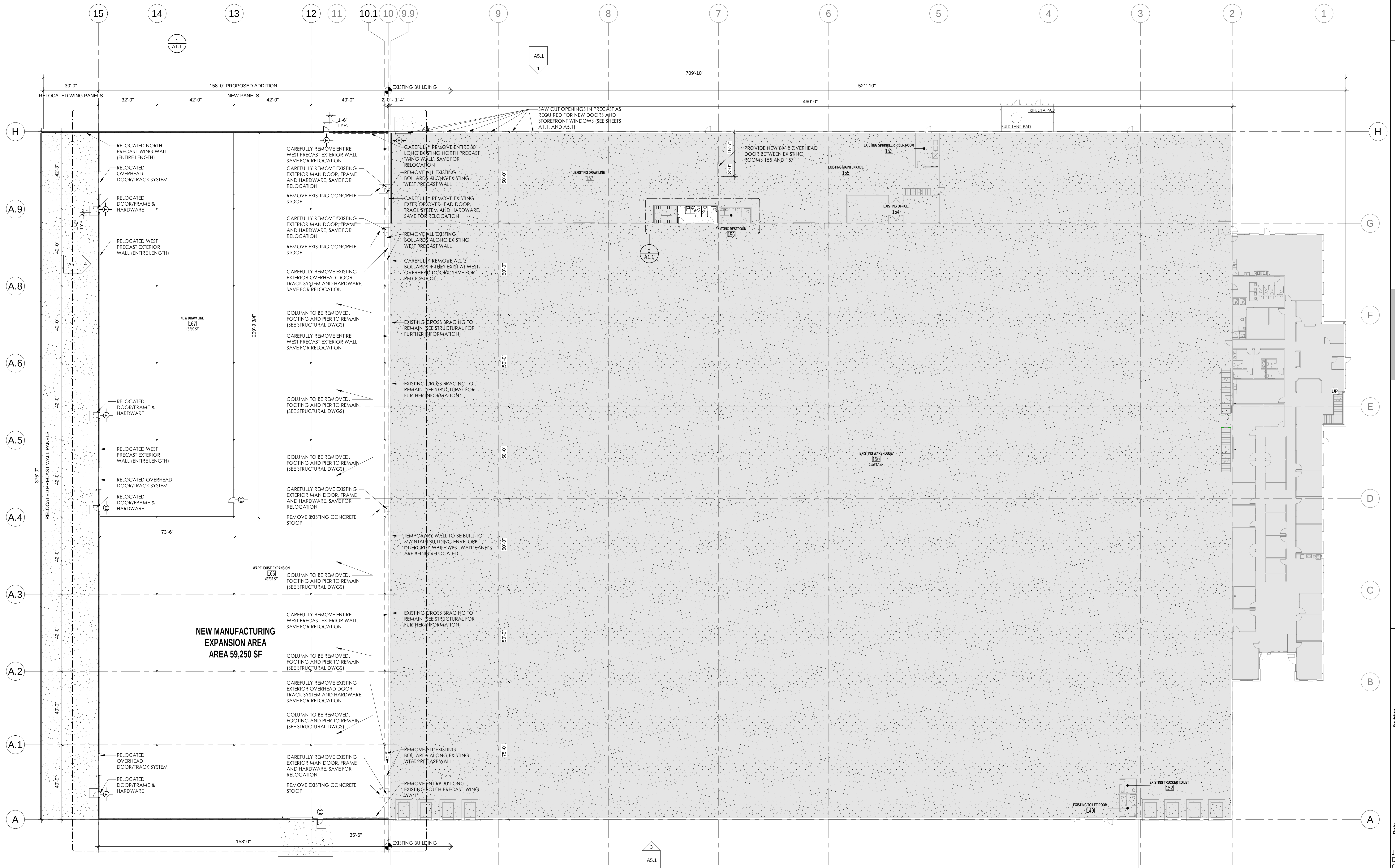
PROPOSED BUILDING ADDITION FOR:

BANKER WIRE  
123 WEST W BOXHORN DRIVE  
MUKWONAGO, WI 53149

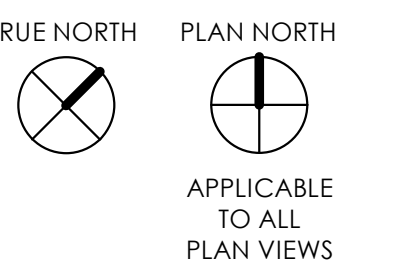
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| TE:    | 10/25/2021 |
| EET:   |            |

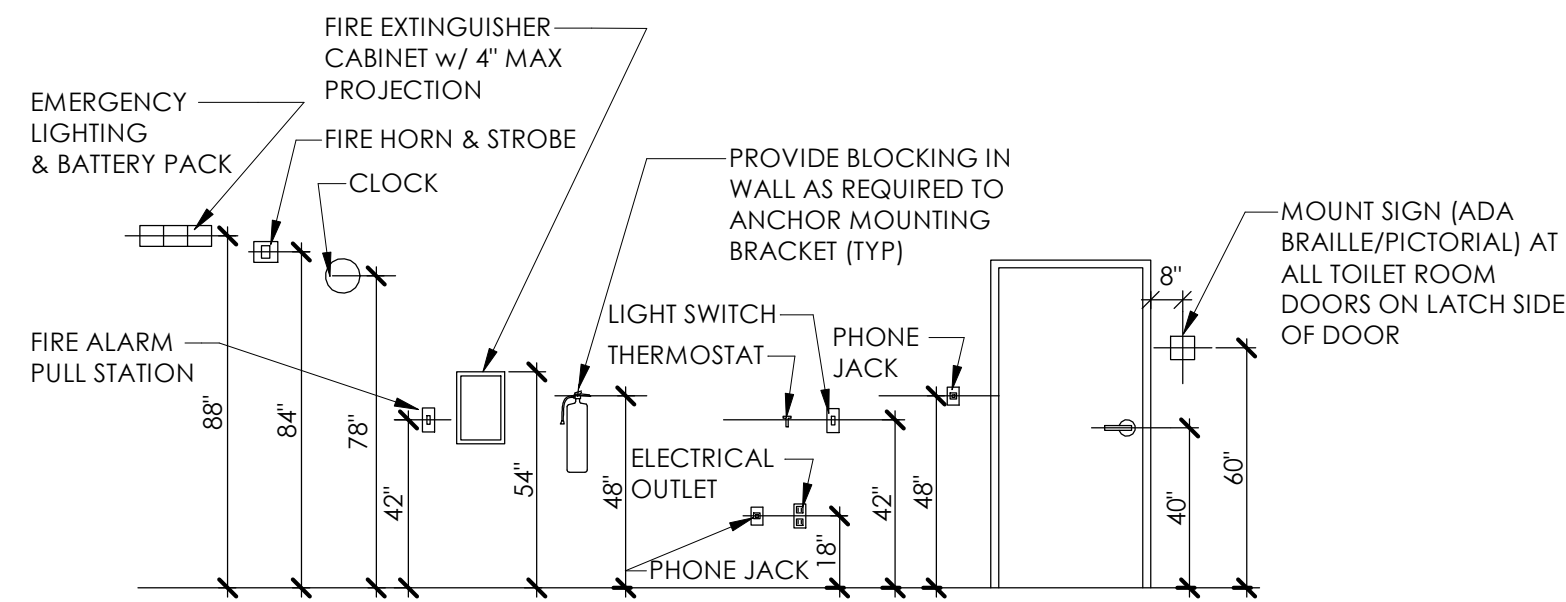
## A1.0



**1** OVERALL FLOOR PLAN & DEMOLITION PLAN  
1" = 20'-0"







**STANDARD MOUNTING HEIGHTS**

NOT ALL ARE USED. SEE PLANS FOR APPLICABLE FIXTURES & ACCESSORIES. FOR INFORMATION ONLY.

**STANDARD MOUNTING HEIGHT NOTES:**

1. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF ADA AND ANSI A117.1 SEC. 703.
2. SIGN SHALL BE MOUNTED WHERE INDICATED. WHERE THERE IS NO WALL SPACE ADJACENT TO LATCH SIDE OF DOOR, SIGN SHALL BE MOUNTED ON NEAREST ADJACENT WALL.
3. MOUNTING LOCATION FOR SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3' OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.
4. FACILITIES AND ELEMENTS REQUIRED TO BE IDENTIFIED AS ACCESSIBLE SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

**TOILET ROOM GENERAL NOTES**

1. 6 1/2" MAXIMUM SINK DEPTH ALLOWED.
2. INSULATE PIPES BELOW COUNTERTOPS (WATER AND WASTE LINES) W/PVC MOLDED PROTECTION.
3. PROVIDE LEVER FAUCET HANDLES AT ALL SINKS AND LAVATORIES.
4. ALL DIMENSIONS SHOWN ARE FROM FINISH TO FINISH UNLESS NOTED OTHERWISE.
5. SEE SHEET A0.0 FOR FURTHER REQUIREMENTS FOR ADA CLEARANCES AND MOUNTING HEIGHTS FOR PLUMBING FIXTURES AND ACCESSORIES.
6. AT TOILET ROOMS, PROVIDE PLUMBING FIXTURES SHOWN. TOILETS TO BE FLOOR MOUNTED FLUSH VALVE TYPE. PROVIDE ACCESSORIES AS SHOWN IN ENLARGED PLANS AND ELEVATIONS. PROVIDE REQUIRED BLOCKING. ALL ITEMS AND THEIR INSTALLATION TO MEET BUILDING CODE AND ADA REQUIRED ACCESSIBILITY REQUIREMENTS.

**GENERAL NOTES - NEW FLOOR PLAN**

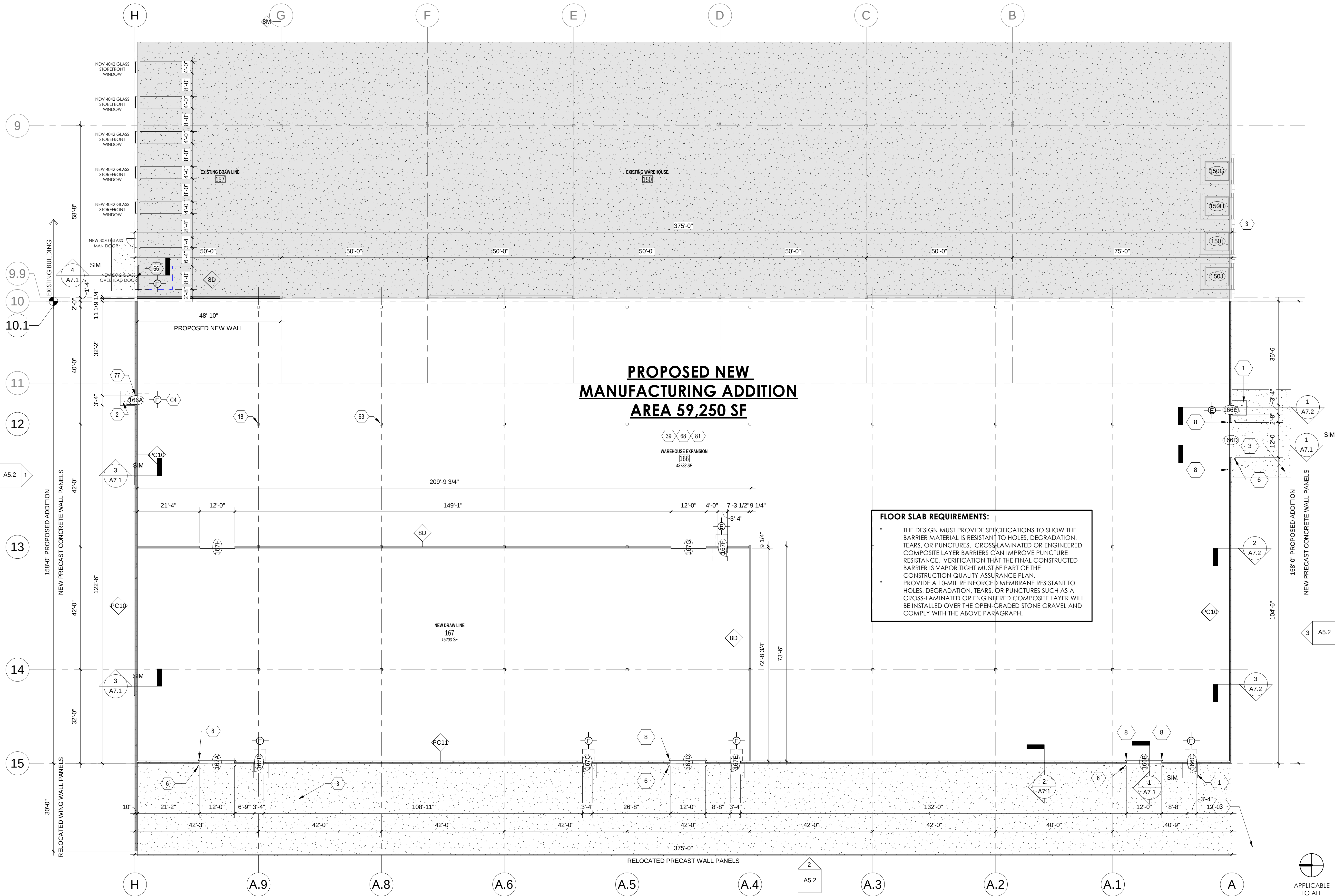
1. VERIFY ALL CONDITIONS, DIMENSIONS AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO BRIOHNS ATTENTION PRIOR TO FABRICATION/CONSTRUCTION BEGINS.
2. VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
3. AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION.
4. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES.
5. SEE SHEET A0.0 FOR ADA REQUIREMENTS AND MOUNTING HEIGHTS.
6. SEE SHEET A1.6 FOR PARTITION TYPE.
7. EXTERIOR WALLS IN OFFICE AREA TO BE FURRED OUT WITH STUD HELD 1" OFF FACE OF EXTERIOR WALL, CAVITY FILLED WITH BATT INSULATION. SEE FLOOR PLAN FOR PARTITION TYPE.
8. FURNITURE AND APPLIANCES PROVIDED BY OWNER AND ARE SHOWN FOR REFERENCE ONLY.
9. ALL WALLS TO BE PAINTED PROVIDING FRP WAINSCOT WHERE CALLED FOR.
10. ALL FLOORS THROUGH OUT ARE TO BE SEALED CONCRETE WITH CAULKED CONTROL JOINTS.
11. EXPOSED STEEL DECK, JOISTS, GIRDERS AND COLUMNS ARE TO BE PRIME GREY.
12. LOCKERS AND BENCHES IN LOCKER ROOMS ARE PROVIDED BY OWNER AND ARE SHOWN FOR REFERENCE ONLY.
13. SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE UL APPROVED METHODS.

**KEYNOTE LEGEND**

| MARK | FLOOR PLAN CODED NOTES                                                                                                                                                                                                                                                                                                                            |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1    | CONCRETE STOOP AND SIDEWALKS - REFER TO CIVIL DRAWINGS                                                                                                                                                                                                                                                                                            |
| 2    | CONCRETE STOOP - REFER TO CIVIL AND STRUCTURAL DRAWINGS                                                                                                                                                                                                                                                                                           |
| 3    | CONCRETE APRON - REFER TO CIVIL AND STRUCTURAL DRAWINGS                                                                                                                                                                                                                                                                                           |
| 6    | 6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARDS, PAINTED SAFETY YELLOW EACH SIDE OVERHEAD DOOR (TYP)                                                                                                                                                                                                                                 |
| 8    | 7" TYPE BOLLARDS EACH SIDE OF OVERHEAD DOORS PAINTED SAFETY YELLOW (TYPICAL AT ALL NEW OVERHEAD DOORS) REUSE EXISTING 7" BOLLARDS IF AVAILABLE.                                                                                                                                                                                                   |
| 18   | VERTICAL ROOF DRAIN WITH CLEAN-OUT AS REQ'D. REFER TO PLUMBING DRAWINGS.                                                                                                                                                                                                                                                                          |
| 20   | AT TOILET ROOMS, PROVIDE PLUMBING FIXTURES AS SHOWN. TOILETS TO BE FLOOR-MOUNTED FLUSH VALVE TYPE. PROVIDE ACCESSORIES AS NEEDED FOR ROOM, INCLUDING MIRRORS, SOAP DISPENSERS, PAPER TOWEL DISPENSERS, AND NAPKIN DISPOSAL UNITS WHERE REQ'D. ALL ITEMS AND THEIR INSTALLATION TO MEET BUILDING CODE AND ADA REQUIRED ACCESSIBILITY REQUIREMENTS. |
| 39   | PROVIDE SPECIAL FLOOR COATING AT EXPOSED CONCRETE FLOORS. COORDINATE FINAL COATING SELECTION WITH OWNER PRIOR TO APPLICATION.                                                                                                                                                                                                                     |
| 63   | PROVIDE COLUMN-MOUNTED OR RACK-MOUNTED FIRE EXTINGUISHERS. PROVIDE SAFETY STRIPING ON ALL COLUMNS WITH EXTINGUISHERS. COORDINATE FINAL QUANTITY AND LOCATIONS WITH FIRE MARSHAL.                                                                                                                                                                  |
| 66   | VESTIBULE NOT REQUIRED AT THIS EXIT. REFER TO EXCEPTION #2 OF IEC 502.4.7 (VESTIBULES).                                                                                                                                                                                                                                                           |
| 68   | PROVIDE FLOOR FINISH OF ASHFORD HARDENER/SEALER. ANY SEALANTS USED AT FLOOR JOINTS TO BE COMPATIBLE WITH FINISH PRODUCT AND WITH BUILDING USE.                                                                                                                                                                                                    |
| 77   | PROVIDE CODE COMPLIANT EXIT LIGHTING AT EXTERIOR ABOVE EACH EXIT DOOR                                                                                                                                                                                                                                                                             |
| 81   | ALL STORAGE RACKING SYSTEMS AND SHIPPING / PACKAGING STATIONS TO BE PROVIDED BY TENANT.                                                                                                                                                                                                                                                           |
| C4   | EGRESS LIGHTING, LOCATIONS SHOWN FOR REFERENCE ONLY. CONFIRM FINAL LOCATIONS WITH FIRE OFFICIAL                                                                                                                                                                                                                                                   |

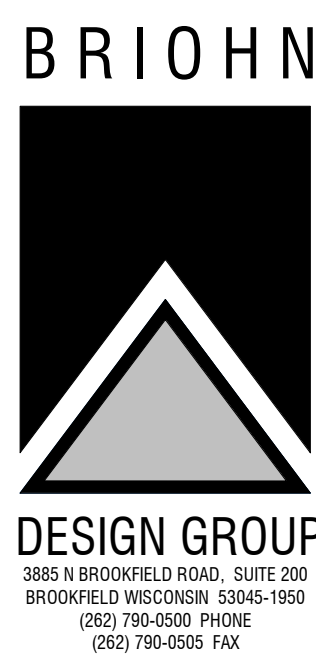
**FLOOR PLAN LEGEND**

|        |                                                   |     |                              |
|--------|---------------------------------------------------|-----|------------------------------|
| ROOM   | ROOM NAME                                         | --- | PARTITION TO BE DEMOLISHED   |
| 100    | ROOM NUMBER                                       |     |                              |
| 100    | DOOR NUMBER                                       |     |                              |
| 1      | PARTITION TYPE                                    |     | DOOR AND FRAME TO BE REMOVED |
| 1      | PLAN NOTES                                        |     | EXISTING PARTITION TO REMAIN |
| F.E.   | SURFACE MOUNTED FIRE EXTINGUISHER                 |     | EXISTING DOOR TO REMAIN      |
| F.E.C. | RECESSED EXTINGUISHER CABINET & FIRE EXTINGUISHER |     | NEW CONSTRUCTION             |
|        | EXIT LIGHT                                        |     |                              |
|        | EXIT LIGHT (DIRECTIONAL)                          |     | NEW DOOR & FRAME             |



**FLOOR SLAB REQUIREMENTS:**

- THE DESIGN MUST PROVIDE SPECIFICATIONS TO SHOW THE BARRIER MATERIAL IS RESISTANT TO HOLES, DEGRADATION, TEARS, OR PUNCTURES. CROSS-LAMINATED OR ENGINEERED COMPOSITE LAYER BARRIERS CAN IMPROVE PUNCTURE RESISTANCE. VERIFICATION THAT THE FINAL CONSTRUCTED BARRIER IS VAPOR TIGHT MUST BE PART OF THE CONSTRUCTION QUALITY ASSURANCE PLAN.
- PROVIDE A 10-MIL REINFORCED MEMBRANE RESISTANT TO HOLES, DEGRADATION, TEARS, OR PUNCTURES SUCH AS A CROSS-LAMINATED OR ENGINEERED COMPOSITE LAYER WILL BE INSTALLED OVER THE OPEN-GRADED STONE GRAVEL AND COMPLY WITH THE ABOVE PARAGRAPH.



**PROPOSED ADDITION  
ENLARGED FLOOR PLAN**

**PROPOSED BUILDING ADDITION FOR:  
BANKER WIRE  
123 WEST W BOXHORN DRIVE  
MUKWONAGO, WI 53149**

| Revision | Date | Job  | Drawn | Checked | Date       |
|----------|------|------|-------|---------|------------|
| 1        |      | 3283 | CC    | CW      | 10/25/2021 |

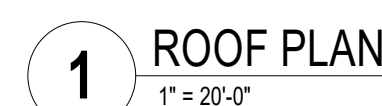
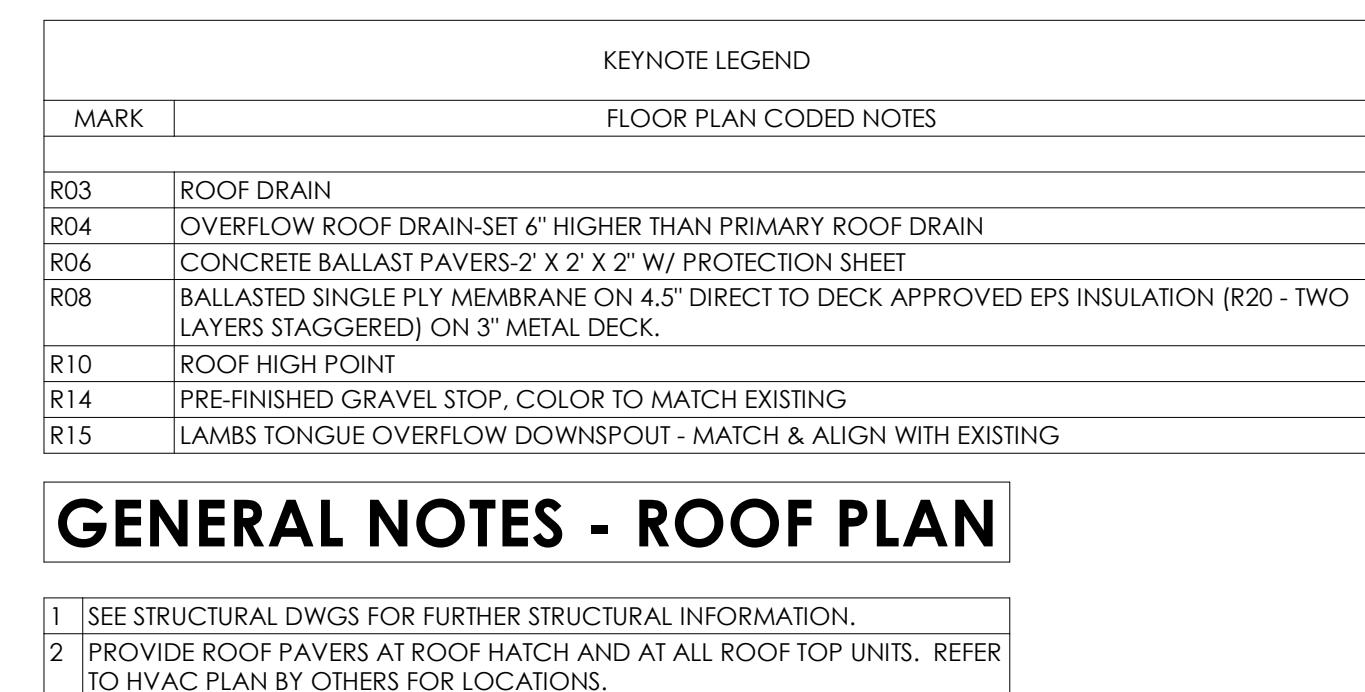
**A1.1**



**1 PROPOSED ADDITION ENLARGED FLOOR PLAN**

1/8" = 1'-0"





APPLICABLE  
TO ALL  
PLAN VIEWS

## ROOF PLAN

SHEET TITLE

PROPOSED BUILDING ADDITION FOR:  
**BANKER WIRE**  
123 WEST W BOXHORN DRIVE  
MUKWONAGO, WI 53149

[illegible]

|          |            |
|----------|------------|
| JOB:     | 3283       |
| DRAWN:   | NS         |
| CHECKED: | CW         |
| DATE:    | 10/25/2021 |
| SHEET:   |            |

## A4.1



**PAINTING OF EXTERIOR PRECAST WALL PANELS:** CHOOSE ONE SUPPLIER FOR BOTH BASE COLOR AND ACCENT COLORS. PRECAST WALL PANELS SHALL WEATHER FOR 90 DAYS PRIOR TO PAINT APPLICATION. PAINT SHALL NOT BE APPLIED WHEN SURFACE AND AIR TEMPERATURE IS UNDER 45 DEGREES FAHRENHEIT AND TEMPERATURES SHALL BE RISING.

**1. ACRYLIC CONCRETE STAIN (BASE COLOR):**

A. (2) COATS OF HALLMAN LINDSAY #167 GRIP CRETE ACRYLIC STAIN

B. (2) COATS SHERWIN WILLIAMS LOXON VERTICAL STAIN OR

C. (2) COATS BENJAMIN MOORE TUFFCRETE WB CONCRETE STAIN

**2. ACCENT COLOR:**

A. (2) COATS OF HALLMAN LINDSAY #174 WEATHER GUARD SATIN 100% ACRYLIC HOUSE PAINT OR

B. (2) COATS SHERWIN WILLIAMS SUPER PAINT SATIN HOUSE PAINT OR

C. (2) COATS BENJAMIN AURA SATIN 100% ACRYLIC HOUSE PAINT.

PRECASTER TO PROVIDE COVERS FOR ALL ROUND RECESSED POCKETS AND PROVIDE CLOSED CELL SPRAY FOAM INSULATION WITH STEEL PREFINISHED METAL COVER PLATES FOR ALL OTHER SHAPE OPENINGS OR RECESSED AREAS (BEAM, LINTEL, JOIST, GIRDER BEARING OR OTHER POCKETED CONDITIONS) ON INTERIOR SIDE OF THE PRECAST WALL PANELS

**B R I O H N**



**DESIGN GROUP**

3885 N BROOKFIELD ROAD, SUITE 200  
BROOKFIELD WISCONSIN 53005-1950  
(262) 790-0500 PHONE  
(262) 790-6505 FAX

PROPOSED BUILDING ADDITION FOR:  
BANKER WIRE  
123 WEST W BOXHORN DRIVE  
MUKWONAGO, WI 53149

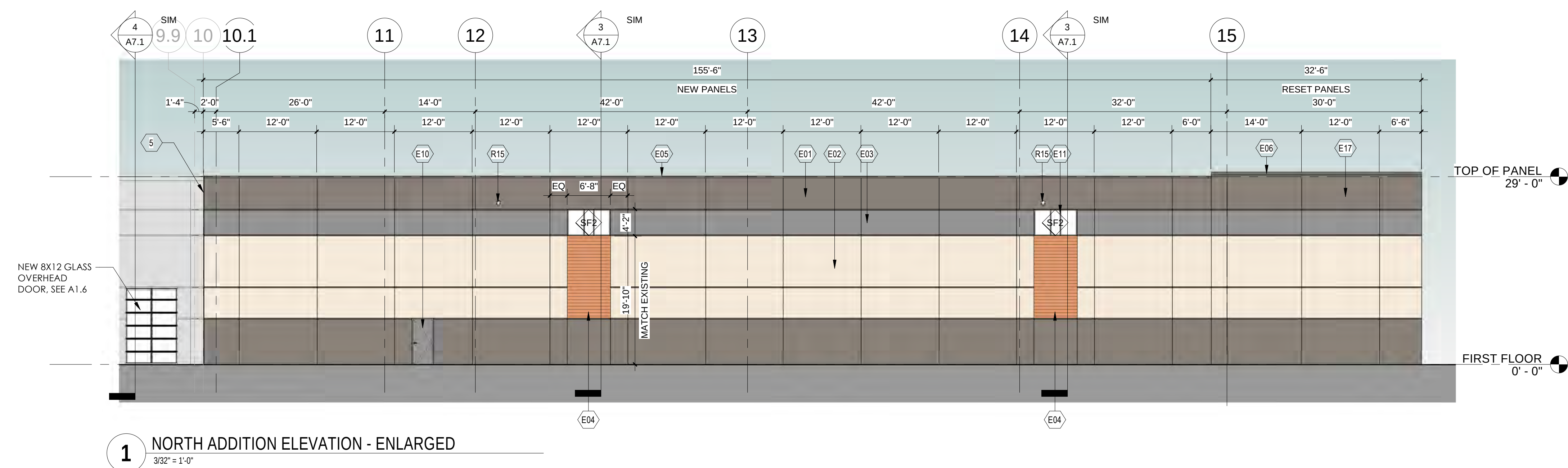
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|          |            |
|----------|------------|
| JOB:     | 3283       |
| DRAWN:   | NS         |
| CHECKED: | CW         |
| DATE:    | 10/25/2021 |
| SHEET:   |            |

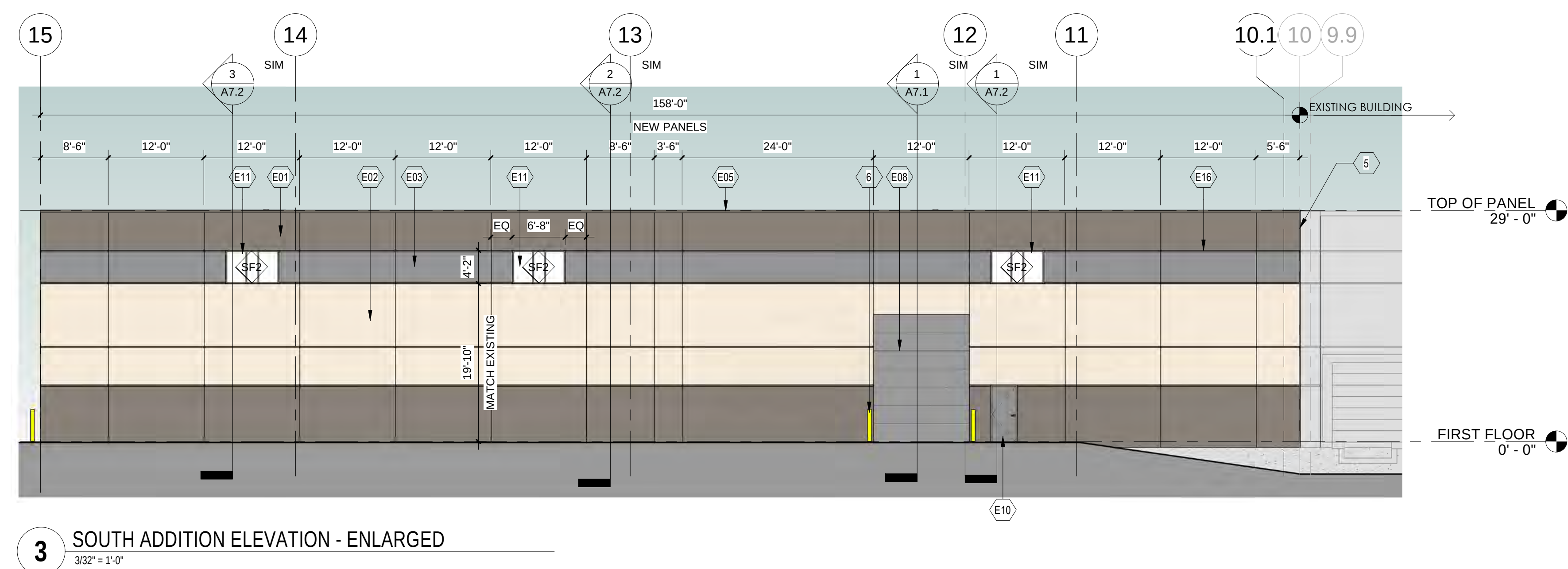
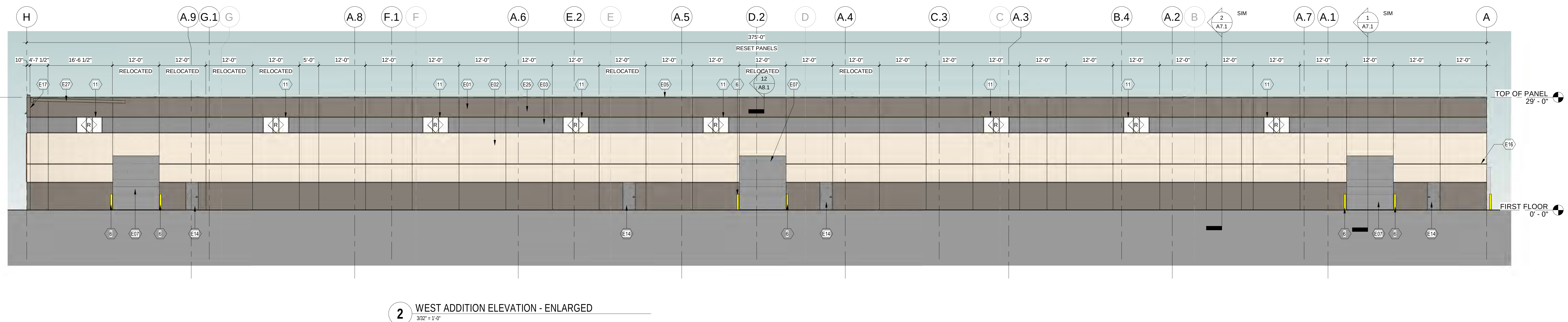
## A5.1







| KEYNOTE LEGEND |                                                                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MARK           | FLOOR PLAN CADNOTED NOTES                                                                                                                                               |
| 5              | CONCRETE RETAINING / GUARDWALL - REFER TO STRUCTURAL AND CIVIL DRAWINGS                                                                                                 |
| 6              | 4" DIA X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARDS, PAINTED SAFETY YELLOW EACH SIDE OVERHEAD DOOR (TYP)                                                            |
| E11            | RELOCATED STOREFRONT WINDOW SYSTEM                                                                                                                                      |
| E10            | EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - COLOR 1                                                                                  |
| E02            | EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - COLOR 2                                                                                  |
| E03            | EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - COLOR 3                                                                                  |
| E04            | EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH "WOOD TEXTURE" (MATCH EXISTING) PAINTED FINISH - COLOR 4                                                  |
| E05            | PRE FINISHED MANT 24 GA. GRAVEL STOP COLOR SHALL BE "DARK BRONZE FINISH", (MATCH EXISTING IN COLOR, SIZE AND PROFILE)                                                   |
| E06            | PRE FINISHED MANT 24 GA. COPING COLOR SHALL BE "DARK BRONZE FINISH", (MATCH EXISTING IN COLOR, SIZE AND PROFILE)                                                        |
| E07            | RELOCATED INSULATED OH DOOR (SEE FLOOR PLAN AND DOOR SCHEDULE FOR FURTHER INFORMATION)                                                                                  |
| E08            | INSULATED OH DOOR, FACTORY FINISHED TO MATCH EXISTING (SEE FLOOR PLAN AND DOOR SCHEDULE FOR FURTHER INFORMATION)                                                        |
| E10            | PAINTED HOLLOW METAL SERVICE DOOR AND FRAME WITH EMERGENCY EGRESS CODE REQUIRED LIGHTING (COLOR TO MATCH ADJACENT PRE CAST COLOR).                                      |
| E11            | PRE FINISHED DARK GRZEY ANODIZED ALUMINUM FRAME (THERMALLY BROKEN) AND 1" INSULATED LOW-E BRONZ TINTED WINDOW UNITS. FRAME TO BE "DARK BRONZE FINISH" TO MATCH EXISTING |
| E14            | RELOCATED EXTERIOR SERVICE DOOR, FRAME & HARDWARE. REPAINT FRAME AND DOOR TO MATCH EXISTING.                                                                            |
| E16            | HORIZONTAL REVEALS                                                                                                                                                      |
| E17            | RELOCATED PRECAST WING WALL                                                                                                                                             |
| E25            | RE-PAINT RELOCATED MESH CAST PANELS. INCLUDING RELOCATED "WING WALLS".                                                                                                  |
| E27            | "PAINT" WING WALL' STRUCTURAL BRACING TO MATCH PRECAST.                                                                                                                 |
| E15            | LAMBS TONGUE OVERFLOW DOWNSPOUT - MATCH & ALIGN WITH EXISTING                                                                                                           |



**PRECASTER NOTE:**

PRECASTER TO PROVIDE COVERS FOR ALL ROUND RECESSED POCKETS AND PROVIDE CLOSED CELL SPRAY FOAM INSULATION WITH STEEL PREFINISHED METAL COVER PLATES FOR ALL OTHER SHAPE OPENINGS OR RECESSED AREAS (BEAM, LINTEL, JOIST, GIRDER BEARING OR OTHER POCKETED CONDITIONS) ON INTERIOR SIDE OF THE PRECAST WALL PANELS

**PAINTERS NOTE:**

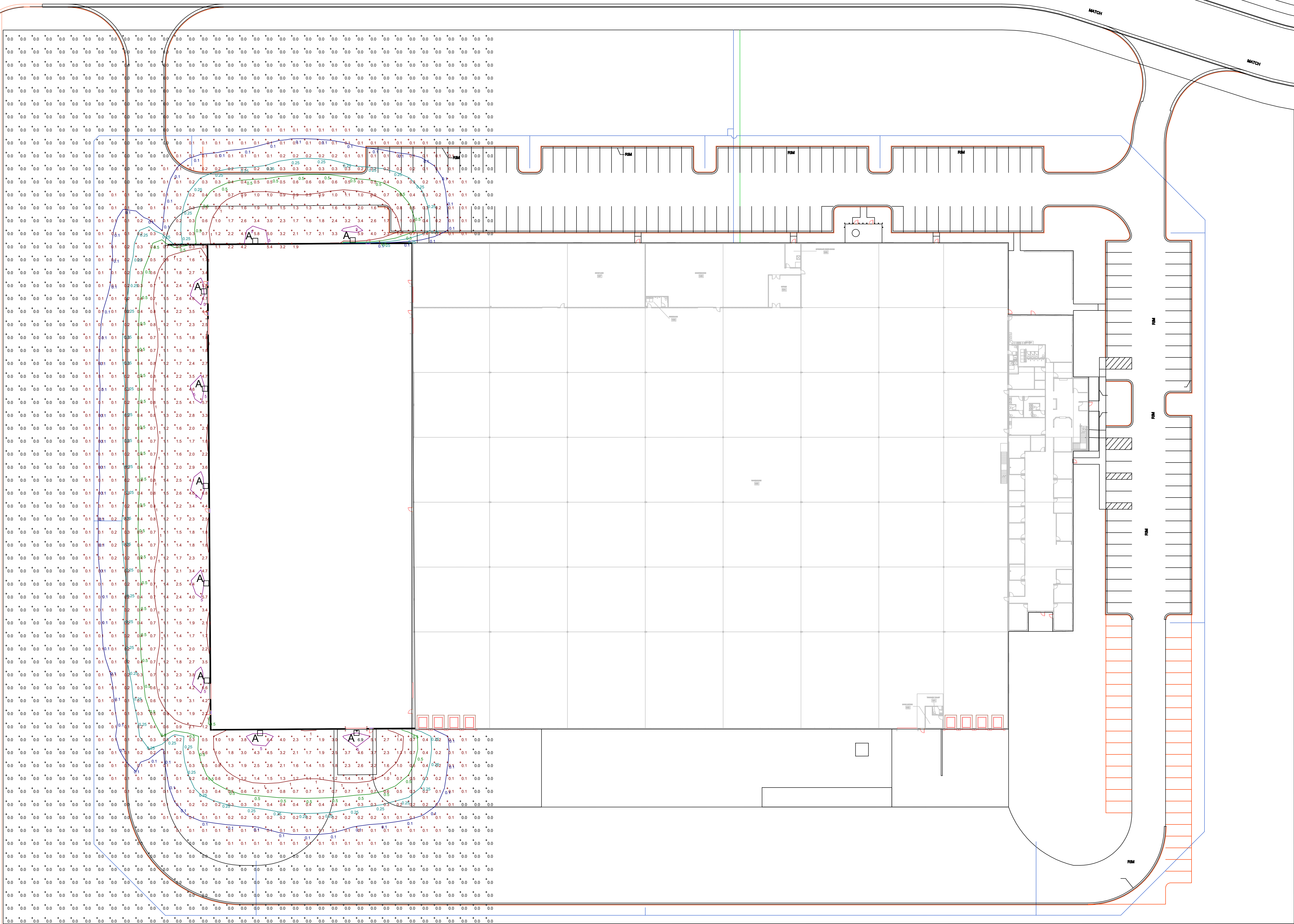
**PAINTING OF EXTERIOR PRECAST WALL PANELS:** CHOOSE ONE SUPPLIER FOR BOTH BASE COLOR AND ACCENT COLORS. PRECAST WALL PANELS SHALL WEATHER FOR 90 DAYS PRIOR TO PAINT APPLICATION. PAINT SHALL NOT BE APPLIED WHEN SURFACE AND AIR TEMPERATURE IS UNDER 45 DEGREES FAHRENHEIT AND TEMPERATURES SHALL BE RISING.

1. **ACRYLIC CONCRETE STAIN (BASE COLOR):**
  - A. [2] COATS OF HALLMAN LINDSAY #167 GRIP CRETE ACRYLIC STAIN OR
  - B. [2] COATS SHERWIN WILLIAMS LOXON VERTICAL STAIN OR
  - C. [2] COATS BENJAMIN MOORE TUFFCRETE WB CONCRETE STAIN.
2. **ACCENT COLOR:**
  - A. [2] COATS OF HALLMAN LINDSAY #174 WEATHER GUARD SATIN 100% ACRYLIC HOUSE PAINT OR
  - B. [2] COATS SHERWIN WILLIAMS SUPREME PAINT SATIN HOUSE PAINT OR
  - C. [2] COATS BENJAMIN AURA SATIN 100% ACRYLIC HOUSE PAINT.



| Schedule                                                                          |       |     |                  |                |                          |               |                      |
|-----------------------------------------------------------------------------------|-------|-----|------------------|----------------|--------------------------|---------------|----------------------|
| Symbol                                                                            | Label | QTY | Manufacturer     | Catalog Number | Description              | Filename      | Lumens per Luminaire |
|  | A     | 9   | RAB Lighting Inc | A17-41100      | Wall pack mounted at 20' | a17-41100.lvs | 13000                |

| Statistics    |        |      |      |      |         |        |
|---------------|--------|------|------|------|---------|--------|
| Description   | Symbol | Avg  | Max  | Min  | Max/Min | Length |
| Cable Zone #1 | +      | 0.4% | 0.0% | 0.0% | N/A     | N/A    |





|                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                |                  |       |      |      |      |            |              |      |       |                |        |      |       |              |               |      |       |        |        |             |        |          |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------|-------|------|------|------|------------|--------------|------|-------|----------------|--------|------|-------|--------------|---------------|------|-------|--------|--------|-------------|--------|----------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div> A17-4T100 </div> <div>  </div> <div> <p>Color: Bronze</p> <p>Weight: 11.2 lbs</p> </div> | <div> Type: A </div> <div> <p>Project:</p> <p>_____</p> <p>Prepared By:</p> <p>_____</p> </div> <div> <p>LED Info</p> <table> <tr> <td>Type</td><td>Constant Current</td><td>Watts</td><td>100W</td></tr> <tr> <td>120V</td><td>1.0A</td><td>Color Temp</td><td>5000K (Cool)</td></tr> <tr> <td>208V</td><td>0.60A</td><td>Color Accuracy</td><td>70 CRI</td></tr> <tr> <td>240V</td><td>0.50A</td><td>L70 Lifespan</td><td>100,000 Hours</td></tr> <tr> <td>277V</td><td>0.45A</td><td>Lumens</td><td>13,928</td></tr> <tr> <td>Input Watts</td><td>97.56W</td><td>Efficacy</td><td>142.8 lm/W</td></tr> </table> </div> | Type           | Constant Current | Watts | 100W | 120V | 1.0A | Color Temp | 5000K (Cool) | 208V | 0.60A | Color Accuracy | 70 CRI | 240V | 0.50A | L70 Lifespan | 100,000 Hours | 277V | 0.45A | Lumens | 13,928 | Input Watts | 97.56W | Efficacy | 142.8 lm/W | <div>  </div> <div> <p>Technical Specifications</p> <p><b>Compliance</b></p> <p><b>UL Listed:</b></p> <p>Suitable for wet locations</p> <p><b>IESNA LM-79 &amp; LM-80 Testing:</b></p> <p>RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.</p> <p><b>DLC Listed:</b></p> <p>This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC S.1 requirements.</p> <p>DLC Product Code: PLT12220PVDU</p> <p><b>Electrical</b></p> <p>Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 1.50A, 208V: 0.70A, 240V: 0.70A, 277V: 0.65A</p> <p><b>Dimming Driver:</b></p> <p>Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dimm down to 10%.</p> </div> <td data-bbox="332 195 507 915"> <div> <p><b>THD:</b></p> <p>3.5% at 120V, 10.8% at 277V</p> <p><b>Power Factor:</b></p> <p>99.9 % at 120V, 94.1 % at 277V</p> <p><b>Surge Protection:</b></p> <p>16kV</p> <p><b>Performance</b></p> <p><b>Lifespan:</b></p> <p>100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations</p> <p><b>Construction</b></p> <p><b>IES Classification:</b></p> <p>The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.</p> </div><td data-bbox="507 195 703 915"> <div> <p><b>Cold Weather Starting:</b></p> <p>Minimum starting temperature is -40°C (-40°F)</p> <p><b>Maximum Ambient Temperature:</b></p> <p>Suitable for use in up to 40°C (104°F)</p> <p><b>Lens:</b></p> <p>Polycarbonate lens</p> <p><b>Housing:</b></p> <p>Die-cast aluminum housing, lens frame and mounting arm</p> </div> </td></td> | <div> <p><b>THD:</b></p> <p>3.5% at 120V, 10.8% at 277V</p> <p><b>Power Factor:</b></p> <p>99.9 % at 120V, 94.1 % at 277V</p> <p><b>Surge Protection:</b></p> <p>16kV</p> <p><b>Performance</b></p> <p><b>Lifespan:</b></p> <p>100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations</p> <p><b>Construction</b></p> <p><b>IES Classification:</b></p> <p>The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.</p> </div> <td data-bbox="507 195 703 915"> <div> <p><b>Cold Weather Starting:</b></p> <p>Minimum starting temperature is -40°C (-40°F)</p> <p><b>Maximum Ambient Temperature:</b></p> <p>Suitable for use in up to 40°C (104°F)</p> <p><b>Lens:</b></p> <p>Polycarbonate lens</p> <p><b>Housing:</b></p> <p>Die-cast aluminum housing, lens frame and mounting arm</p> </div> </td> | <div> <p><b>Cold Weather Starting:</b></p> <p>Minimum starting temperature is -40°C (-40°F)</p> <p><b>Maximum Ambient Temperature:</b></p> <p>Suitable for use in up to 40°C (104°F)</p> <p><b>Lens:</b></p> <p>Polycarbonate lens</p> <p><b>Housing:</b></p> <p>Die-cast aluminum housing, lens frame and mounting arm</p> </div> |
| Type                                                                                                                                                                            | Constant Current                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Watts          | 100W             |       |      |      |      |            |              |      |       |                |        |      |       |              |               |      |       |        |        |             |        |          |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                    |
| 120V                                                                                                                                                                            | 1.0A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Color Temp     | 5000K (Cool)     |       |      |      |      |            |              |      |       |                |        |      |       |              |               |      |       |        |        |             |        |          |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                    |
| 208V                                                                                                                                                                            | 0.60A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Color Accuracy | 70 CRI           |       |      |      |      |            |              |      |       |                |        |      |       |              |               |      |       |        |        |             |        |          |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                    |
| 240V                                                                                                                                                                            | 0.50A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | L70 Lifespan   | 100,000 Hours    |       |      |      |      |            |              |      |       |                |        |      |       |              |               |      |       |        |        |             |        |          |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                    |
| 277V                                                                                                                                                                            | 0.45A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Lumens         | 13,928           |       |      |      |      |            |              |      |       |                |        |      |       |              |               |      |       |        |        |             |        |          |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                    |
| Input Watts                                                                                                                                                                     | 97.56W                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Efficacy       | 142.8 lm/W       |       |      |      |      |            |              |      |       |                |        |      |       |              |               |      |       |        |        |             |        |          |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                    |

Need help? Tech help line: (888) 722-1000 Email: [custserv@rablighting.com](mailto:custserv@rablighting.com) Website: [www.rablighting.com](http://www.rablighting.com)  
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Page 1 of 3

A17-4T100

RAB

## Technical Specifications (continued)

### Construction

#### Rating:

Ingress protection rating of IP65 for dust and water.

#### Vibration Rating:

3G vibration rating per ANSI C136.31

#### EPA:

- 1 Fixture: 0.46
- 2 Fixtures at 90°: 0.60
- 3 Fixtures at 180°: 0.93
- 3 Fixtures at 90°: 0.93
- 4 Fixtures at 90°: 0.93

#### EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately)

- 1 Fixture: 0.66
- 2 Fixtures at 90°: 0.80
- 2 Fixtures at 180°: 1.32
- 3 Fixtures at 90°: 1.32
- 4 Fixtures at 90°: 1.32

#### Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

### Finish:

Formulated for high durability and long-lasting color.

### Green Technology:

Mercury and UV free, RoHS-compliant components.

### LED Characteristics

#### LEDs:

Long-life, high-efficiency, surface-mount LEDs

#### Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

### Other

#### 5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

#### Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

## Dimensions

## Features

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, Limited Warranty

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Page 2 of 3

A17-4T100

RAB

Ordering Matrix

| Family                                      | Distribution | Wattage/Lumens                                                                                                                                                                                               | Mounting                                                                                              | Color Temp                                                | Driver                                                                                  | Options                                                                                                                                                                                                      |
|---------------------------------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A17                                         | 4T           | 100                                                                                                                                                                                                          |                                                                                                       |                                                           |                                                                                         |                                                                                                                                                                                                              |
| 3T = Type II<br>4T = Type IV<br>5T = Type V |              | <b>70</b> = 70W/10,000LM<br><b>100</b> = 100W/15,000LM<br><b>150</b> = 150W/22,500LM<br><b>200</b> = 200W/30,000LM<br><b>240</b> = 240W/36,000LM<br><b>300</b> = 300W/45,000LM<br><b>375</b> = 375W/56,250LM | <b>Blank</b> = Universal Pole Mount<br><b>SF</b> = Sideliter (Factory installed SF available in 150W) | <b>Blank</b> = 5000K (Cool)<br><b>N</b> = 4000K (Neutral) | <b>Blank</b> = 120-277V, 0-10V Dimming<br><b>480</b> = 480V, 0-10V Dimming <sup>1</sup> | <b>Blank</b> = No Option<br><b>3PFS</b> = 3-pin Receptacle and Shorting Cap<br><b>7PFS</b> = 7-pin Receptacle and Shorting Cap<br><b>RWS</b> = Microwave Motion Sensor<br><b>LC</b> = Lightcloud® Controller |

<sup>1</sup> 480V driver available standard on 150W and 300W. All other models are special order.

Type II distribution available as a special order

Wall mount and adjustable universal pole mount available as optional field installed accessories

Need help? Tech Help line: (888) 722-1000 Email: [custserv@rablighting.com](mailto:custserv@rablighting.com) Website: [www.rablighting.com](http://www.rablighting.com)  
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Page 3 of 3

[illegible]



**VILLAGE OF MUKWONAGO  
WAUKESHA AND WALWORTH COUNTIES**

---

**RESOLUTION NO. 2021-82**

**A RESOLUTION FOR SITE PLAN AND ARCHTIEICTURAL REVIEW FOR BANKER WIRE 123  
BOXHORN DRIVE, PARCEL NUMBER #A477300001**

---

**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 an additional and building and site modifications, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

**WHEREAS**, the application has been submitted by the BANKER WIRE

**WHEREAS**, the use is permitted within the M-4 Medium Heavy Industrial 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 at 123 Boxhorn Drive, 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 submit a final set of plans to the Village. 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 Applicant / Property Owner must comply with all requirements related to impact fees imposed by the Village.
7. The Applicant / Property Owner shall comply with all parts of the Municipal Code as it relates to this project.
8. The Applicant / Property Owner shall comply with comments from Ruekert-Mielke letters regarding stormwater and utilities. Final Plans shall be submitted, reviewed, and approved by Ruekert-Mielke prior to the pre-construction meeting.
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. Any future modification to the site such as modification of buildings, parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

**NOW THEREFORE BE IT RESOLVED**, that the Village of Mukwonago,

Approved and Adopted this 17<sup>th</sup> day of November 2021 by the Village Board of the Village of Mukwonago, Wisconsin.

ATTESTATION:

APPROVED:

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Fred H. Winchowky, Village President

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Diana Dykstra, MMC  
Village Clerk-Treasurer





## PLANNING COMMISSION

November 9, 2021 at 6:30pm  
Mukwonago, WI

### SITE PLAN AND ARCHITECTURAL REVIEW

Empire / Milwaukee Tool / Schwer Pflecht & Werkzeug Properties, LLC  
929 Empire Drive and Holz Parkway

MUKV1969988006 AND MUKV1969988001

### Case Summary

#### Parcel Data

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|                       |                                                                     |
|-----------------------|---------------------------------------------------------------------|
| Proposal:             | Temporary Parking Lot                                               |
| Applicant:            | Empire / Milwaukee Tool / Schwer Pflecht & Werkzeug Properties, LLC |
| Request:              | Site Plan Review / Architectural Review                             |
| Staff Recommendation: | Approve with Conditions                                             |

#### Parcel Characteristics / Conditions

---

|                          |                          |
|--------------------------|--------------------------|
| Acreage:                 | 12.2335 and 9.6011       |
| Current Use:             | Industrial Manufacturing |
| Proposed Use:            | Industrial Manufacturing |
| Reason for Request:      | Temporary Parking Lot    |
| Land Use Classification: | Industrial               |
| Zoning Classification:   | M-4 Manufacturing        |
| Census Tract:            | 2039.01                  |

#### Project Summary / Plan of Operation

---

"In 2013 when we acquired Empire Level, we saw an opportunity to take a company that was known for its product and was respected in the community and turn it into something bigger. Our plans were to continue its legacy and grow it. That growth has led us to record high production and record high employees. The reason for this project.

We acquired an adjacent parcel to our facility in 2020 for future building growth. While we are working on that plan, another opportunity has come to our attention because of this unprecedented growth. We have seen a life and safety issue compound on our current site that we have tried to manage. We have parking needs that has grown, and we are in need of more parking spots.

Our proposal to you is to create a temporary 50 car parking lot to the north to alleviate the congestion places on access roads, truck courts and other points. This parking would be established prior to the end



of the year 2021. The longer plan for this site is to create more manufacturing facilities which will add more jobs to Mukwonago.

We will collaborate and cooperate with the Village and your resources to establish this needed lot.”

## **Site Plan and Architectural Review Request**

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### Site Review

The application is seeking approval for a temporary parking lot for 51 additional spaces on the adjoining property. Circulation will occur from the existing facility. The parking lot will be gravel. There will be a loss of about 2 space to make the connection to the existing parking lot.

## **Staff Review**

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### **Engineering**

The 2003 SWMP indicates that this site was in the development process at the time that the Village changed their ordinance to require peak discharge reductions from 100-year to 10-year and 10-year to 2-year as it relates to design storms. It is stated that Empire tried to accommodate the change, but due to site restrictions, could not provide storm water management large enough to meet the new ordinance and it appears that they were grandfathered in, at the time, to the old ordinance. The Village Ordinance requires post construction storm water management on any development over 1-acre in disturbance or 0.5 acres in impervious area increase. By definition, gravel is an impervious surface; albeit, less impervious than a paved surface. The proposed temporary gravel parking lot does not trigger either of the aforementioned requirements and therefore does not need post-construction storm water management.

Given that the site only matched peak discharge release rates during development and knowing that ditch capacity downstream has only decreased over the last 18 years, the addition of impervious area is a little concerning to me, but I don't anticipate any adverse downstream effects as a result of the addition of the proposed gravel parking lot. My recommendation would be that there is some sort of agreement in place stating the duration that this gravel parking lot is allowed to be in place and that once that duration is up, the area is either restored to current conditions, or the owner needs to go through the approval process for a paved parking area/expansion. It is likely that my recommendation at that time will be that they install some sort of upstream pretreatment/detention that helps manage runoff from the site, upstream of their current pond. However, again, I don't feel that is all that necessary at this time.

I would like to see a prepared site plan for the gravel parking lot as well as an erosion control plan prior to any issuance of a land disturbing permit.

### **Public Works Utilities**

No Concerns at this time  
No Concerns at this time



|                            |                          |
|----------------------------|--------------------------|
| <b>Police</b>              | No Concerns at this time |
| <b>Fire</b>                | No Concerns at this time |
| <b>Building Inspection</b> | No Concerns at this time |
| <b>Planning</b>            | No Concerns at this time |

## Recommendation

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### 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 submit a final set of plans to the Village. 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 /erosion control 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 Applicant / Property Owner must comply with all requirements related to impact fees imposed by the Village.
7. The Applicant / Property Owner shall comply with all parts of the Municipal Code as it relates to this project.
8. The Applicant / Property Owner shall comply with comments from Ruekert-Mielke communication regarding stormwater and utilities. Final Plans shall be submitted, reviewed, and approved by Ruekert-Mielke prior to the pre-construction meeting.
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. The Temporary Parking Lot shall not exceed more than 24 months from the approval from the Village Board or the applicant shall return for an extension.
11. Any future modification to the site such as modification of buildings, parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

### Attachments

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1. Maps
2. Plans
3. Resolution





Village of Mukwonago GIS  
Milwaukee Tool / Empire - Aerial 1

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.

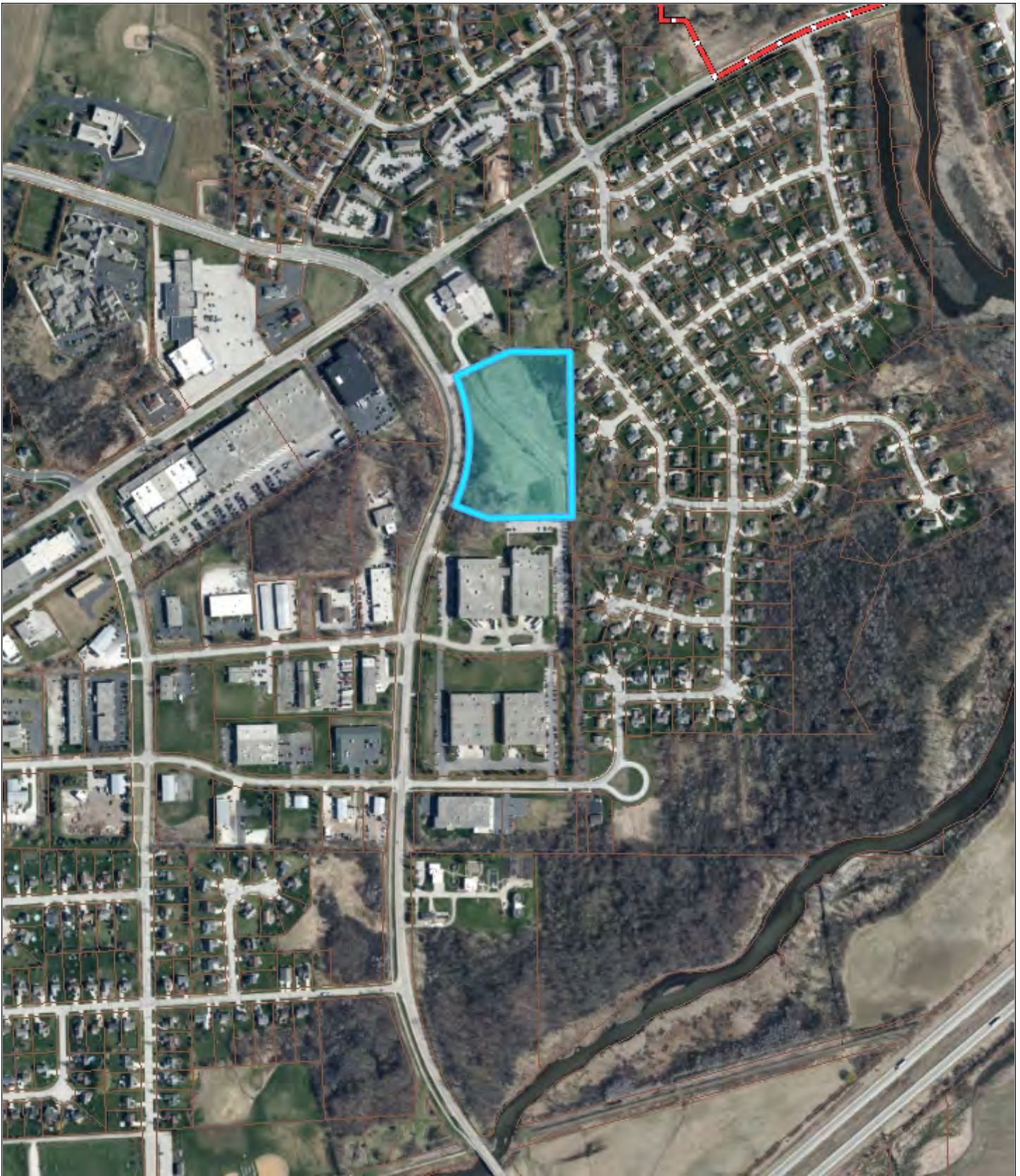


SCALE: 1" = 500'

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

Print Date: 11/2/2021





Village of Mukwonago GIS  
Milwaukee Tool / Empire - Aerial 2

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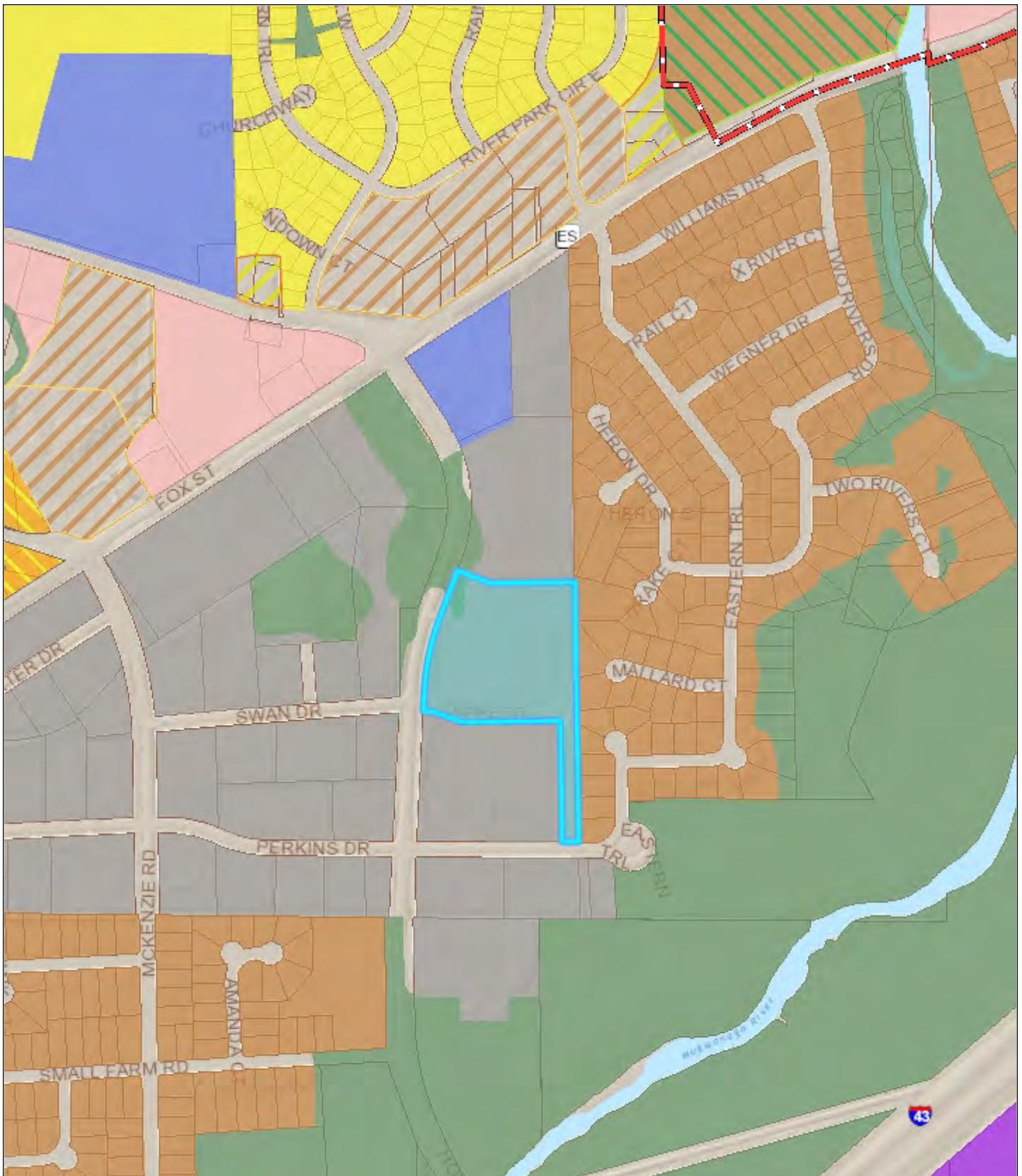


SCALE: 1" = 667'

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

Print Date: 11/2/2021





Village of Mukwonago GIS  
Milwaukee Tool / Empire - Land Use 1

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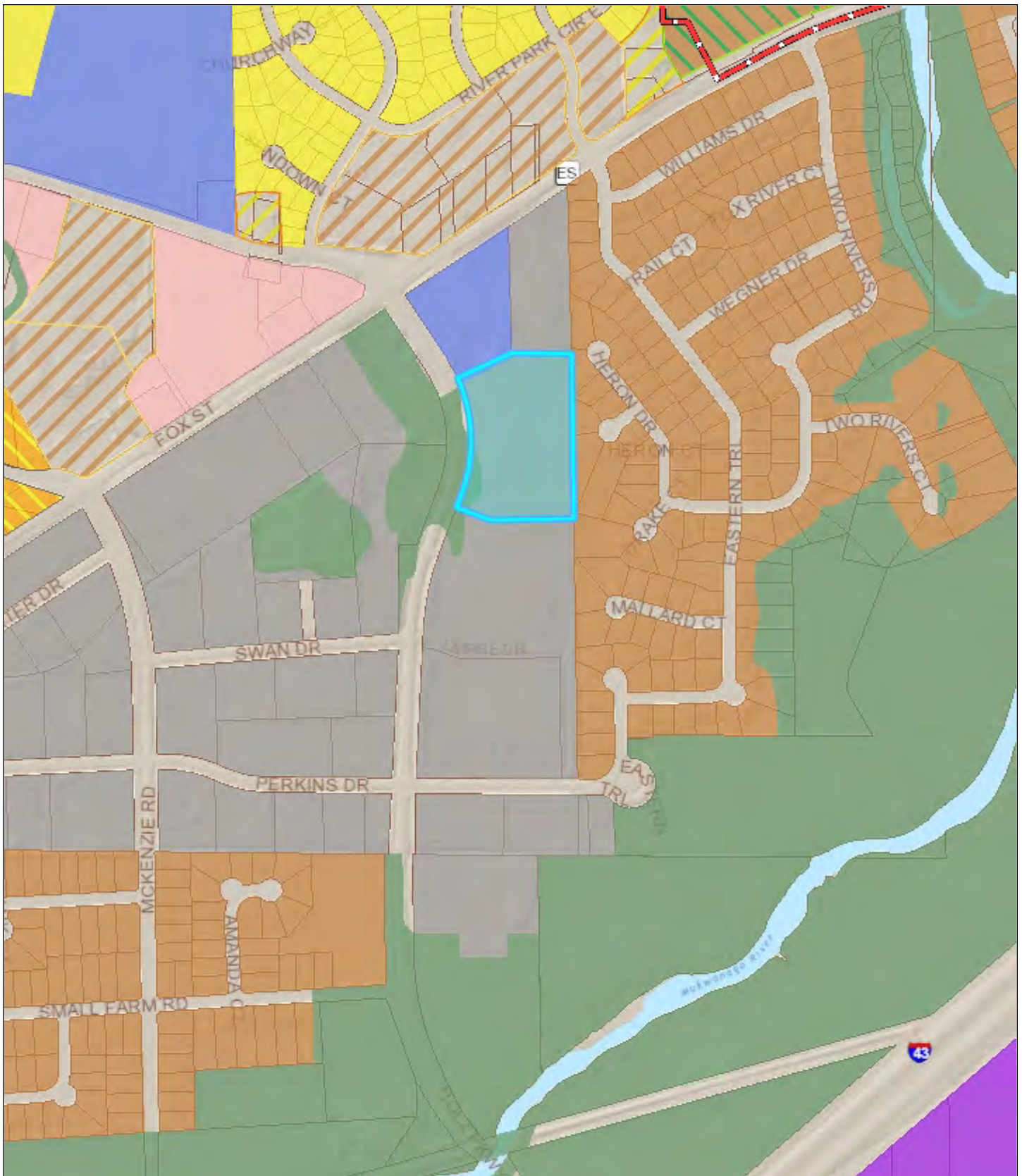


SCALE: 1" = 667'

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

Print Date: 11/2/2021





Village of Mukwonago GIS  
Milwaukee Tool / Empire - Land Use 2

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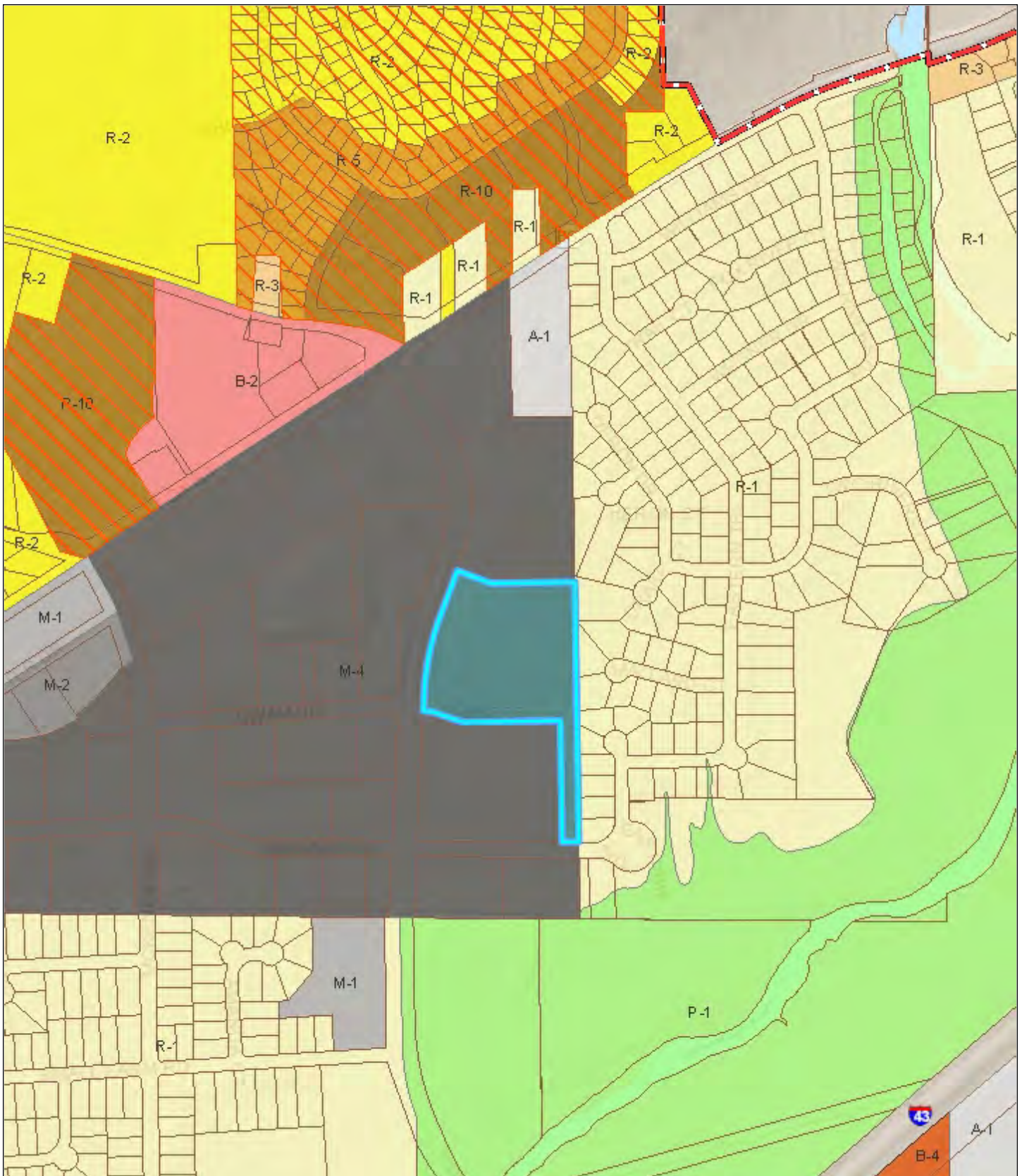


SCALE: 1" = 667'

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

Print Date: 11/2/2021





## Village of Mukwonago GIS

### Milwaukee Tool / Empire - Zoning 1

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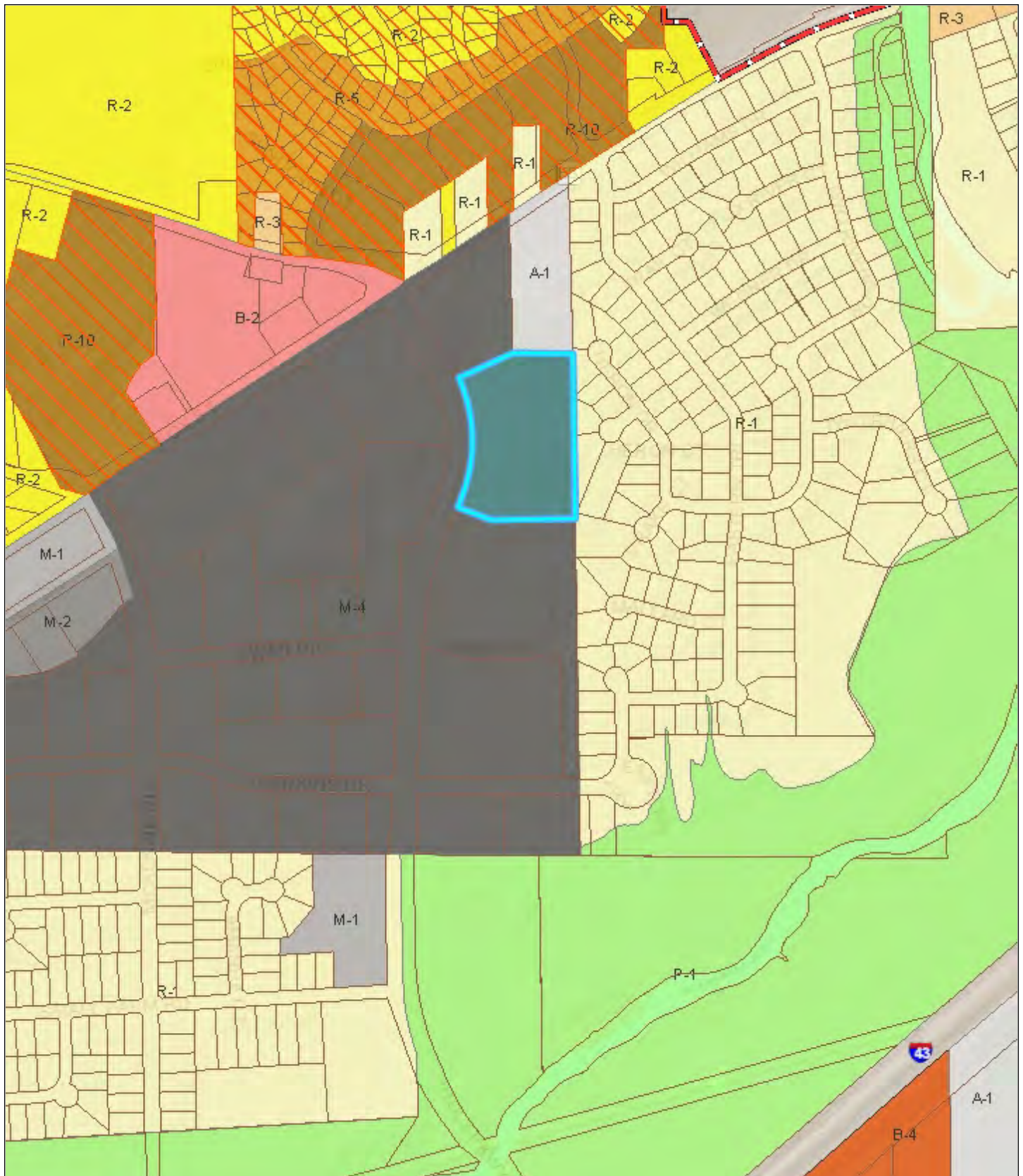


SCALE: 1" = 667'

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

Print Date: 11/2/2021





**Village of Mukwonago GIS**  
**Milwaukee Tool / Empire - Zoning 2**

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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: 11/2/2021





Village of Mukwonago  
123 Main  
Mukwonago, WI 12345

10/15/2021

To whom it May Concern;

In 2013 when we acquired Empire Level, we saw an opportunity to take a company that was known for its product and was respected in the community and turn it into something bigger. Our plans were to continue its legacy and grow it. That growth has led us to record high production and record high employees. The reason for this project.

We acquired an adjacent parcel to our facility in 2020 for future building growth. While we are working on that plan, another opportunity has come to our attention because of this unprecedented growth. We have seen a life and safety issue compound on our current site that we have tried to manage. We have parking needs that has grown, and we are in need of more parking spots.

Our proposal to you is to create a temporary 50 car parking lot to the north to alleviate the congestion places on access roads, truck courts and other points. This parking would be established prior to the end of the year 2021. The longer plan for this site is to create more manufacturing facilities which will add more jobs to Mukwonago.

We will collaborate and cooperate with the Village and your resources to establish this needed lot. We are available to meet and discuss at any time.

Regards,

A handwritten signature in black ink, appearing to read "J. Ferch", with a large, sweeping flourish extending from the bottom left.

Jeremy A. Ferch  
Sr. VP, Business Operations  
Jeremy.Ferch@milwaukeeetool.com

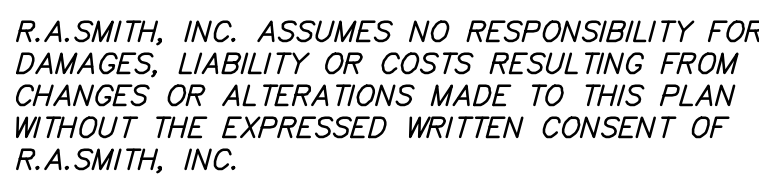


## SCALE: NTS

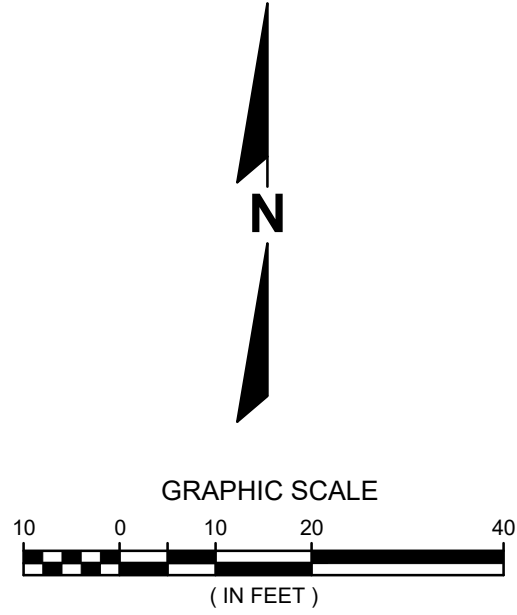
## SPECIFICATIONS & SITE DETAILS

## ISSUED FOR:

C000







R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

| DATE | DESCRIPTION |
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16745 W. Blumound Road  
Brookfield, WI 53005-5938  
(262) 791-1000  
rosmith.com

**raSmith**  
CREATIVITY BEYOND ENGINEERING

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

929 EMPIRE DR.  
MUKWONAGO, WI

SITE  
PLAN

|                                           |
|-------------------------------------------|
| © COPYRIGHT 2021<br>R.A. Smith, Inc.      |
| DATE: 10/15/2021                          |
| SCALE: 1" = 20'                           |
| JOB NO. 3210234                           |
| PROJECT MANAGER:<br>RYAN J. LANCOUR, P.E. |
| DESIGNED BY: RJL                          |
| CHECKED BY: RJL                           |
| <b>SHEET NUMBER</b><br>C100               |



DIVISION 1 – GENERAL REQUIREMENTS

01 41 00 – REGULATORY REQUIREMENTS

- THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED:
  - WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR), STORM WATER TECHNICAL STANDARDS
  - WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST
  - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SSSWCW)
  - WISCONSIN ADMINISTRATIVE CODE, SECTIONS SPS 382-387
  - WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION
  - FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
  - WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (WMUTCD)
  - UNITED STATES DEPARTMENT OF JUSTICE ADA STANDARDS
  - UNITED STATES DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
  - MUNICIPALITY DEVELOPMENT STANDARDS
  - COUNTY DEVELOPMENT STANDARDS
- THE OWNER, ENGINEER AND MUNICIPALITY SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
- 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.
- 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.
  - ALL DOCUMENTS SUBMITTED FOR REVIEW SHALL HAVE THE SPECIFIC MATERIAL, PART, SIZE, ETC. HIGHLIGHTED IN SOME FASHION, EXAMPLE: A FITTING OUT SHEET HAS MULTIPLE PRESSURE RATINGS FOR DIFFERENT SIZE BENDS. HIGHLIGHT THE PRESSURE CLASS & SIZE TO BE USED ON PROJECT. ALL SUBMITTALS NOT PROPERLY IDENTIFYING THE SPECIFIC MATERIAL BEING USED WILL BE REJECTED.
  - CONTRACTOR SHALL SUBMIT A PDF COPY AND AN EXPLANATION 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 FOR SUBMITTAL REVIEW. IN THE EVENT SUCH SUBSTITUTION IS APPROVED, THE OWNER WILL REQUIRE FROM THE CONTRACTOR A CREDITED REDUCTION FROM THE CONTRACT AMOUNT EQUAL TO ANY SAVINGS IN MATERIAL COST RESULTING FROM USE OF THE PROPOSED SUBSTITUTE.
- THE CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR THE QUALITY OF WORK.
  - ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE OWNER OR HIS REPRESENTATIVE SHALL DECIDE ALL QUESTIONS WHICH SHALL ARISE AS 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.
  - 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. NEITHER SHALL IT BE CONSTRUED AS BARRING THE OWNER, AT ANY SUBSEQUENT TIME, FROM THE RECOVERY OF DAMAGES OR OF SUCH A SUM OF MONEY AS MAY BE NEEDED TO BUILD AEN ALL PORTIONS OF THE SUBSTANDARD OR INTERIOR WORK OR REPLACEMENT OF IMPROPER MATERIALS WHEREVER FOUND.
  - 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 REVOKE, ALTER, OR HAVE 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 REJECT MATERIALS, ANY DISPUTE BETWEEN THE INSPECTOR AND CONTRACTOR SHALL BE REFERRED TO THE OWNER FOR SETTLEMENT. IN NO EVENT, ANY ADVICE WHICH THE INSPECTOR MAY GIVE THE CONTRACTOR SHALL IN NO WAY BE CONSTRUED AS BINDING THE ENGINEER IN ANY WAY OR RELEASING THE CONTRACTOR FROM FULFILLING ANY OF THE TERMS OF THE CONTRACT.
  - 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 OF THE INSPECTION AND THE CONTRACTOR WILL BE HELD STRICTLY TO THE TRUE INTENT OF THE SPECIFICATIONS IN REGARD TO QUALITY OF MATERIALS, WORKMANSHIP, AND THE DILIGENT EXECUTION OF THE CONTRACT. SUCH INSPECTION MAY INCLUDE MAIL, PLANT OR SHOP INSPECTION, AND ANY MATERIAL FURNISHED UNDER THESE SPECIFICATIONS IS SUBJECT TO SUCH INSPECTION. THE OWNER OR HIS REPRESENTATIVES SHALL BE 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 REASONABLE INSPECTION.
  - 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 STANDARDS OF WORKMANSHIP.
  - ALL EXPOSED ITEMS OF WORK SHALL PRESENT A NEAT WORKMANLIKE APPEARANCE AND SHALL BE AS TRUE TO SHAPE AND ALIGNED AS POSSIBLY 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 DETEIORATION. 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.
  - ALL MATERIALS CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE CONSIDERED AS DEFECTIVE, AND ALL SUCH MATERIALS, WHETHER IN-PLACE OR NOT, SHALL BE REJECTED AND SHALL BE REMOVED FROM WORK BY THE CONTRACTOR AT THE EXPENSE. UPON FAILURE ON THE PART OF THE CONTRACTOR TO COMPLY WITH ANY PART OF THE OWNER RELATIVE TO THE PROVISIONS OF THIS ARTICLE, THE OWNER SHALL HAVE THE AUTHORITY TO REMOVE AND REPAIR THE MATERIALS TO DEDUCT THE COST OF REMOVAL AND REPAIR FROM THE CONTRACTOR'S REPLACEMENT FROM ANY MONIES DUE OR WHICH MAY BECOME DUE TO THE CONTRACTOR.
  - THE CONTRACTOR SHALL KEEP A LEGIBLE COPY OF THE PLANS, SPECIFICATIONS, AND ALL PERMITS AT THE SITE OF THE WORK AT ALL TIMES.
  - 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 MEMORY WHEN THE WORK IS DONE. THIS SET OF DRAWINGS SHOULD BE KEPT CLEAN IN A LOCATION AT THE SITE WHERE THE OWNER OR HIS REPRESENTATIVE MAY EXAMINE THEM.
  - 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 SENSERS, GAS LINES, WATER LINES, ELECTRIC CONDUIT AND MISCELLANEOUS PIPING.
- CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRAFFIC CONTROL PLANS AND PERMITTING FOR ALL WORK TO BE COMPLETED ON-SITE OR IN THE PUBLIC RIGHT-OF-WAY.

01 70 00 – EXECUTION & CLOSURE REQUIREMENTS

- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN.
- 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.
- THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL PROPOSED UTILITY CONNECTIONS AND CROSSEINGS PRIOR TO PROCEEDING WITH ANY WORK. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER SO REDDESIGN 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.
- 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 SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ELEVATIONS OF THE BENCHMARKS AND HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES, AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH ANY WORK.
- SURVEY BENCHMARKS AND CONTROL POINTS SHALL BE MAINTAINED AND PROTECTED FROM DISTURBANCE.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED AT ALL TIMES. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- 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.
- 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.
- 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.
- 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 RESPONSE.
- 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.
- 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.
- 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.

BITUMINOUS PAVEMENT (STANDARD DUTY)

8" – DENSE GRADED BASE COURSE  
1-1/4" WISDOT SEC. 305

COMPACTED SUBGRADE

DIVISION 31 – EARTHWORK

31 10 00 – SITE CLEARING & DEMOLITION

- 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, GRUBBING OF TREES, SHRUBS, AND VEGETATION, STUMP REMOVAL, AND OTHER PERISHABLE MATTER INTERFERING WITH NEW CONSTRUCTION.
- ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
- SHALL TO NOTIFY UTILITY OWNERS AND REQUEST FIELD LOCATION OF EXISTING UTILITIES WITHIN PROJECT LIMITS PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES.
- INSTALL PERMANENT FENCING AS INDICATED PRIOR TO COMMENCING ANY CONSTRUCTION RELATED ACTIVITY.
- CLEARLY IDENTIFY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED PRIOR TO CLEARING AND GRUBBING.
- PROTECT EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. ANY DAMAGED IMPROVEMENTS SHALL BE RESTORED TO ORIGINAL CONDITION, OR AS OTHERWISE ACCEPTABLE TO THE OWNER.
- REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
- SAW CUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES TO FULL DEPTH.
- DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP CONCRETE SLABS THAT ARE 2 FEET OR MORE BELOW PROPOSED SUBGRADE TO PERMIT DRAINAGE.
- DISCONNECT AND SEAL/CAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PROVIDERS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING NECESSARY REMOVAL AND/OR RELOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS.
- DO NOT INTERRUPT UTILITY SERVICE TO EXISTING FACILITIES UNLESS PERMITTED BY THE OWNER.
- KIDS LEFT BY REMOVALS SHALL BE LEVELED TO PREVENT PONDING OF WATER.
- 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

- 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.
- ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
- ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION BASED ON FIELD CONDITIONS, AND THESE REQUIREMENTS, THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
- UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE PROJECT. UNENCOUNTERED, EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE WORK.
- 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 COMPLETED WITHIN 10 DAYS OF THE DATE OF THE CONTRACT.
- EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 10 FEET BEYOND PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE COMPLETED WITHIN 10 DAYS OF THE DATE OF THE CONTRACT.
- AREAS SHALL BE GRADED TO WITHIN 1 INCH, MORE OR LESS, OF PROPOSED SUBGRADE. DEVIATIONS SHALL NOT BE CONSISTENT THROUGHOUT THE PROJECT.
- DISKING, HARROWING, AND AERATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE PRIOR TO PROOF ROLLING.
- IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER, PROOF ROLL SUBGRADE BUILDING PAD 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 TO RUT OR DEFLECT EXCESSIVELY SHALL BE UNDERGO IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. DO NOT PROOF ROLL RUT OR SATURATED SUBGRADE.
- ALL PRACTICES SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE PROJECT AND WORKMANSHIP PERIOD. EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING, SURFACE WATER AND GROUNDWATER SHALL BE PREVENTED FROM ENTERING EXCAVATIONS, PONDING ON PREPARED SUBGRADES, AND FLOODING PROJECT SITE AND/OR SURROUNDING AREAS.
- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTUAL CALCULATIONS. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL EARTHWORK. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
- 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 A LANDSCAPE PLAN.

31 25 00 – EROSION & SEDIMENTATION CONTROLS

- WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, AND SEDIMENTATION CONTROL.
- ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
- INSTALLATION AND MAINTENANCE OF PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WORKMANSHIP STANDARD, OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
- ALL PRACTICES SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE PROJECT AND WORKMANSHIP PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS.
- ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE PROJECT AND WORKMANSHIP PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS.
- ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE PROJECT AND WORKMANSHIP PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS.
- ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE AND MULCH. THE TEMPORARY SEED MIXTURE SHALL BE IN ACCORDANCE WITH SECTION 8.3.0 OF WISDOT STANDARD SPECIFICATIONS. MULCH SHALL BE USED TO PREVENT EROSION AND TO MAINTAIN POSITIVE DRAINAGE.
- DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A DENSE GROUND COVER OF VEGETATION DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM).
- 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.
- ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE AND MULCH. THE TEMPORARY SEED MIXTURE SHALL BE IN ACCORDANCE WITH SECTION 8.3.0 OF WISDOT STANDARD SPECIFICATIONS. MULCH SHALL BE USED TO PREVENT EROSION AND TO MAINTAIN POSITIVE DRAINAGE.
- 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 APPROPRIATE EXTERIOR AND UNDERGROUND INTERIOR SENSERS, GAS LINES, WATER LINES, ELECTRIC CONDUIT AND MISCELLANEOUS PIPING.
- FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- ALL SEEDED AREAS SHALL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN TO MAINTAIN A DIVERSE DENSE VEGETATIVE COVER.

DIVISION 32 – EXTERIOR IMPROVEMENTS

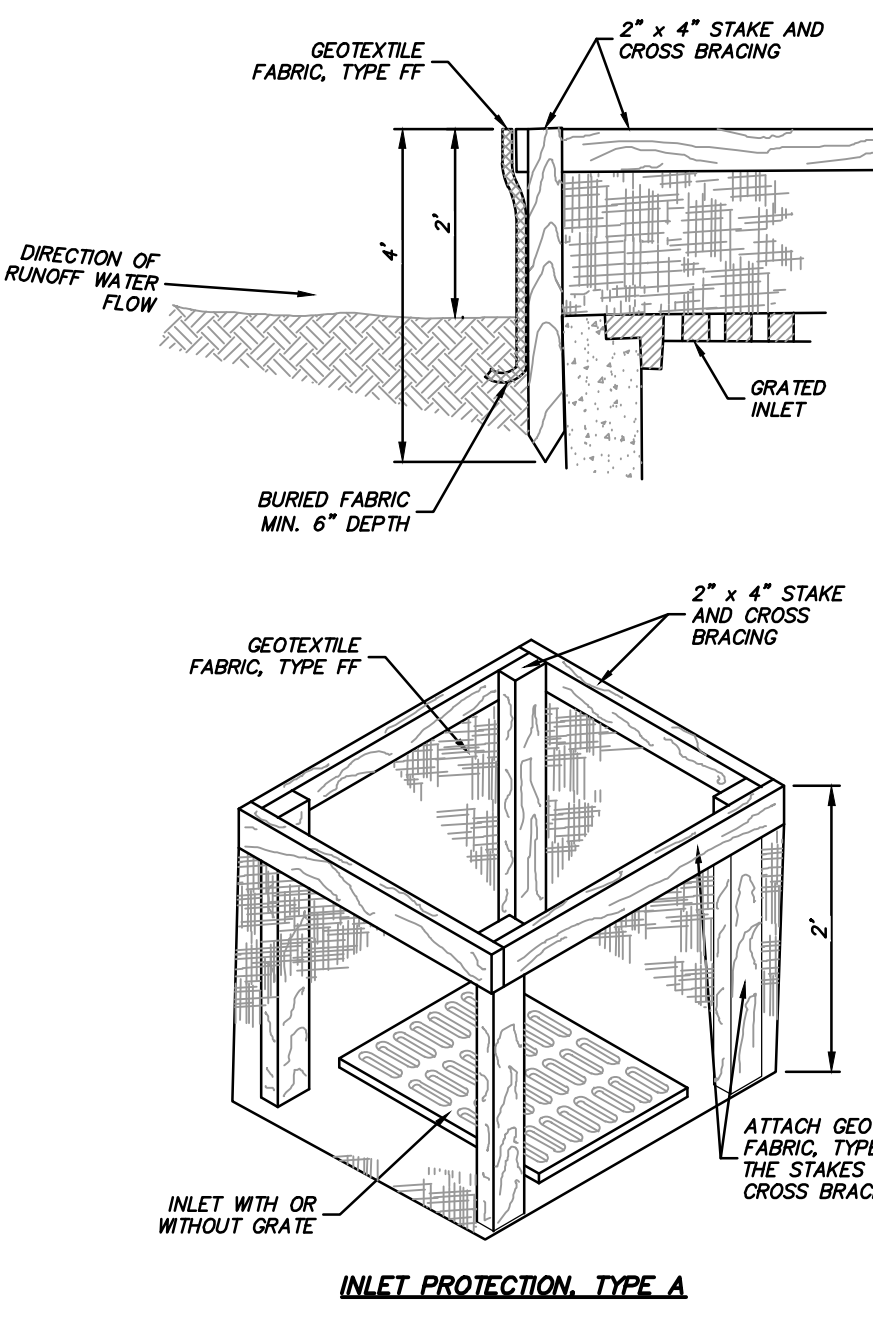
32 12 00 – PAVING

- 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.
- ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
- CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 8.3.0 OF WISDOT STANDARD SPECIFICATIONS.
- AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WISDOT STANDARD SPECIFICATIONS.
- 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.
- 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.
- A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

DIVISION 33 – UTILITIES

33 40 00 – STORMWATER DRAINAGE

- WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE STORMWATER DRAINAGE SYSTEM AND ALL APPURTENANCES.
- ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
- ALL PUBLIC STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND MUNICIPALITY DEVELOPMENT STANDARDS.
- ALL PRIVATE STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND MUNICIPALITY DEVELOPMENT STANDARDS.
- HIGH-DENSITY POLYETHYLENE (HDPE) PIPE AND FITTINGS SHALL BE ADS N12 W/ AS APPROVED BY THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCTS REGISTER.
- 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.
- 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.
- 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 ALTERNATE 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.
- CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
- ALL CONNECTIONS TO EXISTING STORM SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, UNLESS NOTED OTHERWISE.
- FLEXIBLE COMPRESSION COUPLINGS SHALL BE USED IN THE CONNECTION OF DISSIMILAR PIPE MATERIALS.
- FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE CONNECTED TO THE STORMWATER DRAINAGE SYSTEM. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL. DOCUMENTATION OF SUCH FIELD TILE SHALL BE PROVIDED TO THE OWNER.
- AFTER INSTALLATION OF STORMWATER DRAINAGE SYSTEM, CLEAN ALL DEBRIS FROM SYSTEM AND INSPECT FOR DAMAGE. REPAIR ANY DAMAGE.



- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4. THE REAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
- SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STAPLES.

GENERAL NOTES

INLET PROTECTION DEVICES SHALL CONFORM TO MNCR CONSERVATION PRACTICE STANDARD 1080 AND BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WISDOT'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 COMPLETED.

TYPE B SHALL BE USED AROUND INLETS AND UNPAVED AREAS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.

TYPE C SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON INLETS WITHOUT A CURB BOX WHEN TYPE D DEVICES CANNOT BE USED.

TYPE D 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 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 DRAINAGE TO THE STRUCTURE.

GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.

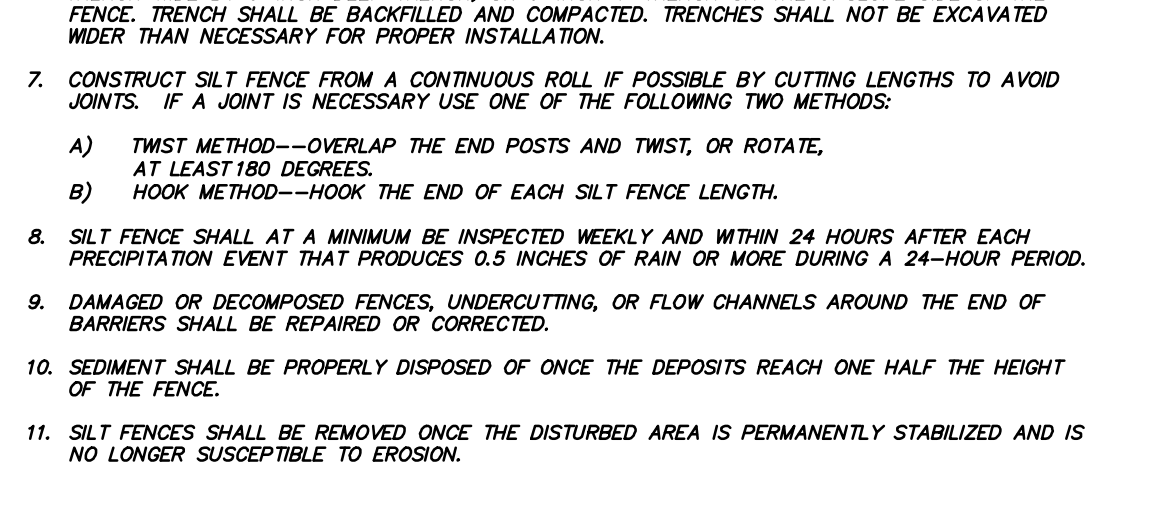
NOTES:

- SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO MNCR CONSERVATION PRACTICE STANDARD 1080.
- SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED OUTWARD TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
- WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW.

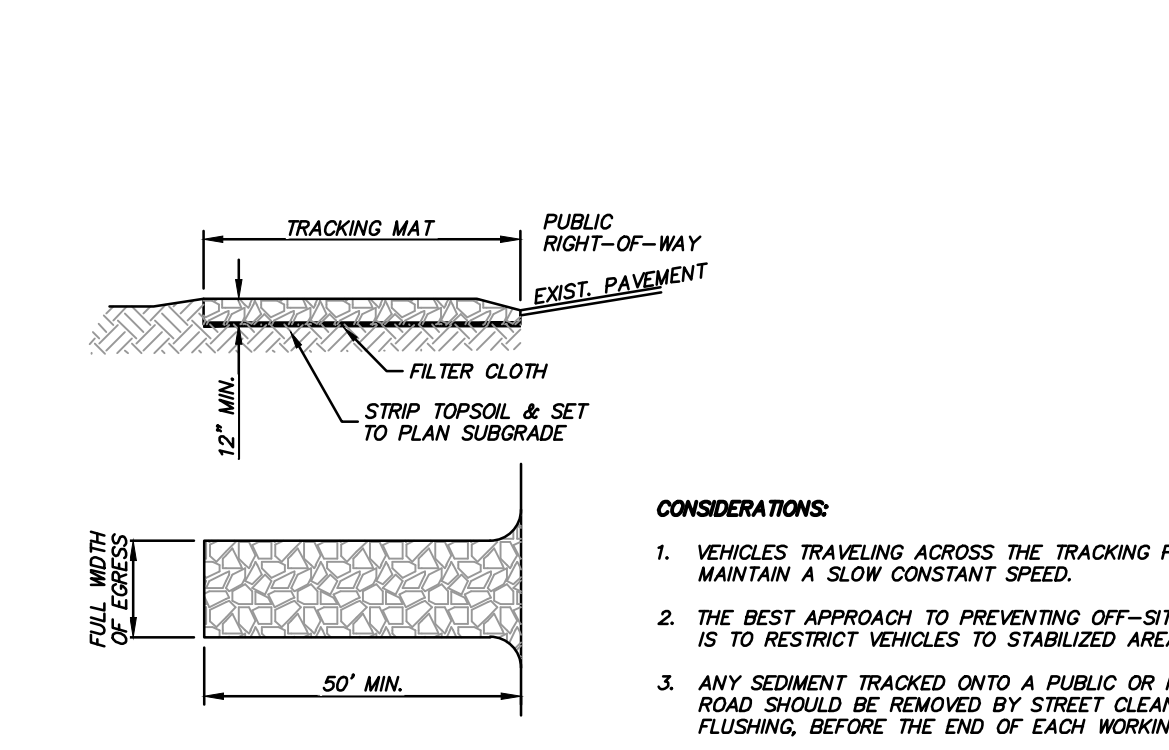
| SLOPE     | FENCE SPACING |
|-----------|---------------|
| < 2%      | 100 FEET      |
| 2% TO 4%  | 75 FEET       |
| 5% TO 10% | 50 FEET       |
| 10 TO 33% | 25 FEET       |
| > 33%     | 20 FEET       |

- INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED DRAIN ELEVATION.
- A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH DEEP TRENCH BY 8-INCH DEEP TRENCH OR 8-INCH V-TRENCH. THE UPLOUSE SIDE OF THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED DEEPER THAN NECESSARY FOR PROPER INSTALLATION.

- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL OF FABRIC. THE FOLLOWING METHODS TO AVOID JOINTS: A. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
  - TWIST METHOD--OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
  - HOOK METHOD--HOOK THE END OF EACH SILT FENCE LENGTH.
- 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.
- DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
- SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
- SILT FENCE SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.



SILT FENCE (NOT TO SCALE)



NOTES:

A. TRACKING PAD:

- TRACKING PAD TO CONFORM TO MNCR CONSERVATION PRACTICE STANDARD 1057.
- THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.

- THE AGGREGATE FOR THE TRACKING PAD SHALL BE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION OF TABLE 1 OF THE WISCONSIN DOT TECHNICAL STANDARDS 1057. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) 2018 STANDARD SPECIFICATION, SECTION 111.2. SELECT CRUSHED MATERIAL.

- THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT DOT 1057 (NON CHANNEL APPLICATIONS), DWP TECHNICAL STANDARD 1057 (CHANNEL APPLICATIONS), AND LATEST MANUFACTURER SPECIFICATIONS, ESPECIALLY NOTING REQUIRED STAPLE PATTERNS AND ANCHOR TRENCH REQUIREMENTS.

- THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.

- SURFACE WATER SHALL BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS COLLECTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

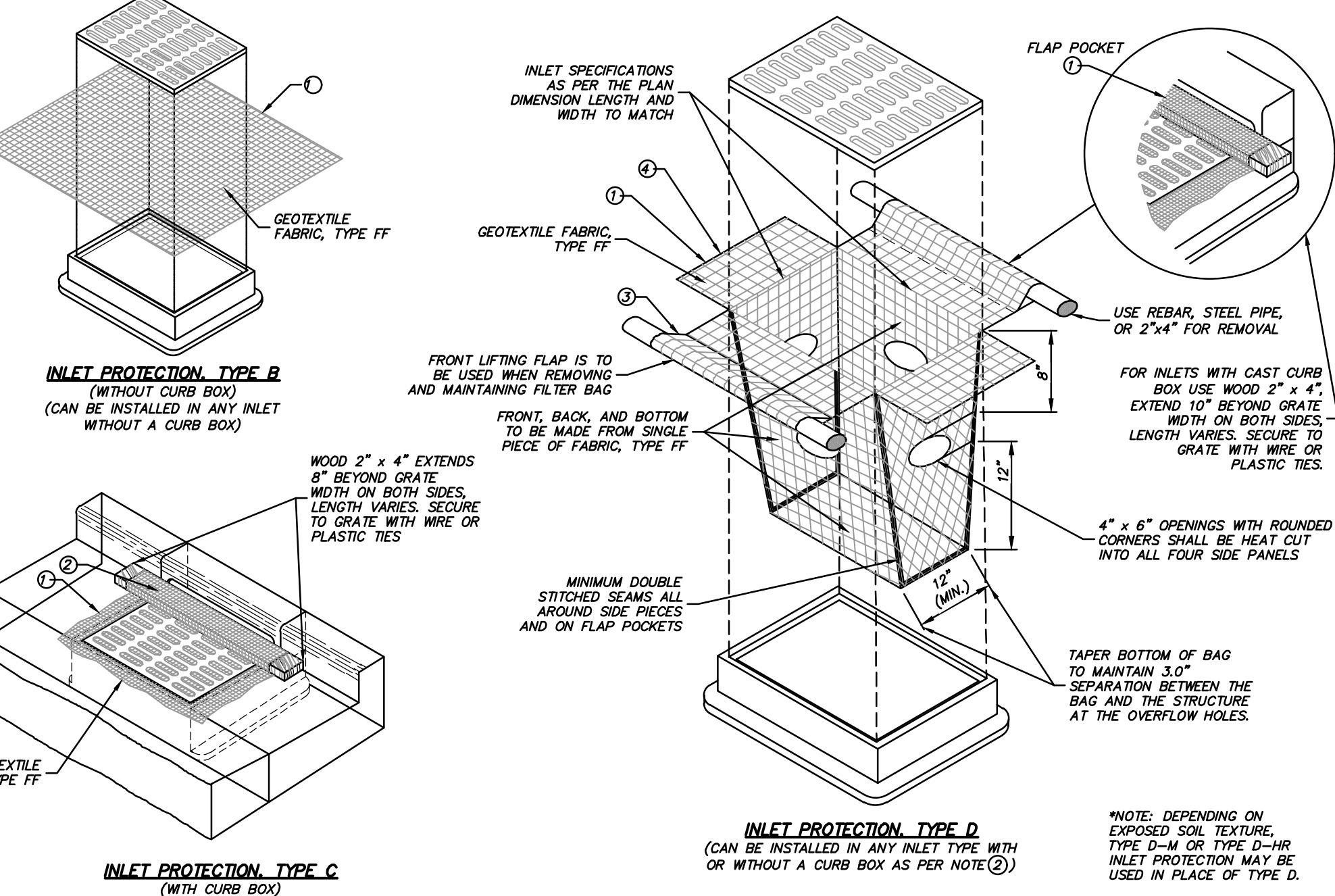
- ROADS LOCATED BETWEEN THE TIES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.

- TRACKING PADS AND THE WASHING STATIONS SHALL, AT AT MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.

- THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

- A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.

STONE TRACKING PAD (NOT TO SCALE)



INLET PROTECTION, TYPE B (WITH CURB BOX) (CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

INLET PROTECTION, TYPE C (WITH CURB BOX)

INLET PROTECTION, TYPE D (WITH CURB BOX)

INLET PROTECTION, TYPE D (WITH CURB BOX)

INLET PROTECTION, TYPE D (WITH CURB BOX)

INLET PROTECTION, TYPE D (WITH CURB BOX)

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INLET PROTECTION, TYPE D (WITH CURB BOX)

INLET PROTECTION, TYPE D (WITH CURB BOX)

INLET PROTECTION, TYPE D



**VILLAGE OF MUKWONAGO  
WAUKESHA AND WALWORTH COUNTIES**

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**RESOLUTION NO. 2021-83**

**A RESOLUTION FOR SITE PLAN AND ARCHITECTURAL REVIEW FOR A TEMPORARY  
PARKING LOT FOR EMPIRE / MILWAUKEE TOOL / SCHWER PFLICHT & WERKZEUG  
PROPERTIES LLC, 929 EMPIRE DRIVE AND HOLZ PARKWAY PARCEL NUMBERS  
MUKV 1969988006 AND MUKV 1969988001**

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**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 an additional building and site modifications, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

**WHEREAS**, the application has been submitted by the Empire / Milwaukee Tool / Schwer Pflcht & Werkzeug Properties, LLC

**WHEREAS**, the use is permitted within the M-4 Medium Heavy Industrial 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 temporary parking lot at 929 Empire / Holz Parkway, 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 submit a final set of plans to the Village. 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 /erosion control 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 Applicant / Property Owner must comply with all requirements related to impact fees imposed by the Village.
7. The Applicant / Property Owner shall comply with all parts of the Municipal Code as it relates to this project.
8. The Applicant / Property Owner shall comply with comments from Ruekert-Mielke communication regarding stormwater and utilities. Final Plans shall be submitted, reviewed, and approved by Ruekert-Mielke prior to the pre-construction meeting.



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. The Temporary Parking Lot shall not exceed more than 24 months from the approval from the Village Board or the applicant shall return for an extension.
11. Any future modification to the site such as modification of buildings, parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

**NOW THEREFORE BE IT RESOLVED**, that the Village of Mukwonago,

Approved an Adopted this 17<sup>th</sup> day of November 2021 by the Village Board of the Village of Mukwonago, Wisconsin.

ATTESTATION:

APPROVED:

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Fred H. Winchowky, Village President

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Diana Dykstra, MMC  
Village Clerk-Treasurer





## PLANNING COMMISSION

November 9, 2021 at 6:30pm

Mukwonago, WI

### SITE PLAN AND ARCHITECTURAL REVIEW

**VLAZNIM ISLAMI AKA VIKTOR ISLAMI, ZANI ISLAMI**

**927 MAIN STREET / MAIN STREET**

MUKV2009-964-001 AND MUKV2009-964-004

## Case Summary

### Parcel Data

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|                       |                                                                                                |
|-----------------------|------------------------------------------------------------------------------------------------|
| Proposal:             | Restaurant Remodel   Site Improvements-<br>Modifications   53 Unit Apartment Building   Future |
| Applicant:            | Phase 3 Vlaznim Islami AKA Viktor Islami, Zani Islami                                          |
| Request:              | Conceptual Site Plan Review / Architectural Review                                             |
| Staff Recommendation: | No Action Required – Applicant seeks comments                                                  |

### Parcel Characteristics / Conditions

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|                          |                                                                    |
|--------------------------|--------------------------------------------------------------------|
| Acreage:                 | 1.63 and 1.34 – Total 9.97                                         |
| Dwelling Units Per Acre: | 5.31 DU per AC                                                     |
| Current Use:             | Restaurant   Vacant Land                                           |
| Proposed Use:            | Restaurant   Apartment Building   Parking   Phase 3<br>Building    |
| Reason for Request:      | Conceptual Review                                                  |
| Land Use Classification: | Low Intensity Commercial /Business   Business Mixed<br>Use Overlay |
| Zoning Classification:   | B-2 General Business District                                      |
| Census Tract:            | 2039.01                                                            |

### Comp Plan Descriptions

---

#### General District Description:

The Main Street/River South Planning District purpose is to provide an area of the Village with a mixture of land uses (retail, office and higher density multi-family residential) within a pedestrian friendly environment in close proximity to the downtown where residents and customers alike can take advantage of the environmental and open space aspects of the Mukwonago River and vistas across Lower Phantom Lake.



### Business Mixed Use (Overlay):

Where undeveloped land or land with redevelopment potential in the Village is within the Interstate Planning District or the Main Street/River South Planning District that with the addition of residential dwelling units and a combination of uses (commercial, retail, office or other related uses) will enhance the business/commercial environment, efficiently utilize land, provide housing choices to enhance an active and growing economic base and improve aesthetics of the built environment. Mixed-use development may be within a single building or within a unified development blending a combination of business with dwelling units on upper floors or in a separate building where the mix of uses are physically and functionally integrated. Buildings within this land use category may be solely residential if compatible with existing or planned and approved adjacent business/commercial uses in terms of pedestrian friendly, good traffic flow and proper utilities to provide for the greater intensity of land use and in compliance with planned unit development standards, if applicable. A density of up to 20 dwelling units per acre should be allowed in business mixed use with a maximum height of four (4) stories within the Main Street/River South Planning District, of which a maximum of three stories can be residential, and a maximum height of four (4) stories in the Interstate Planning District. Furthermore, this Business Mixed Use Overlay land use category is solely to be applied as an optional development style to specific properties or areas only within the Interstate Planning District or the Main Street/River South Planning District.

### **Zoning Descriptions**

---

#### Business Mixed Use Overlay District:

Characteristics of a business mixed use development. Each approved business mixed use development shall achieve the following characteristics:

- (1) Be located within a business/commercial setting where the addition of multi-family residential dwelling units enhances the business/commercial environment.
- (2) Be compact and efficiently utilize land pursuant to concepts of traditional neighborhood development, as defined in Wisconsin Statutes.
- (3) Provide multi-family residential with a sufficient proportion of commercial and open space uses in close proximity to one another on the same development site.
- (4) Provide a housing choice or choices to enhance an active and growing economic base.
- (5) Improve aesthetics of the built environment and be aesthetically synergistic with Village atmosphere and its respective business district.
- (6) Proper and adequate public sanitary sewer and public water facilities are available to serve the development site.
- (7) Proper and adequate storm water and water quality facilities are provided.
- (8) Conformance with the performance standards to a maximum multi-family density of 20 dwelling units per acre.



## **Project Summary / Plan of Operation**

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The developer has submitted a letter to the Village Board describing the general development project and developer incentive request. The developer is proposing a possible three phase project. This project might occur as two phases. Phase one would consist of the development of approximately ½ of the 55 residential units (portion of building parcel to railroad tracks) along with renovations to the parking lot and restaurant. Phase 2 would consist of the development of the remaining 55 units (portion of the building parcel to the north property line). The Third Phase as shown on the plans includes a building parallel to Main Street, this third Phase would remove the restaurant and construct a new mixed use building along Main Street at some undefined date in the future. What is presented in the conceptual review are plans inclusive of phase one and two described above.

## **Wetlands**

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Waukesha County and other sources indicate wetlands on this property in multiple isolated locations. The development team has been working with RA Smith regarding these wetlands and information is attached.

## **Future Action**

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There are a number of future actions that will need to occur to allow this development to occur.

- Rezoning from B-2 to B-2 with BMX Overlay.
- With creation of BMX overlay create a PUD agreement
- Combine Lots into one lot via CSM
- Development Agreement for Multi use Trail
- Development Agreement related to possible TID incentives
- Other steps may be necessary

## **Comp Plan and Zoning Review**

---

As noted above both the Comp Plan and Zoning have a number of purposes and goals set for The Main Street/River South Planning District.

The projects begin to “check off” a number items addressed within both the Comprehensive Plan and Zoning Code. The following are items to that the commission and developer should consider prior to moving forward with more formal reviews.

- Be compact and efficiently utilize land pursuant to concepts of traditional neighborhood development, as defined in Wisconsin Statutes.
- Provide a housing choice or choices to enhance an active and growing economic base.
- Improve aesthetics of the built environment and be aesthetically synergistic with Village atmosphere and its respective business district.



## Site Plan and Architectural Review

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### Site Review

The development concept as noted includes a possibility of three phases. The plans presented include plans for a larger phase one. A smaller phase one has also been discussed with staff.

The site includes extension of the public walking path along the western property line followed by an L shaped apartment building which parallel the west and north property lines. The existing restaurant will remain in its current location in the northeastern portion of the site. Parking will be located in the central and southeastern portion of the site.

A central pedestrian circulation element is a key organizing feature of the site plan. This feature links the apartment building to the public street frontage on Main Street.

The improvements to the restaurant include an outdoor seating area brought up to the street frontage of main street. This design element is attempting to modify the existing design and make the site more pedestrian friendly and address the traditional neighborhood development criteria as much as possible given the existing location of the restaurant.

It should be noted that with traditional neighborhood development buildings are often close to the street. In some communities this tradition might be 0 feet, or in others it might be 5 or 10 feet. In Mukwonago our traditional neighborhood development pattern ranges from 0 feet up to around the 10ft dimension. Since more indoor dinning space is not required for the restaurant the development team has decided that more outdoor space that will enliven the street frontage will provide them with a diversity of spaces for their business while also acknowledging the villages preference for traditional neighborhood development in this are of the community prior to moving forward with phase three of the development.

### Parking Review

The ordinance for the possibly rezoned BMX district states:

*The minimum number of parking spaces as required for business in Article V of this Chapter 100 shall be provided, with either outside surface parking spaces or within an enclosed garage accessible to the public, including handicapped parking spaces. The minimum number of parking spaces required for residential shall be one enclosed garage space per dwelling unit plus one additional space per dwelling unit that may be within an enclosed garage or as outside surface spaces. An additional 0.25 space per dwelling unit shall be provided for guest parking either enclosed but accessible to guests or outside surface spaces. No detached garage parking spaces are permitted except as a multi-story parking structure providing spaces to both the businesses and residential dwelling within the business mixed use development. However, the plan commission may recommend and the Village Board may require additional parking spaces for residential.*



The developer is planning:

- 53 interior spaces and 64 exterior spaces for residential development. The total for the residential portion of the project would be 117 spaces. This includes 2 spaces per unit and .20 spaces for visitor parking.
- The Developer is planning for 1 space per employee - 15 spaces, and 1 space for every three seats or 62 spaces. The total for the restaurant component would be 77 spaces.
- Parking for the future Phase 3 building has not been provided. The addition of this third phase would require modification to parking organization.

Summary of requirements:

- The total number of parking spaces required for the project is 196 (note plans state 194)
- 123.75 for residential (2 spaces per unit -1 enclosed) and 0.25 spaces for visitors 13.25, 15 for restaurant employees, and 62 spaces for the restaurant seating. The development proposal shows 174 spaces provided with 11 spaces of on street parking for a total of 185. The development is short 9 spaces.
- As this is a mixed-use development staff suggest the applicant and planning commission might consider a reduction in parking for a shared parking area.

#### Building Review

The applicant has submitted elevations and rendering for a three-story structure with hipped roof. The first floor of the structure will be indoor parking while the second and third floors will be residential units. The main entry to the structure will be at the elbow of the "L" shaped building.

The building design includes a variety of building materials. Materials have not been listed, however there appears to be a masonry material as well as a cladding material. Secondary materials occur around unit patios and building corners. Upper-level units also have an awning detail over windows and patio doors.

Window and door fenestration includes patio doors with a three-part design element rather than the traditional two-part design. Window articulation occurs in a variety of patterns which provided for diversity to the elevations and provides a more unique architectural expression to the overall design.

The roof design features gables over specific elements of the building bring attention to the individual unit elements and attempting to bring the appearance of the overall roof height lower and more in scale to a village character.

Staff review comments

- Elevations and perspectives that have been provided have a great deal of landscaping and other details to present an overall concept of a more mature property. With this conceptual level of design staff is unable to provide a full evaluation of the design of the building. Black and White line drawings in the future will assist with such a review.



### Landscape Review

A formal landscaping plan has not been provided at this time. The site plan provides some idea of landscape intent with indication of tree and shrub locations as well as some landscape features such as detention pond and walls. As this is a conceptual review the applicant is seeking comments on the information provided.

- Staff has not conducted a formal review of the landscaping as a detailed list and number of plans has not been provided.
- Items to note are:
  - additional trees along the Main Street frontage will need to be provided adjacent to the parking lot.
  - Additional trees along the recreational trail near the pond should be considered if possible.
  - Landscaping around the pond should be considered as it could be more of an amenity to be viewed rather than a pond that is mowed up to the water edge.
  - Detailed plans regarding the Bio Swale will need to be provided with regard to plants etc.
  - Staff recommends that with the development of the landscaping plan more consideration be given to foundation plantings, screening plantings on the south property line.
  - Staff recommends that as the landscaping plan is developed that consideration of additional four-season landscape be considered with some addition of evergreens, flowering perennials, and consideration of fall color.

### Lighting Review

No information has been provided at this time for outdoor lighting. As this is a conceptual review the applicant is seeking comments on the information provided.

- Staff suggest that all lighting on the site be considered at one time and that existing lighting be upgraded so all lighting is complementary to one another.

### Dumpster Review

The dumpster is shown on the north side of the property located at the Northeast portion of the apartment building. Specific details related to the dumpster design has not been provided. It is staffs understanding that this dumpster will be used for both the restaurant waste and recycling as well as the apartment waste and recycling.

- Staff has expressed concern about this location and possible conflicts between the adjoining apartment units.
- Staff has also expressed concern about co-mingling the apartment waste and recycling and the restaurant waste and recycling. As an alternative the apartment units could have bin located within the parking garage area and these bins could be rolled out. This area could then be more well illuminated and closer to (but not next to) a primary or secondary entry of the building.
- Given the above noted items the proposed location is hidden from most public and semi-public views and has easy access for service.

## **Staff Review**

---

|                            |                                                                                                                                     |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>Engineering</b>         | See correspondence from R-M. They do not have enough information to review the proposal at this time as it is a conceptual request. |
| <b>Public Works</b>        | No Concerns at this time                                                                                                            |
| <b>Utilities</b>           | No Concerns at this time                                                                                                            |
| <b>Police</b>              | No Concerns at this time                                                                                                            |
| <b>Fire</b>                | No Concerns at this time                                                                                                            |
| <b>Building Inspection</b> | No Concerns at this time                                                                                                            |
| <b>Planning</b>            | See Comments within staff report above.                                                                                             |

## **Recommendation**

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At this time staff does not have a formal recommendation. Staff recommends that the Planning Commission Review the conceptual plans, review staff comments, and provide the applicant with as much information/comments/suggestions as possible.

Planning Commission comments and suggestions will be forwarded to the Village Board for their consideration.

---

## **Attachments**

1. Maps
2. Plans





Village of Mukwonago GIS  
Blue Bay - Aerial - North Parcel

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" = 200'

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

Print Date: 11/3/2021





Village of Mukwonago GIS  
Blue Bay - Aerial - South Parcel

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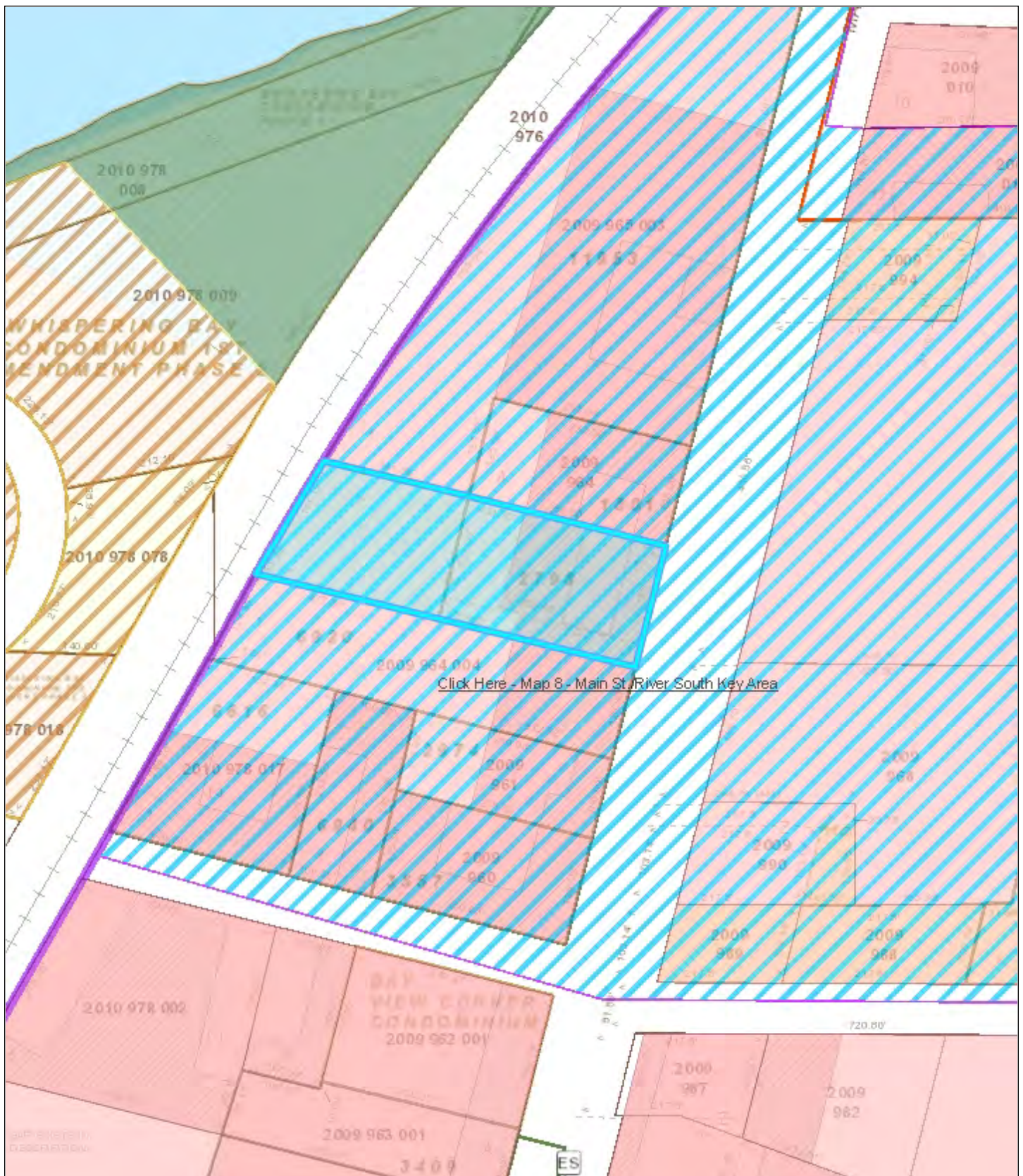


SCALE: 1" = 167'

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

Print Date: 11/3/2021





Village of Mukwonago GIS  
Blue Bay - Land Use - North Parcel

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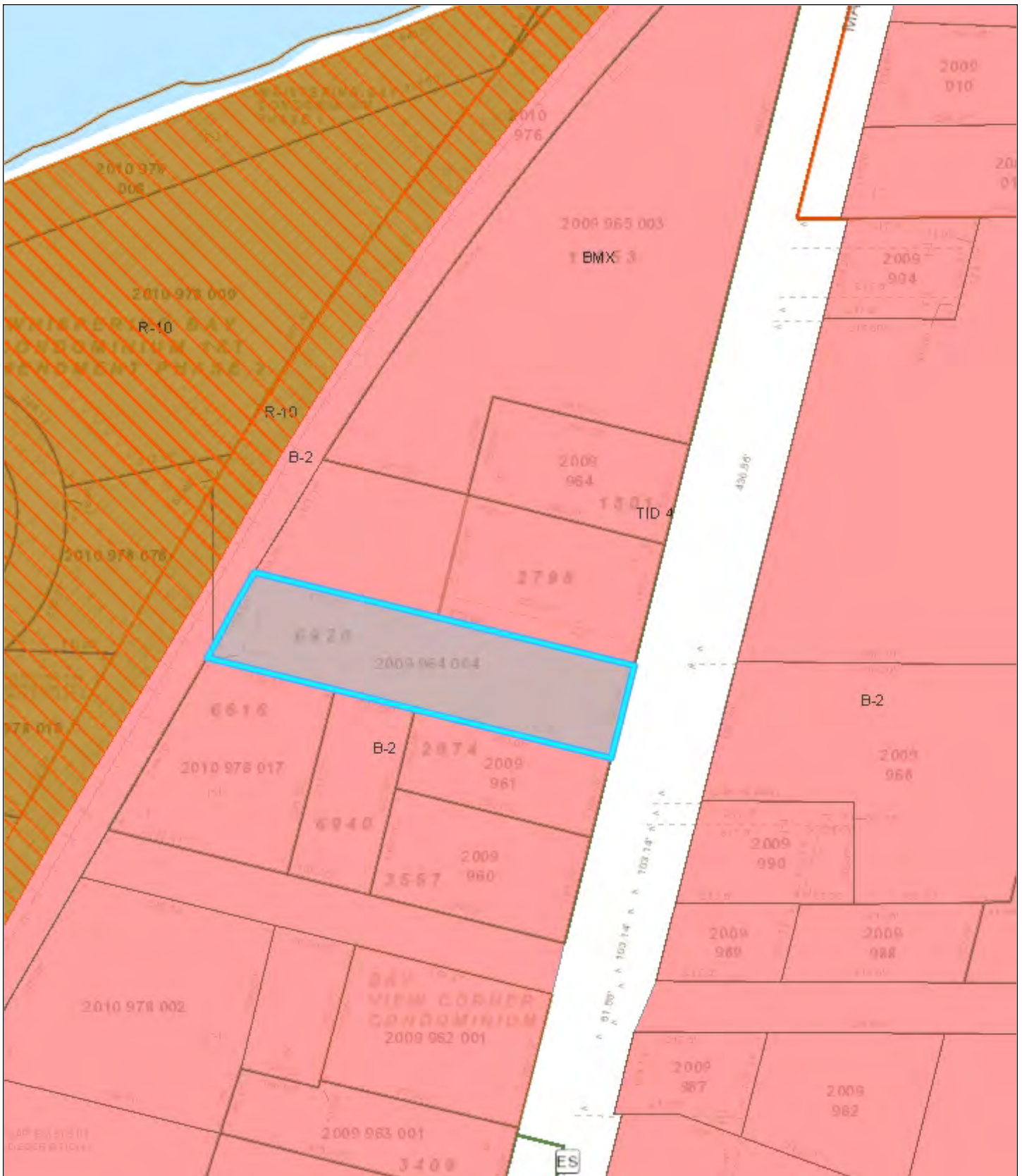


SCALE: 1" = 167'

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Village of Mukwonago GIS  
Blue Bay - Zoning - South Parcel

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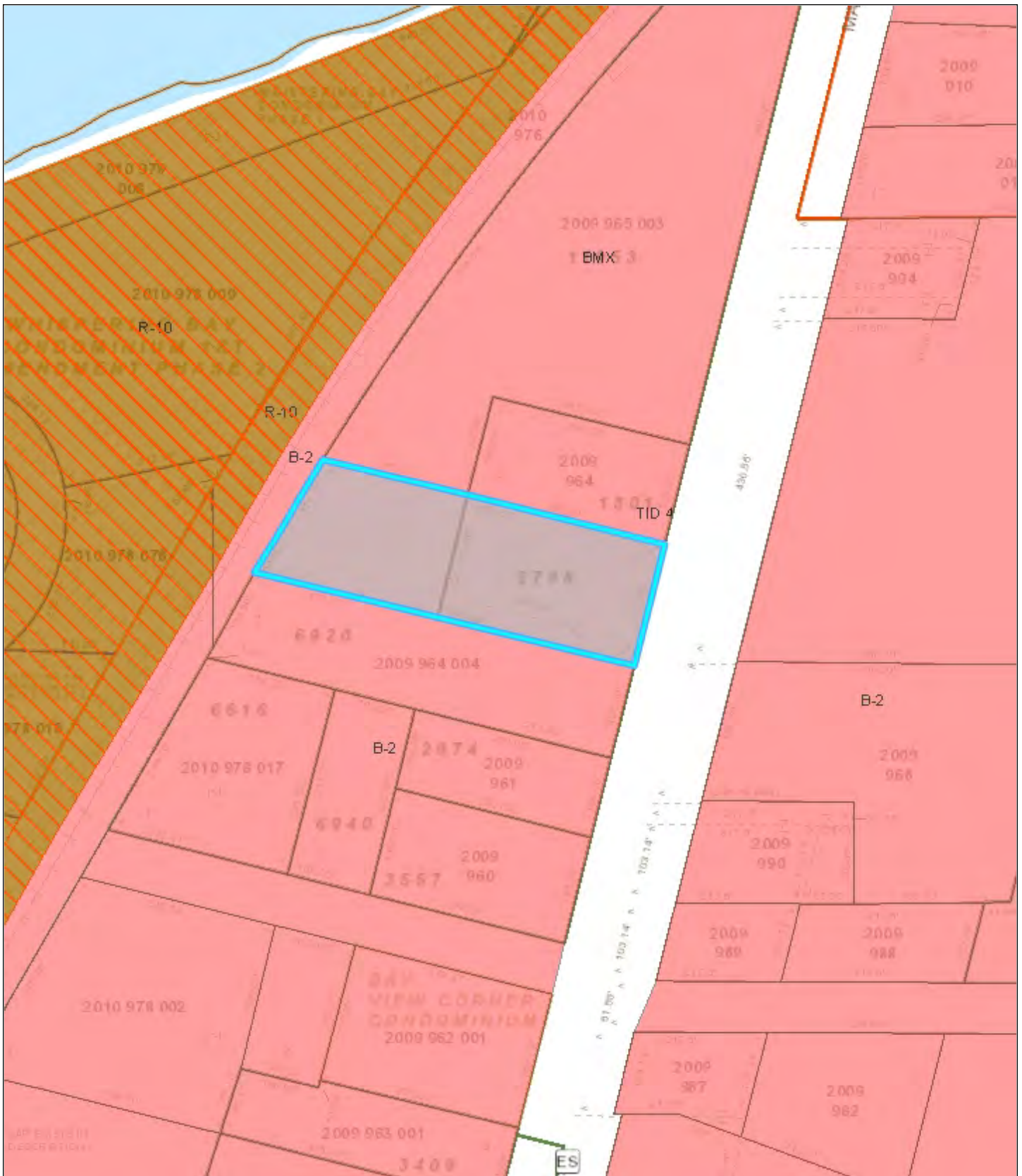


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VILLAGE OF MUKWONAGO  
440 River Crest Court  
PO Box 206  
Mukwonago, WI 53149  
262-363-6420

Print Date: 11/3/2021





Village of Mukwonago GIS  
Blue Bay - Zoning - North Parcel

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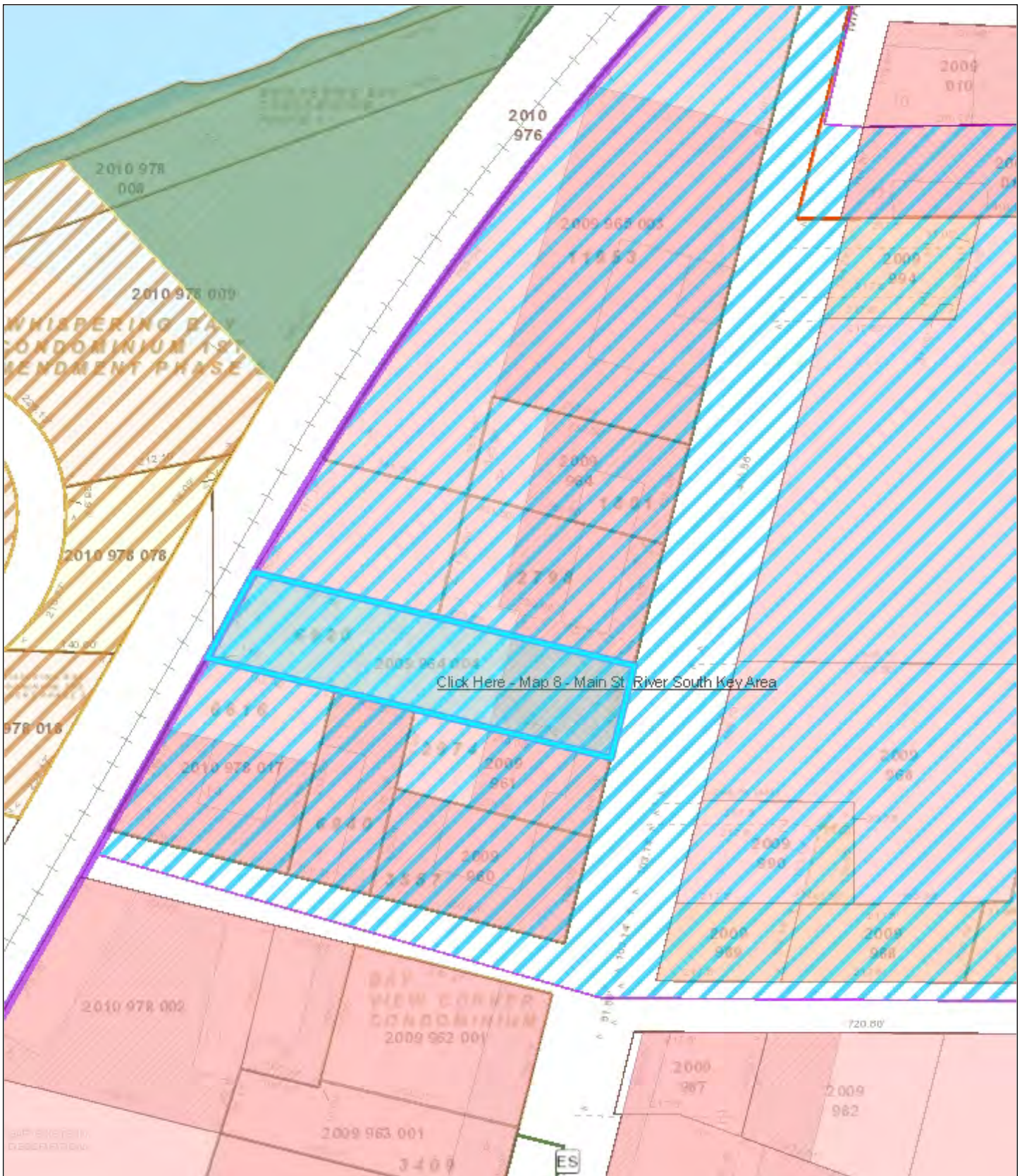


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VILLAGE OF MUKWONAGO  
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PO Box 206  
Mukwonago, WI 53149  
262-363-6420

Print Date: 11/3/2021





[Click Here - Map 8 - Main St River South Key Area](#)

## Village of Mukwonago GIS Blue Bay - Land Use - South Parcel

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SCALE: 1" = 167'

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

Print Date: 11/3/2021



October 28, 2021

Mr. John Fellows, Assoc. AIA, CPM, AICP  
Community Planner  
Village of Mukwonago  
440 River Crest Court  
Mukwonago, WI 53149

Re: Blue Bay Mixed Use Development  
Preliminary Storm Water Review

Dear Mr. Fellows:

We have reviewed the plan commission submittal for the Blue Bay Mixed Use Development. The plans are dated September 22, 2021 and the site plan is a one page site plan. This review is required by the Village Storm Water Ordinance to determine if early site planning has accounted for the requirements of the Ordinance. The intent is to avoid large changes to developments after the Planning Commission and Village Board have approved the concept and site plan.

We do not have enough information to determine whether this site, as proposed, will meet the requirements of the Village Ordinances. There are no storm water calculations that were provided and we have no way of knowing if the facilities that are proposed are sized to meet the Village Ordinance.

We do not recommend that the Planning Commission and the Village Board approve this site plan until more information is provided. A preliminary storm water management plan must be provided with calculations showing that this site will meet the Village Ordinance Requirements. In addition, the submittal is lacking pertinent wetland information.

If you or any staff member should have any questions regarding this, please feel free to contact me at (262) 542-5733.

Respectfully,

RUEKERT & MIELKE, INC.



Peter W. Gesch, E.I.T.  
Project Engineer  
[pgesch@ruekertmielke.com](mailto:pgesch@ruekertmielke.com)

PWG:pwg

cc: Diana Dkystra, Village of Mukwonago  
Tim Rutenbeck, Village of Mukwonago  
Mark G. Blum, Village of Mukwonago  
Dave Brown, Village of Mukwonago  
Ron Bittner, Village of Mukwonago  
Jerad J. Wegner, P.E., Ruekert & Mielke, Inc.



Committee of the Whole  
Village Hall  
440 River Crest Ct.  
Mukwonago, WI. 53149

Re: Blue Bay Apartment Development  
927 Main St.  
Mukwonago, WI

Village President and Members of the Board,

The members of the Development Team for the Blue Bay Apartment Complex will be coming before you at your next Board Meeting. The purpose of our appearance is to begin an earnest discussion about the intent of TID #4 and the availability of funds to assist in addressing the upgrades that come along with developing our Site.

We have reviewed the TID #4 Project Plan to gain an understanding of the goals for the overall development area. We have learned that the Plan is intended to be an aid in establishing a Mixed-Use District. To support that effort, we are bringing forward our own Mixed-Use Project within the overall Mixed-Use District. The Plan indicates in several locations that the Village may need to perform certain task and/or share various costs to get development to occur in the manner, value and timeframe desired by the Village.

In our review, we have identified several areas of our project that we feel would qualify for work to be performed or costs to be shared. The owners need clarification of the financial impacts of the Plan on their proposed Project to determine if the Project is feasible and worth pursuing. In addition to the items that are specifically cited within the Plan, there are Village requested elements that are also contributing to an increased project cost. Below is a list of items that have unusually raised our anticipated cost of development.

|                                         |                   |                                            |
|-----------------------------------------|-------------------|--------------------------------------------|
| - Upgraded Apartment Façade             | \$ 297,900        | (Village Request)                          |
| - Raise the Garage above grade          | \$ 466,710        | (TID Plan – Water Table)                   |
| - Storm Water Runoff / Grading          | \$ 111,755        | (TID Plan – Site Grading)                  |
| - Bike Path                             | \$ 55,350         | (Village Request / TID Plan - Streets)     |
| - Street Edge Treatment                 | \$ 75,000         | (Village Request / TID Plan - Streetscape) |
| - <u>Blue Bay Restaurant Remodeling</u> | <u>\$ 134,100</u> | (Village Request)                          |
| Total Increase above customary costs    | \$1,140,815       |                                            |

It is this itemized list that we would like to discuss with the Board. Is there funding available to mitigate the additional costs that are driven by the site constraints and the Village's requests? We seek to gain

311 East Chicago Street  
Suite 310  
Milwaukee, WI 53202

p. 414-276-1760  
f. 414-276-1764

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an understanding if we can expect a similar level of contributions towards our issues as The Point Complex received for theirs.

We look forward to fully assessing the dynamics of the TID #4 funding options with you.

Sincerely,

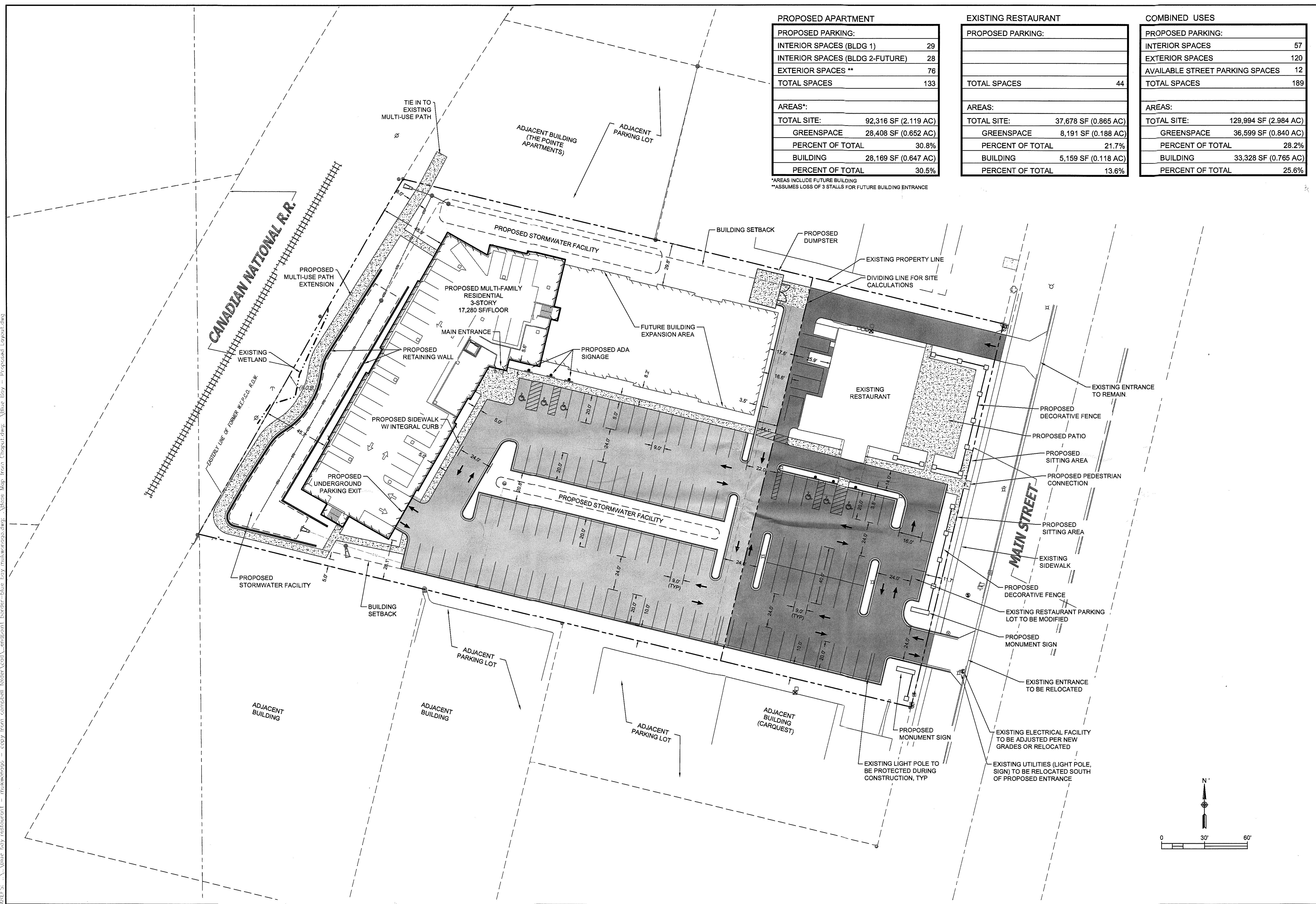
David C. Baum AIA

Cc: Jay Campbell  
Vlaznim "Viktor" Islami

311 East Chicago Street  
Suite 310  
Milwaukee, WI 53202

p. 414-276-1760  
f. 414-276-1764

[www.sha-a2k.com](http://www.sha-a2k.com)



| PROPOSED APARTMENT              |                      |       |
|---------------------------------|----------------------|-------|
| PROPOSED PARKING:               |                      |       |
| INTERIOR SPACES (BLDG 1)        |                      | 29    |
| INTERIOR SPACES (BLDG 2-FUTURE) |                      | 28    |
| EXTERIOR SPACES **              |                      | 76    |
| TOTAL SPACES                    |                      | 133   |
| AREAS*:                         |                      |       |
| TOTAL SITE:                     | 92,316 SF (2.119 AC) |       |
| GREENSPACE                      | 28,408 SF (0.652 AC) |       |
| PERCENT OF TOTAL                |                      | 30.8% |
| BUILDING                        | 28,169 SF (0.647 AC) |       |
| PERCENT OF TOTAL                |                      | 30.5% |

\*AREAS INCLUDE FUTURE BUILDING  
\*\*ASSUMES LOSS OF 3 STALLS FOR FUTURE BUILDING ENTRANCE

|                     |           |            |
|---------------------|-----------|------------|
| EXISTING RESTAURANT |           |            |
| PROPOSED PARKING:   |           |            |
|                     |           |            |
|                     |           |            |
|                     |           |            |
| TOTAL SPACES        |           | 44         |
|                     |           |            |
| AREAS:              |           |            |
| TOTAL SITE:         | 37,678 SF | (0.865 AC) |
| GREENSPACE          | 8,191 SF  | (0.188 AC) |
| PERCENT OF TOTAL    |           | 21.7%      |
| BUILDING            | 5,159 SF  | (0.118 AC) |
| PERCENT OF TOTAL    |           | 13.6%      |

| COMBINED USES                   |                       |       |
|---------------------------------|-----------------------|-------|
| PROPOSED PARKING:               |                       |       |
| INTERIOR SPACES                 |                       | 57    |
| EXTERIOR SPACES                 |                       | 120   |
| AVAILABLE STREET PARKING SPACES |                       | 12    |
| TOTAL SPACES                    |                       | 189   |
| AREAS:                          |                       |       |
| TOTAL SITE:                     | 129,994 SF (2.984 AC) |       |
| GREENSPACE                      | 36,599 SF (0.840 AC)  |       |
| PERCENT OF TOTAL                |                       | 28.2% |
| BUILDING                        | 33,328 SF (0.765 AC)  |       |
| PERCENT OF TOTAL                |                       | 25.6% |

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# Endpoint Solutions

6871 S. LOVERS LANE  
FRANKLIN, WI 53132  
PHONE: (414) 427-1200

# BLUE BAY RESTAURANT REDEVELOPMENT

# CONCEPT SITE PLAN

927 MAIN STREET  
MUKWONAGO, WI 53149

|           |     |       |            |
|-----------|-----|-------|------------|
| DRAWN BY: | JAH | DATE: | 09/22/2021 |
|-----------|-----|-------|------------|

|             |       |
|-------------|-------|
| CHECKED BY: | DATE: |
|-------------|-------|

|              |       |
|--------------|-------|
| APPROVED BY: | DATE: |
|--------------|-------|

PROJECT NO.

SHEET NO.

# C2







BLUE BAY MIXED USE DEVELOPMENT

927 MAIN STREET  
MUKWONAGO, WI 53149

CONCEPTUAL DRAWING - NOT FOR CONSTRUCTION

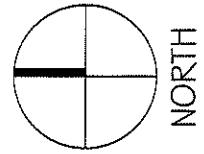
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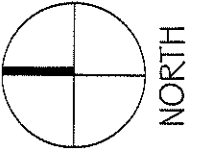
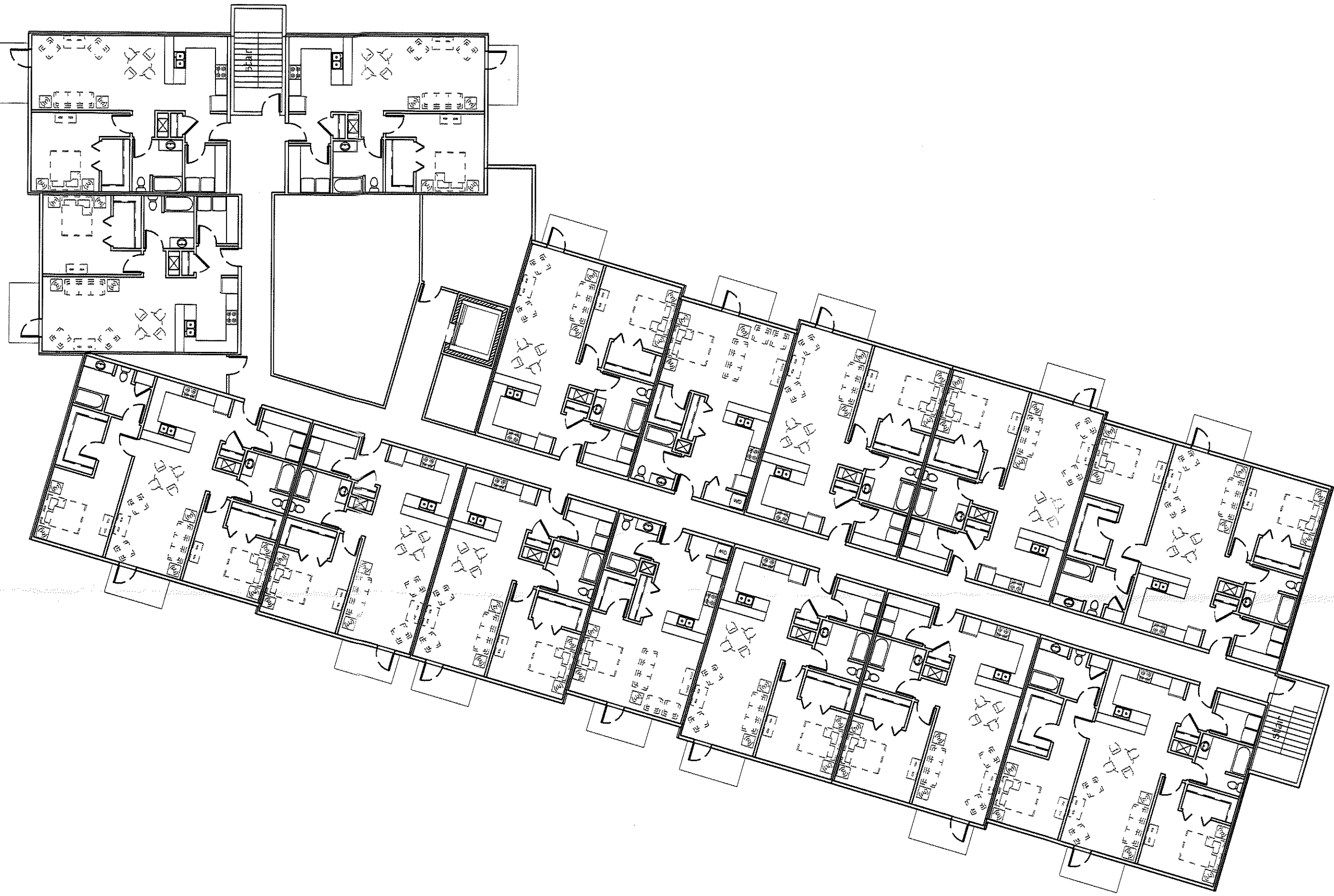
DATE:  
OCTOBER 05, 2021

FIRST FLOOR PLAN

A1.2

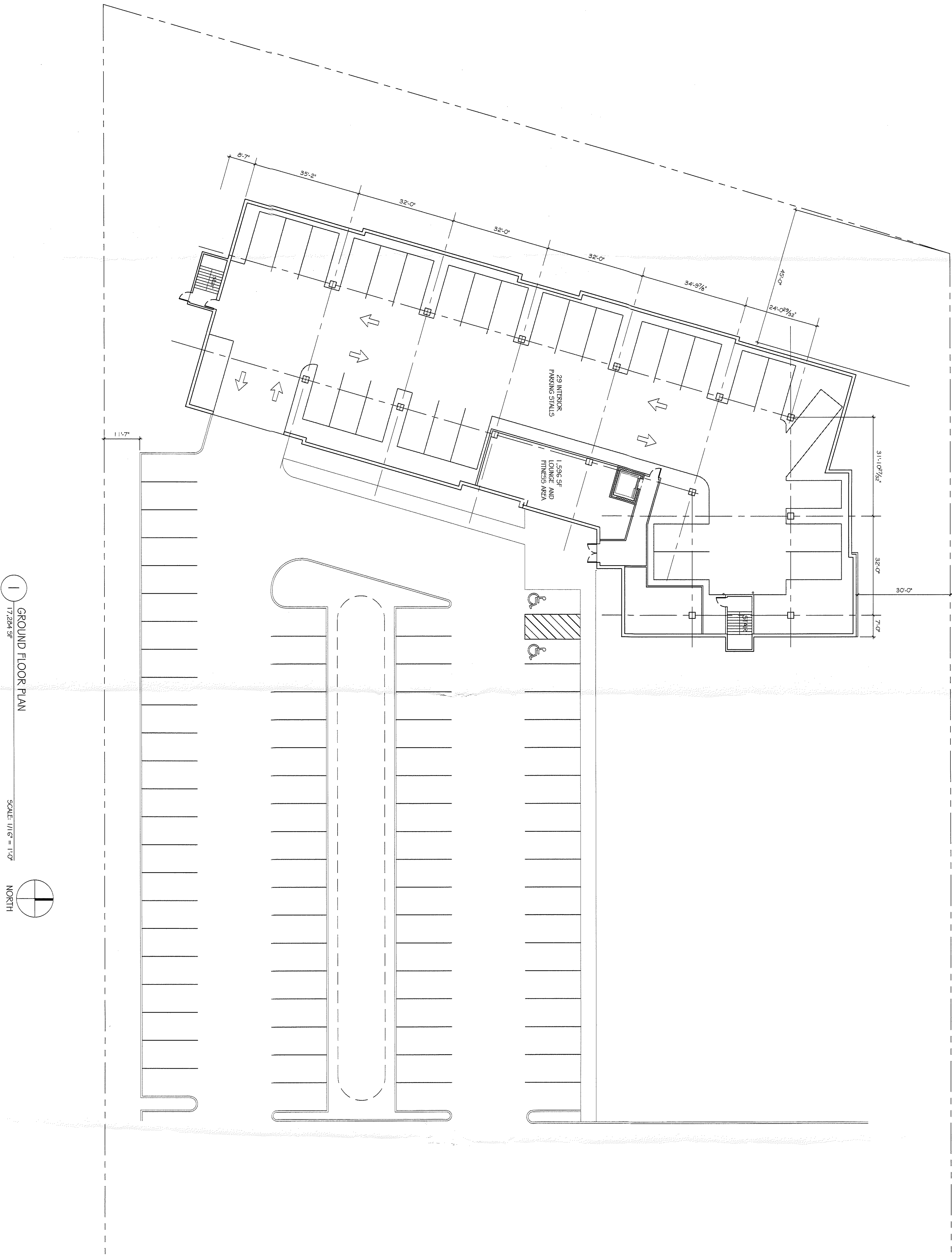


3 THIRD FLOOR PLAN  
17,284 SF  
SCALE: 1/16" = 1'-0"



2 SECOND FLOOR PLAN  
17,284 SF  
SCALE: 1/16" = 1'-0"





CONCEPTUAL DRAWING - NOT FOR CONSTRUCTION

# BLUE BAY MIXED USE DEVELOPMENT

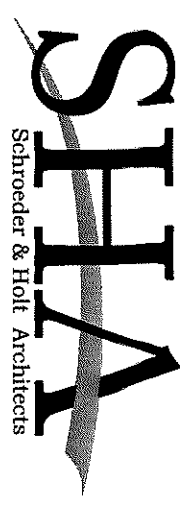
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MUKWONAGO, WI 53149

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PROJECT #: 4036  
DATE: OCTOBER 05, 2021  
FIRST FLOOR PLAN

A1.1

311 East Chicago Street  
Suite 310  
Mukwonago, WI 53149  
www.shi-a.com  
P 414-275-1789  
F 414-275-1784  
© Schroeder & Holt Architects





EAST ELEVATION



NORTH ELEVATION





WEST ELEVATION



SOUTH ELEVATION



LOOKING WEST





LOOKING WEST





LOOKING SOUTHEAST





LOOKING NORTHWEST





LOOKING EAST





LOOKING NORTHEAST



## **PLANNING COMMISSION**

November 9, 2021 at 6:30pm

Mukwonago, WI

**Rescind Resolution 2018-024 for a Preliminary Plat for Chapman Farms Subdivision (Phase 1,2, and 3) and adopt a new resolution 2021-084 for a Preliminary Plat for Chapman Farms Subdivision (Phase 1, 2, 3, and 4)**

**Amendment to Development Agreement for Subdivision Improvements for Chapman Farms Subdivision (First Phase) and adopt a new Resolution 2021-085**

**Amendment to Development Agreement for Subdivision Improvements for Chapman Farms Subdivision (Second Phase) and adopt a new Resolution 2021-086**

**Approve a revised Stormwater Maintenance Agreement (SWMA) for Chapman Farms Subdivision**

**Approve a revised Preliminary Stormwater Maintenance Plan (SWMP) for Chapman Farms Subdivision**

Parcel Numbers: MUKV1957001010, MUKV1957001001, MUKV1957007, MUKV1957006, MUKV1957004, MUKV1957005, MUKV1957011, MUKV1957010, MUKV1957997001

## **Case Summary**

### **Parcel Data**

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|                       |                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposal:             | Revised layout for Chapman Farms – Revising associated past approved documents                                                                                                                                                                                                                                                                                            |
| Applicant:            | Frank Bielinski, President / Bielinski Homes, Inc.                                                                                                                                                                                                                                                                                                                        |
| Request:              | <ul style="list-style-type: none"><li>• Rescind Original Preliminary Plat for Chapman Farms Subdivision</li><li>• New Preliminary Plat for Chapman Farms Subdivision</li><li>• Amend Development Agreement for Phase 1</li><li>• Amend Development Agreement for Phase 2</li><li>• New Stormwater Management Plan</li><li>• New Stormwater Management Agreement</li></ul> |
| Staff Recommendation: | Recommend Approval – See Recommendation                                                                                                                                                                                                                                                                                                                                   |



## Parcel Characteristics / Conditions

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|                                 |                                                                                                       |
|---------------------------------|-------------------------------------------------------------------------------------------------------|
| Acreage:                        | 86.5885 acres                                                                                         |
| Total Number of Units:          | 172                                                                                                   |
| R-1 Single Family Area:         | 73.67 Acres, 124 Lots, 1.68 lots per acre                                                             |
| R-5 Multi Family Area (Villas): | 11.05 Acres, 48 Units, 24 buildings                                                                   |
| Density:                        | 4.98 units per acre                                                                                   |
| Total Green Space:              | 60% of lot area                                                                                       |
| Park Area Dedication:           | 1.87 acres                                                                                            |
| Stormwater:                     | On Lot 1, Out Lots 1, 2, 5 and 8                                                                      |
| Current Use:                    | Farmland, Construction Site, Improved Right of way yet to be dedicated.                               |
| Proposed Use:                   | Single Family Lots, Duplex Units, right of way, Park, Private out lots, and stormwater Facilities     |
| Reason for Request:             | Addition of 22+/- acres to Plat                                                                       |
| Land Use Classification:        | Medium Lot Single Family II – 15,000 SF<br>Low Density Multi- Family                                  |
| Zoning Classification:          | R-1 Single Family Community Residential District<br>R-5 Low Density Multi Family Residential District |
| Census Tract:                   | 2039.01                                                                                               |

## Project Summary

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- Bielinski Homes, Inc. received approval of a CSM to divide land on April 18<sup>th</sup>, 2018. (Resolution 2018-23)
- Bielinski Homes, Inc. received approval of a preliminary plat approval on April 18, 2018. (Resolution 2018-024.)
- Bielinski Homes, Inc. received approval for a Planned Unit Development via a Conditional Use Permit on June 20<sup>th</sup> 2018. (Resolution 2018-035)
- Bielinski Homes, Inc. received approval for landscaping an building design for condominiums within the PUD portion of the development on July 18<sup>th</sup>, 2018. (Resolution 2018-043)
- Bielinski Homes, Inc. received approval for a final plat of for phase 1 of the subdivision on January 19, 2019. (Resolution 2019-004)
- Bielinski Homes, Inc. received approval for a Development Agreement (first phase) on June 17<sup>th</sup> 2020. Recorded with ROD on July 13, 2020.
- Bielinski Homes, Inc. received approval for a Development Agreement (second phase) on July 21<sup>st</sup> 2021. (Resolution 2021-60)

Currently, Bielinski Homes, Inc has an offer pending for the purchase of 22 additional acres to the west of the original plat approved in April of 2018. Bielinski would like to create one new preliminary plat to include the originally approved plat with the addition of the 22 acres. With this new plat they are requesting modifications of lots and road layout in what would be phase three of the development.

This is a rather unique situation. Moving forward the plan as discussed between the Developer, Village Attorney and Planning Staff is as follows:

Planning Commission (Recommendation to Village Board) and Village Board (Action)

**Step One** – Rescind the preliminary plat and approve a new Preliminary Plat, by Resolution.

Village Board (Action) No recommendation or action required by Planning Commission

**Step Two** – Approve a resolution Amending the Development Agreements for Phase One and a resolution amending the Development Agreement for Phase Two, by Resolution

**Step Three** – Approve by simple motion and Stormwater Maintenance Agreements and Preliminary Stormwater Management Plan by simple motion.

Note: All of the above actions will need to occur at the same meeting and in a specific order.

The actions will be essentially to rescind or amend old documents and adopt various new documents. The new preliminary plat will be a new document, however many of the other resolutions and development agreements will include edits such as lot numbers, new exhibits, etc. and be amendments.

### Staff Review

---

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Engineering</b>         | Please see correspondence from R-M attached.                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Public Works</b>        | No concerns at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Utilities</b>           | No concerns at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Police</b>              | No concerns at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Fire</b>                | No concerns at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Building Inspection</b> | No concerns at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Planning</b>            | <ul style="list-style-type: none"><li>• Planning Staff recommends that the Primarily plat be approved subject to no objection from Southeastern Wisconsin Planning Commission (SEWRPC) or Waukesha County Parks and Land Use. Both agencies have reviewed an earlier version of the plat and their concerns have been incorporated into the attached draft plat. Staff recommends that plat not be recorded until the Village has received letters from both agencies of no objection.</li></ul> |

### Action

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Staff recommends the Planning Commission recommend to the Village Board rescind and adopted the following:

To: Recommend to the Village Board to rescind Resolution 2018-024 for a preliminary plat for Bielinski Homes, Inc. and adopt Resolution 2021-084 for a preliminary plat for Bielinski Homes, Inc. for the Chapman Farms Subdivision.

The Planning Commission does not need to act upon the Amendments to the Development Agreements, Stormwater Maintenance Agreement or the Preliminary Stormwater maintenance Plan.



The Village Board will need to act by adoption of resolutions regarding the two amendments to the two development agreements.

To: Recommend to the Village Board adopt Resolution 2021 -085 for an amendment to a developer's agreement for Phase 1 of the Chapman Farms Subdivision and adopt a Resolution 2021-086 for an amendment to a developer's agreement for Phase 2 of the Chapman Farms Subdivision.

The Village Board will need to act by simple motion for approval of the Stormwater Maintenance Agreement or the Preliminary Stormwater Maintenance Plan.

To: Approve the Stormwater Maintenance Agreement or the Preliminary Stormwater Maintenance Plan.

### **Attachments**

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1. Maps
2. Correspondence from R-M
3. Preliminary Plat
4. Resolution 2021-084 for a preliminary plat for Bielinski Homes, Inc.
5. Resolution 2021-085 for an amendment to a developer's agreement for Phase 1 for Bielinski Homes, Inc.
6. Resolution 2021-086 for an amendment to a developer's agreement for Phase 2 for Bielinski Homes, Inc.
7. Stormwater Maintenance Agreement
8. Preliminary Stormwater Maintenance Plan



## Village of Mukwonago GIS

Aerial Photo

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

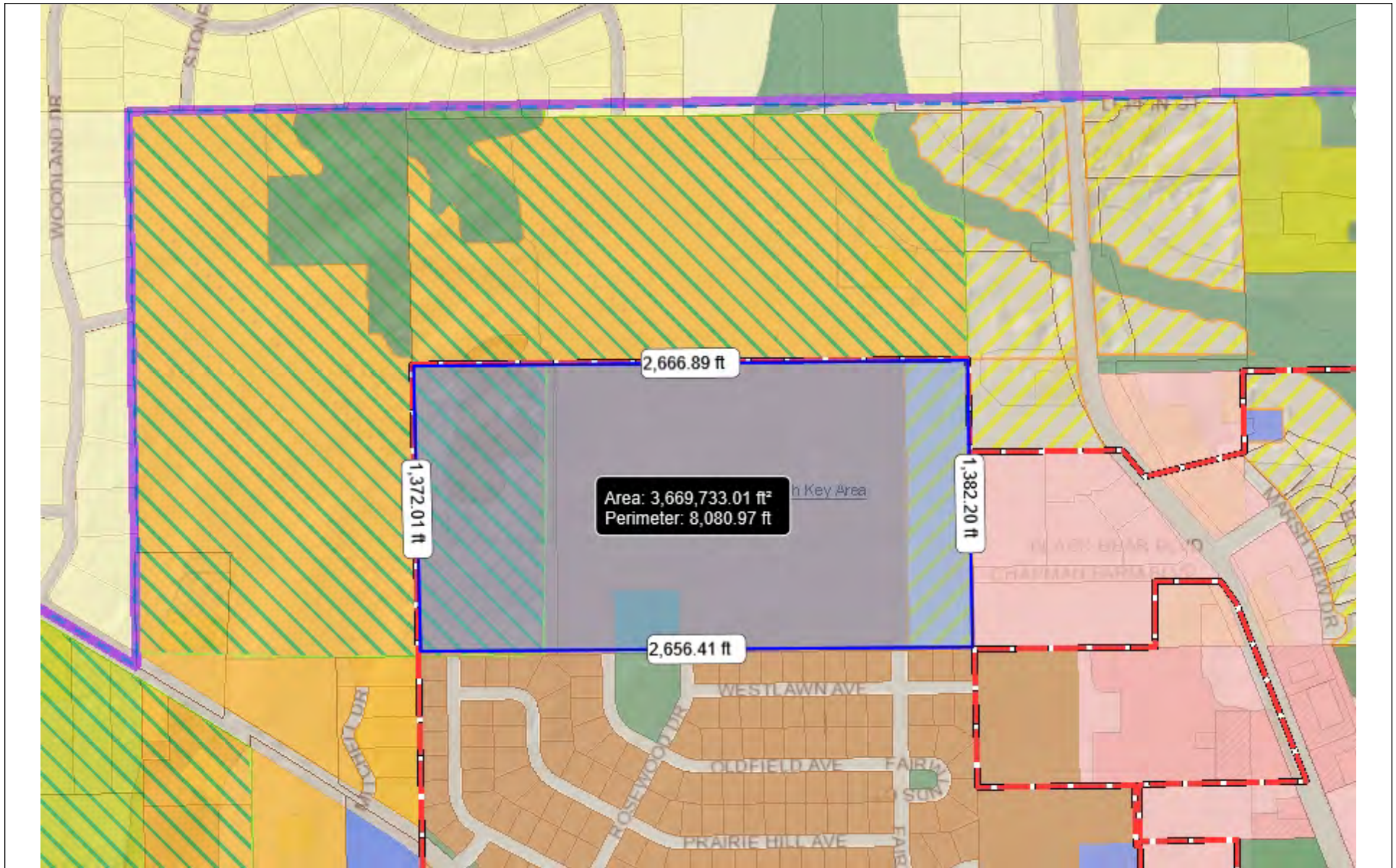
PO Box 206

Mukwonago, WI 53149

262-363-6420

Print Date: 9/16/2021





## Village of Mukwonago GIS

### Land Use

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

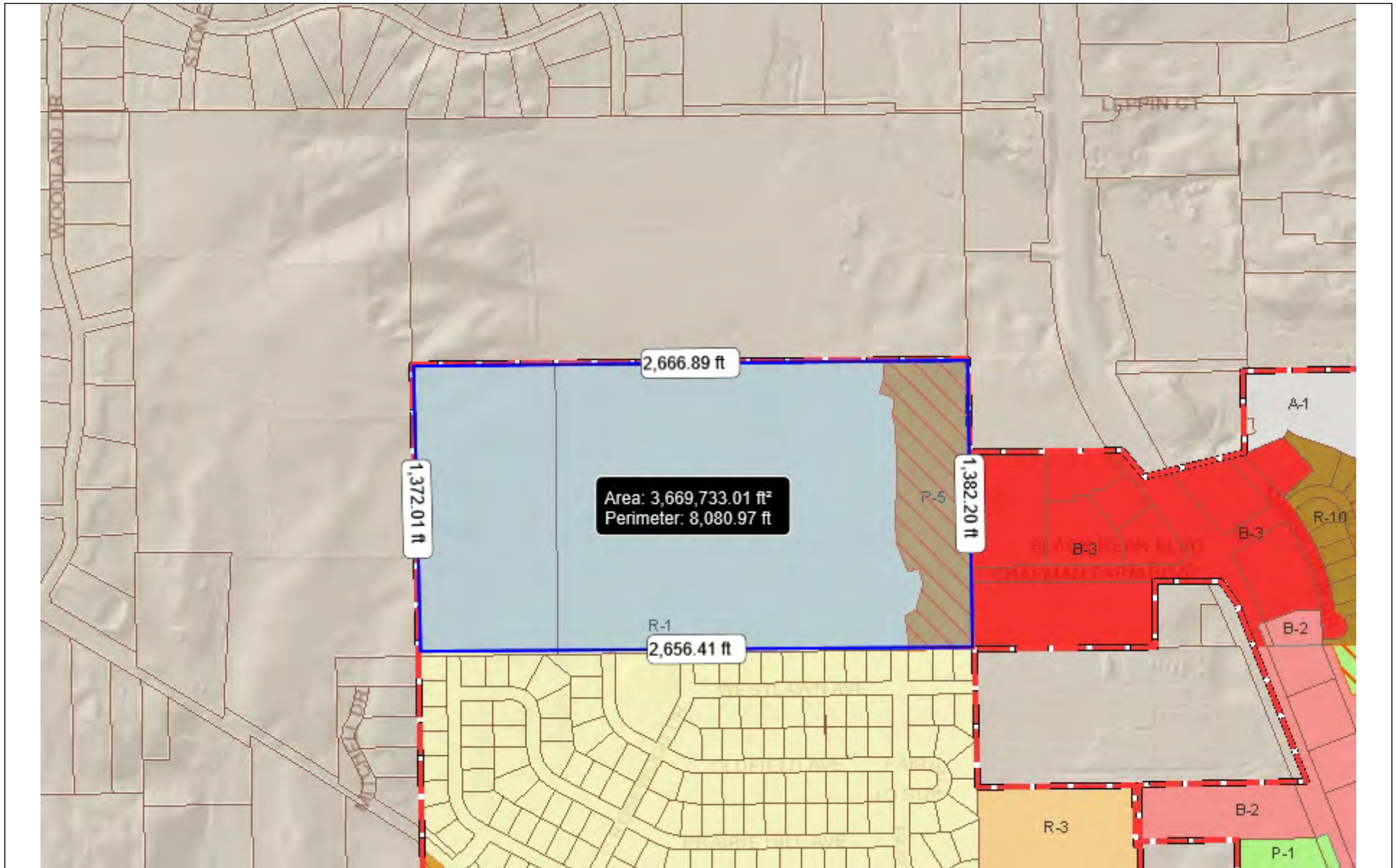


SCALE: 1" = 667'

## VILLAGE OF MUKWONAGO

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

Print Date: 9/16/2021



## Village of Mukwonago GIS

### Zoning

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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: 9/16/2021



September 2, 2021

Mr. John Fellows, Assoc. AIA, CPM, AICP  
Community Planner  
Village of Mukwonago  
440 River Crest Court  
Mukwonago, WI 53149

Re: Chapman Farms Residential Phase 3 - West  
Preliminary Storm Water Review

Dear Mr. Fellows:

We have reviewed the preliminary submittal for Phase 3 of the Chapman Farms Residential Subdivision. The submitted documents included a preliminary storm water management plan, preliminary site plans, and a revision to the preliminary plat. All documents are dated August 13, 2021. This review is required by the Village Storm Water Ordinance to determine if early site planning has accounted for the requirements of the Ordinance. The intent is to avoid large changes to developments after the Planning Commission and Village Board have approved the concept and site plan.

We believe the plans, as submitted, can meet the requirements of the Village Ordinance and as such this letter will serve as the preliminary storm water review letter as detailed in 34-107(b) of the Village Ordinance. A full detailed technical review of the construction plans will be performed, prior to recommendation for approval for construction.

If the Planning Commission and the Village Board would choose to approve these documents, we would request that you make approvals subject to our detailed technical review of the construction drawings for the requirements of the Department Heads and Village Ordinances. We also request that the permits to allow construction be withheld until this technical review is complete.

If you or any staff member should have any questions regarding this, please feel free to contact me at (262) 542-5733.

Respectfully,

RUEKERT & MIELKE, INC.



Peter W. Gesch, E.I.T.  
Project Engineer  
[pgesch@ruekertmielke.com](mailto:pgesch@ruekertmielke.com)

PWG:pwg

cc: Diana Dkystra, Village of Mukwonago  
Tim Rutenbeck, Village of Mukwonago  
Mark G. Blum, Village of Mukwonago  
Dave Brown, Village of Mukwonago  
Ron Bittner, Village of Mukwonago  
Jerad J. Wegner, P.E., Ruekert & Mielke, Inc.

## John Fellows

---

**From:** Josh Pudelko <jpudelko@trioeng.com>  
**Sent:** Friday, September 24, 2021 10:04 AM  
**To:** John Fellows; Gesch, Peter  
**Cc:** John Donovan; Tim Voeller; Ben Honeck  
**Subject:** FW: Chapman Farms - INRA

**CAUTION: This email originated from outside the organization.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good morning John and Peter,

I emailed Joel Dietl at SEWRPC earlier this month asking for his review and comments for the revised Chapman Farms subdivision, with focus on the wooded INRA area. I wanted to share his response with you, which you will find below. Overall, his comments support (or do not object) to the subdivision as designed. He does offer some input and suggestions, but nothing that is a requirement to change the design.

My input on the comments below is:

- The INRA is correctly shown on the plan.
- We completed a wetland delineation and a determination of no wetlands has been made on the 22 acres.
- Since no wetlands exist in or adjacent to the INRA, there is no restriction to grading and development within the INRA.
- We are proposing a conservation easement over deeper, larger lots in this wooded area as our method of preservation. We offer this preservation to recognize the collective interest in preserving woods when possible (and to be consistent with the SSA plan for the Village).
- SEWRPC suggests that we consider putting (some of) the conservation easement within an outlot. This is a preference of Joel's and not a requirement. It may be in the interest of the Village's tax base to allow these lots to stay larger, as designed, with the conservation easement over them instead of reducing them to the minimum lot size and expanding the outlot area. Either scenario works fine for this plan.

Please review and let us know if you have any questions or need anything more from us regarding this.

Thank you,

**Josh Pudelko, P.E., M.S.**

President, Trio Engineering  
Direct: 262.790.1480 | Mobile: 414.801.2122  
Fax: 262.790.1481  
[jpudelko@trioeng.com](mailto:jpudelko@trioeng.com)



4100 N Calhoun Road, Suite 300  
Brookfield, WI 53005

---

**From:** Dietl, Joel E. <joel.dietl@sewrpc.org>  
**Sent:** Tuesday, September 14, 2021 5:01 PM  
**To:** Josh Pudelko <jpudelko@trioeng.com>; Muhs, Kevin J. <kmuh@sewrpc.org>



Cc: Nick Duerr <nduerr@trioeng.com>; Peter Roth <proth@trioeng.com>; Siegler, James P. <JSIEGLER@sewrpc.org>

Subject: RE: Chapman Farms - INRA

Good Afternoon Josh,

As requested in your email below, I have taken a quick look at the plans you provided for the proposed Chapman Farms development in the Village of Mukwonago. Based upon that brief review, I have the following comments to offer in regard to the subject Isolated Natural Resource Area (INRA):

- It appears you have correctly identified the boundary of the INRA on the subject maps.
- From a brief review of our files, it appears that there are no lowland natural resource features (wetlands, floodplain, shorelands, or steep slopes immediately adjacent to any wetlands, floodplains, or shorelands) within or immediately adjacent to the subject INRA. However, we would still recommend that a wetland delineation be undertaken to verify if any wetlands are present within or immediately adjacent to the INRA.
- Should there be no lowland natural resource features within or immediately adjacent to the subject INRA, then development of, and removal of, the subject INRA could occur. However, as stated in the Mukwonago Sewer Service Area Plan (SEWRPC CAPR No. 191, 2nd Edition), "The regional land use and water quality management plans recommend...that County and local units of government consider protecting and preserving secondary environmental corridors and **isolated natural resource areas.**" [emphasis added]
- While there are steep slopes located within and immediately adjacent to the subject INRA, it appears that the steep slopes may not be located adjacent to any lowland natural resource features. If so, and as noted above, the subject INRA (including the subject steep slopes) could be developed or otherwise disturbed, subject to implementation of proper erosion control measures and receipt of any applicable local permits or approvals.
- In regard to preserving a portion of the INRA, SEWRPC staff would agree that as intact and as large of a portion of the INRA be preserved as possible, and would further suggest that the area so chosen also be based upon the portion(s) of the INRA that are the least disturbed and which have the greatest concentration of native plant species. Lastly, SEWRPC staff would also suggest that in addition to the proposed Conservation Easement, that the area to be preserved also be included in an outlot, and that some type of signage or monumentation be provided identifying the boundary of the area to be preserved.

Should you have any questions about this information, just let me know. Review of the actual sewer extension request will hopefully be completed within the next couple of weeks.



Joel E. Dietl, AICP | Chief Land Use Planner

[Joel.Dietl@sewrpc.org](mailto:Joel.Dietl@sewrpc.org) | 262.953.3266

W239 N1812 Rockwood Drive

P.O. Box 1607

Waukesha, WI 53187-1607

[sewrpc.org/news](http://sewrpc.org/news)



---

From: Josh Pudelko <[jpudelko@trioeng.com](mailto:jpudelko@trioeng.com)>

Sent: Monday, September 13, 2021 4:53 PM

To: Dietl, Joel E. <[joel.dietl@sewrpc.org](mailto:joel.dietl@sewrpc.org)>; Muhs, Kevin J. <[kmuhs@sewrpc.org](mailto:kmuhs@sewrpc.org)>

Cc: Nick Duerr <[nduerr@trioeng.com](mailto:nduerr@trioeng.com)>; Peter Roth <[proth@trioeng.com](mailto:proth@trioeng.com)>

Subject: FW: Chapman Farms - INRA

**CAUTION:** This e-mail originated from outside the Commission. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Joel and Kevin,

Bielinski Homes has an additional 22 acres of land under contract located immediately west of their Chapman Farms subdivision in the Village of Mukwonago, and is in the process of amending the preliminary plat to add this land to the overall development plan. We are presenting this plan to the Village later this month and before then wanted to coordinate with you to discuss the design and any hurdles or challenges that may exist. It is a fast paced effort, and I apologize for a slight delay on my end; I had a death in the family that delayed my work the past few weeks.

A few of the important notes for this project and request are:

1. I have attached a copy of your 2019 approval letter for the original subdivision for reference. The eastern Phase 1 portion of this development and a majority of the central infiltration area were built last year and are now well established and properly functioning. The middle Phase 2 area is currently under construction.
2. The northern portion of this new 22 acres contains INRA woods with steep slopes. We have provided calculations in the attached exhibit and included a portion of the CAPR map relevant to this site.
3. The Village is in support of the development plan shown in the attached Preliminary Plat. The design proposes roads and lots circling around the wooded steep sloped areas, with a conservation easement over the middle undisturbed area.
4. This development is internally drained with the storm water areas comprised of well-draining sands. There will be ZERO RUNOFF from this development and the additional 22 acres. This project meets the primary goal of the Clean Water Act, which is to prevent, reduce, and eliminate pollution in the nation's water.

Can you please review the attached preliminary plat and information provided herein and let me know if you have any immediate concerns with the grading and development of public roads and single family lots in a portion of the INRA on this land? I know we have worked with your office to develop several projects in recent years with similar characteristics to this site. Based on this experience we advocated for preserving a portion of the woods and steep slopes, which this plan does, for utilizing topography to offer full exposures to the homes, and to design the site to have no storm water runoff and proper erosion control. Our ultimate goal is to obtain your approval of the sewer extension required for this added development area.

I have attached a copy of our new sewer service extension request letter to outline what we are requesting. Understanding that your office is busy right now and may not be able to act on this request yet this month, my goal is that we can at least have an email dialogue about the project and proposal to make sure all are on the same page.

Please feel free to call or email me with any questions or to further discuss.

Thank you,

**Josh Pudelko, P.E., M.S.**

President, Trio Engineering  
Direct: 262.790.1480 | Mobile: 414.801.2122  
Fax: 262.790.1481  
[jpudelko@trioeng.com](mailto:jpudelko@trioeng.com)



4100 N Calhoun Road, Suite 300  
Brookfield, WI 53005





## Waukesha County

### *Department of Parks and Land Use*

**TO:** State of Wisconsin-Department of Administration (Plat Review)

**NOTICE OF:** Certification of No Objection to Preliminary Plat

**DATE OF REVIEW:** October 11, 2021

**RE:** Subdivision Plat known as: **Chapman Farms**  
**File No. 1770B**

**LOCATION:** Part of the NE ¼ of Section 22, T5N, R18E, Village of Mukwonago

**SUBMITTED BY:** Wisconsin Department of Administration-Plat Review

**SURVEYOR:** Grady L. Gosser, P.L.S  
Trio Engineering  
12660 W. North Ave. Bldg "D"  
Brookfield, WI 53005

**DATE RECEIVED:** September 21, 2021

**DATE OF PLAT:** August 31, 2021

**SUBDIVIDER:** Belinski Homes  
1830 Meadow Lane, Suite A  
Pewaukee, WI 53072

**REMARKS:** Conditional Approval of this Preliminary Plat is based on the following conditions being met, prior to the submittal of a revised Preliminary Plat or Final Plat:

1. Future plat submittals shall include a legend.
2. The use and ownership of all outlots shall be clarified. Consider language that will incorporate future and past additions, if that is the intent.
3. There does not appear to be an Outlot 3 or 6. All Outlots shall be number consecutively.
4. If the development summary is to remain, include all tax key's on the property or remove them completely.
5. All public roads shall be clearly labeled, "Dedicated to the public for roadway proposes."
6. Remove "floodplain" from Condition #3 of the Wetland Restrictions, as there is no floodplain on the property. In addition, consider adding "invasive species" to the vegetative cover permitted to be removed (Condition #2).
7. Signatures Certificates shall be on the final plat.
8. Documentation must be presented to Waukesha County Planning and Zoning staff confirming that, as required by Section NR 110.08(4) of the Wisconsin Administrative Code, the Southeastern Wisconsin Regional Planning Commission has reviewed and commented on the proposed sanitary sewer extension which will be needed to serve the expanded development.

In addition, we recommend the following:

9. The Village of Mukwonago Land Use Plan notes that while Isolated Natural Resource Areas may be developed, they must be evaluated to protect significant environmental features. In addition, the Comprehensive Development Plan for Waukesha County states areas of topography with slopes greater than 12% shall generally be avoided for development, and areas containing Isolated Natural Resources Areas shall be preserved to the greatest extent practicable. The northwest portion of the plat includes upland INRA and slopes between 12-20% that are being largely removed/disturbed in order to accommodate the additional lots brought into this development from the 2018 preliminary plat. While an attempt has somewhat been made to protect a small portion of the resource and slope in a conservation easement, resources on private lots tend to be reduced or eliminated over time by private lot owners as preservation restrictions can be difficult to enforce.



We strongly recommend the conservation easement area be removed from the oversized private lots (Lots 73-75 and Lots 105-107) and added to Outlot 8, to be owned by the lot owners with indivisible fractional ownership. Reduced lot sizes elsewhere and some re-design may also help to achieve a similar density count while better preserving natural resources. Notes related to preservation and maintenance of the INRA should be included within the Wetland (Area Preservation) Restrictions. The Waukesha County Comprehensive Development Plan recommends that, at most, one (1) dwelling unit per five (5) acres be permitted within upland areas of Isolated Natural Resource Areas. The proposal well exceeds those thresholds.

10. We recommend the vision corners easements be identified on the affected lots or listed within the Vision Corner Easement language. At a minimum, the V.C.E. drawing should reflect the Village of Mukwonago's requirements for V.C.E.s, which may be different than the "typical" 50 ft. Lots 42 and 48 are the only lots that appear to have the V.C.E. identified on the lot itself, although it is not labeled.
11. As Zoning is subject to change, we recommend removing the Zoning District Requirements from the Plat. In addition, we recommend removing the identified building pads on each lot unless the lot requires a specific building pad that will limit the amount of disturbance for a new home.
12. We recommend a temporary cul-de-sac be placed on the west end of Chapman Farm Blvd and along the north stubs of Oldfield Ave. and Fairwinds Blvd. to provide turn around accessibility.
13. The Village should verify that all Village storm water related requirements are being complied with. Storm Water related maintenance notes should also be identified on the face of the Plat.

SIGNED:

Jason Fruth

Jason Fruth  
Planning and Zoning Manager

For information regarding this review, please contact Rebekah Leto at  
(262) 548-7790 or [rleto@waukeshacounty.gov](mailto:rleto@waukeshacounty.gov).

Cc via email:

Grady Gosser, PLS  
Bielinski Homes, Developer  
John Fellows, Village of Mukwonago Planner

Village of Mukwonago Clerk

WE Energies – Plat Review

AT&T – Plat Review

File

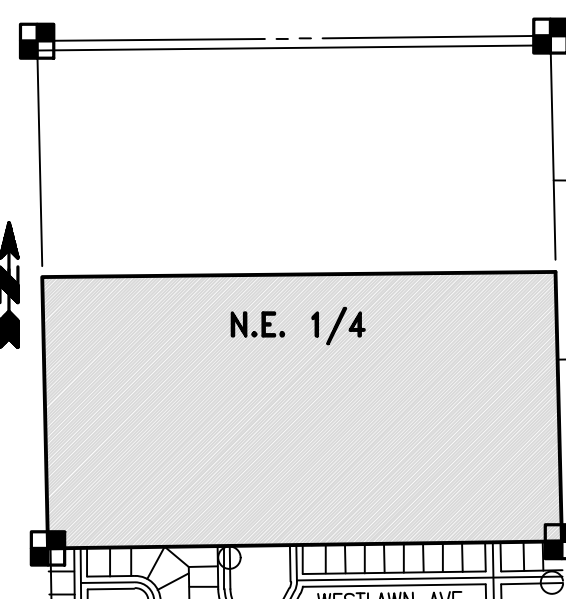
N:\PRKANDLU\Subdivision Files\Villages\Mukwonago\1770B Chapman Farms\Conditional Approval Prelim 10 11 21.Docx



# 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 OUTLOTS 1 AND 2 OF C.S.M. NO. 11755, LOCATED IN 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.

## (OVERALL PROJECT PLAN)

| ZONING DISTRICT SUMMARY                  |                      |
|------------------------------------------|----------------------|
| R-1 SINGLE-FAMILY MEDIUM LOT RESIDENTIAL |                      |
| 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     |
| Rear =                                   | 15 feet other side   |
|                                          | 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     |
| Dist. between bldgs =                    | 15 feet other side   |
| Rear =                                   | 30 feet minimum      |
|                                          | 50 feet              |
| MINIMUM GREEN SPACE =                    | 60%                  |

| DEVELOPMENT SUMMARY                               |                 |
|---------------------------------------------------|-----------------|
| Total Area =                                      | 86.5885 acres   |
| Total # Units =                                   | 172 units       |
| Chapman Farms Subdivision                         |                 |
| R-1 Single Family Area =                          | 73.67 acres     |
| Total Lots =                                      | 124 lots        |
| Density =                                         | 1.68 lots/acre  |
| The Villas at Chapman Farms Condominium           |                 |
| R-5 Multi-Family Area =                           | 11.05 acres     |
| Total Area (excl ROW) =                           | 9.63 acres      |
| Total Units =                                     | 48 units        |
|                                                   | (24 buildings)  |
| Density =                                         | 4.98 units/acre |
| Total Green Space =                               | 60% of lot area |
| Miscellaneous Site Information                    |                 |
| - Public Park Area = 1.87 acres                   |                 |
| - Storm water on Lot 1 and Outlots 1, 2, 5 and 8) |                 |

| LOT CONFIGURATION NOTES                                                                                                                                                                                                                                                        |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Lots containing side lot lines which are not perpendicular to right-of-way due to road curvature and parcel configuration: Lots 5, 8, 9, 12, 15, 19, 24, 25, 28-33, 35-38, 41-43, 46-55, 62-69, 76-83, 86-91, 94-96, 98-100, and 106-108.                                      |  |
| Lots which do not meet the minimum width at the right-of-way line due to road curvature and parcel configuration. These lots meet the minimum width at the front setback and/or as dimensioned on the plat. Lots 6, 20, 44, 45, 46, 48, 50, 51, 55, 56, 90, 108, 116, and 117. |  |



# RECEIVED

By Department of Parks & Land Use at 4:13 pm, Sep 21, 2021

CONDITIONAL CERTIFICATION OF NO OBJECTION  
CERTIFIED THIS 11 DAY OF October 20 21

Dale Shaver

DIRECTOR  
WAUKESHA COUNTY DEPT OF PARKS & LAND USE

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

| REVISION HISTORY |                   |
|------------------|-------------------|
| DATE             | DESCRIPTION       |
| 3/08/2018        | VILLAGE SUBMITTAL |
| 3/14/2018        | DOA SUBMITTAL     |
| 8/04/2021        | PLAT UPDATES      |
| 8/13/2021        | VILLAGE SUBMITTAL |
| 8/31/2021        | VILLAGE SUBMITTAL |

DATE:  
AUGUST 31, 2021

JOB NUMBER:  
14023-02

DESCRIPTION:  
**PRELIMINARY PLAT**

SHEET

1 OF 1

# EASEMENT LEGEND:

- (A) - 20' WIDE STORM SEWER AND DRAINAGE EASEMENT
- (B) - STORM WATER DRAINAGE EASEMENT (WIDTH VARIES)

- (D) - INDICATES LOCATION OF DRIVEWAY (WHERE SPECIFIED)

# DEVELOPMENT SUMMARY:

- Tax Key No's. MUKV1957987.
- Development contains approximately 86.5885 Acres.
- Subdivision contains 124 Single Family Lots.
- R-5 Multi-Family area (Lots 1, 2 & 3) contain 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.
- Outlot 4 has been dedicated to the Village of Mukwonago.
- The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in the remaining 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:

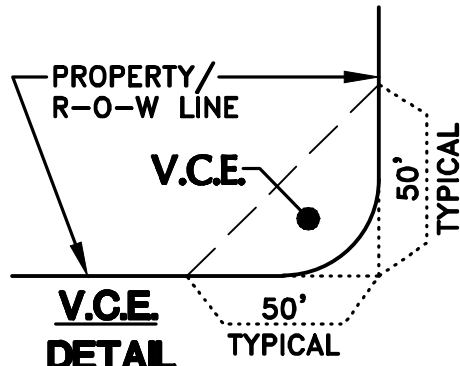
- Village of Mukwonago

# 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.

# 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.



# ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC  
4100 N. CALHOUN ROAD, SUITE 300  
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  
Revised: 03-14-18  
Revised: 08-04-21  
Revised: 08-13-21  
Revised: 08-31-21

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



**VILLAGE OF MUKWONAGO  
WAUKESHA AND WALWORTH COUNTIES**

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**RESOLUTION NO. 2021-84**

**RESOLUTION APPROVING THE RESCINDING OF RESOLUTION  
2018-024 AND THE ADOPTION OF A PRELIMINARY PLAT OF  
CHAPMAN FARMS BIELINSKI HOMES, LLC**

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**Whereas**, pursuant to Chapter 45 of the Municipal Code, known as the Land Division Ordinance, an application for a Preliminary Plat of Subdivision for the vacant 64.5-acre property located immediately north of the Fairwinds Subdivision, in the Village of Mukwonago, was approved by on April 18, 2018 as a Preliminary Plat for Chapman Farms, and

**Whereas**, pursuant to Chapter 45 of the Municipal Code, known as the Land Division Ordinance, Bielinski Homes has requested the Preliminary Plat approved on April 18, 2021 be rescinded to allow for the addition of an additional 21.99 acres and the Village approve a new preliminary plat for the entirety of the 86.49 located immediately north of the Fairwinds Subdivision, in the Village of Mukwonago, and

**WHEREAS**, pursuant to Chapter 45 of the Municipal Code, known as the Land Division Ordinance, an application was submitted by Bielinski Homes as contract purchaser of the 21.99 acre property from the Michael A Chapman Descents' Trust Laurie G Chapman Descendants' Trust et al, and Bielinkski Homes Inc, and Village of Mukwonago owners of the 64.5 acres within a preliminary plat approved on April 18, 2018 has requested a new preliminary plat, and

**WHEREAS**, adoption of this resolution will rescind resolution 2018-024 and approve a new preliminary plat for 86.49 acres, and

**WHEREAS**, resolution 2019-004 approving a final plat of Chapman Farms Subdivision for a 7 lot and 4 out lot final plat prepared by Grady L. Gosser, Land Surveyor dated December 6, 2018 shall remain as approved on January 19, 2019, and

**WHEREAS**, the Preliminary Plat of Subdivision prepared by Trio Engineering date November 1, 2021 has been reviewed and recommended by the Village Plan Commission.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of



Mukwonago, Wisconsin hereby approves the Preliminary Plat of Chapman Farms submitted by Bielinski Homes dated November 1, 2021.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** approval of final plat(s) or Certified Survey Map(s) shall be subject to the following conditions:

1. The Preliminary Plat of Chapman Farms, submitted by Bielinski Homes (hereinafter, "applicant"), is a proposed 127 lot and 9 outlots subdivision. At time of consideration of approval of the preliminary plat, Lots 1, 2, and 3 have the Village of Mukwonago assigned zoning of R-5, Low Density Multi-Family, with a maximum multi-family dwelling unit density of five dwelling units per acre. Lots 4 through 127, including Outlots 1 through 9, have Village of Mukwonago assigned zoning of R-1, Single-Family Medium Lot Residential District, with a minimum lot size of 15,000 square feet.
2. The Preliminary Plat of Chapman Farms submitted by the applicant is approved by the Village of Mukwonago Board, subject to the following:
  - a. The Preliminary Plat of Chapman Farms, dated November 1, 2021, prepared by Trio Engineering.
  - b. Conditions of approval from the State of Wisconsin and Waukesha County.
  - c. Condition of approval from the South Eastern Wisconsin Regional Planning Commission.
  - d. Submittal of a wetland delineation certified by the Wisconsin Department of Natural Resources or completed by an assured wetland delineator certified by the Wisconsin Department of Natural Resources.
  - e. Submittal of a soil test report in reference to meeting the requirements of the Village of Mukwonago Storm Water Management and Erosion Control regulations.
  - f. The layout of proposed access and residential structures shown on Lots 1, 2, and 3 of the preliminary plat are included in this approval.
  - g. Should information provided by Conditions 2c and or 2d change the layout of lots and/or streets of the preliminary plat, a new preliminary plat shall be submitted for approval.
3. Submittal of a final plat including Lot 2 and 3 shall include a dedicated public street with a 60-foot width extending between the south and northwest ends of Lot 2 and 3.
4. Submittal for final plat approval may include platting of the entire preliminary plat or a portion of the preliminary plat.
5. Nonetheless, the initial final plat submittal(s) shall include the following:
  - a. The dedication and improvement of Chapman Farm Boulevard a distance of at least 180 feet west of the

- intersection of the centerlines with Fairwinds Boulevard, which improvement shall occur during construction of phase one public improvements and which shall be completed before phase one is completed.
- b. The dedication and improvement of Fairwinds Boulevard a distance of at least 180 feet north of the intersection of the centerlines with Chapman Farm Boulevard, which improvement shall occur during construction of phase one public improvements and which shall be completed before phase one is completed.
  - c. The Chapman Farm Boulevard and Fairwinds Boulevard intersection shall be improved with a roundabout, with design approved by the Village of Mukwonago. Driveways for access to Lots 4, 5 and 6 of the preliminary plat shall be specified on the final plat. Final design of the roundabout may require an adjustment to the amount of dedicated right-of-way needed for the roundabout from the right-of-way provided on the preliminary plat.
  - d. Improvement of Chapman Farm Boulevard by Bielinski Homes, their successors or assigns, east of the subject preliminary plat approximately 355 feet, to provide a continuous connection between Chapman Farm Boulevard within this preliminary plat and State Trunk Highway 83. This improvement shall match the profile of Chapman Farm Boulevard and be subject to approval by the Village Engineer. Improvement shall mean full construction drawings, including but not limited to water main, storm sewer, pavement with full curb and gutter, median, street lighting and street trees, including submittal of Village of Mukwonago approved Letter of Credit to ensure completion of the improvements
  - e. The dedication of Outlot #4 to the Village of Mukwonago. Outlot #4 shall be graded and seeded by Bielinski Homes, as approved by the Village of Mukwonago, prior to dedication acceptance by the Village of Mukwonago.
6. A complete Storm Water Management and Erosion Control Plan for the entire area of the preliminary plat conforming to the requirements of the Village of Mukwonago Storm Water Management and Erosion Control regulations.
  7. The complete Storm Water Management and Erosion Control Plan shall be accompanied by coordinated Storm Water Maintenance Agreements for each of the multiple family zoned and single family zoned areas. The agreements shall specify ownership of the outlots in which the storm water facilities will be located.
  8. Submittal of the entire final plat, or the initial final plat and



subsequent final plats, all implementing the approved preliminary plat, shall conform to all requirements of the Village of Mukwonago Land Division Ordinance, Standard Design Specifications, other applicable requirements of Village Municipal Code and conditions of approval of this preliminary plat.

9. Submittal of the entire final plat, or the initial final plat and subsequent final plats, all implementing the approved preliminary plat shall be accompanied by Homeowner Association Documents and Deed Restrictions to be reviewed by the Village of Mukwonago and a Developers Agreement to be approved by the Village of Mukwonago. Said Developers Agreement shall indicate Homeowner Association responsibility of maintenance of the Access Trails through Outlot 3, 8, and 9.
10. The preliminary plat shows (59) Lots (5, 8, 9, 12-15, 19, 24, 25, 28-33, 35-38, 41-43, 46-55, 62-69, 88, 94-96, 104-107, 109-114, 117-122 and 125-127) side property lines that are not radial or perpendicular to the street centerline as required by the Land Division Ordinance. Pursuant to written justification submitted by the applicant dated August 26<sup>th</sup>, 2021, on file in the office of the Village Zoning Administrator, the Plan Commission and Village Board approves the exception to allow the side property lines as presented on the approved preliminary plat, pursuant to Section 45-22, Exceptions and Modifications, of the Municipal Code.
11. Corner Lots 6, 20, 48, 50, 51, 96, and 122 do not comply with the Zoning Ordinance and Land Division Ordinance requirement of a full 120-foot lot width, as defined. Pursuant to written justification submitted by the applicant dated August 26<sup>th</sup> 2021, on file in the office of the Village Zoning Administrator, the Plan Commission and Village Board approves the exception to allow the narrower corner lots, pursuant to Section 45-22, Exceptions and Modifications, of the Municipal Code. Approval of the exception is subject to the final plat identifying the rear and interior side setbacks and the driveway locations of each corner lot, to maximize building envelope area, as approved by the Village Planner, who will consult with applicable Village staff. The exception with actions approved by the Village Planner shall be specifically listed within the Developer's Agreement of the applicable final plat.
12. Lots 44, 45, 46, 55, 56, 76 and 77 do not comply with the Zoning Ordinance and Land Division Ordinance requirement of a minimum 100-foot lot frontage at the front property line. Pursuant to written justification submitted by the applicant dated August 26<sup>th</sup> 2021 on file in the office of the Village Zoning Administrator, the Plan Commission and Village Board approves the exception to allow the narrower lot frontages, pursuant to Section 45-22, Exceptions and Modifications, of the Municipal Code. Approval of the exception is

subject to the final plat identifying the driveway locations of each lot coordinated with location of utility location and other facilities within the right-of-way, as approved by the Village Planner, who will consult with applicable Village staff. The exception with actions approved by the Village Planner shall be specifically listed within the Developer's Agreement of the applicable final plat.

13. Chapman Court does not comply with the standard cul-de-sac dimensions as required by the Land Division Ordinance. Pursuant to written justification submitted by the applicant dated August 26<sup>th</sup> 2021, on file in the office of the Village Zoning Administrator, the Plan Commission and Village Board approves the exception to allow the non-standard cul-de-sac design, pursuant to Section 45-22, Exceptions and Modifications, of the Municipal Code. Approval of the exception is subject to the final plat identifying the cul-de-sac center island (Outlot 7) size and design plans of the cul-de-sac as approved by the Village Planner, who will consult with applicable Village staff. The exception with actions approved by the Village Planner shall be specifically listed within the Developer's Agreement of the applicable final plat, in addition to the requirement of Homeowner's Association documents specifying perpetual association maintenance of the landscaping of the cul-de-sac landscaping.
14. All street names shown on any final plat shall be approved by the Village of Mukwonago.
15. A conservation easement shall be placed over the Isolation Natural Resource area to remain undisturbed on Outlot 8. The conservation easement shall be a part of the final plat and development agreement for these properties.
16. The developer shall work with the Planner and Engineer to determine the possibility of minimizing disturbance of the Isolation Natural Resource area on lots 103-116, upon determination of suitability a conversation easement shall be placed on these specific areas of lots 103 – 116 as determined. The conservation easement shall be a part of the final plat and development agreement for these properties.
17. Outlot 9 shall be dedicated to the Village of Mukwonago for the use of Utility infrastructure.
18. An easement shall be provided for trail access through Outlot 9 to Outlot 8. This easement shall be dedicated to the Homeowners association.
19. Trails shall be provided through Outlot 5 and Outlot 8, with ownership to remain with the Homeowners Association, construction details shall be coordained through a development agreement.
20. Any assignment of development rights by applicant to another entity shall comply with all conditions of approval.



**NOW THEREFORE BE IT RESOLVED**, that the Village of Mukwonago,  
Approved an Adopted this 17<sup>th</sup> day of November, 2021 by the Village Board of the Village  
of Mukwonago, Wisconsin.

APPROVED:

ATTESTATION:

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Fred H. Winchowky, Village President

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Diana Dykstra, MMC  
Village Clerk-Treasurer