

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, January 11, 2022

Time: **6:30 pm**

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

1. Call to Order

2. Roll Call

3. Comments from the Public

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

4. Approval of Minutes

- 4.1 Approval of minutes from December 14, 2021 meeting.
[20211214 PlanCommissionMinutesdraft.pdf](#)

5. Public Hearings

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

- 5.1 Public Hearing to consider a request for Outdoor Seating with Food and Drink Service, with a permitted or conditional use as a conditional use pursuant to Section 100-351, 100-152(F)(2) and 100-157 of the Village of Mukwonago Zoning Ordinance.

[Public Hearing Notice PC -CU - Bee Well Cafe- 100 Main Suite 1 - MUKV 1976-109-001.pdf](#)

6. New Business

Discussion and Possible Action on the Following Items

- 6.1 Discussion and possible recommendation to the Village Board **RESOLUTION 2022-01** to approve Outdoor Dining with food and drink service with a permitted or conditional use for Bee Well Café, (Calaya Nelson), applicant; 100 Main Street, Suite 1, Parcel MUKV 1976-109-001.
[Staff Report - CU-SPAR - Bee Well Cafe- 100 Main Suite 1 - MUKV 1976-109-001.pdf](#)
[RESOLUTION 2022-01 - CU - Bee Well Cafe- 100 Main Suite 1 - MUKV 1976-109-001.pdf](#)
- 6.2 Discussion and possible recommendation to Village Board for **RESOLUTION 2022-02** to approve Site Plan and Architectural Review (SPAR) for a Outdoor Dining for Bee Well Café, (Calaya Nelson) applicant; 100 Main Street, Suite 1; Parcel MUKV 1976-109-001.
[Staff Report - CU-SPAR - Bee Well Cafe- 100 Main Suite 1 - MUKV 1976-109-001.pdf](#)
[RESOLUTION 2022-02 - SPAR - Bee Well Cafe- 100 Main Suite 1 - MUKV 1976-109-001.pdf](#)
- 6.3 Discussion and possible recommendation to Village Board for **RESOLUTION 2022-03** to approve Site Plan and Architectural Review for solar panels for Marvin Smith, applicant; 410 Shore Drive; Parcel MUKV 1976-034.
[SPAR - Solar Panels - 410 Shore Drive.pdf](#)
[RESOLUTION 2022-03 SPAR - 410 Shore Dr- Solar Pannels.pdf](#)
- 6.4 Discussion and possible recommendation to Village Board for **RESOLUTION 2022-04** to approve Site Plan and Architectural Review for solar panels for Michael J Laufenberg, applicant; 626 Oakland Ave; Parcel MUKV 1970-995
[SPAR - Solar Panels - 626 Oakland.pdf](#)
[RESOLUTION 2022-04 SPAR - 626 Oakland Ave - Solar Pannels.pdf](#)
- 6.5 Discussion and possible recommendation to Village Board for **RESOLUTION 2022-05** to approve Site Plan and Architectural Review for site improvements for Harjinder Khasria/Village Pumper, applicant; 710 and 712 Main Street; Parcel MUKV 1976-208-001.
[SPAR - Village Pumper- 710-712 Main Street.pdf](#)
[RESOLUTION 2022-05 SPAR - Village Pumper- 710-712 Main Street.pdf](#)
- 6.6 Discussion and possible recommendation to Village Board for **RESOLUTION 2022-06** to approve Site Plan and Architectural Review for an out door cooler and dumpster coral modification for Kwik Trip, Inc.; 1220 N Rochester St; Parcel MUKV 1962-993-001.
[SPAR - Kwik Trip Cooler - - 1220 Rochester - MUKV1962993001.pdf](#)
[RESOLUTION 2022-06 SPAR - 1220 Rochester - MUKV1962993001.pdf](#)
- 6.7 Discussion and possible recommendation to the Village Board for **ORDINANCE 998** to approve a Zoning Map Amendment for Vlaznim Islami aka Viktor Islami Sani Islami for 927 S Main Street and Unnamed S Main Street; Parcels MUKV 2009-964-004 and MUKV 2009-964-001.
[Staff Report -Rezoning - SPAR - Parking - Blue Bay - 927 Main Street - MUKV2009 964 001 with attachments.pdf](#)
[ORDINANCE 998-Amend Zoning Map-Blue Bay- 927 Main Street - MUKV2009 964 001.pdf](#)
[Ordinance 998 Exhibit A.pdf](#)

- 6.8 Discussion and consideration of approval for a parking exception for Vlaznim Islami aka Viktor Islami Sani Islami for 927 S Main Street and Unnamed S Main Street; Parcel Numbers MUKV 2009-964-004 and MUKV 2009-964-001.
[Staff Report -Rezoning - SPAR - Parking - Blue Bay - 927 Main Street - MUKV2009 964 001 with attachments.pdf](#)
- 6.9 Discussion and possible recommendation to the Village Board for **RESOLUTION 2022-07** to approve Site Plan and Architectural Review for Vlaznim Islami aka Viktor Islami Sani Islami for 927 S Main Street and Unnamed S Main Street; Parcels MUKV 2009-964-004 and MUKV 2009-964-001.
[Staff Report -Rezoning - SPAR - Parking - Blue Bay - 927 Main Street - MUKV2009 964 001 with attachments.pdf](#)
[RESOLUTION 2022-07 SPAR- Blue Bay - 927 Main Street - MUKV2009 964 001.pdf](#)
[Exhibit A - RESOLUTION 2022-07 Blue Bay.pdf](#)

7. Adjournment

Membership:

Eric Brill, James Decker, Karl Kettner, Mark Penzkover, Tim Rutenbeck, Jason Wamser, Fred Winchowky, and Village Planner 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, December 14, 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
Mark Penzkover

Commissioners excused: Karl Kettner

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

Comments from the Public

Opened at 6:30 pm

Email from David Boebel, 815 Parkview Ln, read into record: "Regarding request for special exception for an additional twenty percent increase in area for five wall signs for ProHealth Care – There is no local information in this report: 1. There is no picture of the sign in place on the hospital; 2. There is no information on the viewing distance; 3. There is no comparison to neighboring wall mount signs at Home Depot or Walmart; 4. There is no comparison to any other sign in the Village of comparable size or output.

Closed at 6:32 pm

Minutes

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

Public Hearing

Public Hearing for consideration of a request for a special exception for an additional twenty percent (20%) increase in area for five (5) wall signs pursuant to Section 64-34 for ProHealth Care, applicant; 240 Maple St; Parcel MUKV 2016- 993-002.

No Comments from the Public

Closed at 6:33 pm

Public Hearing for consideration of a request for a sales facility, new light vehicle and accessory used vehicle sales, along with a body shop, car wash, and other uses accessory to new and used vehicle sales as a conditional use pursuant to Section 100-351, 100-155 and 100-157 of the Village of Mukwonago Zoning Ordinance.

No Comments from the Public

Closed at 6:34 pm

New Business

Discussion and consideration of a special exception for additional square footage for wall signs for ProHealth/Waukesha Memorial Hospital Inc, applicant; 240 Maple Ave; Parcel MUKV 2016-993-002.

Fellows gave overview of project

Eric Olson – Graves Signs available for questions

Motion by Decker/Penzkover to approve a special exception for an additional square footage for wall signs for ProHealth/Waukesha Memorial Hospital Inc, applicant; 240 Maple Ave; Parcel MUKV 2016-993-002, Brill-abstain, 5-yes, carried.

Discussion and possible recommendation to Village Board for RESOLUTION 2021-103 for a Conditional Use for Lynch Ventures, LLC, 280 E Wolf Run, Parcel MUKV 2013-994-004.

Fellows gave overview of project

Motion by Decker/Penzkover to approve RESOLUTION 2021-103 for a Conditional Use for Lynch Ventures, LLC, 280 E Wolf Run, Parcel MUKV 2013-994-004, correcting clerical errors, carried.

Discussion and possible recommendation to Village Board for RESOLUTION 2021-104 for a Site Plan and Architectural Review (SPAR) for Lynch Ventures, LLC, 280 E Wolf Run, Parcel MUKV 2013-994-004.

Fellows gave overview of project

Motion Decker/Penzkover to approve RESOLUTION 2021-104 for a Site Plan and Architectural Review (SPAR) for Lynch Ventures, LLC, 280 E Wolf Run, Parcel MUKV 2013-994-004, carried.

Discussion and possible recommendation from Historic Preservation Committee, for Site Plan and Architectural Review (SPAR) for a swimming pool and associated amenities for Suzanne Perkins, applicant; 406 Grand Ave; MUKV 1973-046.

Fellows gave overview of project

Sue Perkins, home owner, available for questions

Motion Decker/Wamser to approve Site Plan and Architectural Review (SPAR) for a swimming pool and associated amenities for Suzanne Perkins, applicant; 406 Grand Ave; MUKV 1973-046, carried

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.

Fellows gave overview of project

John Donovan, Bielinski, available for questions

Motion Decker/Penzkover to approve 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, carried

Discussion and possible recommendation of RESOLUTION 2021-106 for Site Plan and Architectural Review for Car Wash; Carl Goede/Rivers Edge Care Wash, applicant; 809 S Rochester St; Parcel MUKV 2009-978-004.

Fellows gave overview of project

Carol Goede, owner, available for questions

Motion Wamser/Penzkover to approve RESOLUTION 2021-106 for Site Plan and Architectural Review for Car Wash; Carl Goede/Rivers Edge Care Wash, applicant; 809 S Rochester St; Parcel MUKV 2009-978-004, with staff level review of landscape plans when available, carried

Presentation and discussion regarding the Residential Market Analysis – Strategy Planning Guidelines – Mukwonago Wisconsin prepared by Tracy Cross and Associates, Inc.

Fellows gave overview

Presentation, discussion, and direction with regard to the Zoning Code Update for Alternative Development Options, Parking, and Lighting Standards.

Fellows gave overview

Tim Schewcke gave overview

Motion Wamser/Brill to open discussion to Public Comment, carried

John Donovan, Bielinski, gave opinions on how to proceed

Sue Perkins, Village resident, gave opinions on how to proceed

Plan Commission went over presented items and gave direction on how to continue.

Adjournment

Meeting adjourned at 8:23 p.m.

Respectfully Submitted,
Linda Gourdoux, WCMC
Deputy Clerk/Treasurer

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO
PLAN COMMISSION TO CONSIDER A CONDITIONAL USE APPLICATION FOR
OUTDOOR SEATING WITH FOOD AND DRINK SERVICE AT 100 MAIN STREET
SUITE 100, PARCEL MUKV 1976-109-001**

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, January 11, 2022, commencing at 6:30 P.M. or soon thereafter to consider the following matter:

REGARDING: Consider a request for Outdoor Seating with Food and Drink Service, with a permitted or conditional use as a conditional use pursuant to Section 100-351, 100-152(F)(2) and 100-157 of the Village's Zoning Ordinance

TAX KEY/LOCATION: MUKV1976-109-001; 100 Main Street – Suite 100

APPLICANT: Bee Well Café

LEGAL DESCRIPTION: LOT 1 BLK 4 ASSESSORS PLAT NO 1 OF THE VILLAGE OF MUKWONAGO PT NE1/4 & SE1/4 SEC 26 T5N R18E 0.574 AC
DOC# 3369252

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

Diana Dykstra, Clerk-Treasurer

To be published: December 21 & December 28, 2021.



PLANNING COMMISSION

January 11, 2022 at 6:30pm

Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW AND CONDITIONAL USE PERMIT

100 Main Street, Suite 100

Parcel Number: MUKV 1976-109-001

Case Summary

Parcel Data

Proposal:	Outdoor Dining
Applicant:	Bee Well Cafe
Request:	Site Plan and Architectural Review Conditional Use Permit for outdoor dining
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	0.9123
Current Use:	Fitness Facility
Proposed Use:	Cafe
Reason for Request:	Change of Use
Land Use Classification:	Low Intensity Commercial / Business
Zoning Classification:	B-2 General Business / Village Center Overlay
Census Tract:	2039.01

Public Notice

A public hearing notice was published two times in the Waukesha Freeman, and letters were mailed to surrounding property owners. Public comment as of this date, staff has not received any comments or other communications regarding this proposal.

Site Plan and Architectural Review Request

Architectural/ Site Review

Site Modifications

The applicant is proposing to add three tables and six chairs to the area just in front of the storefront windows. This area is on private property as about ½ of the sidewalk is private while the other ½ of the sidewalk is within the WIDOT right of way.

The applicant has stated “My name is Calaya. I will be opening Bee Well Café @ 100 Main Street Suite 1, Mukwonago, WI in spring of 2022. I ma applying for an outdoor seating permit. I’ve attached the application, check, agreement for reimbursable services and plan above. I’ve also included my menu. The café will be certified green, use all biodegradable and compostable materials and have only fresh, organic, healthy foods. I’m proposing outdoor seating 3 tables with 2 chairs each right in front of the building.”

Utilities	No modifications at this time.
Stormwater Management	No modifications at this time.
Wetlands	None
Signage	Will be processed at staff level.
Parking	No modifications at this time.
Landscaping	No modifications at this time.
Trash Enclosure	No modifications at this time.
Fencing	No modifications at this time.
Outdoor Lighting	No modifications at this time.
Misc. Performance Standards	None

Staff Review

Engineering	No concerns
Public Works	No concerns
Utilities	No concerns
Police	No concerns
Fire	No concerns
Building Inspection	No concerns
Planning	No concerns

Conditional Use Request

Harmony with Village policies, ordinances, and programs

Applicant has stated NA.

Specific Location within harmony with Village polices, ordinances and programs

Applicant has stated NA.

Potential Adverse Impact on surrounding:

Applicant has stated NA.

Maintaining consistency within the environs of the property:

Applicant has stated NA.

Adequate Services

Three sets of tables and chairs will be close to ethe budling and not impose in any way.

Benefits of the use outweigh adverse impacts.

Having outdoor Seating will only positively impact the public and help downtown Mukwonago grow.

Hours of Operation:

- 7am-3pm + special event and seasonal hours.

Conditional Use Process / Findings

Review procedures the Plan Commission holds the public hearing and makes a recommendation to the Village Board which makes the final decision.

Following the close of the public hearing, the Plan Commission may recommend (1) approval, (2) approval with conditions, or (3) denial.

If approval is recommended, the Plan Commission can recommend conditions deemed necessary to protect the public health, safety, and welfare. The Plan Commission, in passing on the matter, will need to make the following determinations consistent with Section 100-354 of Mukwonago's zoning regulations:

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

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

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

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

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

Recommendation

Site Plan and Architectural Review

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

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and Village department heads and representatives.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
4. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. 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.
9. The patio area shall be maintained in a clean state at all times, including cigarette debris, food and trash, etc.
10. Cigarette containers for butts shall be provided to assure a clean patio area, or no smoking signage shall be provided.
11. Patio furniture design and style shall be simple in design, durable, and shall be approved by the Community Planner prior to purchase or installation to assure that it complements the vision of the village center area.
12. Patio fencing design if provided in the future shall be simple in design, durable, and shall be approved by the Community Planner prior to purchase or installation to assure that it complements the vision of the village center area a black or dark colored fence shall be chosen.

13. If umbrellas are to be used at tables, they shall all be matching with regard to design and style, a variety of colors is acceptable. Advertising on the umbrellas is not permitted.
14. Patio Furniture shall be maintained and when worn out replaced, if other designs are selected new designs shall be approved by the Community Planner.
15. Patio furniture shall either be used during winter months or if not used shall be removed from the area to an inside storage area. Stacked or covered items during the winter are not permitted.
16. Any future modification to the site such as modification of building, parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.
17. ADA Access shall be maintained within the public sidewalk area dining area.

Conditional Use

Staff Recommends the Planning Commission recommend to the Village Board approval of a conditional use permit as set forth in the attached resolution.

To – Grant a Conditional Use permit for an outdoor dining area following on going conditions deemed necessary to protect the health, safety, and welfare

1. **Ongoing conditions of approval.** The following conditions shall constitute an ongoing obligation:

- a. The patio area shall be located per submitted drawings.
- b. Outdoor food and drink service shall be contained to the patio area.
- c. Signage shall be applied for and approved by the Village prior to installation.
- d. The hours of the patio area shall be 7am-3pm + special event and seasonal hours.

and determining that the conditions are consistent with Section 100-354 of Mukwonago's zoning regulations:

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

Attachments

1. Maps
2. Plans
3. Resolution



Village of Mukwonago GIS
Aerial Photo

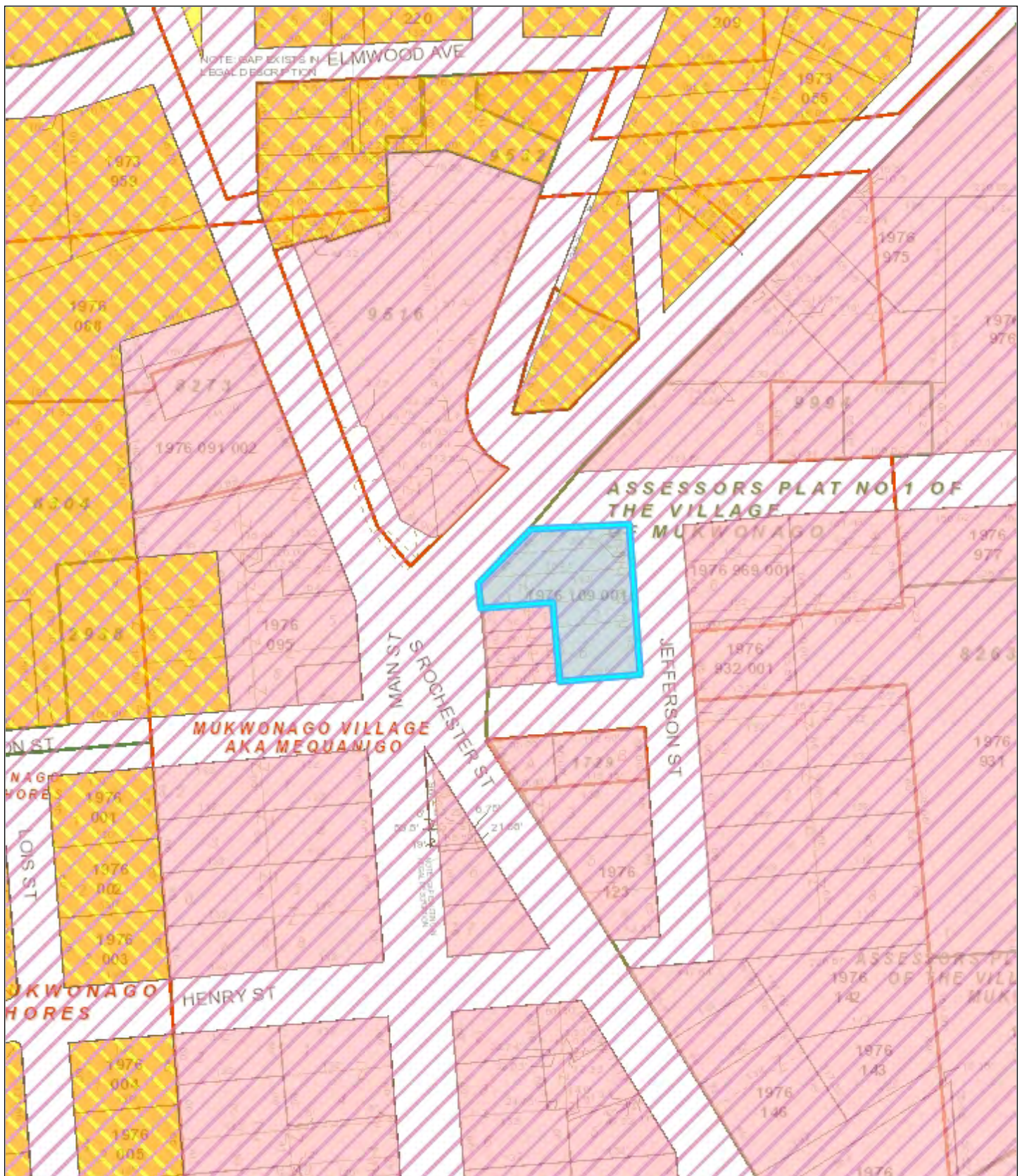
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SCALE: 1" = 200'

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

Print Date: 12/1/2021



Village of Mukwonago GIS

Comp Plan - Land Use - Bee Well Café

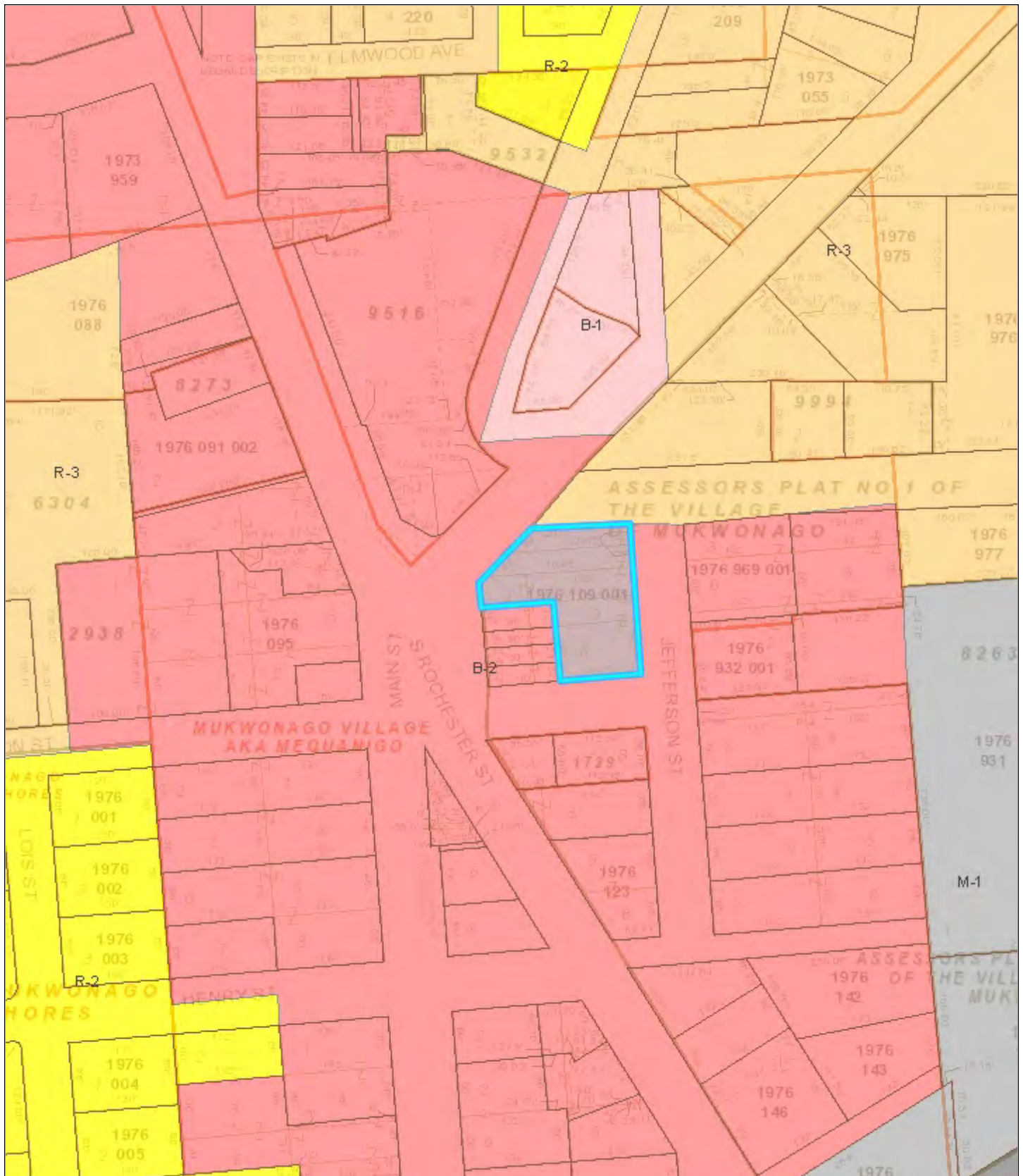
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SCALE: 1" = 167'

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

Print Date: 12/1/2021



Village of Mukwonago GIS

Zoning - Bee Well Café

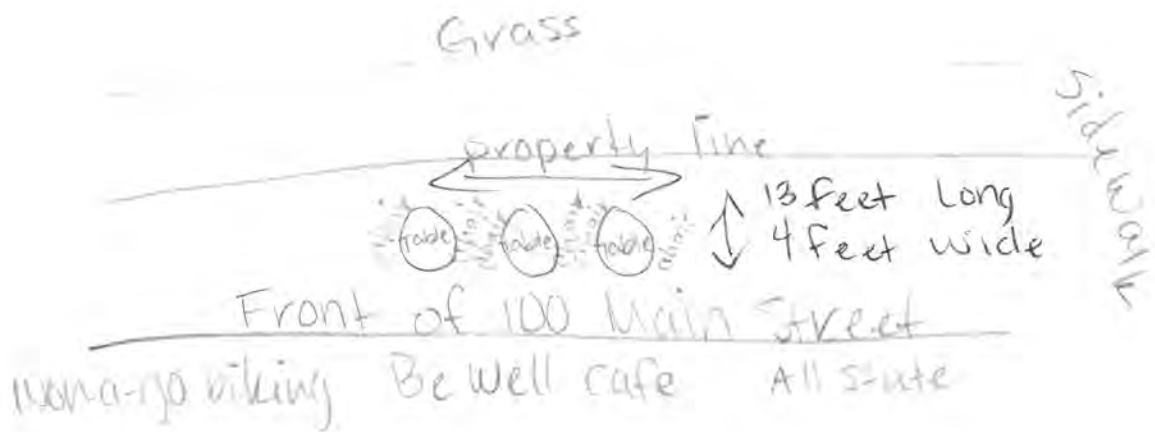
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SCALE: 1" = 167'

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

Print Date: 12/1/2021



My name is Calaya. I will be opening Bee Well Cafe @ 100 Main Street Suite 1 Mukwonago, WI in Spring 2022. I am applying 53149 for an Outdoor Seating permit. I've attached the application, Check, agreement for reimbursable services and plan above. I've also included my menu. The cafe will be certified green, use all biodegradable and compostable materials and have only fresh, organic, healthy foods. I'm proposing Outdoor Seating 3 tables with 2 chairs each right in front of building. I've attached survey

Thanks Calaya Netan

RESOLUTION 2022-01

**Village of Mukwonago Order Granting a Conditional
Use and Prescribing Conditions for outdoor dining for
Bee Well Cafe for 100 Main Street, Suite 100,
Mukwonago, WI**

WHEREAS, **Bee Well Cafe (Calaya Nelson)**
(hereinafter "Business owner") owns the business identified
as 100 Main Street, Suite 1, (hereinafter "subject property")
in the Village of Mukwonago, and

WHEREAS, **BBF Development, LLC (Ray Gooden)**
(hereinafter "property owner") owns the property identified
as 100 Main Street, Suite 1, (hereinafter "subject property")
in the Village of Mukwonago, more particularly described as
follows:

LOT 1 BLK 4 ASSESSORS PLAT NO 1 OF THE
VILLAGE OF MUKWONAGO PT NE1/4 & SE1/4 SEC
26 T5N R18E 0.574 AC DOC# 3369252

WHEREAS, the property owner has, consistent with the
Village of Mukwonago's zoning regulations, submitted a
conditional use application for an outdoor dining area per
Section 100-153 (f) (2), and

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

WHEREAS, allowing for required public notice, the Plan
Commission conducted a public hearing on January 11,
2022 to consider the petitioner's request; and

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

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

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

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

Return to:

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

Parcel Number: MUKV 1976-109-001

by traffic arising from the conditional use.

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

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

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

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

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

4. **Ongoing conditions of approval.** The following conditions shall constitute an ongoing obligation:
 - a. The patio area shall be located per submitted drawings.
 - b. Outdoor food and drink service shall be contained to the patio area.
 - c. Signage shall be applied for and approved by the Village prior to installation.
 - d. The hours of the patio area shall be 7am-3pm + special event and seasonal hours.
5. **Expansion or changes.** The conditional use hereby authorized shall be confined to the subject property without extension or expansion. Any expansion or change in use shall require issuance of a new conditional use approval pursuant to the requirements in effect at the time of application.
6. **Modification of property boundary lines.** The property owner shall not change the size and/or shape of the subject property by any means without the approval of the Village Board. If the Village Board determines that a proposed change is substantial with regard to the overall size of the parcel and/or configuration, such change shall require issuance of a new conditional use approval pursuant to the requirements in effect at the

time of application.

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

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

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

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

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

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

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

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

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

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

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

18. **Acceptance.** GRANTEES hereby accept the said Conditional Use Grant and covenant strictly to comply with all the terms and conditions thereof. GRANTEES acknowledge that, in accordance with the provisions of the Zoning Code, failure to comply with any conditions of the Conditional Use Grant is cause for the termination of said Grant by the Village. GRANTEES also acknowledge that approval of the Conditional Use Grant allows the appropriate Village officials to conduct reasonable and routine inspections of the property. This Covenant shall run with the land and shall be binding on the GRANTEES and all persons claiming any estate or interest in the Premises by, through or under the GRANTEES, as long as the said Premises are used as described in the Conditional Use Grant

Approved this 19th day of January 2022.

BY THE VILLAGE BOARD OF THE VILLAGE OF MUKWONAGO

Fred Winchowky, Village President

Attest:

Diana Dykstra, Village Clerk

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

Personally came before me this ____ day of _____ 2022, the persons described above, Fred Winchowky, Village President, and Diana Dykstra, Village Clerk, to me known to be the persons who executed the foregoing instrument and to me known to be such Village President and Village Clerk of the Village of Mukwonago and acknowledged that they executed the foregoing instrument as such officers of said municipal corporation by its authority and pursuant to the authorization by the Village Board from their meeting on the ____ day of _____, 2022.

NOTARY PUBLIC

My Commission Expires:

The remainder of this page left intentionally blank.

Acceptance by Business Owner

I, **Calaya Nelson** verify that I am an authorized agent for Bee Well Cafe accepts the terms stated herein.

Dated this _____ day of _____, 2022

Calaya Nelson, agent

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

Personally, came before me this _____ day of _____, 2022, the above-named person, Calaya Nelson to me known to be the person who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC

My Commission Expires:

The remainder of this page left intentionally blank.

Acceptance by Property Owner

I, **Ray Gooden** verify that I am an authorized agent for **BBF Development, LLC** accepts the terms stated herein.

Dated this _____ day of _____, 2022

Ray Gooden, agent

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

Personally, came before me this _____ day of _____, 2022, the above-named person, Ray Gooden to me known to be the person who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC

My Commission Expires:

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



PLANNING COMMISSION

January 11, 2022 at 6:30pm

Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW AND CONDITIONAL USE PERMIT

100 Main Street, Suite 100

Parcel Number: MUKV 1976-109-001

Case Summary

Parcel Data

Proposal:	Outdoor Dining
Applicant:	Bee Well Cafe
Request:	Site Plan and Architectural Review Conditional Use Permit for outdoor dining
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	0.9123
Current Use:	Fitness Facility
Proposed Use:	Cafe
Reason for Request:	Change of Use
Land Use Classification:	Low Intensity Commercial / Business
Zoning Classification:	B-2 General Business / Village Center Overlay
Census Tract:	2039.01

Public Notice

A public hearing notice was published two times in the Waukesha Freeman, and letters were mailed to surrounding property owners. Public comment as of this date, staff has not received any comments or other communications regarding this proposal.

Site Plan and Architectural Review Request

Architectural/ Site Review

Site Modifications

The applicant is proposing to add three tables and six chairs to the area just in front of the storefront windows. This area is on private property as about ½ of the sidewalk is private while the other ½ of the sidewalk is within the WIDOT right of way.

The applicant has stated *“My name is Calaya. I will be opening Bee Well Café @ 100 Main Street Suite 1, Mukwonago, WI in spring of 2022. I ma applying for an outdoor seating permit. I’ve attached the application, check, agreement for reimbursable services and plan above. I’ve also included my menu. The café will be certified green, use all biodegradable and compostable materials and have only fresh, organic, healthy foods. I’m proposing outdoor seating 3 tables with 2 chairs each right in front of the building.”*

Utilities	No modifications at this time.
Stormwater Management	No modifications at this time.
Wetlands	None
Signage	Will be processed at staff level.
Parking	No modifications at this time.
Landscaping	No modifications at this time.
Trash Enclosure	No modifications at this time.
Fencing	No modifications at this time.
Outdoor Lighting	No modifications at this time.
Misc. Performance Standards	None

Staff Review

Engineering	No concerns
Public Works	No concerns
Utilities	No concerns
Police	No concerns
Fire	No concerns
Building Inspection	No concerns
Planning	No concerns

Conditional Use Request

Harmony with Village policies, ordinances, and programs

Applicant has stated NA.

Specific Location within harmony with Village polices, ordinances and programs

Applicant has stated NA.

Potential Adverse Impact on surrounding:

Applicant has stated NA.

Maintaining consistency within the environs of the property:

Applicant has stated NA.

Adequate Services

Three sets of tables and chairs will be close to ethe budling and not impose in any way.

Benefits of the use outweigh adverse impacts.

Having outdoor Seating will only positively impact the public and help downtown Mukwonago grow.

Hours of Operation:

- 7am-3pm + special event and seasonal hours.

Conditional Use Process / Findings

Review procedures the Plan Commission holds the public hearing and makes a recommendation to the Village Board which makes the final decision.

Following the close of the public hearing, the Plan Commission may recommend (1) approval, (2) approval with conditions, or (3) denial.

If approval is recommended, the Plan Commission can recommend conditions deemed necessary to protect the public health, safety, and welfare. The Plan Commission, in passing on the matter, will need to make the following determinations consistent with Section 100-354 of Mukwonago's zoning regulations:

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

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

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

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

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

Recommendation

Site Plan and Architectural Review

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

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and Village department heads and representatives.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
4. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. 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.
9. The patio area shall be maintained in a clean state at all times, including cigarette debris, food and trash, etc.
10. Cigarette containers for butts shall be provided to assure a clean patio area, or no smoking signage shall be provided.
11. Patio furniture design and style shall be simple in design, durable, and shall be approved by the Community Planner prior to purchase or installation to assure that it complements the vision of the village center area.
12. Patio fencing design if provided in the future shall be simple in design, durable, and shall be approved by the Community Planner prior to purchase or installation to assure that it complements the vision of the village center area a black or dark colored fence shall be chosen.

13. If umbrellas are to be used at tables, they shall all be matching with regard to design and style, a variety of colors is acceptable. Advertising on the umbrellas is not permitted.
14. Patio Furniture shall be maintained and when worn out replaced, if other designs are selected new designs shall be approved by the Community Planner.
15. Patio furniture shall either be used during winter months or if not used shall be removed from the area to an inside storage area. Stacked or covered items during the winter are not permitted.
16. Any future modification to the site such as modification of building, parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.
17. ADA Access shall be maintained within the public sidewalk area dining area.

Conditional Use

Staff Recommends the Planning Commission recommend to the Village Board approval of a conditional use permit as set forth in the attached resolution.

To – Grant a Conditional Use permit for an outdoor dining area following on going conditions deemed necessary to protect the health, safety, and welfare

1. **Ongoing conditions of approval.** The following conditions shall constitute an ongoing obligation:

- a. The patio area shall be located per submitted drawings.
- b. Outdoor food and drink service shall be contained to the patio area.
- c. Signage shall be applied for and approved by the Village prior to installation.
- d. The hours of the patio area shall be 7am-3pm + special event and seasonal hours.

and determining that the conditions are consistent with Section 100-354 of Mukwonago's zoning regulations:

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

Attachments

1. Maps
2. Plans
3. Resolution



Village of Mukwonago GIS
Aerial Photo

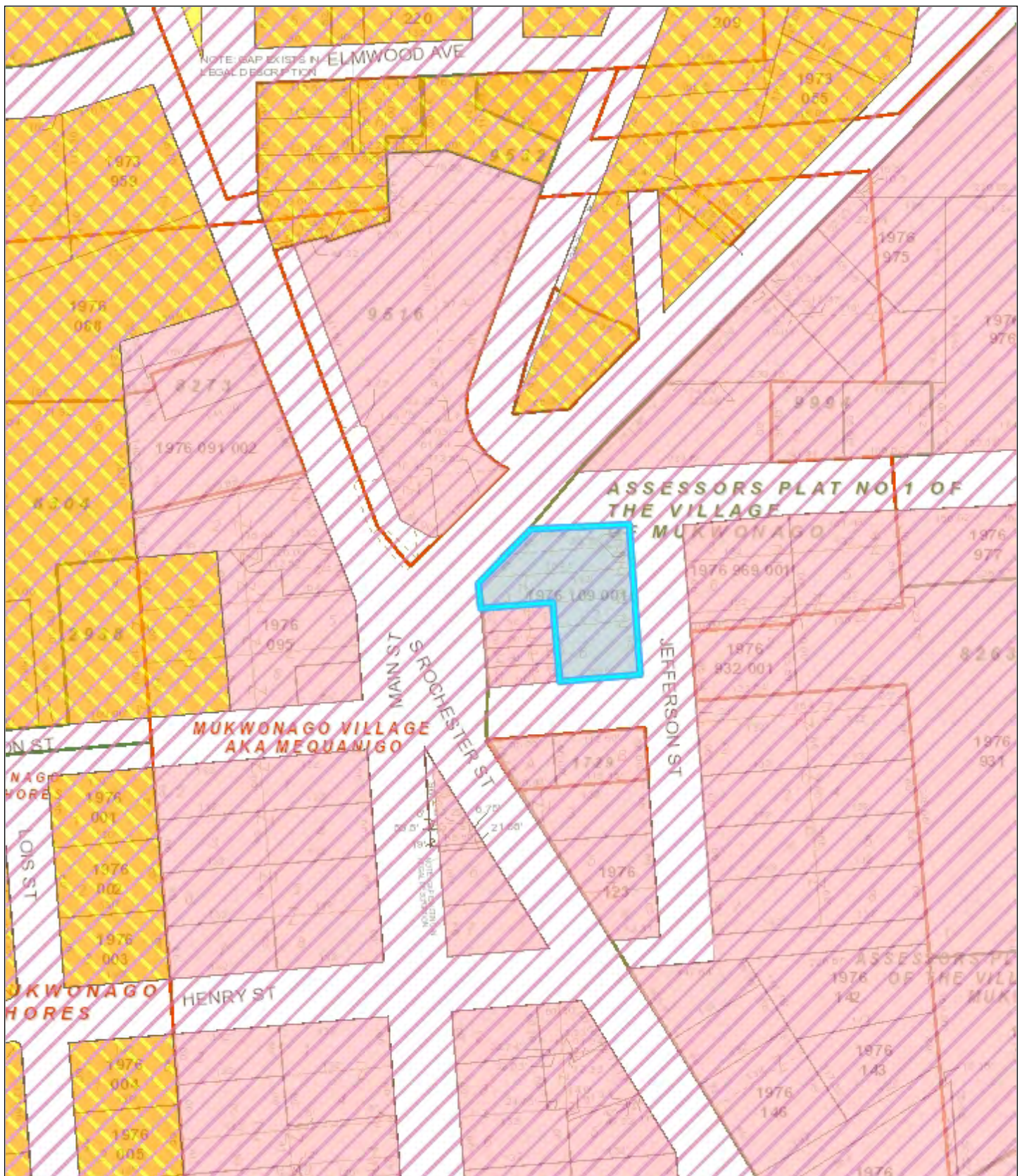
DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 200'

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

Print Date: 12/1/2021



Village of Mukwonago GIS

Comp Plan - Land Use - Bee Well Café

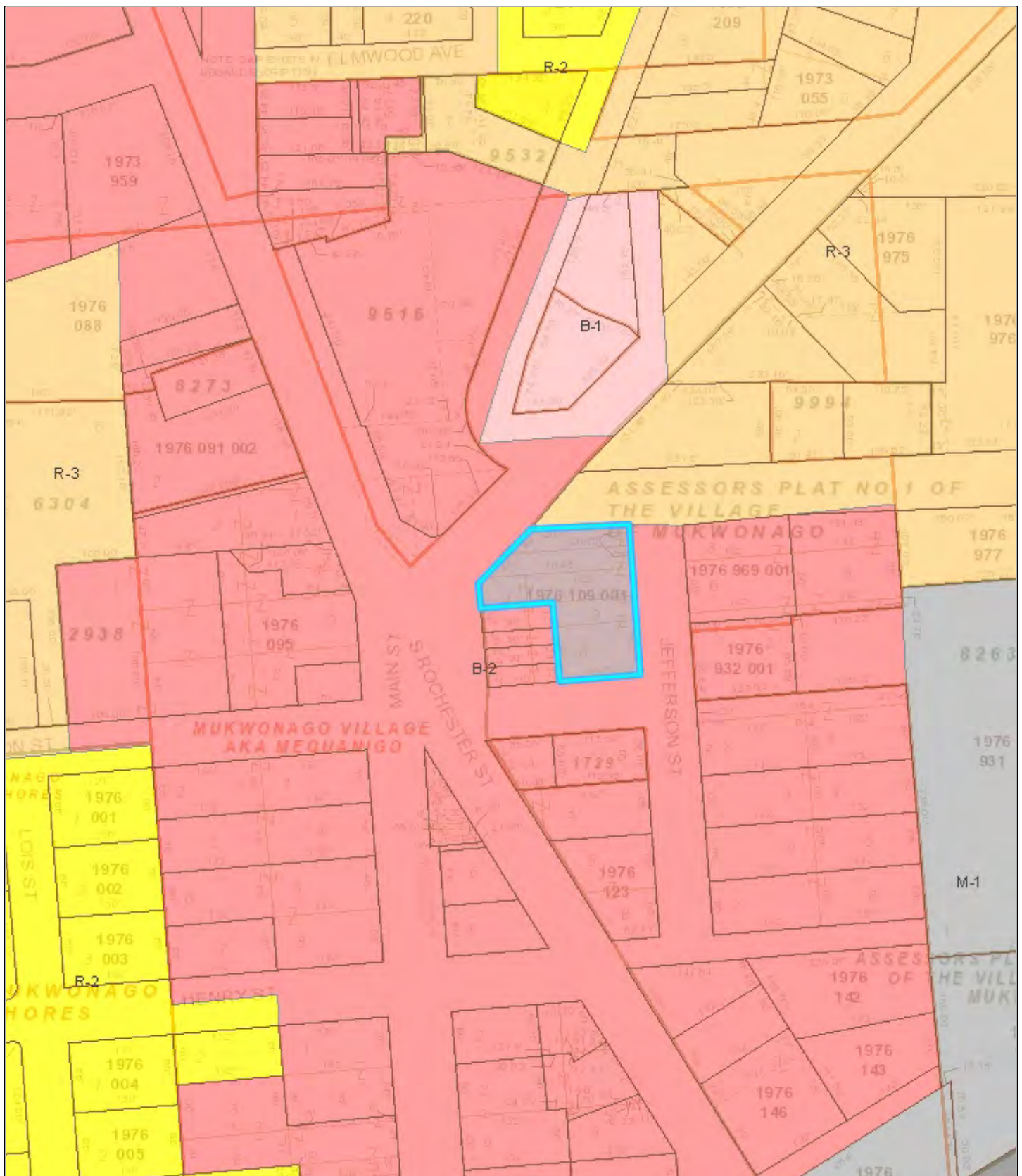
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SCALE: 1" = 167'

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

Print Date: 12/1/2021



Village of Mukwonago GIS Zoning - Bee Well Café

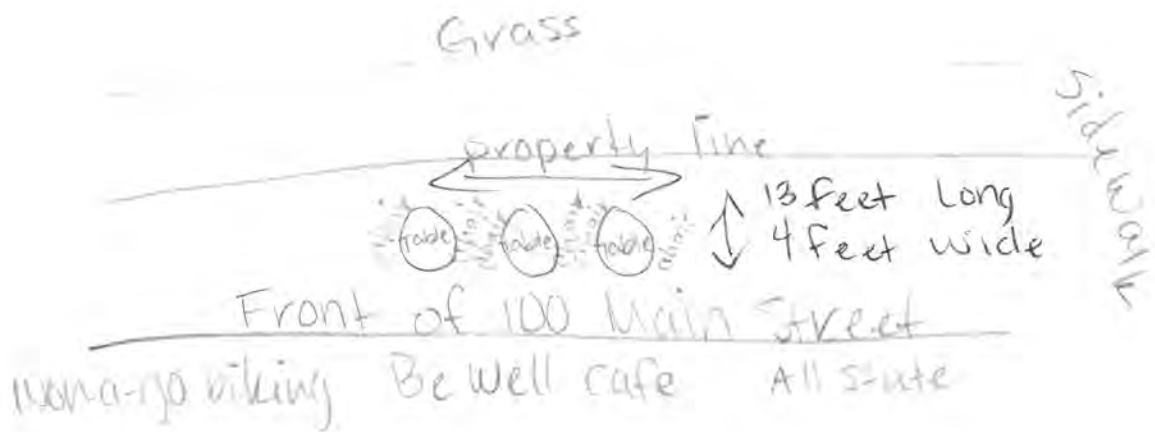
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SCALE: 1" = 167'

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

Print Date: 12/1/2021



My name is Calaya. I will be opening Bee Well Cafe @ 100 Main Street Suite 1 Mukwonago, WI in Spring 2022. I am applying ⁵³¹⁴⁹ for an Outdoor Seating permit. I've attached the application, Check, agreement for reimbursable services and plan above. I've also included my menu. The cafe will be certified green, use all biodegradable and compostable materials and have only fresh, organic, healthy foods. I'm proposing Outdoor Seating 3 tables with 2 chairs each right in front of building. I've attached survey.

Thanks Calaya Nelson

RESOLUTION 2022-02

RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW FOR BEE WELL CAFÉ (CALAYA NELSON), APPLICANT at 100 Main Street Suite 1 Parcel: MUKV 1976-109-001

WHEREAS, pursuant to Section and 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 outdoor dining area, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by the Bee Well Café

WHEREAS, Outdoor Dining areas are allowed with a conditional use within the B-2/ Village Center Multi-Purpose Overlay 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 outdoor dining area at **100 Main Street, Suite 1** based upon the plan of operation and plans submitted to the Village.

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

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and Village department heads and representatives.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
4. The applicant must obtain all required building permits within nine months of this date and start construction within six months of the date of building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. 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.

9. The patio area shall be maintained in a clean state at all times, including cigarette debris, food and trash, etc.
10. Cigarette containers for butts shall be provided to assure a clean patio area, or no smoking signage shall be provided.
11. Patio furniture design and style shall be simple in design, durable, and shall be approved by the Community Planner prior to purchase or installation to assure that it complements the vision of the village center area.
12. Patio fencing design if provided in the future shall be simple in design, durable, and shall be approved by the Community Planner prior to purchase or installation to assure that it complements the vision of the village center area a black or dark colored fence shall be chosen.
13. If umbrellas are to be used at tables, they shall all be matching with regard to design and style, a variety of colors is acceptable. Advertising on the umbrellas is not permitted.
14. Patio Furniture shall be maintained and when worn out replaced, if other designs are selected new designs shall be approved by the Community Planner.
15. Patio furniture shall either be used during winter months or if not used shall be removed from the area to an inside storage area. Stacked or covered items during the winter are not permitted.
16. Any future modification to the site such as modification of building, parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.
17. ADA Access shall be maintained within the public sidewalk area dining area.

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

Passed and dated this 19th day of January 2022.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk-Treasurer



PLANNING COMMISSION

January 11, 2022 at 6:30pm
Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW AND CONDITIONAL USE PERMIT

410 Shore Drive
Parcel Number: MUKV 1976-034

Case Summary

Parcel Data

Proposal:	Solar Panels
Applicant:	Marvin Smith
Request:	Site Plan and Architectural Review
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	0.2097
Current Use:	Single Family
Proposed Use:	Single Family
Reason for Request:	Solar Panels visible from public right of way
Land Use Classification:	Historic Residential – 12,000 Sq. Ft.
Zoning Classification:	R-2 Single Family Village Residential District / Village Center Residential Perimeter Overlay
Census Tract:	2039.01

Site Plan and Architectural Review Request

Architectural/ Site Review

Site Modifications	The applicant is proposing to add solar panels onto their existing single-family home. <u>The municipal code requires planning commission approval prior to issuance of a building permit. The code also requires solar panels to be screen from street view. Section 100-102 (2) c.</u>
---------------------------	--

Utilities	No modifications at this time.
Stormwater Management	No modifications at this time.
Wetlands	None
Signage	No modifications at this time.
Parking	No modifications at this time.
Landscaping	No modifications at this time.
Trash Enclosure	No modifications at this time.
Fencing	No modifications at this time.
Outdoor Lighting	No modifications at this time.

Misc. Performance Standards None

Staff Review

Engineering	No concerns at this time
Public Works	No concerns at this time
Utilities	No concerns at this time
Police	No concerns at this time
Fire	No concerns at this time
Building Inspection	No concerns at this time
Planning	No concerns at this time

Recommendation

Site Plan and Architectural Review

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

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and the Village Inspections Department.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
4. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. 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.
9. At the time of approval there is one Shade tree located near the intersection of Field St and Shore Drive. This tree provides the required screening from the public right of way as required by Section 100-102 (2) c. If in the future this tree is damaged due to weather, disease, age, etc. and the tree is removed then a new tree shall be planted to maintain the requirements of screening from the public right of way. This requirement shall be required for as long as the solar panels are located on the front side of the structure under current or future ownership.
10. 10. Any future modification as required by ordinance, standards, or policy shall require an update to this site plan and architectural review.

Attachments

- | | | |
|---------|----------|---------------|
| 1. Maps | 2. Plans | 3. Resolution |
|---------|----------|---------------|

October 12, 2021

Modern Mill Solar
3518 Broadway
Fort Wayne, IN 46807

RE: Engineering Services
Smith Residence
410 Shore Drive, Mukwonago, WI
11.4 kW System
Solo Job #1366482

To Whom It May Concern,

We have reviewed the following information regarding the solar panel installation for this project. Alterations to these documents or plans shall not be made without direct written consent of the Engineer of Record.

A. Assumptions from Field Observation provided by Modern Mill Solar

The following structural design regarding the proposed alterations have been prepared from these assumptions. The verification of the field observations is the responsibility of the contractor. **Prior to commencement of work, the contractor shall verify the framing sizes, spacings, and spans noted in the sealed plans, calculations, and/or certification letter and notify the Engineer of Record of any discrepancies.**

	<u>Roof</u>
Roof Finish :	Asphalt Shingle
Roof Underlayment :	OSB
Roof Profile :	Gable
Roof Structural System :	Metal Plate Trusses
Truss Top Chord/Setup :	2 x 4 / Fink
Chord/Rafter Wood Grade :	Spruce-Pine-Fir MSR 1650f-1.5E
Truss/Rafter Spacing :	24" o.c.
Roof Slope :	18 deg
Max Top Chord/Rafter Span :	6.86 ft
Bearing Wall Type :	Convl Lt-Frame Constr
Foundation :	Permanent Concrete
Stories :	Single

B. Building Design Criteria

Code :	Wisc. UDC (ASCE 7-10)	Risk Category :	II
Roof Live Load :	20 psf (0 psf at panels)	Occupancy Class :	R-3
Min. Roof Snow Load :	30 psf	Roof Dead Load :	6.5 psf
Ult Wind Speed :	115 mph	PV Dead Load :	<u>3 psf</u>
Exposure Category :	C	Total Dead Load :	9.5 psf

C. Summary of Existing Structure Results

Roof

After review of the field observations and based on our calculations and in accordance with the applicable building codes and current industry standards, the existing roof structure supporting the proposed alterations consisting of the solar array has been determined to be:

- Adequate to support the additional imposed loads. **No structural upgrades are required.**

D. Solar Panel Support Bracket Anchorage

1. Solar panels shall be designed, mounted, and installed in accordance with the most recent "Ironridge Installation Manual", which can be found on the Ironridge website (<http://ironridge.com>).
2. Manufacturer's Panel Bracket Connection to Roof Chord/Rafter Member:

Fastener : (1) 5/16" Lag Screw per Bracket
NDS Withdrawl Value : 205 lbs/inch
Min. Thread Length and Penetration Depth : 2.5"

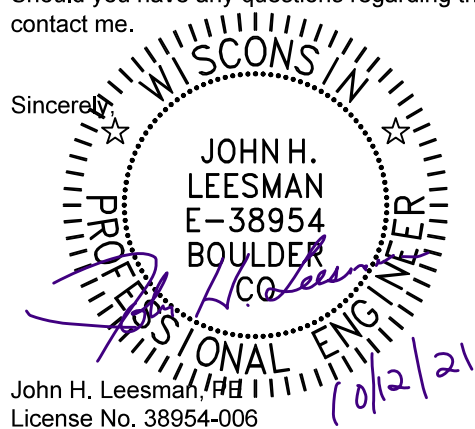
3. Considering the existing roof's slope, size, spacing, condition, and calculated loads, the panel bracket supports shall be placed no greater than 48 in. o/c.
4. Panel supports connections shall be staggered to distribute load to adjacent trusses.

E. Overall Summary

Based on the information supplied to us at the time of this report, on the evaluation of the existing structure, and solar array panel bracket connection, it is our opinion that the roof system will adequately support the additional loads imposed by the solar array. This evaluation conforms to Wisc. UDC and current industry standards.

Should you have any questions regarding this letter or if you require further information, do not hesitate to contact me.

Sincerely,


John H. Leesman, P.E.
License No. 38954-006

Limits of Scope of Work and Liability

The existing structure is assumed to have been designed and constructed following appropriate codes at the time of erection and assumed to have appropriated permits. The calculations performed are only for the roof framing supporting the solar array installation referenced in the stamped plans and were completed according to generally recognized structural analysis standards and procedures, professional engineering, and design experience opinions and judgements. Existing deficiencies which are unknown or were not observed during the time the site observation are not included in this scope of work. All solar panel modules, racking, and mounting equipment shall be designed and installed per the manufacturer's approved installation specifications. The Engineer of Record and the engineering consulting firm assume no responsibility for misuse or improper installation. This analysis is not stamped for water leakage. Framing was determined on information in provided plans and/or photos, along with engineering judgement. Prior to commencement of work, the contractor shall verify the framing sizes, spacings, and spans noted in the stamped plans, calculations, and/or certification letter and notify the Engineer of Record of any discrepancies prior to starting construction. If during solar panel installation, the roof framing members appear unstable or deflect non-uniformly, our office should be notified before proceeding with the installation. The contractor shall also verify that there are no damage/deficiencies (i.e., dry rot, water damage, termite damage, framing member/connection damage, etc.) to framing that was not addressed in the stamped plans, calculations, and/or certification letter and notify the Engineer of Record of any concerns prior to starting construction.



Village of Mukwonago GIS
Aerial Photo 410 Shore Dr. Solar Panels

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



SCALE: 1" = 100'

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

Print Date: 12/7/2021



Village of Mukwonago GIS
Land Use - 410 Shore Dr. Solar Panels

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SCALE: 1" = 83 '

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

Print Date: 12/7/2021



Village of Mukwonago GIS
Zoning - 410 Shore Dr. Solar Panels

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SCALE: 1" = 83'

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

Print Date: 12/7/2021

AERIAL VIEW:



STREET VIEW:



CONTRACTOR INFORMATION:

MODERN MILL SOLAR
3518 Broadway
Fort Wayne, Indiana 46807
844-440-2880

SITE INFORMATION

Marvin Smith
410 Shore Drive
Mukwonago, WI 53149
AC SYSTEM SIZE: 11.4 kW AC
DC SYSTEM SIZE: 14.06 kW DC
Lat, 42.8600945
Long, -88.3360575999999
(38) Silfab SIL-370 BK PV MODULES

(1) SolarEdge SE11400H-US (240V)
INVERTER(S)
We Energies

GENERAL NOTES

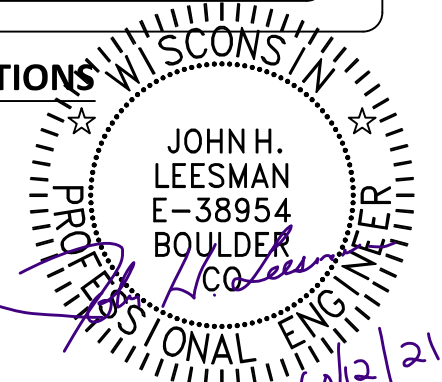
1. INSTALLATION OF SOLAR PHOTOVOLTAIC SYSTEM SHALL BE IN ACCORDANCE WITH NEC ARTICLE 690, AND ALL OTHER APPLICABLE NEC CODES WHERE NOTED OR EXISTING.
2. PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL COMPLY WITH NEC ARTICLE 110.
3. ALL WIRES, INCLUDING THE GROUNDING ELECTRODE CONDUCTOR SHALL BE PROTECTED FROM PHYSICAL DAMAGE IN ACCORDANCE WITH NEC ARTICLE 250
4. THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE; THIS SYSTEM IS UTILITY INTERACTIVE PER UL 1741 AND DOES NOT INCLUDE STORAGE BATTERIES OR OTHER ALTERNATIVE STORAGE SOURCES.
5. ALL DC WIRES SHALL BE SIZED ACCORDING TO [NEC 690.8]
6. DC CONDUCTORS SHALL BE WITHIN PROTECTED RACEWAYS IN ACCORDANCE WITH [NEC 690.31]
7. ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL JURISDICTIONAL BUILDING CODE.

PHOTOVOLTAIC (PV) SYSTEM SPECIFICATIONS

EQUIPMENT:
AC SYSTEM SIZE: 11.4 kW AC
DC SYSTEM SIZE: 14.06 kW DC
(38) Silfab SIL-370 BK PV MODULES
(1) SolarEdge SE11400H-US (240V) INVERTER(S)
RACKING: IronRidge - 48" O.C.

APPLICABLE GOVERNING CODES

2014 NEC
2015 IRC
2015 IFC
2015 IBC



SITE SPECIFICATIONS

OCCUPANCY: R-3
ZONING: RESIDENTIAL

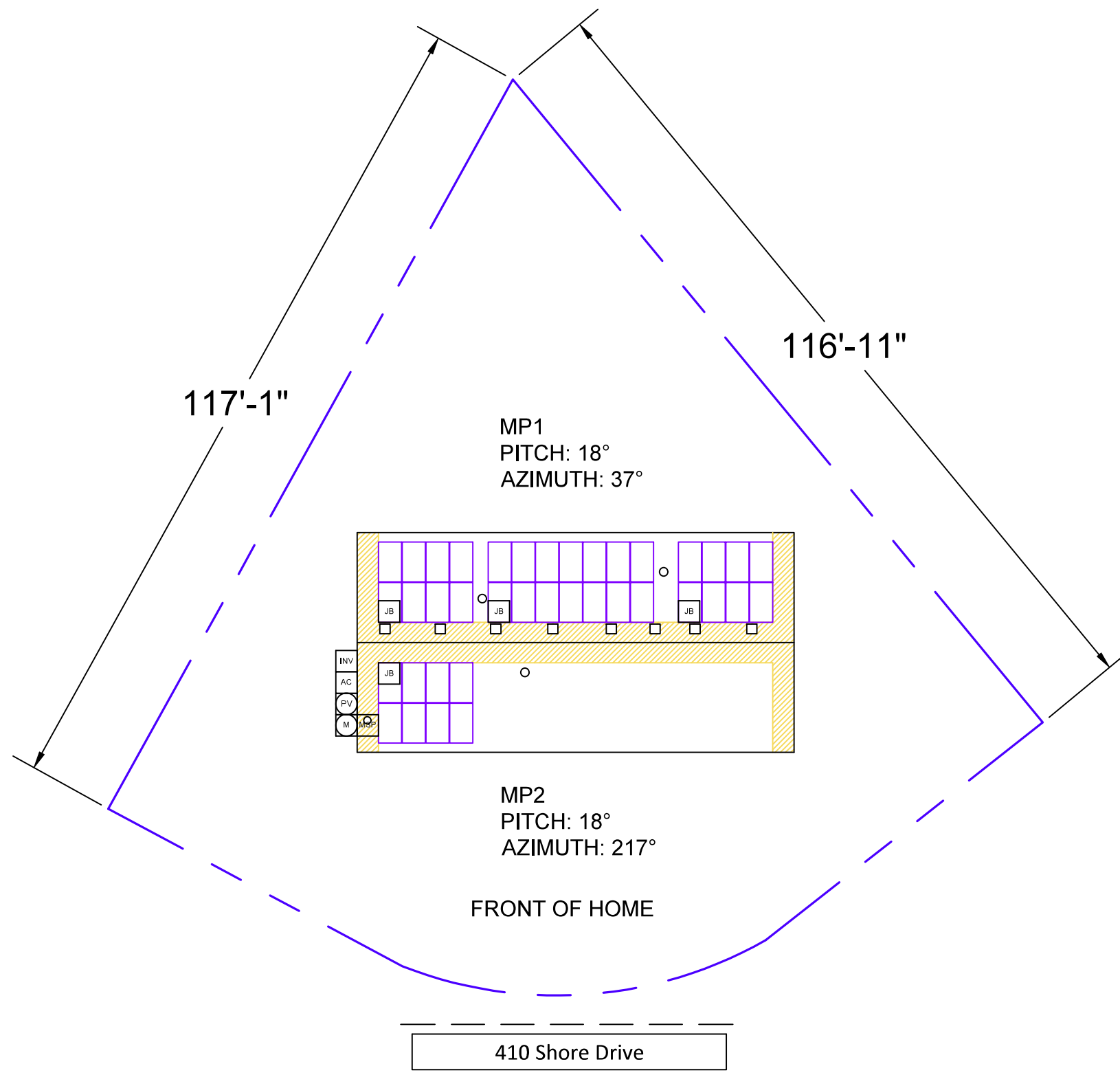
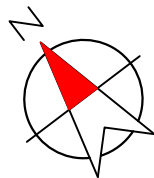
SHEET INDEX:

PV01 COVER PAGE
PV02 SITE PLAN
PV03 ROOF ATTACHMENTS
PV04 MOUNTING DETAIL
PV05 LINE DIAGRAM
PV06 LABELS
PV07 PLACARD
PV08 SITE PHOTOS

DRAWN BY: SoloCAD

DATE:
September 6, 2021

COVER PAGE - PV01

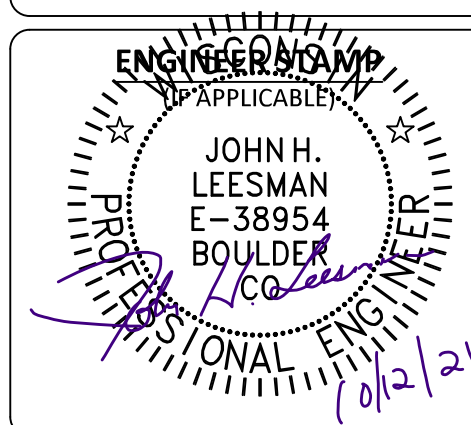


CONTRACTOR INFORMATION:

MODERN MILL SOLAR
3518 Broadway
Fort Wayne, Indiana 46807
844-440-2880

SITE INFORMATION

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410 Shore Drive
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(1) SolarEdge SE11400H-US (240V)
INVERTER(S)
We Energies



EQUIPMENT LEGEND:

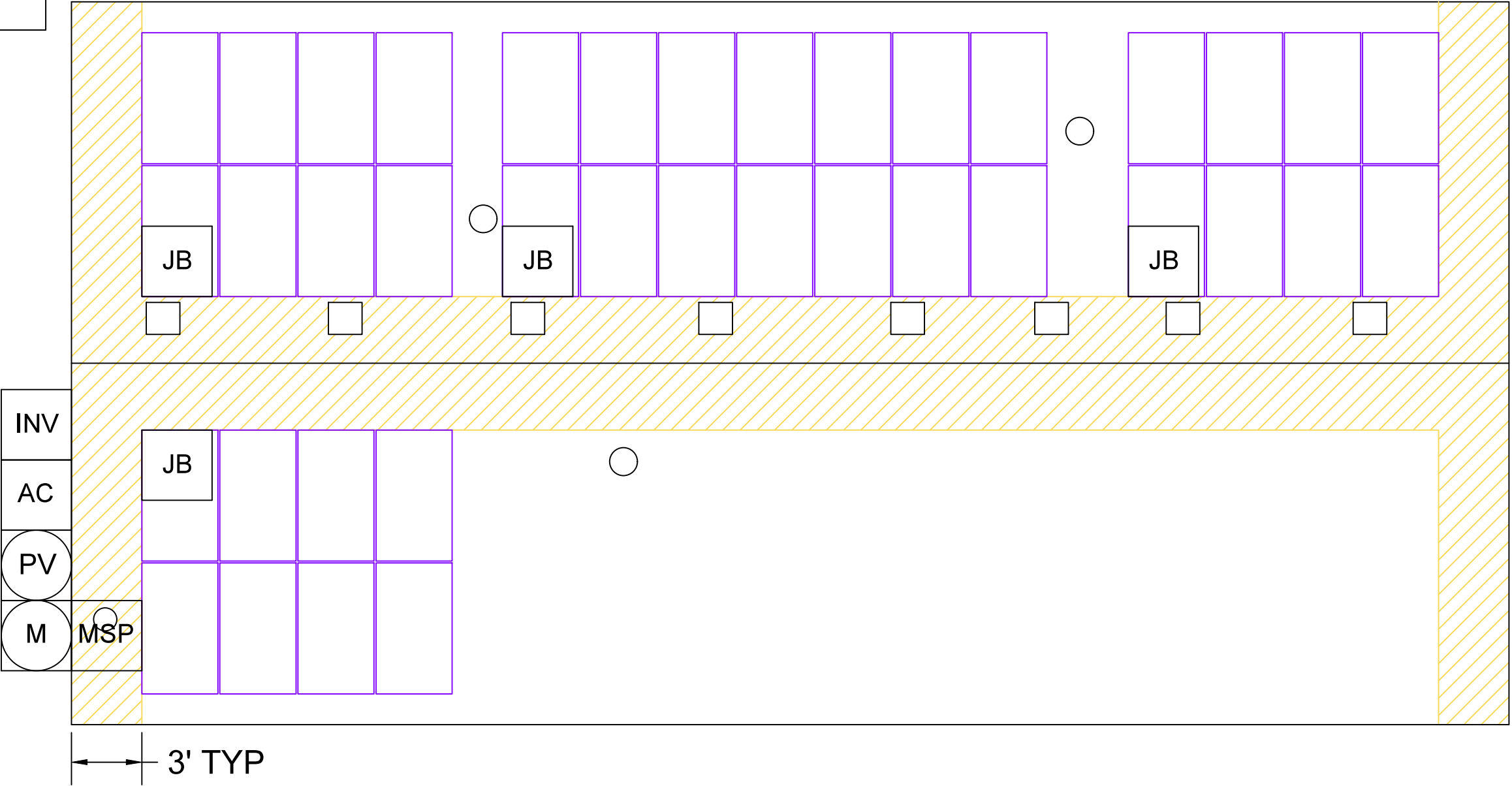
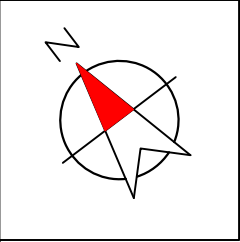
UTILITY METER	VISIBLE, LOCKABLE, LABELED AC DISCONNECT	INVERTER	SUB PANEL	FIRE ACCESS PATHWAY (3' TYP)	BATTERY(IES)
MAIN SERVICE PANEL	METER SOCKET (FOR UTILITY PV METER)	COMBINER BOX	LOAD CENTER	PROPERTY LINE	

VISIBLE, LOCKABLE,
LABELED AC DISCONNECT
LOCATED WITHIN 10'
OF UTILITY METER

DRAWN BY: SoloCAD

DATE:
September 6, 2021

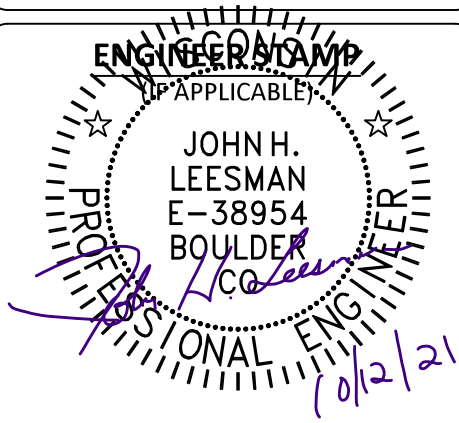
SITE PLAN - PV02



CONTRACTOR INFORMATION:
MODERN MILL SOLAR
3518 Broadway
Fort Wayne, Indiana 46807
844-440-2880

SITE INFORMATION

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410 Shore Drive
Mukwonago , WI 53149
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INVERTER(S)
We Energies

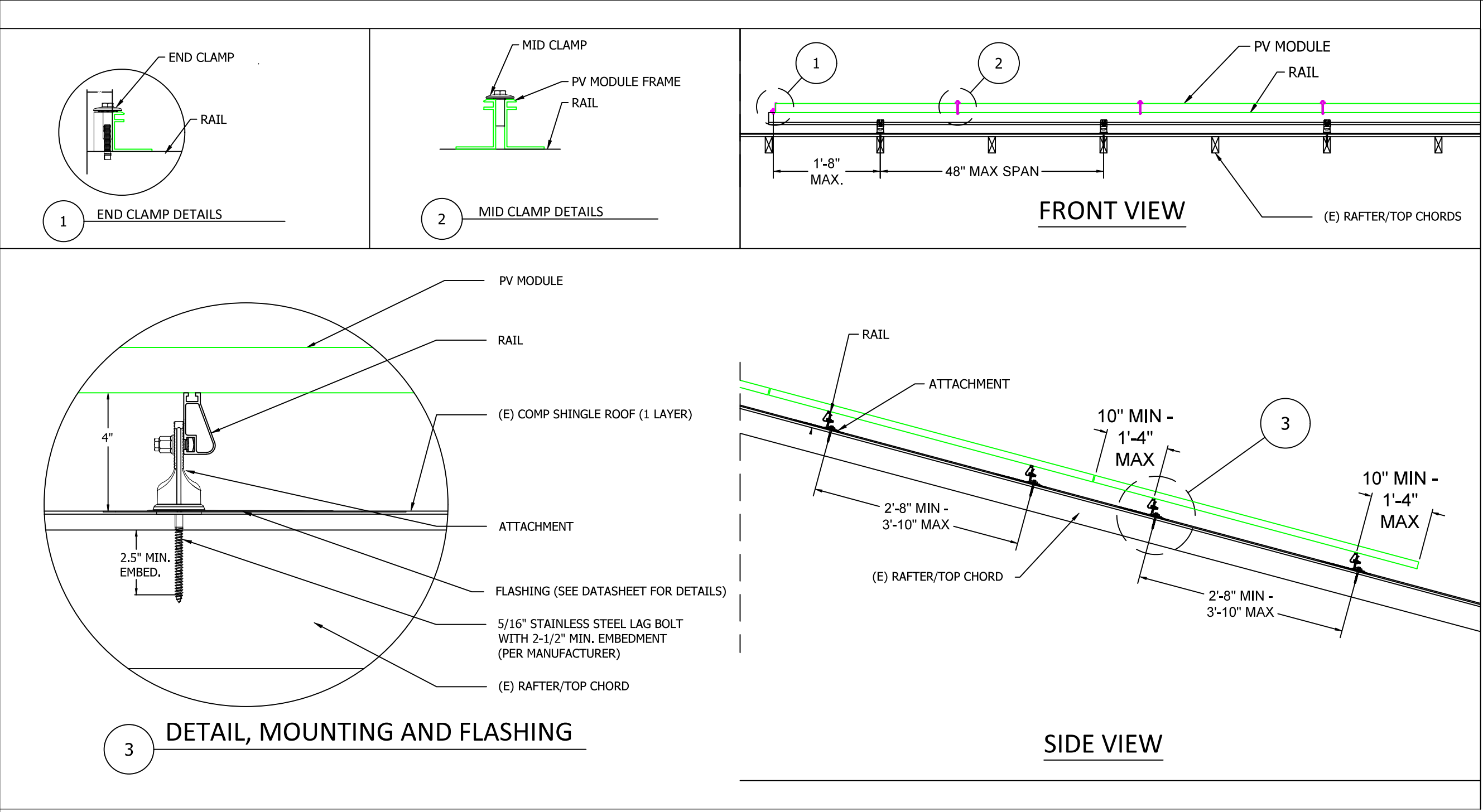


DRAWN BY: SoloCAD

DATE:
September 6, 2021

ROOF ATTACHMENTS - PV03

EQUIPMENT INFORMATION:		ROOF INFO:		PHOTOVOLTAIC ARRAY STRUCTURAL CRITERIA:	
RAIL MANUFACTURER	IronRidge	ROOF TYPE	asphalt_shingle	PV MODULE COUNT:	38
RAIL PART NUMBER	XR-100	ROOF FRAMING	manufactured_truss	ARRAY AREA:	MODULE COUNT * 18.06ft ² = 686.28
ATTACHMENTS	IronRidge - FLASHFOOT2	RAFTER/TOP CHORD SIZE	2x4	ROOF AREA:	1936 ft ²
ATTACHMENT QTY	72	RAFTER/TOP CHORD SPACING	24"	PERCENT OF ROOF COVERED:	35%
SPLICE QTY	4	ATTACHMENT SPACING	48	ARRAY WEIGHT:	MODULE COUNT * 50lbs = 1900
MIDCLAMP QTY	60			DISTRIBUTED LOAD:	ARRAY LBS/ATTACHMENTS = 26.39
ENDCLAMP QTY	32			POINT LOAD: (lbs/ft ²)	(ARRAY) WEIGHT/AREA = 2.77 lbs/ft ²

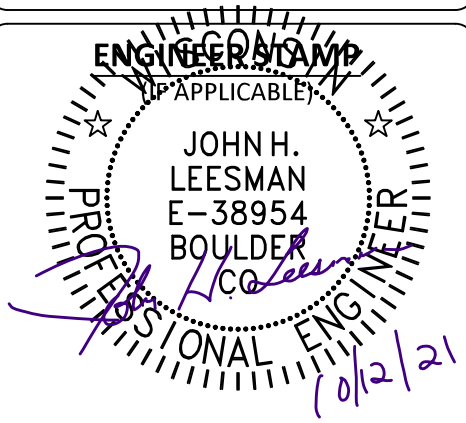


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844-440-2880

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DRAWN BY: SoloCAD

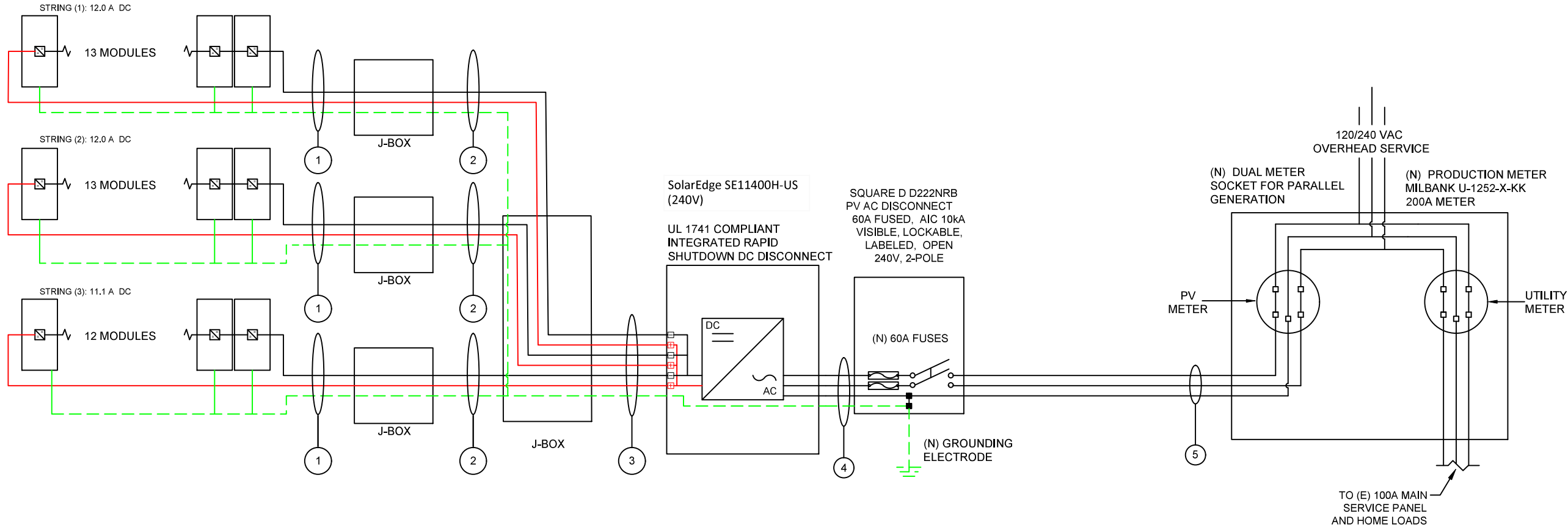
DATE:
September 6, 2021

MOUNTING DETAIL - PV04

EQUIPMENT INFORMATION:		ROOF INFO:		PHOTOVOLTAIC ARRAY STRUCTURAL CRITERIA:	
RAIL MANUFACTURER	IronRidge	ROOF TYPE	asphalt_shingle	PV MODULE COUNT:	38
RAIL PART NUMBER	XR-100	ROOF FRAMING	manufactured_truss	ARRAY AREA:	MODULE COUNT * 18.06ft ² = 686.28
ATTACHMENTS	IronRidge - FLASHFOOT2	RAFTER/TOP CHORD SIZE	2x4	ROOF AREA:	1936 ft ²
ATTACHMENT QTY	72	RAFTER/TOP CHORD SPACING	24"	PERCENT OF ROOF COVERED:	35%
SPLICE QTY	4	ATTACHMENT SPACING	48	ARRAY WEIGHT:	MODULE COUNT * 50lbs = 1900
MIDCLAMP QTY	60			DISTRIBUTED LOAD:	ARRAY LBS/ATTACHMENTS = 26.39
ENDCLAMP QTY	32			POINT LOAD: (lbs/ft ²)	(ARRAY) WEIGHT/AREA = 2.77 lbs/ft ²

Conduit & Conductor Schedule									
TAG	WIRE GAUGE	DESCRIPTION	QTY	CONDUIT SIZE	CONDUCTOR RATING	# OF CONDUCTORS DERATE	TEMP. DERATE	CONDUCTOR RATING W/DERATES	CONDUIT FILL
1	10 AWG	PV-WIRE , USE-2, COPPER (L 1, L 2)	(2)	N/A - FREE AIR	40A	N/A - FREE AIR	0.96	38.4A	N/A - FREE AIR
	6 AWG	BARE, COPPER (GROUND)	(1)						
2	10 AWG	THWN-2, or THHN, or 10/2 NM-B COPPER - (L 1, L 2)	(2)	3/4" EMT	40A	1	0.96	38.4A	11.9%
	10 AWG	THWN-2, or THHN, or 10/2 NM-B COPPER - (GROUND)	(1)						
3	10 AWG	THHN/THWN-2, COPPER - (L1, L2)	(6)	3/4" EMT	40A	0.8	0.96	30.72A	27.8%
	10 AWG	THHN/THWN-2 - (GROUND)	(1)						
4	6 AWG	THWN-2 COPPER - (L1, L2, NEUTRAL)	(3)	3/4" EMT	65A	1	0.96	62.4A	35.5%
	8 AWG	THWN-2 COPPER - (GROUND)	(1)						
5	6 AWG	THWN-2 COPPER - (L1,L2,NEUTRAL)	(3)	3/4" EMT	65A	1	0.96	62.4A	28.61%
	NONE	N/A - NO GROUND WIRE PRESENT	(0)						

EQUIPMENT SCHEDULE:			
TYPE:	QTY:	DESCRIPTION:	RATING:
MODULES:	(38)	Silfab SIL-370 BK	370 W
INVERTERS:	(1)	SolarEdge SE11400H-US (240V)	11400 W
AC DISCONNECT(S):	(1)	PV AC DISCONNECT, 240V, 2-POLE	60A
DC OPTIMIZERS:	(38)	SolarEdge P370	15 Adc



GROUNDING & GENERAL NOTES:

1. PV INVERTER IS UNGROUNDED, TRANSFORMER-LESS TYPE.
2. DC GEC AND AC EGC TO REMAIN UNSPLICED, OR SPLICED TO EXISTING ELECTRODE
3. ANY EXISTING WIRING INVOLVED WITH PV SYSTEM CONNECTION THAT IS FOUND TO BE INADEQUATE PER CODE SHALL BE CORRECTED PRIOR TO FINAL INSPECTION.
4. JUNCTION BOX QUANTITIES, AND PLACEMENT SUBJECT TO CHANGE IN THE FIELD - JUNCTION BOXES DEPICTED ON ELECTRICAL DIAGRAM REPRESENT WIRE TYPE TRANSITIONS.
5. AC DISCONNECT NOTED IN EQUIPMENT SCHEDULE OPTIONAL IF OTHER AC DISCONNECTING MEANS IS LOCATED WITHIN 10' OF SERVICE DISCONNECT.

INTERCONNECTION NOTES

1. GROUND FAULT PROTECTION IN ACCORDANCE WITH [NEC 215.9] & [NEC 230.95]
2. SUPPLY SIDE INTERCONNECTION ACCORDING TO [NEC705.12(A)]

DISCONNECT NOTES

1. DISCONNECTING SWITCHES SHALL BE WIRED SUCH THAT WHEN THE SWITCH IS OPENED THE CONDUCTORS REMAINING LIVE ARE CONNECTED TO THE TERMINALS MARKED "LINE SIDE" (TYPICALLY THE UPPER TERMINALS)
2. AC DISCONNECT MUST BE ACCESSIBLE TO QUALIFIED UTILITY PERSONNEL, BE LOCKABLE, AND BE A VISIBLE-BREAK SWITCH.
3. FUSED AC DISCONNECT TO BE USED.

VISIBLE, LOCKABLE,
LABELED AC DISCONNECT
LOCATED WITHIN 10'
OF UTILITY METER



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INVERTER(S)
We Energies

ENGINEER STAMP

(IF APPLICABLE)

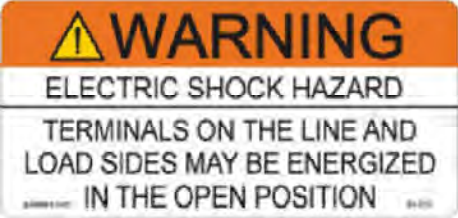
DRAWN BY: SoloCAD

DATE:
September 6, 2021

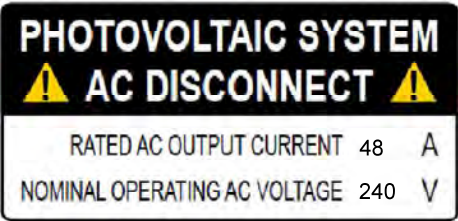
LINE DIAGRAM - PV05



LABEL 1
AT EACH JUNCTION BOX, COMBINER BOX, DISCONNECT, AND DEVICE WHERE ENERGIZED UNGROUNDED CONDUCTORS MAY BE EXPOSED DURING SERVICE. NEC. 690.35(F)



LABEL 2
FOR PV DISCONNECTING MEANS WHERE ALL TERMINALS OF THE DISCONNECTING MEANS MAY BE ENERGIZED IN THE OPEN POSITION. NEC 690.17(E), NEC 705.22



LABEL 3
AT POINT OF INTERCONNECTION, MARKED AT AC DISCONNECTING MEANS. NEC 690.54, NEC 690.13 (B)



LABEL 4
AT POINT OF INTERCONNECTION FOR EQUIPMENT CONTAINING OVERCURRENT DEVICES IN CIRCUITS SUPPLYING POWER TO A BUSBAR OR CONDUCTOR SUPPLIED FROM MULTIPLE SOURCES, EACH SERVICE EQUIPMENT AND ALL ELECTRIC POWER PRODUCTION SOURCE LOCATIONS. NEC 705.12(D)(3)



LABEL 5
AT DIRECT-CURRENT EXPOSED RACEWAYS, CABLE TRAYS, COVERS AND ENCLOSURES OF JUNCTION BOXES, AND OTHER WIRING METHODS; SPACED AT MAXIMUM 10FT SECTION OR WHERE SEPARATED BY ENCLOSURES, WALLS, PARTITIONS, CEILINGS, OR FLOORS. NEC 690.31(G)(3&4)



LABEL 6
PLACED ADJACENT TO THE BACK-FED BREAKER FROM THE INVERTER IF TIE IN CONSISTS OF LOAD SIDE CONNECTION TO BUSBAR. NEC 705.12(D)(2)(3)(B)



LABEL 7
SIGN LOCATED AT UTILITY SERVICE EQUIPMENT. NEC 690.56(C)



LABEL 8 (ONLY IF 3 OR MORE SUPPLY SOURCES TO A BUSBAR)
SIGN LOCATED AT LOAD CENTER IF CONTAINING 3 OR MORE POWER SOURCES. NEC 705.12(D)(2)(3)(C)



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INVERTER(S)
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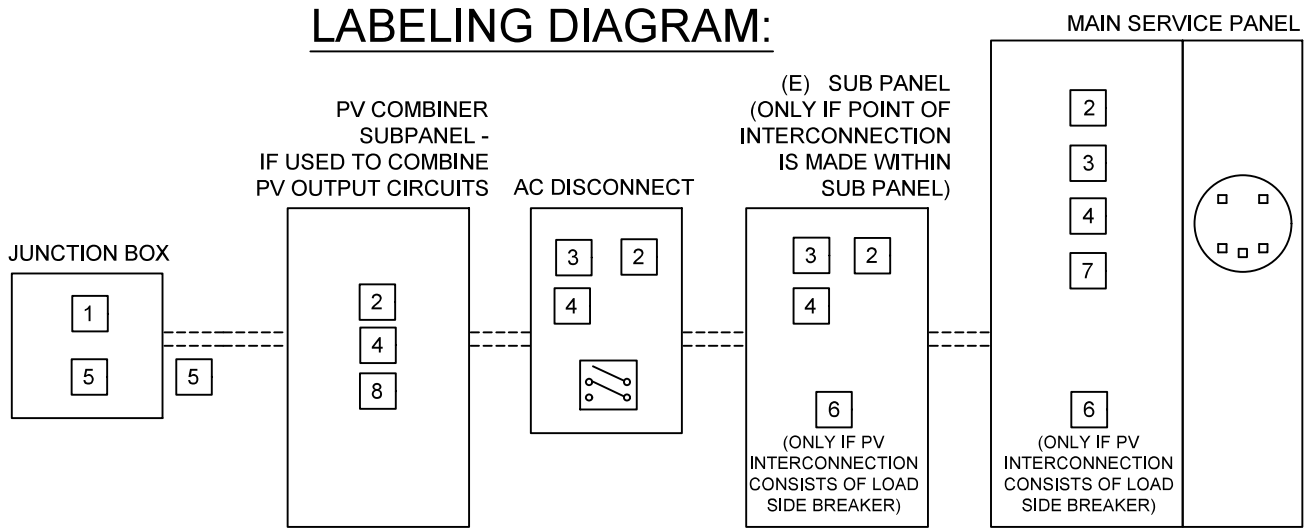
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(IF APPLICABLE)

DRAWN BY: SoloCAD

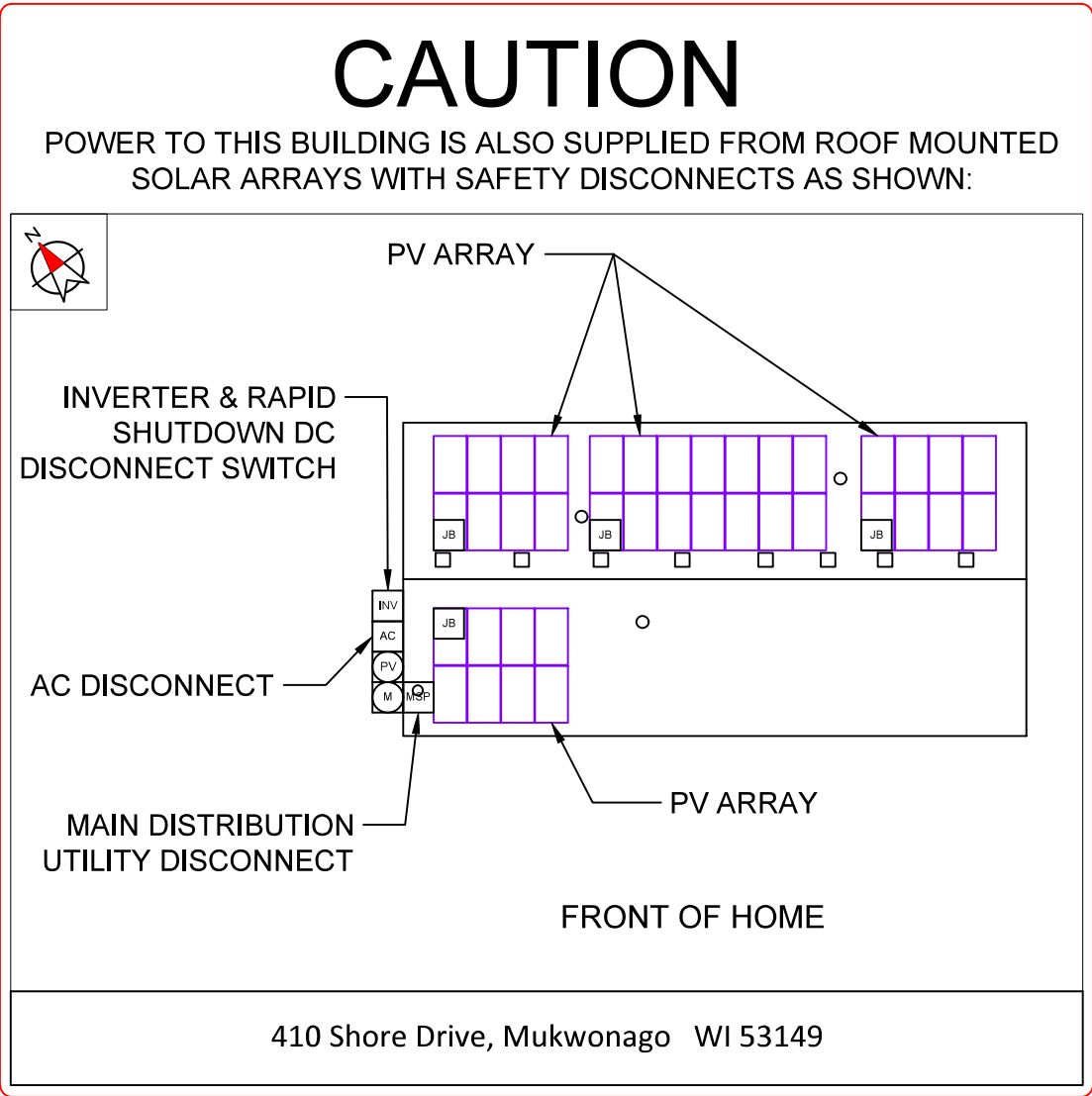
DATE:
September 6, 2021

LABELS - PV06

- LABELING NOTES:
1. LABELS CALLED OUT ACCORDING TO ALL COMMON CONFIGURATIONS. ELECTRICIAN TO DETERMINE EXACT REQUIREMENTS IN THE FIELD PER CURRENT NEC AND LOCAL CODES AND MAKE APPROPRIATE ADJUSTMENTS.
 2. LABELING REQUIREMENTS BASED ON THE 2014 NATIONAL ELECTRIC CODE, OSHA STANDARD 19010.145, ANSI Z535.
 3. MATERIAL BASED ON THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
 4. LABELS TO BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED [NEC 110.21]
 5. LABELS TO BE A MINIMUM LETTER HEIGHT OF 3/8", WHITE ON RED BACKGROUND; REFLECTIVE, AND PERMANENTLY AFFIXED [IFC 605.11.1.1]



** ELECTRICAL DIAGRAM SHOWN ABOVE IS FOR LABELING PURPOSES ONLY. NOT AN ACTUAL REPRESENTATION OF EQUIPMENT AND CONNECTIONS TO BE INSTALLED. LABEL LOCATIONS PRESENTED MAY VARY DEPENDING ON TYPE OF INTERCONNECTION METHOD AND LOCATION PRESENTED ELECTRICAL DIAGRAM PAGE. **



DIRECTORY
PERMANENT PLAQUE OR DIRECTORY PROVIDING THE LOCATION OF THE SERVICE DISCONNECTING MEANS AND THE PHOTOVOLTAIC SYSTEM.

(ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS OUTLINED WITHIN:
NEC 690.56(B)&(C), [NEC 705.10])



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INVERTER(S)
We Energies

ENGINEER STAMP
(IF APPLICABLE)

DRAWN BY: SoloCAD
DATE:
September 6, 2021
PLACARD - PV07

SITE PHOTOS:



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Fort Wayne, Indiana 46807
844-440-2880

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We Energies

ENGINEER STAMP
(IF APPLICABLE)

DRAWN BY: SoloCAD

DATE:
September 6, 2021

SITE PHOTOS - PV08





BC Series SIL-370 BK

(Early 2021)



HIGH EFFICIENCY PREMIUM MONO-PERC PV MODULE Back Contact Technology



CHUBB
* Chubb provides error and omission insurance to Silfab Solar Inc.

INDUSTRY LEADING WARRANTY

All our products include an industry leading 25-year product workmanship and 30-year performance warranty.

MAXIMUM ENERGY OUTPUT

Silfab BC Series utilizes next generation Back Contact technology to reduce production/manufacturing steps and improve quality while maximizing power. Ideal for residential and commercial projects where maximum power density is preferred.

NORTH AMERICAN QUALITY

Silfab is the leading automated solar module manufacturer in North America. Utilizing premium quality materials and strict quality control management to deliver the highest efficiency, premium quality PV modules 100% made in North America.



Electrical Specifications		SIL-370 BK mono PERC MWT Technology	
Test Conditions		STC	NOCT
Module Power (Pmax)	Wp	370	276.87
Maximum power voltage (Vpmax)	V	38.3	35.91
Maximum power current (Ipmax)	A	9.66	7.71
Open circuit voltage (Voc)	V	45.0	42.19
Short circuit current (Isc)	A	10.29	8.29
Module efficiency	%	20.8	19.5
Maximum system voltage (VDC)	V	1000	
Series fuse rating	A	20	
Power Tolerance	Wp	0 to +10	

Measurement conditions: STC 1000 W/m² • AM 1.5 • Temperature 25 °C • NOCT 800 W/m² • AM 1.5 • Measurement uncertainty ≤ 3%
• Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by 0 to +10W.

Temperature Ratings		SIL-370 BK mono PERC MWT Technology	
Temperature Coefficient Isc		+0.046 %/°C	
Temperature Coefficient Voc		-0.279 %/°C	
Temperature Coefficient Pmax		-0.377 %/°C	
NOCT (± 2°C)		43.5 °C	
Operating temperature		-40/+85 °C	

Mechanical Properties and Components			SIL-370 BK mono PERC MWT Technology	
	Metric		Imperial	
Module weight	19.0±0.2 kg		41.9±0.4 lbs	
Dimensions (H x L x D)	1795 mm x 990 mm x 38 mm		70.67 in x 39.98 in x 1.5 in	
Maximum surface load (wind/snow)*	4000 Pa rear load / 5400 Pa front load		83.5/112.8 lb/ft ²	
Hail impact resistance	ø 25 mm at 83 km/h		ø 1 in at 51.6 mph	
Cells	66 high efficiency back contact mono-PERC c-Si cells		66 high efficiency back contact mono-PERC c-Si cells	
Glass	3.2 mm high transmittance, tempered, DSM anti-reflective coating		0.126 in high transmittance, tempered, DSM anti-reflective coating	
Cables and connectors (refer to installation manual)	1200 mm ø 5.7 mm, MC4 from Staubli		47.24 in, ø 0.22 in, MC4 from Staubli	

Backsheet	Multilayer, integrated insulation film and electrically conductive backsheet, superior hydrolysis and UV resistance, fluorine-free PV backsheet		
Frame	Anodized Aluminum (Black)		
Bypass diodes	3 diodes-30SQ045T (45V max DC blocking voltage, 30A max forward rectified current)		
Junction Box	UL 3730 Certified, IP67 rated		

Warranties		SIL-370 BK mono PERC MWT Technology	
Module product workmanship warranty		25 years**	
Linear power performance guarantee		30 years	

	≥ 97.1% end 1 st year	≥ 91.6% end 12 th year	≥ 85.1% end 25 th year	≥ 82.6% end 30 th year
--	----------------------------------	-----------------------------------	-----------------------------------	-----------------------------------

Certifications		SIL-370 BK mono PERC MWT Technology	
Product		ULC ORD C1703***, UL1703***, CEC listed***, UL 61215-1/-1-1/-2***, UL 61730-1/-2***, IEC 61215-1/-1-1/-2***, IEC 61730-1/-2***, CSA C22.2#61730-1/-2***, IEC 62716 Ammonia Corrosion; IEC61701:2011 Salt Mist Corrosion Certified, UL Fire Rating: Type 1	
Factory		ISO9001:2015	

- Modules Per Pallet: 26
- Pallets Per Truck: 34
- Modules Per Truck: 884

*⚠ Warning. Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.

**12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at www.silfabsolar.com.

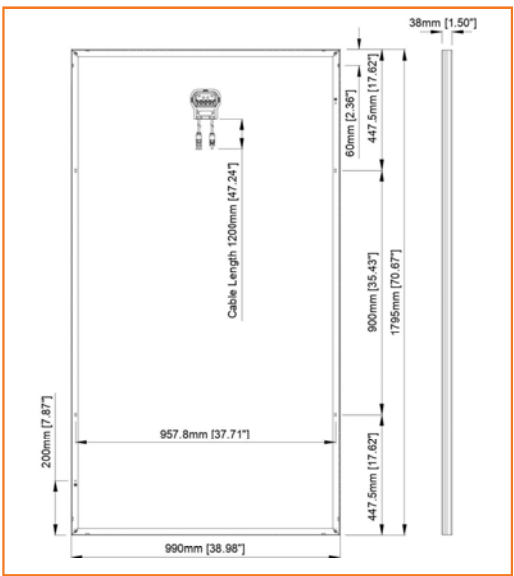
***Certification anticipated November 2020.

PAN files generated from 3rd party performance data are available for download at: www.silfabsolar.com/downloads.



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Tel +1 905-255-2501 | Fax +1 905-696-0267
info@silfabsolar.com | www.silfabsolar.com

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Single Phase Inverter with HD-Wave Technology

for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US /
SE7600H-US / SE10000H-US / SE11400H-US

12-25
YEAR
WARRANTY



INVERTERS

Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking efficiency
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Extremely small
- Built-in module-level monitoring
- Outdoor and indoor installation
- Optional: Revenue grade data, ANSI C12.20 Class 0.5 (0.5% accuracy)

solaredge.com

solaredge

Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US /
SE7600H-US / SE10000H-US / SE11400H-US

SE3000H-USSE3800H-USSE5000H-USSE6000H-USSE7600H-USSE10000H-USSE11400H-US								
OUTPUT								
Rated AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
Maximum AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
AC Output Voltage Min.-Nom.-Max. (211 - 240 - 264)	✓	✓	✓	✓	✓	✓	✓	V _{ac}
AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)	-	✓	-	✓	-	-	✓	V _{ac}
AC Frequency (Nominal)	59.3 - 60 - 60.5 ⁽¹⁾							Hz
Maximum Continuous Output Current @240V	12.5	16	21	25	32	42	47.5	A
Maximum Continuous Output Current @208V	-	16	-	24	-	-	48.5	A
GFDI Threshold	1							A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes							
INPUT								
Maximum DC Power @240V	4650	5900	7750	9300	11800	15500	17650	W
Maximum DC Power @208V	-	5100	-	7750	-	-	15500	W
Transformer-less, Ungrounded	Yes							
Maximum Input Voltage	480							V _{dc}
Nominal DC Input Voltage	380				400			V _{dc}
Maximum Input Current @240V ⁽²⁾	18.5	10.5	13.5	16.5	20	27	30.5	A _{dc}
Maximum Input Current @208V ⁽³⁾	-	9	-	13.5	-	-	27	A _{dc}
Max. Input Short Circuit Current	45							A _{dc}
Reverse-Polarity Protection	Yes							
Ground-Fault Isolation Detection	600ka Sensitivity							
Maximum Inverter Efficiency	99	99.2						%
CEC Weighted Efficiency	99						99 @ 240V 98.5 @ 208V	%
Nighttime Power Consumption	< 2.5							W
ADDITIONAL FEATURES								
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional), Cellular (optional)							
Revenue Grade Data, ANSI C12.20	Optional ⁽⁴⁾							
Rapid Shutdown - NEC 2014 and 2017 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect							
STANDARD COMPLIANCE								
Safety	UL1741, UL1741 SA, UL1699B, CSA C22.2, Canadian AFCI according to T.I.L. M-07							
Grid Connection Standards	IEEE1547, Rule 21, Rule 14 (H)							
Emissions	FCC Part 15 Class B							
INSTALLATION SPECIFICATIONS								
AC Output Conduit Size / AWG Range	1" Maximum / 14-6 AWG					1" Maximum / 14-4 AWG		
DC Input Conduit Size / # of Strings / AWG Range	1" Maximum / 1-2 strings / 14-6 AWG					1" Maximum / 1-3 strings / 14-6 AWG		
Dimensions with Safety Switch (HxWxD)	17.7 x 14.6 x 6.8 / 450 x 370 x 174					21.3 x 14.6 x 7.3 / 540 x 370 x 185		in / mm
Weight with Safety Switch	22 / 10		25.1 / 11.4		26.2 / 11.9		38.8 / 17.6	lb / kg
Noise	< 25				< 50			dBA
Cooling	Natural Convection							
Operating Temperature Range	-13 to +140 / -25 to +60 ⁽⁵⁾ (-40°F / -40°C option) ⁽⁶⁾							°F / °C
Protection Rating	NEMA 4X (Inverter with Safety Switch)							

⁽¹⁾ For other regional settings please contact SolarEdge support.

⁽²⁾ A higher current source may be used; the inverter will limit its input current to the values stated.

⁽³⁾ Revenue grade inverter P/N: SExxxxH-US000NNC2

⁽⁴⁾ For power de-rating information refer to: <https://www.solaredge.com/sites/default/files/se-temperature-de-rating-note-na.pdf>

⁽⁵⁾ -40 version P/N: SExxxxH-US000NNU4

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RoHS

Power Optimizer

For North America

P320 / P340 / P370 / P400 / P405 / P505

POWER OPTIMIZER



PV power optimization at the module-level

- Specifically designed to work with SolarEdge inverters
- Up to 25% more energy
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch losses, from manufacturing tolerance to partial shading
- Flexible system design for maximum space utilization
- Fast installation with a single bolt
- Next generation maintenance with module-level monitoring
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)
- Module-level voltage shutdown for installer and firefighter safety

solaredge.com



Power Optimizer
For North America

P320 / P340 / P370 / P400 / P405 / P505

Optimizer model (typical module compatibility)	P320 (for 60-cell modules)	P340 (for high- power 60-cell modules)	P370 (for higher- power 60 and 72-cell modules)	P400 (for 72 & 96- cell modules)	P405 (for thin film modules)	P505 (for higher current modules)	
INPUT							
Rated Input DC Power ⁽¹⁾	320	340	370	400	405	505	W
Absolute Maximum Input Voltage (Voc at lowest temperature)	48		60	80	125 ⁽²⁾	87 ⁽²⁾	Vdc
MPPT Operating Range	8 - 48		8 - 60	8 - 80	12.5 - 105	12.5 - 87	Vdc
Maximum Short Circuit Current (Isc)	11			10.1		14	Adc
Maximum DC Input Current	13.75			12.5		17.5	Adc
Maximum Efficiency	99.5						%
Weighted Efficiency	98.8					98.6	%
Overvoltage Category	II						
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREEDGE INVERTER)							
Maximum Output Current	15						Adc
Maximum Output Voltage	60				85		Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREEDGE INVERTER OR SOLAREEDGE INVERTER OFF)							
Safety Output Voltage per Power Optimizer	1 ± 0.1						Vdc
STANDARD COMPLIANCE							
EMC	FCC Part15 Class B, IEC61000-6-2, IEC61000-6-3						
Safety	IEC62109-1 (class II safety), UL1741						
Material	UL94 V-0 , UV Resistant						
RoHS	Yes						
INSTALLATION SPECIFICATIONS							
Maximum Allowed System Voltage	1000						Vdc
Compatible inverters	All SolarEdge Single Phase and Three Phase inverters						
Dimensions (W x L x H)	129 x 153 x 27.5 / 5.1 x 6 x 1.1			129 x 153 x 33.5 / 5.1 x 6 x 1.3	129 x 159 x 49.5 / 5.1 x 6.3 x 1.9	129 x 162 x 59 / 5.1 x 6.4 x 2.3	mm / in
Weight (including cables)	630 / 1.4			750 / 1.7	845 / 1.9	1064 / 2.3	gr / lb
Input Connector	Single or dual MC4 ⁽³⁾						
Input Wire Length	0.16 / 0.52						m / ft
Output Wire Type / Connector	Double Insulated / MC4						
Output Wire Length	0.9 / 2.95		1.2 / 3.9				m / ft
Operating Temperature Range	-40 - +85 / -40 - +185						°C / °F
Protection Rating	IP68 / NEMA6P						
Relative Humidity	0 - 100						%

⁽¹⁾ Rated power of the module at STC will not exceed the optimizer "Rated Input DC Power". Modules with up to +5% power tolerance are allowed
⁽²⁾ NEC 2017 requires max input voltage be not more than 80V
⁽³⁾ For other connector types please contact SolarEdge

PV System Design Using a SolarEdge Inverter ⁽⁴⁾⁽⁵⁾		Single Phase HD-Wave	Single phase	Three Phase 208V	Three Phase 480V	
Minimum String Length (Power Optimizers)	P320, P340, P370, P400	8		10	18	
	P405 / P505	6		13 (12 with SE3K)	14	
Maximum String Length (Power Optimizers)		25		25	50 ⁽⁶⁾	
Maximum Power per String		5700 (6000 with SE7600-US - SE11400-US)	5250	6000 ⁽⁷⁾	12750 ⁽⁸⁾	W
Parallel Strings of Different Lengths or Orientations		Yes				

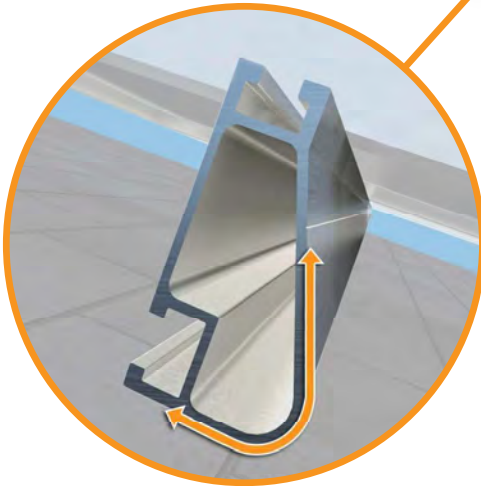
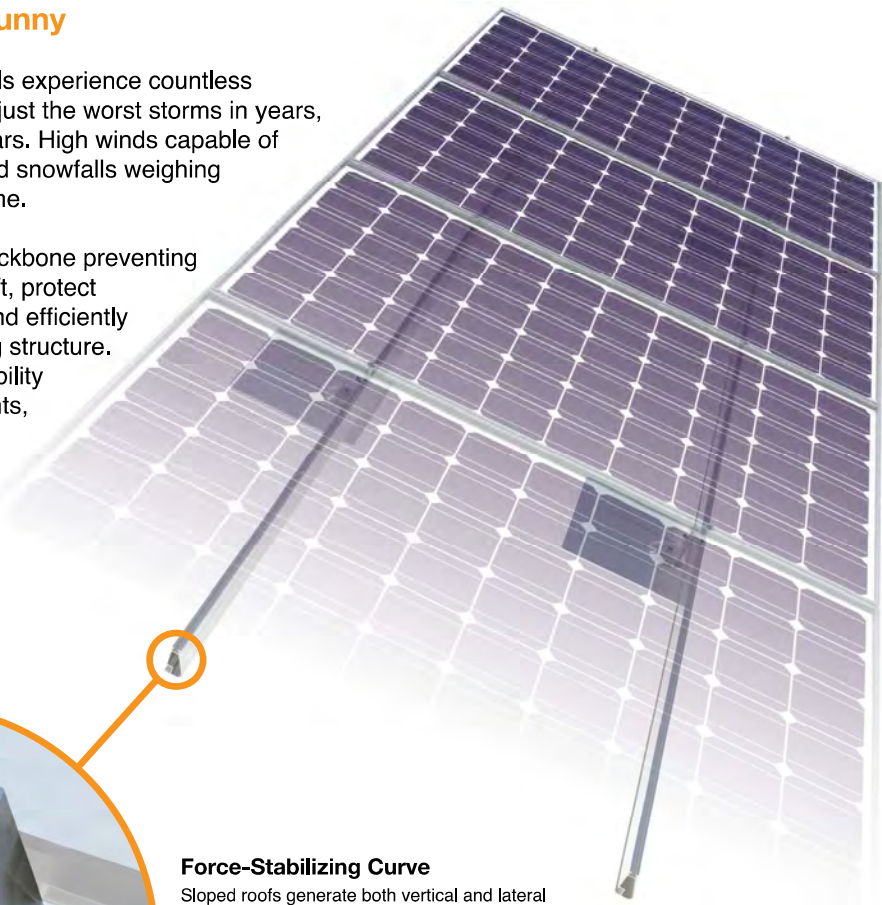
⁽⁴⁾ For detailed string sizing information refer to: http://www.solaredge.com/sites/default/files/string_sizing_na.pdf
⁽⁵⁾ It is not allowed to mix P405/P505 with P320/P340/P370/P400 in one string
⁽⁶⁾ A string with more than 30 optimizers does not meet NEC rapid shutdown requirements; safety voltage will be above the 30V requirement
⁽⁷⁾ For SE14.4KUS/SE43.2KUS: It is allowed to install up to 6,500W per string when 3 strings are connected to the inverter (3 strings per unit for SE43.2KUS) and when the maximum power difference between the strings is up to 1,000W
⁽⁸⁾ For SE30KUS/SE33.3KUS/SE66.6KUS/SE100KUS: It is allowed to install up to 15,000W per string when 3 strings are connected to the inverter (3 strings per unit for SE66.6KUS/SE100KUS) and when the maximum power difference between the strings is up to 2,000W

XR Rail Family

Solar Is Not Always Sunny

Over their lifetime, solar panels experience countless extreme weather events. Not just the worst storms in years, but the worst storms in 40 years. High winds capable of ripping panels from a roof, and snowfalls weighing enough to buckle a panel frame.

XR Rails are the structural backbone preventing these results. They resist uplift, protect against buckling and safely and efficiently transfer loads into the building structure. Their superior spanning capability requires fewer roof attachments, reducing the number of roof penetrations and the amount of installation time.



Force-Stabilizing Curve
Sloped roofs generate both vertical and lateral forces on mounting rails which can cause them to bend and twist. The curved shape of XR Rails is specially designed to increase strength in both directions while resisting the twisting. This unique feature ensures greater security during extreme weather and a longer system lifetime.

Compatible with Flat & Pitched Roofs



XR Rails are compatible with FlashFoot and other pitched roof attachments.



IronRidge offers a range of tilt leg options for flat roof mounting applications.

Corrosion-Resistant Materials

All XR Rails are made of 6000-series aluminum alloy, then protected with an anodized finish. Anodizing prevents surface and structural corrosion, while also providing a more attractive appearance.



XR Rail Family

The XR Rail Family offers the strength of a curved rail in three targeted sizes. Each size supports specific design loads, while minimizing material costs. Depending on your location, there is an XR Rail to match.



XR10

XR10 is a sleek, low-profile mounting rail, designed for regions with light or no snow. It achieves spans up to 6 feet, while remaining light and economical.

- 6' spanning capability
- Moderate load capability
- Clear & black anodized finish
- Internal splices available



XR100

XR100 is the ultimate residential mounting rail. It supports a range of wind and snow conditions, while also maximizing spans up to 10 feet.

- 10' spanning capability
- Heavy load capability
- Clear & black anodized finish
- Internal splices available



XR1000

XR1000 is a heavyweight among solar mounting rails. It's built to handle extreme climates and spans up to 12 feet for commercial applications.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish
- Internal splices available

Rail Selection

The table below was prepared in compliance with applicable engineering codes and standards.* Values are based on the following criteria: ASCE 7-16, Gable Roof Flush Mount, Roof Zones 1 & 2e, Exposure B, Roof Slope of 8 to 20 degrees and Mean Building Height of 30 ft. Visit IronRidge.com for detailed certification letters.

Load		Rail Span					
Snow (PSF)	Wind (MPH)	4'	5' 4"	6'	8'	10'	12'
None	90	XR10		XR100		XR1000	
	120						
	140						
	160						
20	90						
	120						
	140						
	160						
30	90						
	160						
40	90						
	160						
80	160						
120	160						

*Table is meant to be a simplified span chart for conveying general rail capabilities. Use approved certification letters for actual design guidance.



FlashFoot2

The Strongest Attachment in Solar

IronRidge FlashFoot2 raises the bar in solar roof protection. The unique water seal design is both elevated and encapsulated, delivering redundant layers of protection against water intrusion. In addition, the twist-on Cap perfectly aligns the rail attachment with the lag bolt to maximize mechanical strength.

Twist-On Cap

FlashFoot2's unique Cap design encapsulates the lag bolt and locks into place with a simple twist. The Cap helps FlashFoot2 deliver superior structural strength, by aligning the rail and lag bolt in a concentric load path.

Three-Tier Water Seal

FlashFoot2's seal architecture utilizes three layers of protection. An elevated platform diverts water away, while a stack of rugged components raises the seal an entire inch. The seal is then fully-encapsulated by the Cap. FlashFoot2 is the first solar attachment to pass the TAS-100 Wind-Driven Rain Test.

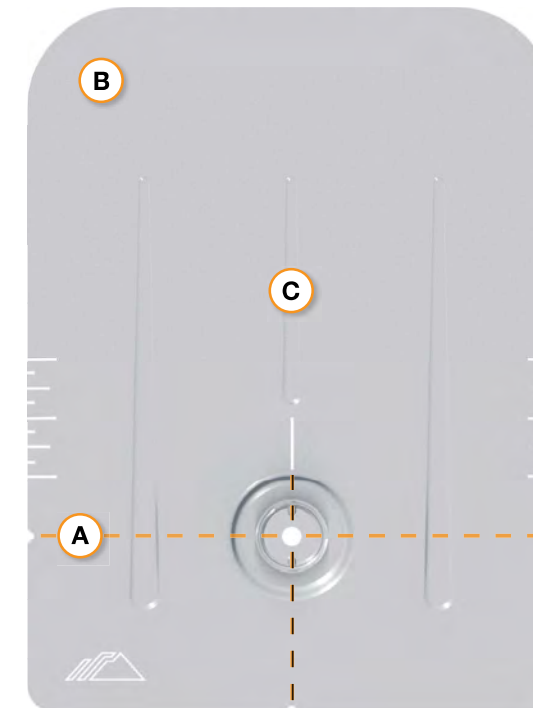
Single Socket Size

A custom-design lag bolt allows you to install FlashFoot2 with the same 7/16" socket size used on other Flush Mount System components.

Water-Shedding Design

An elevated platform diverts water away from the water seal.

Installation Features

**A Alignment Markers**

Quickly align the flashing with chalk lines to find pilot holes.

B Rounded Corners

Makes it easier to handle and insert under the roof shingles.

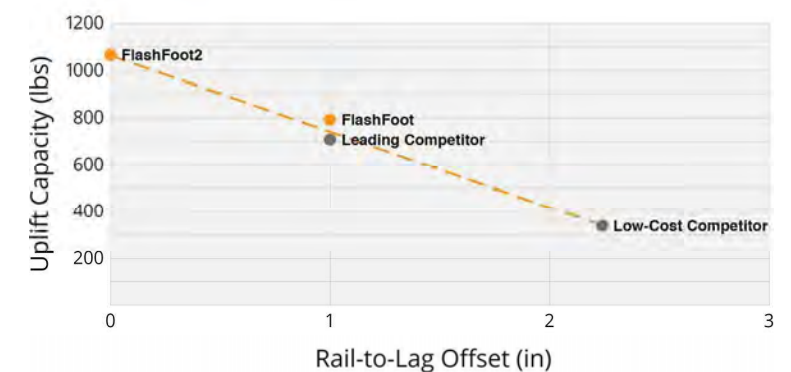
C Reinforcement Ribs

Help to stiffen the flashing and prevent any bending or crinkling during installation.

Benefits of Concentric Loading

Traditional solar attachments have a horizontal offset between the rail and lag bolt, which introduces leverage on the lag bolt and decreases uplift capacity.

FlashFoot2 is the only product to align the rail and lag bolt. This concentric loading design results in a stronger attachment for the system.



Testing & Certification

Structural Certification

Designed and Certified for Compliance with the International Building Code & ASCE/SEI-7.

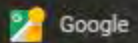
Water Seal Ratings

Water Sealing Tested to UL 441 Section 27 "Rain Test" and TAS 100-95 "Wind Driven Rain Test" by Intertek. Ratings applicable for composition shingle roofs having slopes between 2:12 and 12:12.

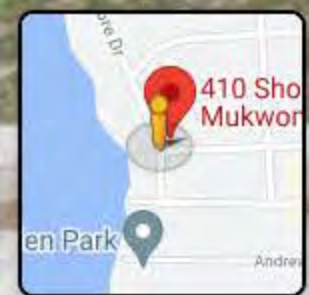
UL 2703

Conforms to UL 2703 Mechanical and Bonding Requirements. See Flush Mount Install Manual for full ratings.

410 Shore Dr
Mukwonago, Wisconsin



Street View - Aug 2012



Google



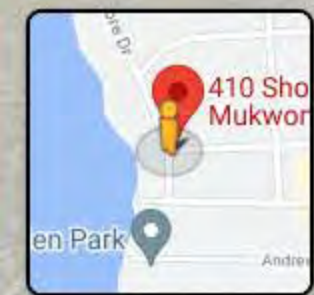
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415 Shore Dr
Mukwonago, Wisconsin

Google

Street View - Aug 2012



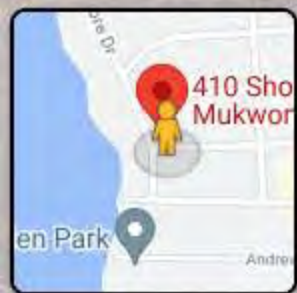
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**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

RESOLUTION NO. 2022-03

**A RESOLUTION FOR SITE PLAN AND ARCHTIEICTURAL REVIEW FOR MARVIN SMITH
410 SHORE DRIVE, PARCEL MUKV 1976-034**

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 MARVIN SMITH

WHEREAS, the use is permitted within the R-2 Single Family Village Residential 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 410 Shore 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 final set of plans to the Village planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and the Village Inspections Department.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
4. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. 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.

9. At the time of approval there is one Shade tree located near the intersection of Field St and Shore Drive. This tree provides the required screening from the public right of way as required by Section 100-102 (2) c. If in the future this tree is damaged due to weather, disease, age, etc. and the tree is removed then a new tree shall be planted to maintain the requirements of screening from the public right of way. This requirement shall be required for as long as the solar panels are located on the front side of the structure under current or future ownership.
10. Any future modification as required by ordinance, standards, or policy shall require an update to this site plan and architectural review.

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

Approved and Adopted this 19th day of January 2022 by the Village Board of the Village of Mukwonago, Wisconsin.

APPROVED:

Fred H. Winchowky, Village President

ATTESTATION:

Diana Dykstra, MMC
Village Clerk-Treasurer



PLANNING COMMISSION

January 11, 2022 at 6:30pm
Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW AND CONDITIONAL USE PERMIT

626 Oakland Ave
Parcel Number: MUKV 1970-995

Case Summary

Parcel Data

Proposal:	Solar Panels
Applicant:	Michael J Laufenberg
Request:	Site Plan and Architectural Review
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	1.3255
Current Use:	Single Family
Proposed Use:	Single Family
Reason for Request:	Solar Panels visible from public right of way
Land Use Classification:	Historic Residential – 12,000 Sq. Ft.
Zoning Classification:	R-2 Single Family Village Residential District
Census Tract:	2039.02

Site Plan and Architectural Review Request

Architectural/ Site Review

Site Modifications

The applicant is proposing to add solar panels onto their existing single-family home. The municipal code requires planning commission approval prior to issuance of a building permit. The code also requires solar panels to be screen from street view. Section 100-102 (2) c.

Utilities

No modifications at this time.

Stormwater Management

No modifications at this time.

Wetlands

None

Signage

No modifications at this time.

Parking

No modifications at this time.

Landscaping

No modifications at this time.

Trash Enclosure

No modifications at this time.

Fencing

No modifications at this time.

Outdoor Lighting

No modifications at this time.

Misc. Performance Standards

None

Staff Review

Engineering	No concerns at this time
Public Works	No concerns at this time
Utilities	No concerns at this time
Police	No concerns at this time
Fire	No concerns at this time
Building Inspection	No concerns at this time
Planning	No concerns at this time

Recommendation

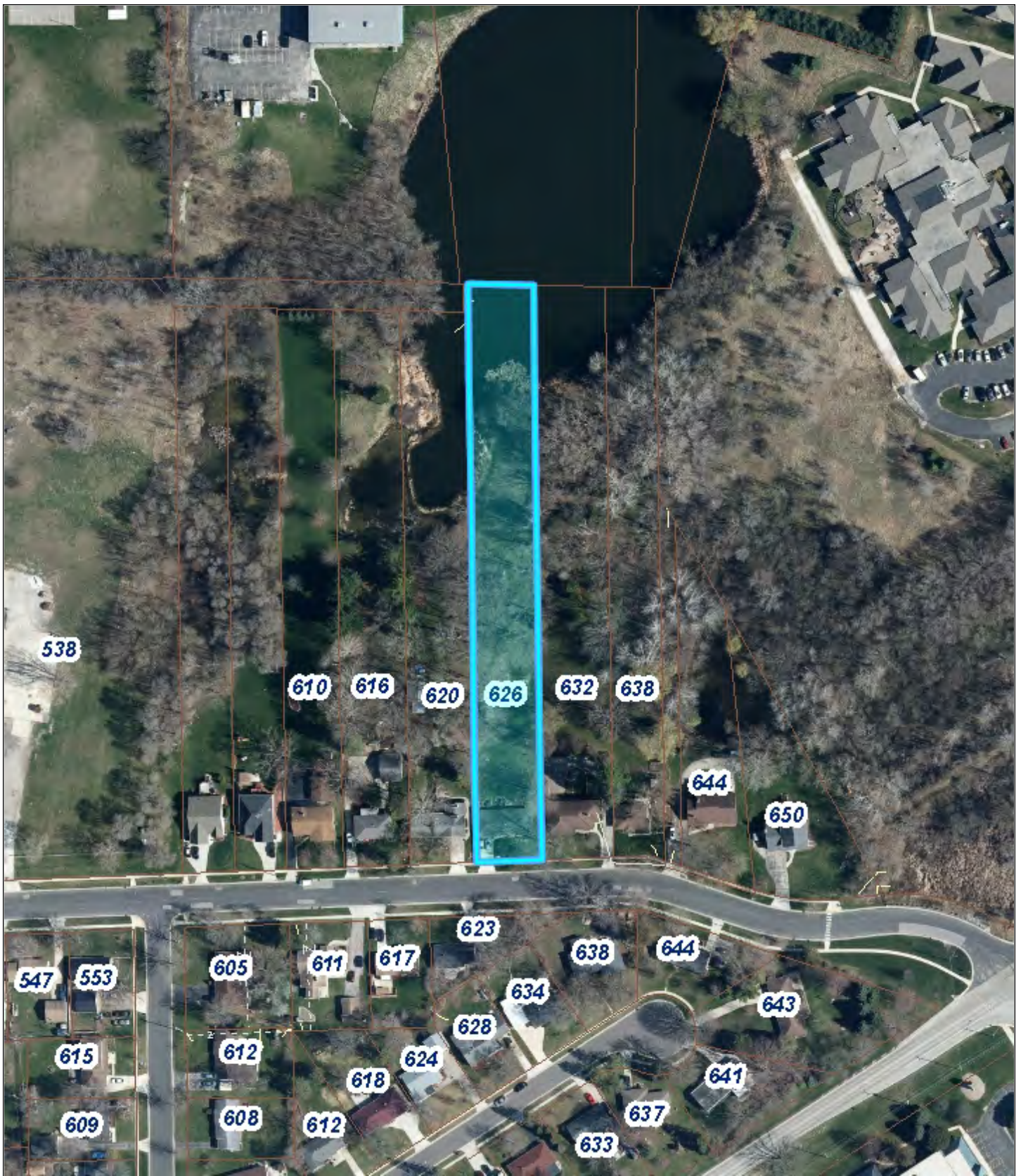
Site Plan and Architectural Review

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

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and the Village Inspections Department.
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.
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5. All work related to this project must comply with all project plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. 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.
9. At the time of approval there are two shade tree located within the front yard of the property. These tree provides the required screening from the public right of way as required by Section 100-102 (2) c. If in the future this tree is damaged due to weather, disease, age, etc. and the tree is removed then a new tree shall be planted to maintain the requirements of screening from the public right of way. This requirement shall be required for as long as the solar panels are located on the front side of the structure under current or future ownership.
10. Any future modification as required by ordinance, standards, or policy shall require an update to this site plan and architectural review.

Attachments

- | | | |
|---------|----------|---------------|
| 1. Maps | 2. Plans | 3. Resolution |
|---------|----------|---------------|



Village of Mukwonago GIS
Aerial - 626 Oakland - Solar Panels

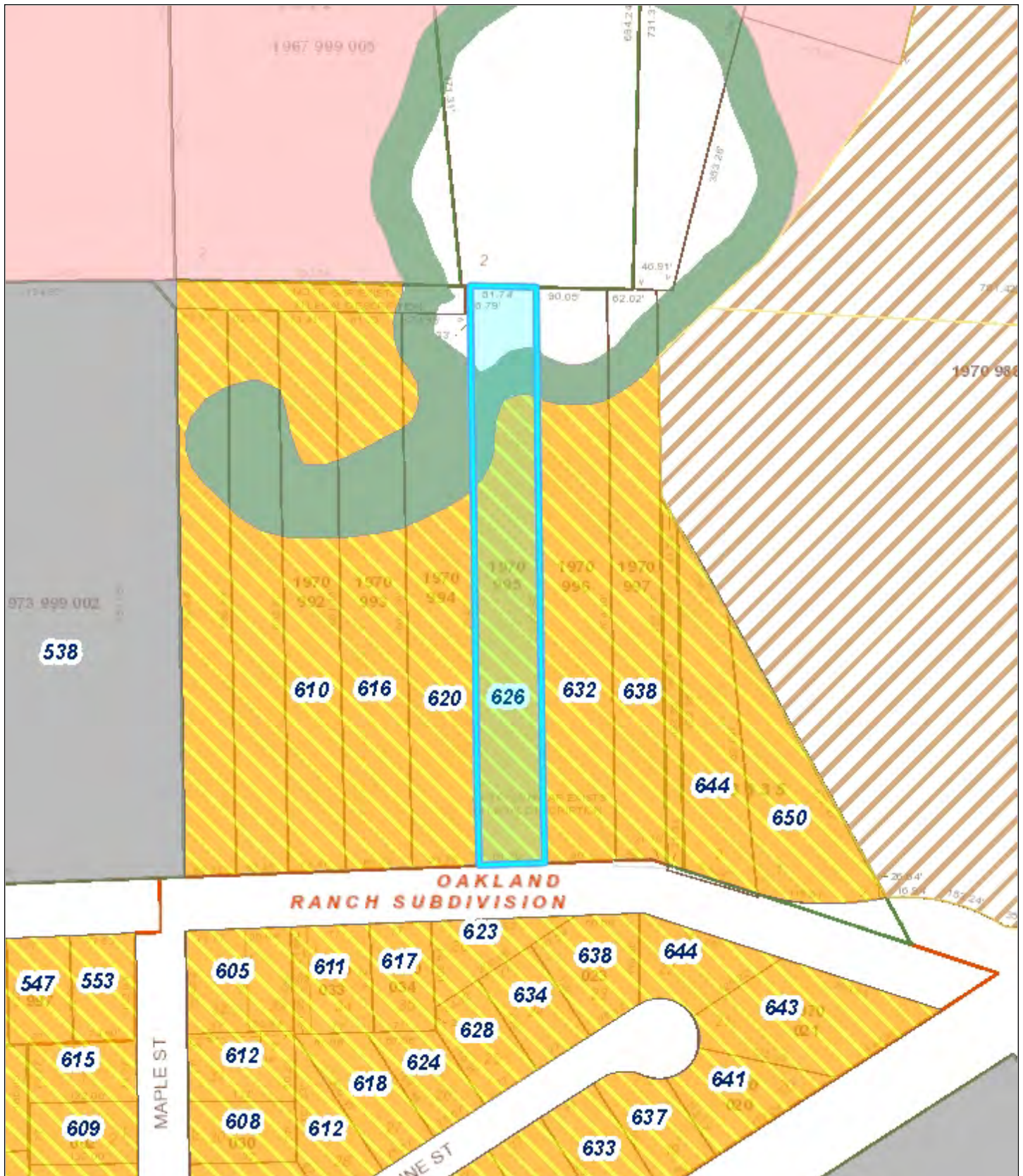
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SCALE: 1" = 167'

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

Print Date: 12/7/2021



Village of Mukwonago GIS
Land Use - 626 Oakland - Solar Panels

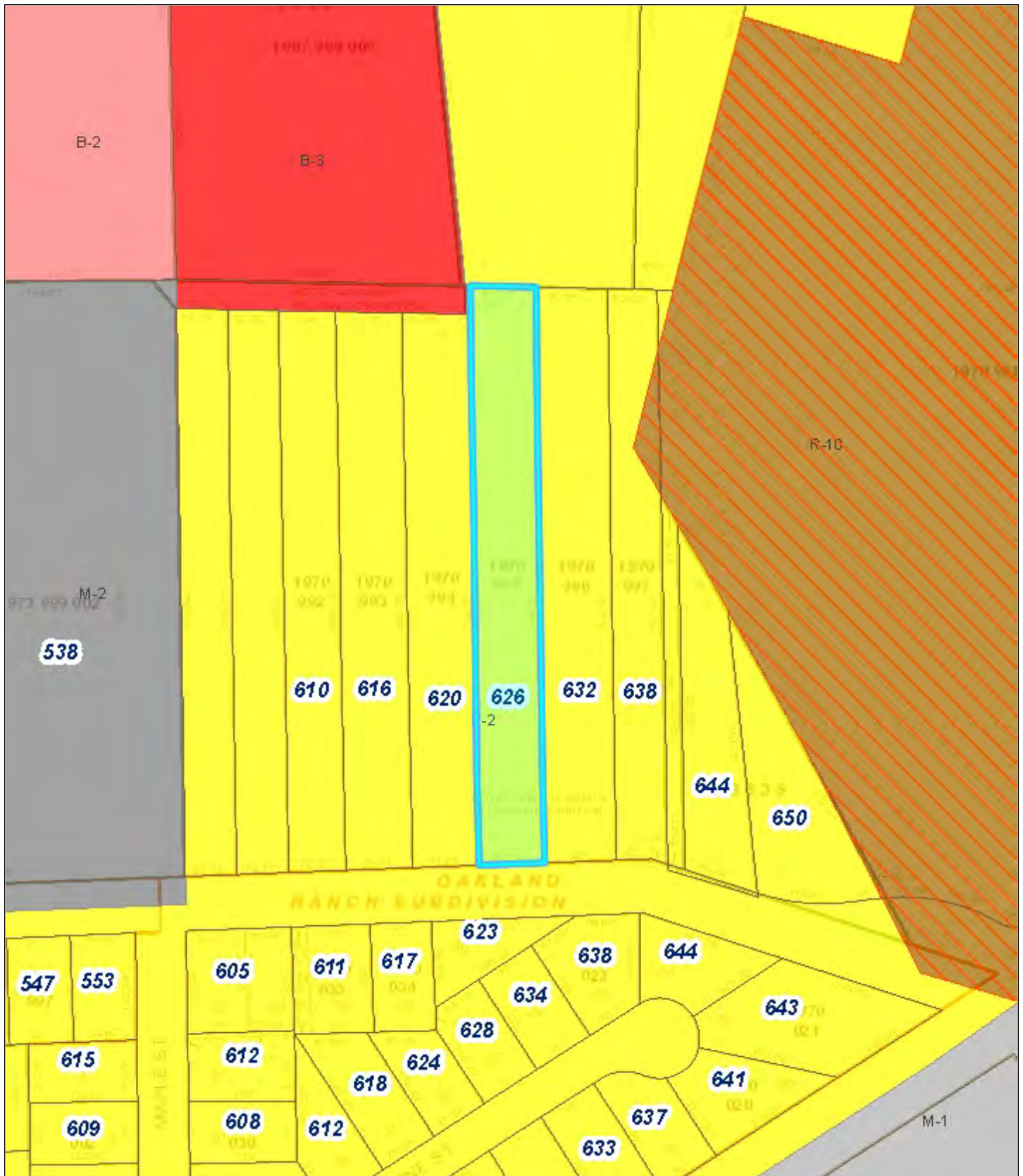
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SCALE: 1" = 167'

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

Print Date: 12/7/2021



Village of Mukwonago GIS
Zoning - 626 Oakland - Solar Panels

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



SCALE: 1" = 167'

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

Print Date: 12/7/2021

September 25, 2021

Modern Mill Solar
3518 Broadway
Fort Wayne, IN 46807

RE: Engineering Services
Laufenberg Residence
626 Oakland Ave, Mukwonago, WI
7.6 kW System
Solo Job #1442798

To Whom It May Concern,

We have reviewed the following information regarding the solar panel installation for this project. Alterations to these documents or plans shall not be made without direct written consent of the Engineer of Record.

A. Assumptions from Field Observation provided by Modern Mill Solar

The following structural design regarding the proposed alterations have been prepared from these assumptions. The verification of the field observations is the responsibility of the contractor. **Prior to commencement of work, the contractor shall verify the framing sizes, spacings, and spans noted in the sealed plans, calculations, and/or certification letter and notify the Engineer of Record of any discrepancies.**

	<u>Roof</u>
Roof Finish :	Asphalt Shingle
Roof Underlayment :	1x Lumber
Roof Profile :	Hip Gable
Roof Structural System :	Rafter
Truss Top Chord/Setup :	2 x 6 / Rafter w/ Tie
Chord/Rafter Wood Grade :	Spruce-Pine-Fir MSR 1650f-1.5E
Truss/Rafter Spacing :	16" o.c.
Roof Slope :	18 deg
Max Top Chord/Rafter Span :	11.96 ft
Bearing Wall Type :	Convl Lt-Frame Constr
Foundation :	Permanent Concrete
Stories :	Single

B. Building Design Criteria

Code :	Wisc. UDC (ASCE 7-10)	Risk Category :	II
Roof Live Load :	20 psf (0 psf at panels)	Occupancy Class :	R-3
Min. Roof Snow Load :	30 psf	Roof Dead Load :	7.5 psf
Ult Wind Speed :	#N/A	PV Dead Load :	3 psf
Exposure Category :	B	Total Dead Load :	10.5 psf

C. Summary of Existing Structure Results

Roof

After review of the field observations and based on our calculations and in accordance with the applicable building codes and current industry standards, the existing roof structure supporting the proposed alterations consisting of the solar array has been determined to be:

- Adequate to support the additional imposed loads. **No structural upgrades are required.**

D. Solar Panel Support Bracket Anchorage

1. Solar panels shall be designed, mounted, and installed in accordance with the most recent "Ironridge Installation Manual", which can be found on the Ironridge website (<http://ironridge.com>).
2. Manufacturer's Panel Bracket Connection to Roof Chord/Rafter Member:

Fastener : (1) 5/16" Lag Screw per Bracket
NDS Withdrawl Value : 205 lbs/inch
Min. Thread Length and Penetration Depth : 2.5"

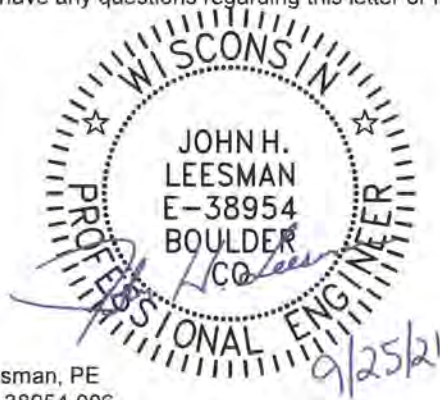
3. Considering the existing roof's slope, size, spacing, condition, and calculated loads, the panel bracket supports shall be placed no greater than 48 in. o/c.
4. Panel supports connections shall be staggered to distribute load to adjacent trusses.

E. Overall Summary

Based on the information supplied to us at the time of this report, on the evaluation of the existing structure, and solar array panel bracket connection, it is our opinion that the roof system will adequately support the additional loads imposed by the solar array. This evaluation conforms to Wisc. UDC and current industry standards.

Should you have any questions regarding this letter or if you require further information, do not hesitate to contact me.

Sincerely,



John H. Leesman, PE
License No. 38954-006

Limits of Scope of Work and Liability

The existing structure is assumed to have been designed and constructed following appropriate codes at the time of erection and assumed to have appropriated permits. The calculations performed are only for the roof framing supporting the solar array installation referenced in the stamped plans and were completed according to generally recognized structural analysis standards and procedures, professional engineering, and design experience opinions and judgements. Existing deficiencies which are unknown or were not observed during the time the site observation are not included in this scope of work. All solar panel modules, racking, and mounting equipment shall be designed and installed per the manufacturer's approved installation specifications. The Engineer of Record and the engineering consulting firm assume no responsibility for misuse or improper installation. This analysis is not stamped for water leakage. Framing was determined on information in provided plans and/or photos, along with engineering judgement. Prior to commencement of work, the contractor shall verify the framing sizes, spacings, and spans noted in the stamped plans, calculations, and/or certification letter and notify the Engineer of Record of any discrepancies prior to starting construction. If during solar panel installation, the roof framing members appear unstable or deflect non-uniformly, our office should be notified before proceeding with the installation. The contractor shall also verify that there are no damage/deficiencies (i.e., dry rot, water damage, termite damage, framing member/connection damage, etc.) to framing that was not addressed in the stamped plans, calculations, and/or certification letter and notify the Engineer of Record of any concerns prior to starting construction.

AERIAL VIEW:



STREET VIEW:



CONTRACTOR INFORMATION:
MODERN MILL SOLAR
3518 Broadway
Fort Wayne, Indiana 46807
844-440-2880

SITE INFORMATION

Michael Laufenberg
626 Oakland Ave
Mukwonago, WI 53149
AC SYSTEM SIZE: 7.6 kW AC
DC SYSTEM SIZE: 7.4 kW DC
Lat: 42.8697419
Long: -88.3242156
(20) Silfab SIL-370 BK PV MODULES
(1) SolarEdge SE7600H-US (240V)
INVERTER(S)
We Energies

SHEET INDEX:

PV01 COVER PAGE
PV02 SITE PLAN
PV03 ROOF ATTACHMENTS
PV04 MOUNTING DETAIL
PV05 LINE DIAGRAM
PV06 LABELS
PV07 PLACARD
PV08 SITE PHOTOS

DRAWN BY: SoloCAD

DATE:
September 13, 2021

COVER PAGE - PV01

GENERAL NOTES

1. INSTALLATION OF SOLAR PHOTOVOLTAIC SYSTEM SHALL BE IN ACCORDANCE WITH NEC ARTICLE 690, AND ALL OTHER APPLICABLE NEC CODES WHERE NOTED OR EXISTING.
2. PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL COMPLY WITH NEC ARTICLE 110.
3. ALL WIRES, INCLUDING THE GROUNDING ELECTRODE CONDUCTOR SHALL BE PROTECTED FROM PHYSICAL DAMAGE IN ACCORDANCE WITH NEC ARTICLE 250
4. THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE; THIS SYSTEM IS UTILITY INTERACTIVE PER UL 1741 AND DOES NOT INCLUDE STORAGE BATTERIES OR OTHER ALTERNATIVE STORAGE SOURCES.
5. ALL DC WIRES SHALL BE SIZED ACCORDING TO [NEC 690.8]
6. DC CONDUCTORS SHALL BE WITHIN PROTECTED RACEWAYS IN ACCORDANCE WITH [NEC 690.31]
7. ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL JURISDICTIONAL BUILDING CODE.

PHOTOVOLTAIC (PV) SYSTEM SPECIFICATIONS

EQUIPMENT:
AC SYSTEM SIZE: 7.6 kW AC
DC SYSTEM SIZE: 7.4 kW DC
(20) Silfab SIL-370 BK PV MODULES
(1) SolarEdge SE7600H-US (240V) INVERTER(S)
RACKING: IronRidge - 48" O.C.

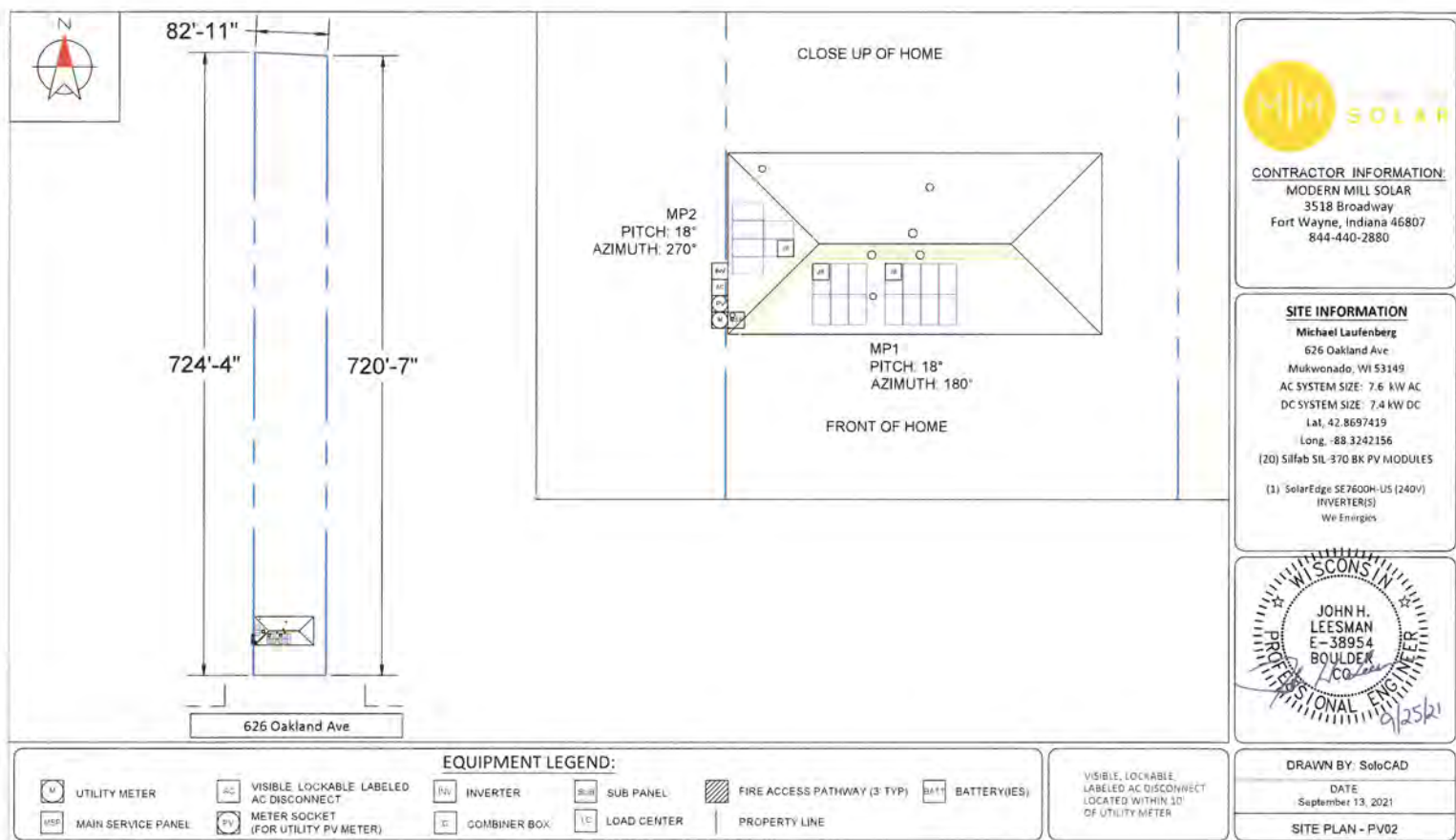
APPLICABLE GOVERNING CODES

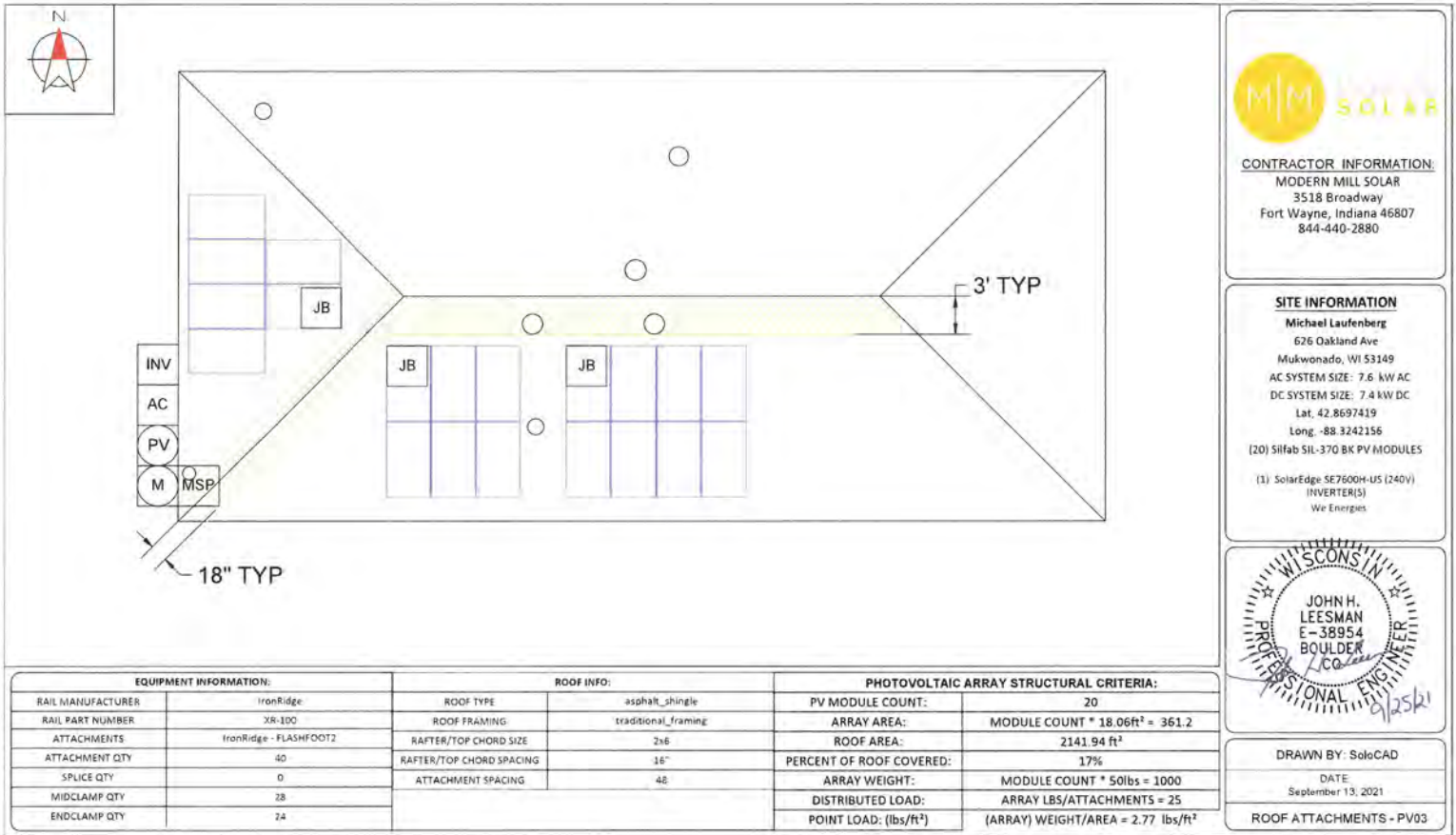
2017 NEC/ Wisconsin SPS 316
Wisconsin Uniform Dwelling Code SPS 320-325
SPS 321 Construction Standards

SITE SPECIFICATIONS

OCCUPANCY: R-3
ZONING: RESIDENTIAL







CONTRACTOR INFORMATION:
MODERN MILL SOLAR
3518 Broadway
Fort Wayne, Indiana 46807
844-440-2880

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626 Oakland Ave
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INVERTER(S)
We Energies



DRAWN BY: SoloCAD
DATE:
September 13, 2021
ROOF ATTACHMENTS: - PV/03

EQUIPMENT INFORMATION:		ROOF INFO:		PHOTOVOLTAIC ARRAY STRUCTURAL CRITERIA:	
RAIL MANUFACTURER	IronRidge	ROOF TYPE	asphalt_shingle	PV MODULE COUNT:	20
RAIL PART NUMBER	XR-100	ROOF FRAMING	traditional_framing	ARRAY AREA:	MODULE COUNT * 18.06ft² = 361.2
ATTACHMENTS	IronRidge - FLASHFOOT2	RAFTER/TOP CHORD SIZE	2x6	ROOF AREA:	2141.94 ft²
ATTACHMENT QTY	40	RAFTER/TOP CHORD SPACING	16"	PERCENT OF ROOF COVERED:	17%
SPLICE QTY	0	ATTACHMENT SPACING	48	ARRAY WEIGHT:	MODULE COUNT * 50lbs = 1000
MIDCLAMP QTY	28			DISTRIBUTED LOAD:	ARRAY LBS/ATTACHMENTS = 25
ENDCLAMP QTY	24			POINT LOAD: (lbs/ft²)	{ARRAY} WEIGHT/AREA = 2.77 lbs/ft²

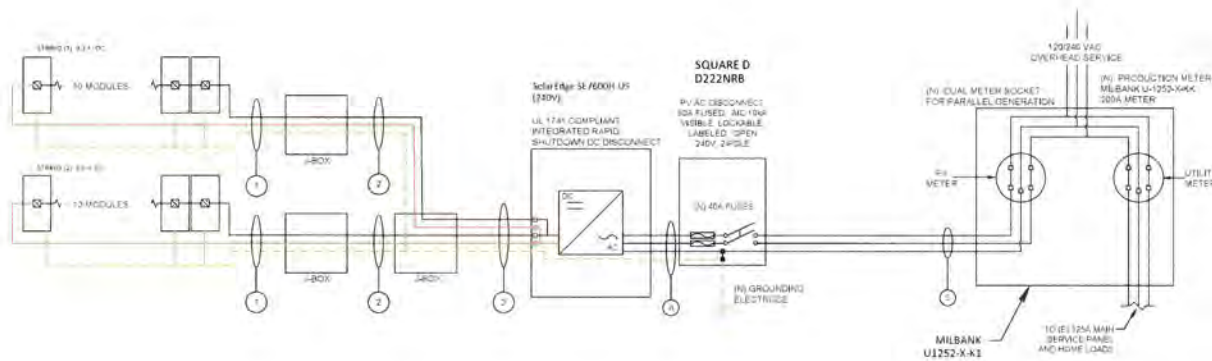
Conduit & Conductor Schedule							
ITEM	WIRE MARK	DESCRIPTION	QTY	CONDUIT SIZE	CONDUCTOR RATING	# OF CONDUCTORS (INCLUDE GROUND)	CONDUIT WEIGHT (LBS)
1	10 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
2	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
3	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
4	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
5	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
6	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
7	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
8	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
9	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
10	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
11	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
12	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
13	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
14	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
15	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
16	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
17	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
18	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
19	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
20	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
21	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
22	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
23	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
24	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
25	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
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31	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
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34	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
35	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
36	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
37	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
38	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
39	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
40	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
41	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
42	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
43	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
44	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
45	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
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53	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
54	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
55	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
56	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
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60	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
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62	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
63	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
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80	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
81	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
82	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
83	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
84	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
85	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
86	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
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89	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
90	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
91	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
92	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
93	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
94	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
95	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
96	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
97	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
98	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
99	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A
100	12 AWG	THHN 2 COPPER (S, L, G)	(2)	N/A	100 A	N/A	N/A

EQUIPMENT SCHEDULE			
TYPE	QTY	DESCRIPTION	RATING
MODULES	(20)	Silfab 370 BK	370 W
INVERTERS	(1)	SolarEdge SE7600H-US (240V)	7600 W
AC DISCONNECT(S)	(1)	PV AC DISCONNECT, 340V, 2-POLE	60A
DC OPTIMIZERS	(20)	SolarEdge P370	15 A dc



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 INVERTER(S)
 We Energies



GROUNDING & GENERAL NOTES:

1. PV INVERTER IS UNGROUNDED TRANSFORMER-LESS TYPE.
2. DC GEC AND AC GEC TO REMAIN UNSPLICED OR SPICED TO EXISTING ELECTRODE
3. ANY EXISTING WIRING INVOLVED WITH PV SYSTEM CONNECTION THAT IS FOUND TO BE INADEQUATE PER CODE SHALL BE CORRECTED PRIOR TO FINAL INSPECTION.
4. JUNCTION BOX QUANTITIES, AND PLACEMENT SUBJECT TO CHANGE IN THE FIELD - JUNCTION BOXES DEPICTED ON ELECTRICAL DIAGRAM REPRESENT WIRE TYPE TRANSITIONS.
5. AC DISCONNECT NOTED IN EQUIPMENT SCHEDULE OPTIONAL IF OTHER AC DISCONNECTING MEANS IS LOCATED WITHIN 10' OF SERVICE DISCONNECT

INTERCONNECTION NOTES

1. GROUND FAULT PROTECTION IN ACCORDANCE WITH (NEC 215.9) & (NEC 230.95)
2. SUPPLY SIDE INTERCONNECTION ACCORDING TO (NEC705.12(A))

DISCONNECT NOTES

1. DISCONNECTING SWITCHES SHALL BE WIRED SUCH THAT WHEN THE SWITCH IS OPENED THE CONDUCTORS REMAINING LIVE ARE CONNECTED TO THE TERMINALS MARKED "LINE SIDE" (TYPICALLY THE UPPER TERMINALS).
2. AC DISCONNECT MUST BE ACCESSIBLE TO QUALIFIED UTILITY PERSONNEL. BE LOCKABLE, AND BE A VISIBLE-BREAK SWITCH.
3. FUSED AC DISCONNECT TO BE USED.

VISIBLE, LOCKABLE, LABELED AC DISCONNECT LOCATED WITHIN 10' OF UTILITY METER

DRAWN BY: SoloCAD

DATE
September 13, 2021

LINE DIAGRAM - PV05

WARNING
ELECTRIC SHOCK HAZARD
TERMINALS ON THE LINE AND
LOAD SIDES MAY BE ENERGIZED
IN THE OPEN POSITION

WARNING
THIS EQUIPMENT IS FED BY MULTIPLE
SOURCES. TOTAL RATING OF ALL
OVERCURRENT DEVICES, EXCLUDING
MAIN SUPPLY OVERCURRENT
DEVICE, SHALL NOT EXCEED
AMPACITY OF BUSBAR.

WARNING
INVERTER OUTPUT CONNECTION
DO NOT RELOCATE
THIS OVERCURRENT
DEVICE

WARNING
DUAL POWER SUPPLY
SOURCES: UTILITY GRID AND PV
SOLAR ELECTRIC SYSTEM

PHOTOVOLTAIC AC DISCONNECT
RATED AC OUTPUT CURRENT: 32
NOMINAL OPERATING AC VOLTAGE: 240

CABELING NOTES:

1. LABELS CALLED OUT ACCORDING TO ALL COMMON CONFIGURATIONS. ELECTRICIAN TO DETERMINE EXACT REQUIREMENTS IN THE FIELD PER CURRENT NEC AND LOCAL CODES AND MAKE APPROPRIATE ADJUSTMENTS.
2. LABELING REQUIREMENTS BASED ON THE 2017 NATIONAL ELECTRIC CODE (NEC) STANDARD 100/100 NEC AND 250/100.
3. MATERIAL BASED ON THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
4. LABELS TO BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED (NEC 110.21(B)(1)).
5. LABELS TO BE A MINIMUM LETTER HEIGHT OF 3/16" WHITE ON RED BACKGROUND, REFLECTIVE (NEC 110.21(B)(1)).

LABEL 1
FOR PV DISCONNECTING MEANS WHERE THE LINE AND
LOAD TERMINALS MAY BE ENERGIZED IN THE OPEN
POSITION.
(NEC 690.13(B))

LABEL 2
PLACED ADJACENT TO THE BACK-FED BREAKER
FROM THE INVERTER IF THE IN CONCRETS OF
LOAD SIDE CONNECTION TO BUSBAR
(NEC 705.12(B)(3)(i)(b))

LABEL 3
PLACED ADJACENT TO THE BACK-FED BREAKER
FROM THE INVERTER IF THE IN CONCRETS OF
LOAD SIDE CONNECTION TO BUSBAR
(NEC 705.12(B)(3)(i)(b))

LABEL 4
EQUIPMENT CONTAINING OVERCURRENT
DEVICES IN CIRCUITS SUPPLYING POWER
TO A BUSBAR OR CONDUCTOR SUPPLIED
FROM MULTIPLE SOURCES SHALL BE
MARKED TO INDICATE THE PRESENCE OF
ALL SOURCES (NEC 705.12(B)(3))

LABEL 5
AT POINT OF INTERCONNECTION (MARKED)
AT AC DISCONNECTING MEANS
(NEC 690.54, NEC 690.13 (B))

WARNING: PHOTOVOLTAIC POWER SOURCE

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN
SWITCH TO THE "OFF"
POSITION TO SHUT DOWN
PV SYSTEM AND REDUCE
SHOCK HAZARD IN ARRAY



SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN
SWITCH TO THE "OFF"
POSITION TO SHUT DOWN
CONDUCTORS OUTSIDE
THE ARRAY. CONDUCTORS
WITHIN THE ARRAY REMAIN
ENERGIZED IN SUNLIGHT



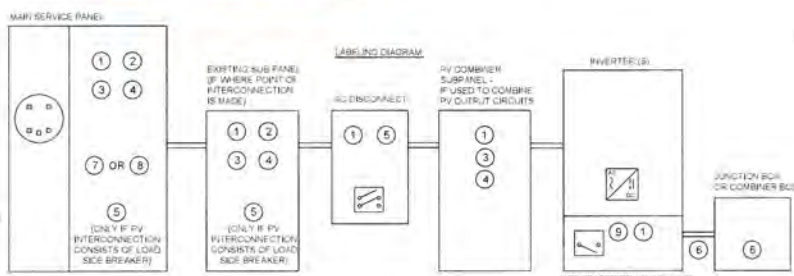
RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

LABEL 6
AT PHOTOVOLTAIC EXPOSED RACEWAYS, CABLE TRAYS, COVERS
AND ENCLOSURES OF JUNCTION BOXES AND OTHER WIRING METHODS
SPACED AT MAXIMUM 10FT SECTION OR WHERE SEPARATED BY
ENCLOSURES, WALLS, PARTITIONS, CEILINGS OR FLOORS.
(NEC 690.31(C)(3)(4))

LABEL 7
FOR PV SYSTEMS THAT SHUT DOWN THE ARRAY AND CONDUCTORS
LEAVING THE ARRAY.
SIGN TO BE LOCATED ON OR NO MORE THAN 3 FT AWAY FROM SERVICE
DISCONNECTING MEANS TO WHICH THE PV SYSTEMS ARE CONNECTED,
AND SHALL INDICATE THE LOCATION OF ALL IDENTIFIED RAPID
SHUTDOWN SWITCHES IF NOT AT THE SAME LOCATION.
(NEC 690.32(C)(1)(A))

LABEL 8
FOR PV SYSTEMS THAT ONLY SHUT DOWN
CONDUCTORS LEAVING THE ARRAY.
SIGN TO BE LOCATED ON OR NO MORE THAN 3 FT
AWAY FROM SERVICE DISCONNECTING MEANS TO
WHICH THE PV SYSTEMS ARE CONNECTED AND
SHALL INDICATE THE LOCATION OF ALL IDENTIFIED
RAPID SHUTDOWN SWITCHES IF NOT AT THE SAME
LOCATION.
(NEC 690.32(C)(1)(B))

LABEL 9
LOCATED AT RAPID SHUT DOWN
DISCONNECT SWITCH (NEC 690.54(C)(3))



*ELECTRICAL DIAGRAM SHOWN ABOVE IS FOR LABELING PURPOSES ONLY. NOT AN ACTUAL REPRESENTATION OF EQUIPMENT AND CONNECTIONS TO BE INSTALLED. LABEL
LOCATIONS PRESENTED MAY VARY DEPENDING ON TYPE OF INTERCONNECTION METHOD AND LOCATION PRESENTED ON THE ELECTRICAL DIAGRAM PAGE.



CONTRACTOR INFORMATION:

MODERN MILL SOLAR
3518 Broadway
Fort Wayne, Indiana 46807
844-440-2880

SITE INFORMATION

Michael Laufenberg
626 Oakland Ave
Mukwonago, WI 53149
AC SYSTEM SIZE: 7.6 kW AC
DC SYSTEM SIZE: 7.4 kW DC
Lat, 42.8697419
Long, -88.3242156
(20) Silfab SIL-370 BK PV MODULES
(1) SolarEdge SE7600H-US (240V)
INVERTER(S)
We Energies

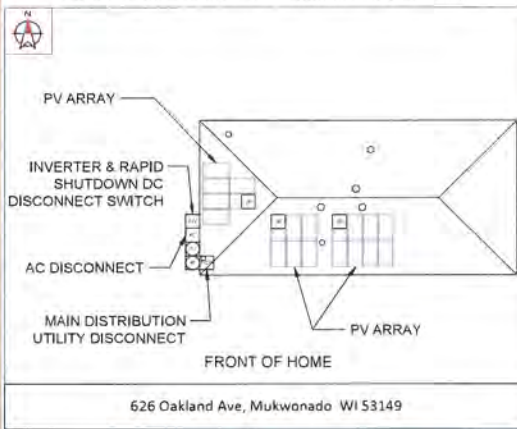
DRAWN BY: SoloCAD

DATE
September 13, 2021

LABELS - PV06

CAUTION

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM ROOF MOUNTED SOLAR ARRAYS WITH SAFETY DISCONNECTS AS SHOWN:



DIRECTORY

PERMANENT PLAQUE OR DIRECTORY PROVIDING THE LOCATION OF THE SERVICE DISCONNECTING MEANS AND THE PHOTOVOLTAIC SYSTEM.

(ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS OUTLINED WITHIN: NEC 690.56(B)&(C), [NEC 705.10])



CONTRACTOR INFORMATION:

MODERN MILL SOLAR
3518 Broadway
Fort Wayne, Indiana 46807
844-440-2880

SITE INFORMATION

Michael Laufenberg
626 Oakland Ave
Mukwonago, WI 53149
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(20) Silfab SIL-370 BK PV MODULES
(1) SolarEdge SE7600H-US (240V)
INVERTER(S)
We Energies

DRAWN BY: SoloCAD

DATE:
September 13, 2021

PLACARD - PV07

SITE PHOTOS:



CONTRACTOR INFORMATION:
 MODERN MILL SOLAR
 3518 Broadway
 Fort Wayne, Indiana 46807
 844-440-2880

SITE INFORMATION

Michael Laufenberg
 626 Oakland Ave
 Mukwonago, WI 53149
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 (1) SolarEdge SE7600H-US (240V)
 INVERTER(S)
 We Energies

DRAWN BY: SoloCAD

DATE
 September 13, 2021

SITE PHOTOS - PV08

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US /
SE7600H-US / SE10000H-US / SE11400H-US



- Specifically designed to work with power optimizers
- Extremely small
- Record-breaking efficiency
- Built-in module level monitoring
- Fixed voltage inverter for longer strings
- Outdoor and indoor installation
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- Optional Revenue grade data, ANSI C12.20 Class 0.5 (0.5% accuracy)
- UL1741 SA certified, for CPUC Rule 21 grid compliance

INVERTERS

Single Phase Inverter
with **HD-Wave Technology** for North America
SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US/
SE7600H-US / SE10000H-US / SE11400H-US

[illegible]

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RoHS

For North America
P320 / P340 / P370 / P400 / P405 / P505

25
YEARS
WARRANT

POWER OPTIMIZER

/ Power Optimizer

For North America
P320 / P340 / P370 / P400 / P405 / P505

Optimizer model (typical module compatibility)	P320 (for 60-cell modules)	P340 (for higher- power 60-cell modules)	P370 (for higher- power 60 and 72-cell modules)	P400 (for 60 & 96- cell modules)	P405 (for thin film modules)	P505 (for higher- current modules)
INPUT						
Rated Input DC Power ¹	320	340	370	400	420	505
Available Maximum Input Voltage ²	80	80	80	80	80	80
Max. DC Input Voltage ³	80	80	80	80	80	80
MPPT Operating Range	3-48	3-48	3-60	3-80	3.5-85	3.25-85
Maximum Reverse Current ⁴	0	0	0	0	0	0
Maximum DC Input Current	18.75	18.75	18.75	18.75	18.75	18.75
Maximum Efficiency	96.5	96.5	96.5	96.5	96.5	96.5
Weighted Efficiency	96.5	96.5	96.5	96.5	96.5	96.5
Connectable Cables	10	10	10	10	10	10
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREGE INVERTER)						
Maximum Output Current	60	60	60	60	60	60
Maximum Output Voltage	60	60	60	60	60	60
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREGE INVERTER OR SOLAREGE INVERTER OFF)						
Output Current While in Standby	0	0	0	0	0	0
STANDARD COMPLIANCE						
FCC	FCC Part 15 Class B (E1820204-2, E1820046-2)					
EMC	EN 55032 Class B (EN 55032-2, EN 55032-3)					
RoHS	RoHS 2.0 (EN 60950-1, EN 60950-2)					
INSTALLATION SPECIFICATIONS						
Maximum Allowed System Voltage	150V					
Compatible inverters	All Solarege Single-Phase and Three-Phase inverters					
Dimensions W x H x D	28.5" x 18.5" x 5.5" (726 x 469 x 140 mm)					
Weight (Shipping)	12.5 lbs (5.7 kg)					
Input Connector	80A MC4					
Output Wire Length	50 ft (15.2 m)					
Output Wire Type / Connector	10 AWG MC4					
Output Wire Gauge	10 AWG					
Operating Temperature Range	-40° to +85° (-40° to +185° F)					
Indemnity Rating	UL 1684					
Reliability Rating	100,000 hours					

* Basic power of the module at 17°C, which must exceed the specified Stand-by Power (SCP) (Power Module) or up to 1.5W power (Micro-processor).

PV System Design Using a SolarEdge Inverter	Single Phase HD-Wave	Single phase	Three Phase 20kV	Three Phase 40kV
Minimum String Length (Power OptiMax)	1700V FMS, FTS	-	10	-
Maximum String Length (Power OptiMax)	2450V FTS	6	11.65 (at 10kV)	14
Minimum String Length (Power Optimizer)	-	25	25	300
Maximum Power (kW) per String	5.5kW 4000-watt SE1400-50 or SE1400-55	5.5kW	4000	6750kW
Minimum String of 5-Peak Length (Power Optimizer)	-	-	-	100

[illegible]

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CE RoHS

PV power optimization at the module-level

- Specifically designed to work with SolarEdge inverters
- Up to 25% more energy
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch losses, from manufacturing tolerance to partial shading
- Flexible system design for maximum space utilization
- Fast installation with a single bolt
- Next generation maintenance with module-level monitoring
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)
- Module-level voltage shutdown for installer and firefighter safety

ed.larede.com

solar**edge**



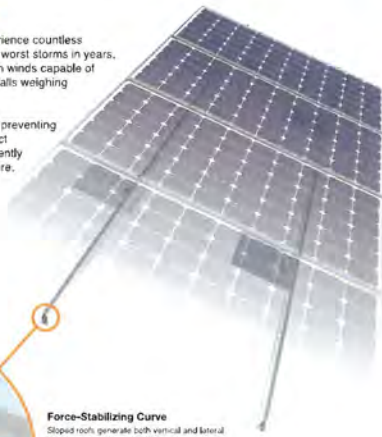
XR Rail Family

Tech Brief

Solar Is Not Always Sunny

Over their lifetime, solar panels experience countless extreme weather events. Not just the worst storms in years, but the worst storms in 40 years. High winds capable of ripping panels from a roof, and snowfalls weighing enough to buckle a panel frame.

XR Rails are the structural backbone preventing these results. They resist uplift, protect against buckling and safely and efficiently transfer loads into the building structure. Their superior spanning capability requires fewer roof attachments, reducing the number of roof penetrations and the amount of installation time.



Force-Stabilizing Curve
Sloped roofs generate both vertical and lateral forces on mounting rails which can cause them to bend and twist. The curved shape of XR Rails is specially designed to increase strength in both directions while resisting the twisting. This unique feature ensures greater security during extreme weather and a longer system lifetime.

Compatible with Flat & Pitched Roofs



XR Rails are compatible with FlushFoot and other pitched roof attachments.



IronRidge offers a range of tilt leg options for flat roof mounting applications.

Corrosion-Resistant Materials

All XR Rails are made of 6000-series aluminum alloy, then protected with an anodized finish. Anodizing prevents surface and structural corrosion, while also providing a more attractive appearance.



XR Rail Family

The XR Rail Family offers the strength of a curved rail in three targeted sizes. Each size supports specific design loads, while minimizing material costs. Depending on your location, there is an XR Rail to match.



XR10

XR10 is a sleek, low-profile mounting rail designed for regions with light or no snow. It achieves spans up to 6 feet, while remaining light and economical.

- 6' spanning capability
- Moderate load capability
- Clear & black anodized finish
- Internal splices available



XR100

XR100 is the ultimate residential mounting rail. It supports a range of wind and snow conditions, while also maximizing spans up to 10 feet.

- 10' spanning capability
- Heavy load capability
- Clear & black anodized finish
- Internal splices available



XR1000

XR1000 is a heavy-weight among solar mounting rails. It's built to handle extreme demands and spans up to 12 feet for commercial applications.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish
- Internal splices available

Rail Selection

The table below was prepared in compliance with applicable engineering codes and standards.* Values are based on the following criteria: ASCE 7-16, Gable Roof Flush Mount, Roof Zones 1 & 2e, Exposure B, Roof Slope of 8 to 20 degrees and Mean Building Height of 30 ft. Visit IronRidge.com for detailed certification letters.

Load		Rail Span					
Snow (PSF)	Wind (MPH)	0'	6'	8'	10'	12'	
None	90	XR10		XR100		XR1000	
	120						
	140						
	160						
20	90						
	120						
	140						
	160						
30	90						
	160						
40	90						
	160						
80	160						
	160						

*Values listed below are subject to approval by a qualified professional engineer. See IronRidge.com for detailed certification letters.

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FlashFoot2

The Strongest Attachment in Solar

IronRidge FlashFoot2 raises the bar in solar roof protection. The unique water seal design is both elevated and encapsulated, delivering redundant layers of protection against water intrusion. In addition, the twist-on Cap perfectly aligns the rail attachment with the lag bolt to maximize mechanical strength.

Twist-On Cap

FlashFoot2's unique Cap design encapsulates the lag bolt and locks into place with a simple twist. The Cap helps FlashFoot2 deliver superior structural strength, by aligning the rail and lag bolt in a concentric load path.

Three-Tier Water Seal

FlashFoot2's seal architecture utilizes three layers of protection. An elevated platform diverts water away, while a stack of rugged components raises the seal an entire inch. The seal is then fully-encapsulated by the Cap. FlashFoot2 is the first solar attachment to pass the TAS-100 Wind-Driven Rain Test.

Single Socket Size

A custom-design lag bolt allows you to install FlashFoot2 with the same 3/16" socket size used on other Flush Mount System components.

Water-Shedding Design

An elevated platform diverts water away from the water seal.

Tech Brief

Installation Features



A Alignment Markers

Quickly align the flashing with chalk lines to find pilot holes.

B Rounded Corners

Makes it easier to handle and insert under the roof shingles.

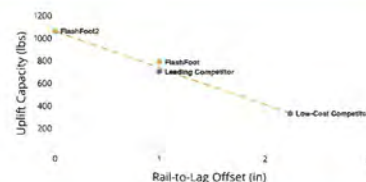
C Reinforcement Ribs

Help to stiffen the flashing and prevent any bending or crinkling during installation.

Benefits of Concentric Loading

Traditional solar attachments have a horizontal offset between the rail and lag bolt, which introduces leverage on the lag bolt and decreases uplift capacity.

FlashFoot2 is the only product to align the rail and lag bolt. This concentric loading design results in a stronger attachment for the system.



Testing & Certification

Structural Certification

Designed and Certified for Compliance with the International Building Code & ASCE/SEI-7.

Water Seal Ratings

Water Sealing Tested to UL 441 Section 27 "Rain Test" and TAS 100-95 "Wind Driven Rain Test" by Intertek. Ratings applicable for composition shingle roofs having slopes between 2:12 and 12:12.

UL 2703

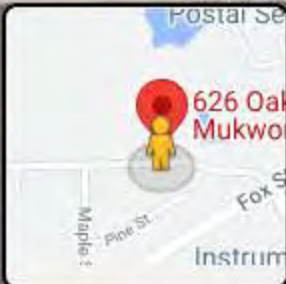
Conforms to UL 2703 Mechanical and Bonding Requirements. See Flush Mount Install Manual for full ratings.

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626 Oakland Ave
Mukwonago, Wisconsin

Google

Street View - Aug 2018



Google

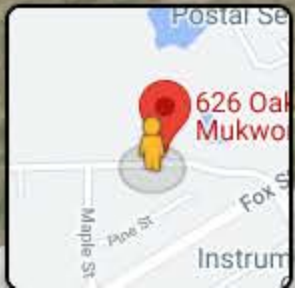
Navigation controls including a compass, a zoom-in (+) button, and a zoom-out (-) button.

79

623 Oakland Ave
Mukwonago, Wisconsin

Google

Street View - Aug 2018



Google

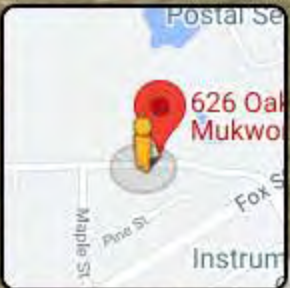


80

620 Oakland Ave
Mukwonago, Wisconsin

Google

Street View - Aug 2018



Google

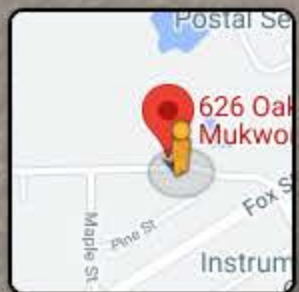
Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and a street number display showing 81.

632 Oakland Ave

Mukwonago, Wisconsin



Street View - Aug 2018



Google

82

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

RESOLUTION NO. 2022-04

**A RESOLUTION FOR SITE PLAN AND ARCHTIEICTURAL REVIEW FOR MARVIN SMITH
626 OAKLAND AVENUE, PARCEL MUKV 1970-995**

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 MICHAEL J LAUFENBERG

WHEREAS, the use is permitted within the R-2 Single Family Village Residential 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 626 Oakland Ave, based upon the plan of operation and plans submitted to the Village.

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

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and the Village Inspections Department.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
4. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. 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.

9. At the time of approval there is one Shade tree located near the intersection of Field St and Shore Drive. This tree provides the required screening from the public right of way as required by Section 100-102 (2) c. If in the future this tree is damaged due to weather, disease, age, etc. and the tree is removed then a new tree shall be planted to maintain the requirements of screening from the public right of way. This requirement shall be required for as long as the solar panels are located on the front side of the structure under current or future ownership.
10. Any future modification as required by ordinance, standards, or policy shall require an update to this site plan and architectural review.

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

Approved and Adopted this 19th day of January 2022 by the Village Board of the Village of Mukwonago, Wisconsin.

APPROVED:

Fred H. Winchowky, Village President

ATTESTATION:

Diana Dykstra, MMC
Village Clerk-Treasurer



PLANNING COMMISSION

January 11, 2022 at 6:30pm
Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW AND CONDITIONAL USE PERMIT

710 and 712 Main Street
Parcel Number: MUKV 1976-208-001

Case Summary

Parcel Data

Proposal:	Site Improvements
Applicant:	Harjinder Khasria
Request:	Site Plan and Architectural Review
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	0.834
Current Use:	Gas Station / Convenience Store / Class A Combination Establishment License
Proposed Use:	Gas Station / Convenience Store / Class A Combination Establishment License
Reason for Request:	Site improvements done <u>without</u> permits or Site Plan and Architectural Review Approval
Land Use Classification:	Historic Residential – 12,000 Sq. Ft.
Zoning Classification:	B-1 Neighborhood Business District / Village Center – Multi-purpose Perimeter.
Census Tract:	2039.01

Site Plan and Architectural Review Request

Site Plan Approval Violation	In August of 2021 the applicant applied for an electrical permit to replace the existing underground tanks. The applicant did not seek Site and Architectural Review or other permits. The scope of the replacement of the underground tanks included resurfacing the site from asphalt to concrete, light grading, installation of bases for lights, electrical for vacuums and air stations. Staff contacted the applicant in person as the concrete was being poured, staff indicated that they were proceeding at their own risk and that the concrete may need to be removed based upon formal approvals. The concrete installation continued the following day. No citations were issued as the applicant indicate they would apply immediately and had plans for a full remodel. Staff provided the applicant and concrete company information with
-------------------------------------	--

information regarding the required landscape buffer between the property line and three feet in depth in areas where there is not a driveway. The applicant created one buffer with no curbing. They were aware at the time of the concrete pour that the concrete would need to be removed to be compliant.

**Architectural/ Site Review
Site Modifications**

The applicant is seeking approval for the following:

- Resurfacing about 50% of the site with concrete.
- Relocation of the vacuum system
- Relocation of the air system
- Additional new lighting
- Landscaping
- Bollards
- Charging station for Electric Vehicles
- Dumpster Enclosure

Utilities
Stormwater Management
Wetlands
Signage
Parking
Landscaping
Trash Enclosure
Fencing
Outdoor Lighting
Misc. Performance Standards

No modifications at this time.
No modifications at this time.
None
No modifications at this time.
No modifications at this time.
No modifications at this time.
No modifications at this time.
No modifications at this time.
No modifications at this time.
None

Staff Review

Engineering
Public Works
Utilities
Police
Fire
Building Inspection
Planning

No concerns at this time
No concerns at this time
No concerns at this time
No concerns at this time
No concerns at this time
No concerns at this time
Staff has the following comments:

- Planting Areas:
- Staff is concerned about the detail of the landscaping buffer between the sidewalk and circulation area of the gas station. The detail shows the existing concrete to remain, and a 4 ft planting area created. Create a condition where most plantings will not survive drought or severe lower temperatures. In addition, the planting area will provide for no infiltration of rain water to the ground as the excess water will have to run through the retaining walls or create a situation where roots are in a water logged situation. As noted, the applicant was aware

of the buffer requirement and was aware that excessive concrete would need to be cut away.

- Staff is concerned that a 4 ft high retaining wall will cause visibility issues for both vehicle and pedestrian both on and off site, as well as visibility for the police department in response to emergency calls.
- Staff recommends the concrete be removed, the planting walls not be higher than 1 ft from grade and plantings be selected to either reach 2ft or be able to be maintained at 2ft to allow the overall height to be 3 ft.
- Dumpster:
- Staff recommends dumpster option one and not option 2 made from highway barriers and plywood.

Recommendation

Site Plan and Architectural Review

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

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and the Village Inspections Department.
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 zoning and building permits within nine months of this date, and start construction within six months of the date of zoning/building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. 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.
9. The dumpster plan approved is the Option 1, masonry block construction with the final cladding of the enclosure to be approve by staff. Options for cladding include brick, cement board cladding to match building, or other similar durable material.
10. The dumpster enclosure shall be expanded to allow for a man door to be installed to allow for access to the dumpsters without having to open gates.
11. The planting area in the NW corner of the property shall have the concrete removed. Retaining walls shall not be more than 1 ft from grade. The retaining wall material shall be approved by the Planner. The specifics of plantings shall be provided prior to permits and approved by the planner. Plantings shall be maintained at 3 feet from grade.

12. The planting area between driveways onto Main Street shall have curbs, as well as shrubs and 1 deciduous tree to be approved by Planning Staff.
13. Any future modification as required by ordinance, standards, or policy shall require an update to this site plan and architectural review.

Attachments

- | | | |
|---------|----------|---------------|
| 1. Maps | 2. Plans | 3. Resolution |
|---------|----------|---------------|



Village of Mukwonago GIS
Aerial Photo

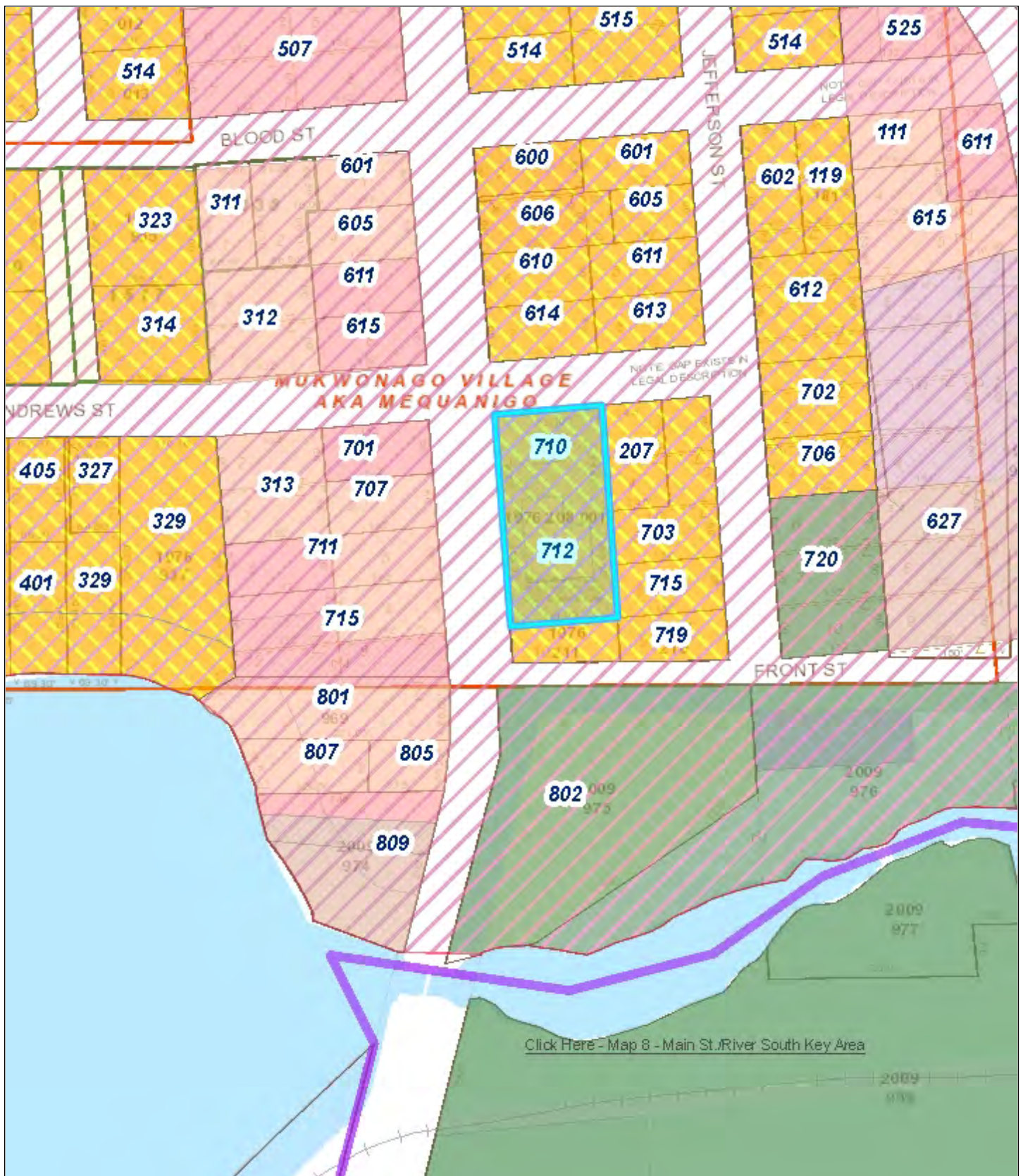
DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 167'

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" = 167'

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

Print Date: 9/16/2021

MUKWONAGO VILLAGE PLAZA

VILLAGE PUMPER

710 Main Street
Mukwonago, WI

DRAWING INDEX:

- SP-1 SITE PLAN, DRAWING INDEX
- SP-2 LANDSCAPE PLAN
- A-1 DUMPSTER ENCLOSURE PLAN & ELEVATIONS
- & ALTERNATE OPTION, PLANTER SECTION

PROJECT DESCRIPTION:

ADD LANDSCAPING BETWEEN DRIVEWAYS AND ON THE NORTHWEST CORNER OF THE PROPERTY. REMOVE EXISTING AIR / VAC MACHINE AND RE-LOCATE TO THE EAST SIDE OF PROPERTY. NEW ELECTRIC VEHICLE CHARGING STATION AND DUMPSTER ENCLOSURE.

BUILDING INFORMATION:

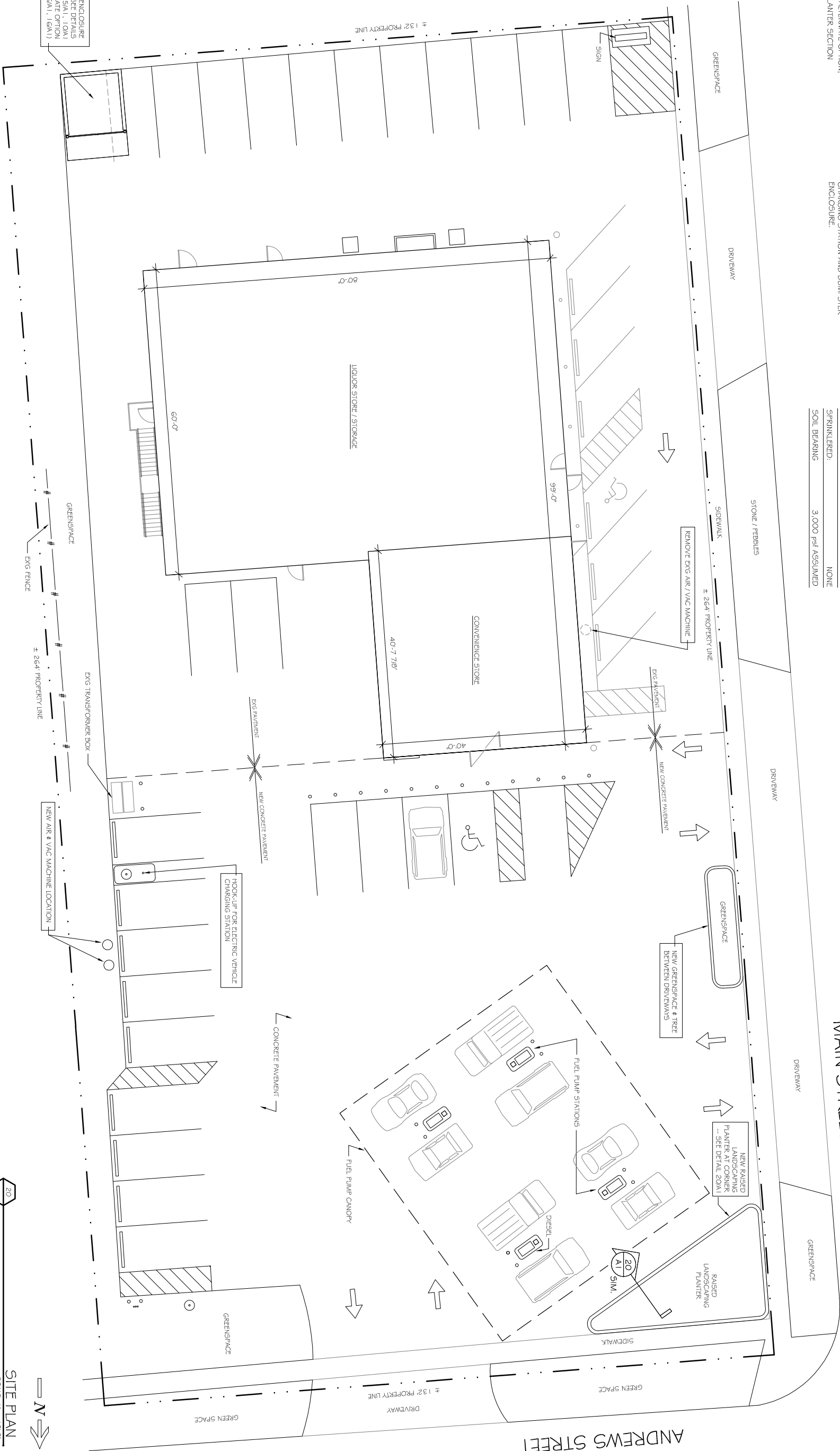
CONSTRUCTION TYPE:	TYPE VB
BUILDING FOOTPRINT:	6,360 S.F.
NO. OF FLOORS:	1
OCCUPANCY GROUP:	M / S-1
SPRINKLERED:	NONE
SOIL BEARING	3,000 PSF ASSUMED

ALL DRAWINGS ARE
1/2 SCALE SHOWN

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

MAIN STREET

ANDREWS STREET



SP-1

MUKWONAGO VILLAGE PLAZA
VILLAGE PUMPER
710 Main St
Mukwanago, WI

theDesign
Alliance
Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404

DRAWING NAMES

SITE PLAN

DRAWING INDEX

REVISIONS

PROJECT DATA

DATE: 1/12/2021

DRAWN BY: C.J.

CHECKED BY: P.W.

SHEET NO.



SITE PLAN

SCALE: 1" = 10'-0"

2021 VILLAGE PUMPER.VP-DRAWINGS.DWG

DATE: 10/22/2019

TYPE	DESCRIPTION	PLANTING SIZE	NATURE SIZE	QUANTITY
A	EXISTING TREES TO REMAIN	-	-	1
B	NEW TREES - T.B.D.	18-24" H	4" DIA	8
C	TAXUS TAUNTONII	15-18" H	3" DIA	17
D	DWARF SPIREA FROEBELII			

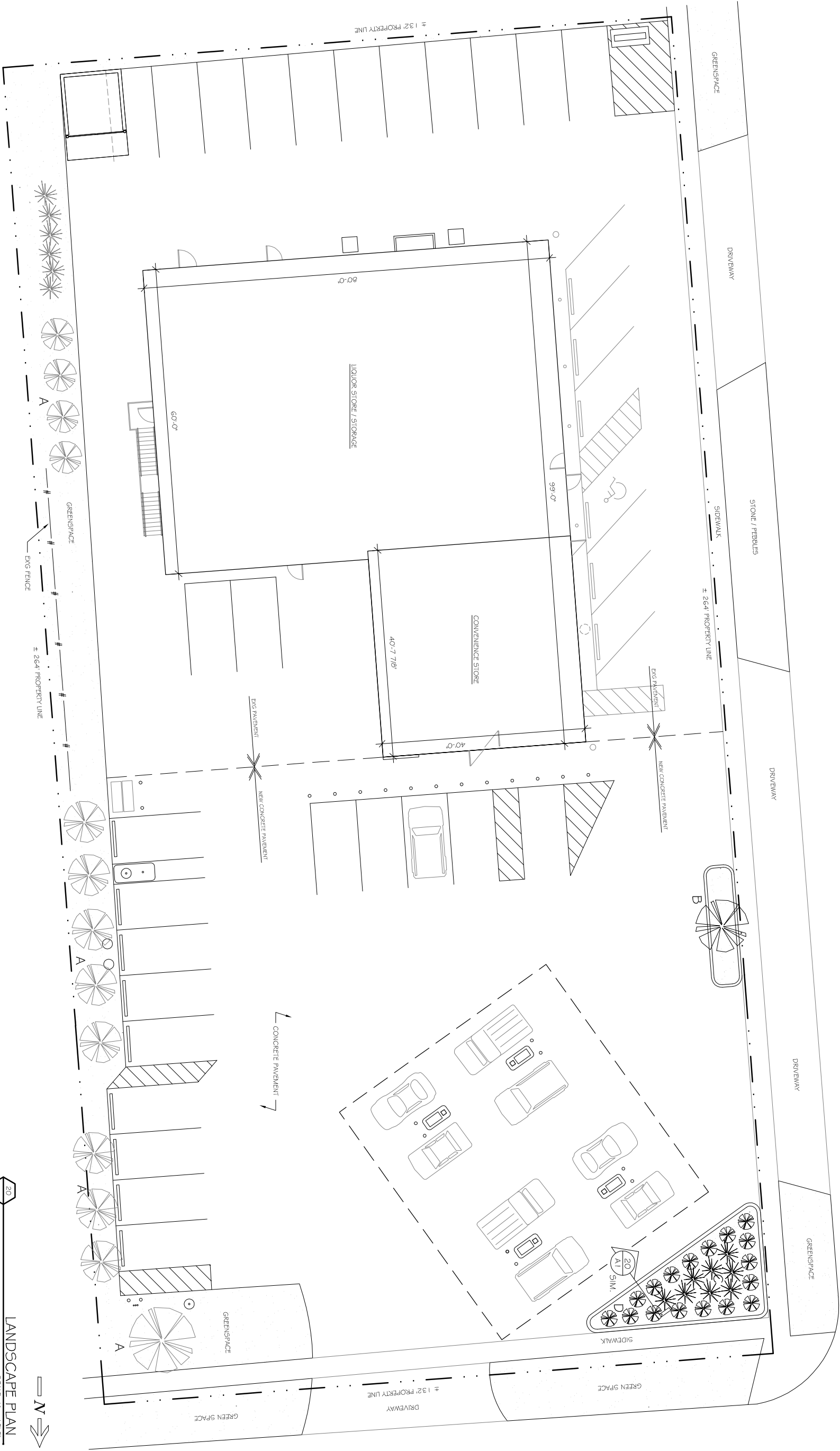
PLANTING SCHEDULE

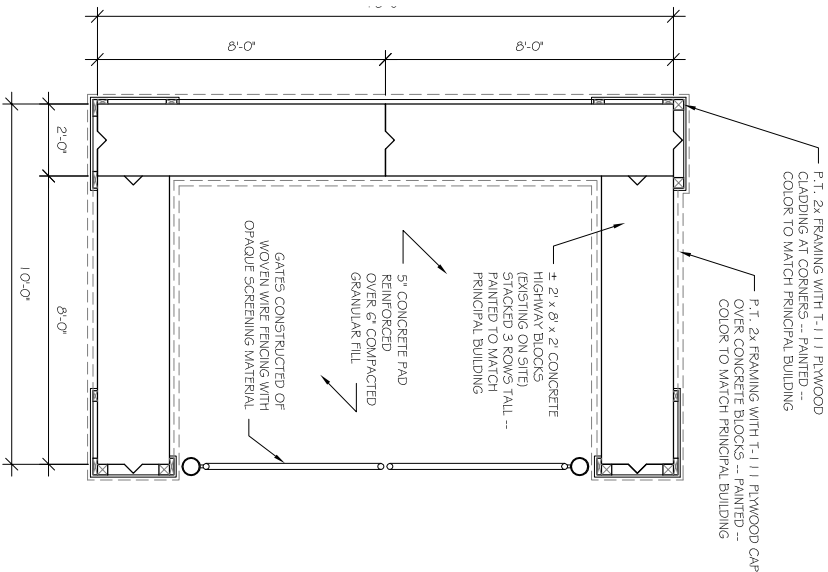
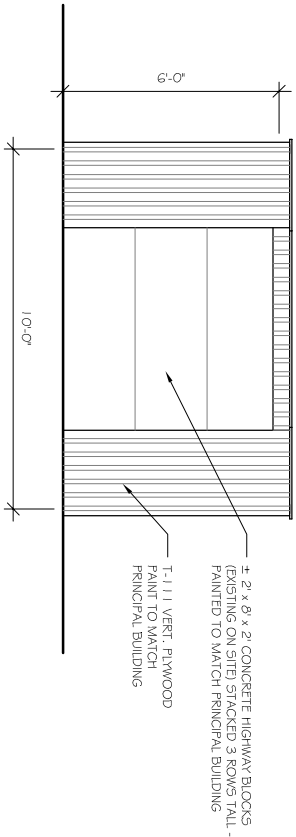
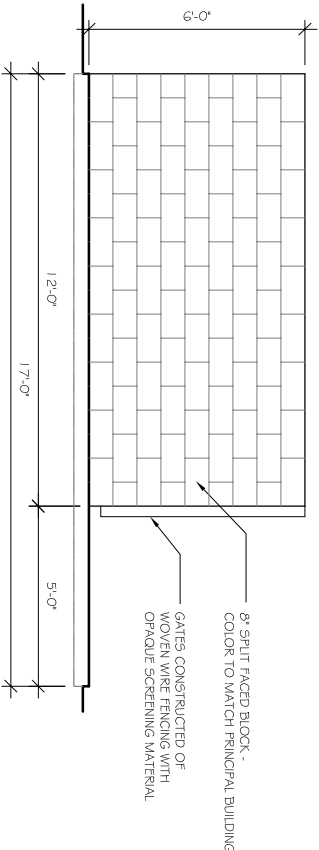
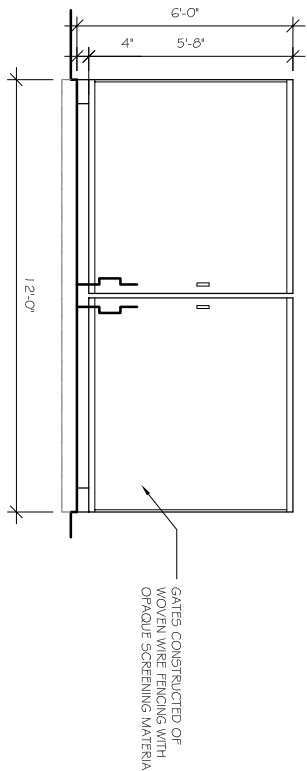
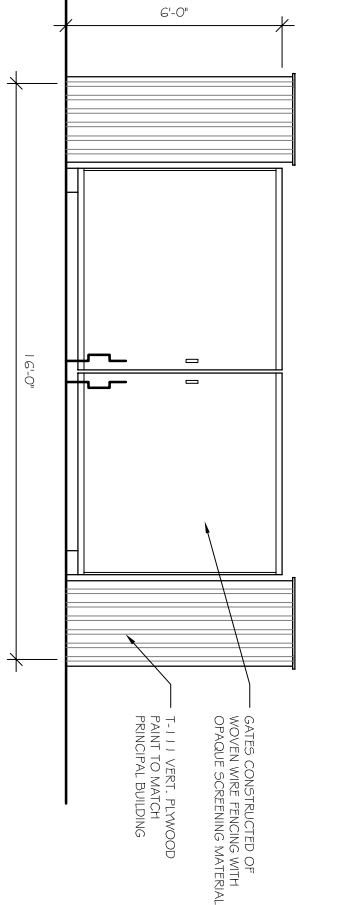
SITE INFORMATION:

SITE AREA:	± 34970 S.F. (± 0.80 ACRE)
IMPERMEABLE SURFACE AREA:	± 31295 S.F. (± 89.5%)
GREEN SPACE AREA:	± 3675 S.F. (± 10.5%)

ALL DRAWINGS ARE
1/2 SCALE SHOWN

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





6
A1

DUMPSTER ENCLOSURE SIDE ELEVATION
(ALTERNATE OPTION)

SCALE: 3/8" = 1'-0"
202 VILLAGE PUMPER/V-P-DRAWINGS.DWG
DATE: 10/22/2019

3
A1

DUMPSTER ENCLOSURE FRONT ELEVATION

SCALE: 3/8" = 1'-0"
201 9VILLAGE PUMPER/V-P-DRAWINGS.DWG
DATE: 1/21/2020

5
A1

DUMPSTER ENCLOSURE SIDE ELEVATION

SCALE: 3/8" = 1'-0"
201 9VILLAGE PUMPER/V-P-DRAWINGS.DWG
DATE: 1/21/2020

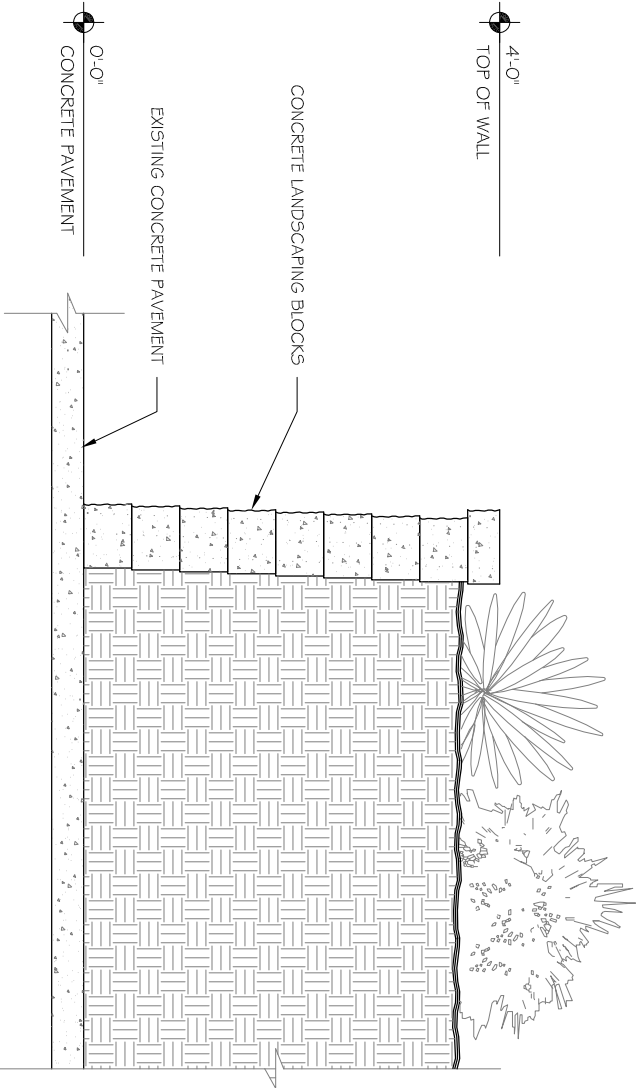
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A1

DUMPSTER ENCLOSURE PLAN

SCALE: 3/8" = 1'-0"
201 9VILLAGE PUMPER/V-P-DRAWINGS.DWG
DATE: 1/21/2020

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

ALL DRAWINGS ARE
1/2 SCALE SHOWN



6
A1

DUMPSTER ENCLOSURE PLAN
(ALTERNATE OPTION)

SCALE: 3/8" = 1'-0"
202 VILLAGE PUMPER/V-P-DRAWINGS.DWG
DATE: 10/22/2019

20
A1

RAISED LANDSCAPING PLANTER SECTION

SCALE: N.T.S.
202 VILLAGE PUMPER/V-P-DRAWINGS.DWG
DATE: 10/22/2019

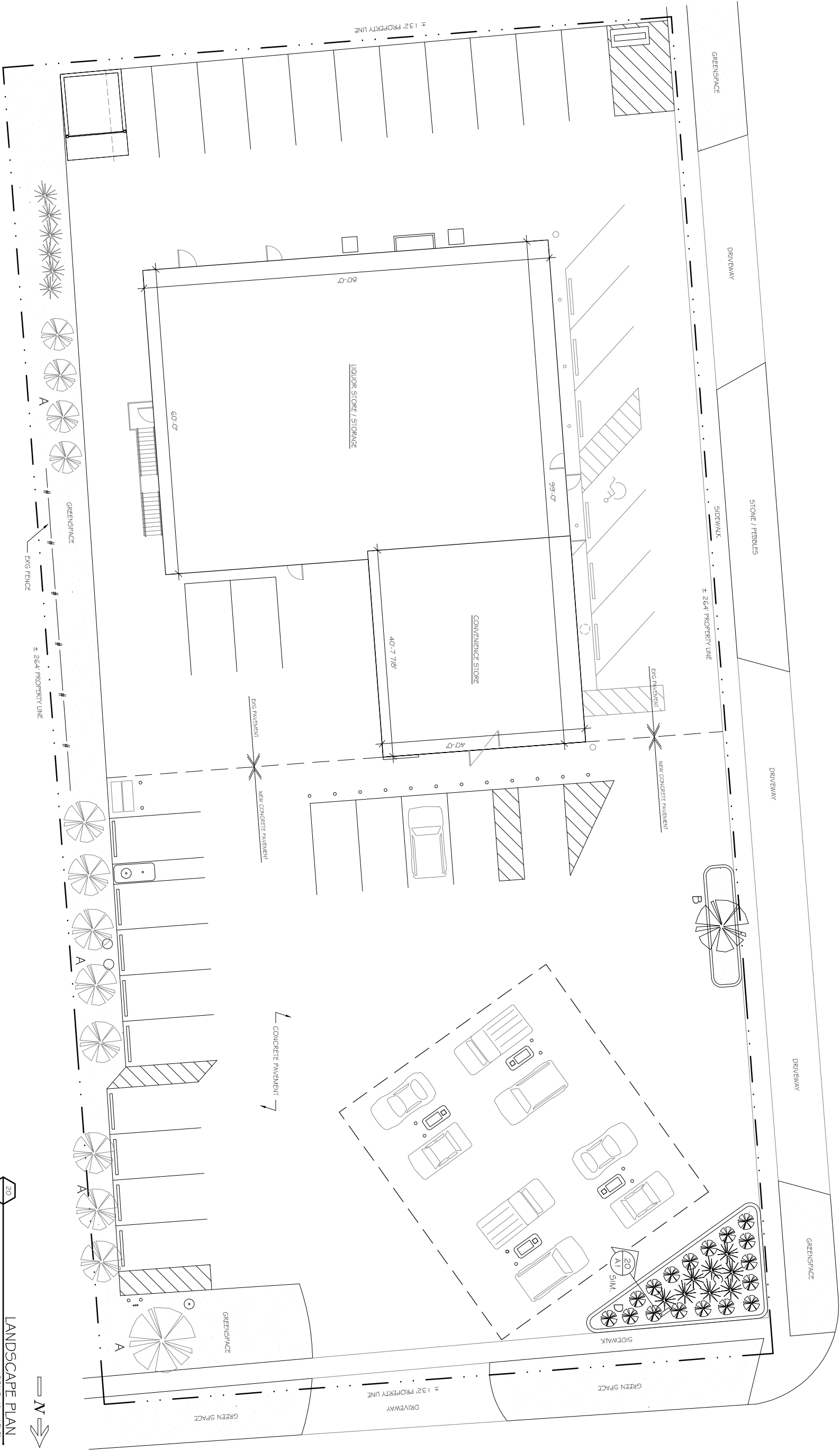
DRAWING NAMES	
DUMPSTER ENCLOSURE	PLAN & ELEVATIONS
& ALTERNATE OPTION	PLANTER SECTION
REVISIONS	
PROJECT DATA	
DATE: 1/12/2021	
DRAWN BY: C.J.	
CHECKED BY: P.W.	
SHEET NO.	

PLANTING SCHEDULE				
TYPE	DESCRIPTION	PLANTING SIZE	NATURE SIZE	QUANTITY
A	EXISTING TREES TO REMAIN	-	-	1
B	NEW TREES - T.B.D.	18-24" H	4" DIA	8
C	TAXUS TAUNTONII	15-18" H	3" DIA	17
D	DWARF SPIREA FROEBELII	-	-	-

SITE INFORMATION:		± 34970 S.F. (± 0.80 ACRE)
SITE AREA:		± 31295 S.F. (± 0.71 ACRE)
IMPERMEABLE SURFACE AREA:		± 3675 S.F. (± 0.08 ACRE)
GREEN SPACE AREA:		± 10.5%

ALL DRAWINGS ARE
1/2" SCALE SHOWN

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





Domus 50 is one of the most versatile luminaires offered by LumeC. This classic shape was one of the first in a line of pioneering LumeC designs. **Domus** offers a subtly refined design that balances shape, dimension and proportion.

Project: _____

Location: _____

Cat.No: _____

Type: _____

Lamps: _____ Qty: _____

Notes: _____

Ordering guide

Example: DMS50-90W80LED4K-T-ACDR-LE3F-120-DMG-SMB-RCD-PH8-BKTX

Series	LED module		Gen	Globe material	Optical system	Voltage	Driver options
DMS50			G3				
DMS50 Domus	4000K	3000K	G3	ACDR Acrylic globe	Globe	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	AST ³ Pre-set, progressive start-up CLO ³ Pre-set, manage lumen depreciation DALI ³ Pre-set, compatible with the DALI control system OTL ³ Pre-set to signal end of life of the lamp DMG 0-10V CDMGE25 ³ 8 hrs. 25% reduction CDMGE50 ³ 8 hrs. 50% reduction CDMGE75 ³ 8 hrs. 75% reduction CDMGM25 ³ 6 hrs. 25% reduction CDMGM50 ³ 6 hrs. 50% reduction CDMGM75 ³ 6 hrs. 75% reduction CDMG525 ³ 4 hrs. 25% reduction CDMG550 ³ 4 hrs. 50% reduction CDMG575 ³ 4 hrs. 75% reduction SRD ³ Sensor ready driver, standard configuration SRD1 ³ Sensor ready driver, alternate configuration
	35W32LED4K	35W32LED3K			LE2A ⁶ Type II (ASYM) with globe		
	55W32LED4K	55W32LED3K			LE3A ⁶ Type III (ASYM) with globe		
	55W48LED4K	55W48LED3K			LE4A ⁶ Type IV (ASYM) with globe		
	70W64LED4K	70W64LED3K			Sag lens		
	72W32LED4K	72W32LED3K			LE2S Type II (ASYM) Sag glass lens		
	80W48LED4K	80W48LED3K			LE3S Type III (ASYM) Sag glass lens		
	90W80LED4K	90W80LED3K			LE4S Type IV (ASYM) Sag glass lens		
	108W48LED4K	108W48LED3K			LE5S ¹ Type V (SYMM) Sag glass lens		
	110W64LED4K	110W64LED3K			Flat lens		
	135W80LED4K	135W80LED3K			LE2F Type II (ASYM) Flat glass lens		
	145W64LED4K	145W64LED3K			LE3F Type III (ASYM) Flat glass lens		
	180W80LED4K	180W80LED3K			LE4F Type IV (ASYM) Flat glass lens		
					LE5F ¹ Type V (SYMM) Flat glass lens		

Ordering guide (continued)

Adaptors	Luminaire options		Poles & Brackets	Finish
MA1	1 1/4" NPT threaded hole adaptor	BO Bridge and Overpass	Consult signify.com/outdoorluminaires for details and the complete line of Signify poles and brackets.	BE2TX Textured midnight blue
MA2	1 1/2" NPT threaded hole adaptor	DE1 Decorative deflector		BE6TX Textured ocean blue
SMA ⁷	Decorative retro side-mounted cast-aluminum, accepts tubes from 1 5/8" to 2 3/8"	HS House side shield		BE8TX Textured royal blue
		PH7 Photoelectric cell, bottom type		BG2TX Textured Sandstone
		PH8 ^{2,4} Photoelectric cell, extended life		BKTX Textured black
SMB	Decorative contemporary side-mounted cast-aluminum, accepts tubes from 1 5/8" to 2 3/8"	PH9 ^{2,4} Photoelectric cell, extended life		BRTX Textured bronze
		PHXL ^{2,4} Photoelectric cell, extended life		GN4TX Textured blue green
		RC ^{2,5} Receptacle 3 pins		GN6TX Textured forest green
		RCD ^{2,5} Receptacle 5 pins		GN8TX Textured Dk forest green
		RCD7 ^{2,5} Receptacle 7 pins		GNTX Textured green
		SP2 Surge protector		GR Gray sandtex
				GY3TX Textured medium grey
				NP Natural aluminum
				RD2TX Textured burgundy
				RD4TX Textured scarlet
				TG Hammertone gold
				WHTX Textured white

Footnotes

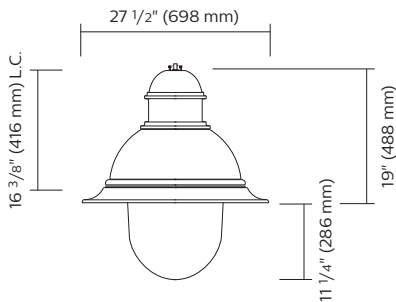
- Not available with **HS** option.
- SMA** or **SMB** adaptors is required for this option.
- Not available 347-480 volt.
- Luminaire option **RC**, **RCD** or **RCD7** is required with this options.
- Use of photoelectric cell or shorting cap is required to ensure proper illumination.
- Globe Material **ACDR** is required with this optical system.
- Only 3 pin receptacle **RC** is available with **SMA** adaptor.

DMS50 Domus LED Pendant

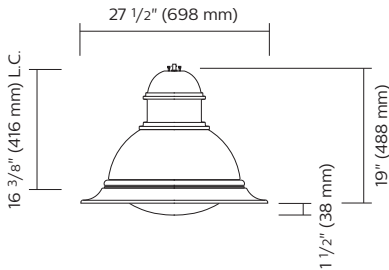
Urban Luminaire

Dimensions

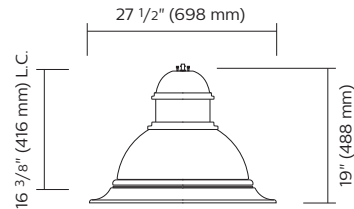
EPA: 1.35 ft² max.
Weight: 42 lbs (19.1kg) max.



DMS50 - A optics
 Long drop globe



DMS50 - S optics
 Sag lens



DMS50 - F optics
 Flat lens

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours.

Ambient Temperature °C	Driver mA	Calculated L ₇₀ Hours	L ₇₀ per TM-21	Lumen Maintenance % at 60,000 hrs
35°C	700 mA	>100,000 hours	>60,000 hours	>86%

DMS50 Domus LED Pendant

Urban Luminaire

LED Wattage and Lumen Values: for DMS50

Ordering Code:	Total LEDs	LED current (mA)	Average System Wattage (W)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
Flat Lens 3000K				LE2F			LE3F			LE4F			LE5F		
35W32LED3K-G3-x	32	350	37	5051	136	B1-U0-G1	4992	135	B1-U0-G1	4954	134	B1-U0-G1	4925	133	B3-U0-G1
55W32LED3K-G3-x	32	530	55	7264	132	B2-U0-G1	7178	131	B1-U0-G2	7123	130	B1-U0-G2	7082	129	B3-U0-G2
72W32LED3K-G3-x	32	700	72	9145	127	B2-U0-G2	9036	126	B2-U0-G2	8968	125	B2-U0-G2	8916	124	B3-U0-G2
55W48LED3K-G3-x	48	350	54	7555	141	B2-U0-G1	7466	139	B2-U0-G2	7409	138	B1-U0-G2	7366	137	B3-U0-G2
80W48LED3K-G3-x	48	530	80	10807	135	B2-U0-G2	10679	133	B2-U0-G2	10598	132	B2-U0-G2	10536	132	B4-U0-G2
108W48LED3K-G3-x	48	700	105	13572	129	B3-U0-G2	13411	128	B2-U0-G2	13309	127	B2-U0-G2	13232	126	B4-U0-G2
70W64LED3K-G3-x	64	350	69	9825	142	B2-U0-G2	9709	140	B2-U0-G2	9635	139	B2-U0-G2	9579	138	B3-U0-G2
110W64LED3K-G3-x	64	530	105	14083	134	B3-U0-G2	13917	132	B2-U0-G2	13811	131	B2-U0-G2	13731	130	B4-U0-G2
145W64LED3K-G3-x	64	700	138	17694	128	B3-U0-G2	17485	127	B3-U0-G2	17352	126	B3-U0-G3	17251	125	B4-U0-G2
90W80LED3K-G3-x	80	350	86	12264	143	B3-U0-G2	12119	141	B2-U0-G2	12027	140	B2-U0-G2	11957	139	B4-U0-G2
135W80LED3K-G3-x	80	530	131	17519	134	B3-U0-G2	17311	133	B3-U0-G2	17180	132	B3-U0-G3	17081	131	B4-U0-G2
180W80LED3K-G3-x	80	700	174	21865	126	B3-U0-G3	21606	124	B3-U0-G3	21442	123	B3-U0-G3	21318	122	B5-U0-G3
Sag Lens 3000K				LE2S			LE3S			LE4S			LE5S		
35W32LED3K-G3-x	32	350	37	5114	138	B1-U0-G1	5068	137	B1-U0-G1	5062	136	B1-U0-G1	5102	138	B3-U0-G1
55W32LED3K-G3-x	32	530	55	7354	134	B2-U0-G1	7288	133	B1-U0-G2	7279	132	B1-U0-G2	7337	133	B3-U0-G2
72W32LED3K-G3-x	32	700	72	9258	129	B2-U0-G2	9176	127	B2-U0-G2	9164	127	B2-U0-G2	9237	128	B3-U0-G2
55W48LED3K-G3-x	48	350	54	7649	143	B2-U0-G1	7581	141	B1-U0-G2	7571	141	B1-U0-G2	7632	142	B3-U0-G2
80W48LED3K-G3-x	48	530	80	10941	137	B2-U0-G2	10843	136	B2-U0-G2	10830	135	B2-U0-G2	10916	136	B4-U0-G2
108W48LED3K-G3-x	48	700	105	13740	131	B3-U0-G2	13618	130	B2-U0-G2	13601	130	B2-U0-G2	13709	131	B4-U0-G2
70W64LED3K-G3-x	64	350	69	9947	143	B2-U0-G2	9858	142	B2-U0-G2	9846	142	B2-U0-G2	9924	143	B4-U0-G2
110W64LED3K-G3-x	64	530	105	14258	135	B3-U0-G2	14131	134	B2-U0-G2	14114	134	B2-U0-G2	14226	135	B4-U0-G2
145W64LED3K-G3-x	64	700	138	17913	130	B3-U0-G2	17754	129	B3-U0-G2	17732	128	B3-U0-G3	17873	130	B4-U0-G2
90W80LED3K-G3-x	80	350	86	12416	145	B2-U0-G2	12305	143	B2-U0-G2	12290	143	B2-U0-G2	12388	144	B4-U0-G2
135W80LED3K-G3-x	80	530	131	17736	136	B3-U0-G2	17578	135	B3-U0-G2	17557	134	B3-U0-G3	17696	135	B4-U0-G2
180W80LED3K-G3-x	80	700	174	22136	127	B3-U0-G3	21939	126	B3-U0-G3	21912	126	B3-U0-G3	22086	127	B5-U0-G3
Prism Globe 3000K				LE2A			LE3A			LE4A					
35W32LED3K-G3-x	32	350	37	5081	137	B1-U3-G1	5042	136	B1-U3-G2	5056	136	B1-U3-G2	—	—	—
55W32LED3K-G3-x	32	530	55	7306	133	B2-U3-G2	7251	132	B2-U3-G2	7271	132	B1-U3-G2	—	—	—
72W32LED3K-G3-x	32	700	72	9198	128	B2-U3-G2	9128	127	B2-U3-G2	9154	127	B2-U3-G3	—	—	—
55W48LED3K-G3-x	48	350	54	7599	142	B2-U3-G2	7542	141	B2-U3-G2	7563	141	B2-U3-G2	—	—	—
80W48LED3K-G3-x	48	530	80	10870	136	B2-U3-G2	10788	135	B2-U3-G2	10818	135	B2-U3-G3	—	—	—
108W48LED3K-G3-x	48	700	105	13651	130	B3-U3-G3	13548	129	B3-U3-G3	13586	129	B2-U3-G3	—	—	—
70W64LED3K-G3-x	64	350	69	9883	142	B2-U3-G2	9808	141	B2-U3-G2	9835	142	B2-U3-G3	—	—	—
110W64LED3K-G3-x	64	530	105	14166	134	B3-U3-G3	14058	133	B3-U3-G3	14098	134	B2-U3-G3	—	—	—
145W64LED3K-G3-x	64	700	138	17798	129	B3-U3-G3	17663	128	B3-U3-G3	17712	128	B3-U3-G3	—	—	—
90W80LED3K-G3-x	80	350	86	12336	144	B3-U3-G3	12242	143	B2-U3-G3	12276	143	B2-U3-G3	—	—	—
135W80LED3K-G3-x	80	530	131	17622	135	B3-U3-G3	17488	134	B3-U3-G3	17537	134	B3-U3-G3	—	—	—
180W80LED3K-G3-x	80	700	174	21993	126	B3-U3-G3	21826	125	B3-U3-G3	21887	126	B3-U3-G4	—	—	—

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout - contact Applications at signify.com/outdoorluminares.

Note: Some data may be scaled based on tests of similar. But not identical luminaires.

DMS50 Domus LED Pendant

Urban Luminaire

LED Wattage and Lumen Values: for DMS55 @ 4000K

Ordering Code:	Total LEDs	LED current (mA)	Average System Wattage (W)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
Flat Lens 4000K				LE2F			LE3F			LE4F			LE5F		
35W32LED4K-G3-x	32	350	37	5304	143	B1-U0-G1	5241	141	B1-U0-G1	5201	140	B1-U0-G1	5171	139	B3-U0-G1
55W32LED4K-G3-x	32	530	55	7627	139	B2-U0-G1	7537	137	B2-U0-G2	7479	136	B1-U0-G2	7436	135	B3-U0-G2
72W32LED4K-G3-x	32	700	72	9602	133	B2-U0-G1	9488	132	B2-U0-G2	9416	131	B2-U0-G2	9362	130	B3-U0-G2
55W48LED4K-G3-x	48	350	54	7933	148	B2-U0-G2	7839	146	B2-U0-G2	7779	145	B2-U0-G2	7734	144	B4-U0-G2
80W48LED4K-G3-x	48	530	80	11347	142	B2-U0-G2	11213	140	B2-U0-G2	11128	139	B2-U0-G2	11063	138	B4-U0-G2
108W48LED4K-G3-x	48	700	105	14251	136	B3-U0-G2	14082	134	B2-U0-G2	13975	133	B2-U0-G2	13894	132	B4-U0-G2
70W64LED4K-G3-x	64	350	69	10316	149	B3-U0-G2	10194	147	B2-U0-G2	10117	146	B2-U0-G2	10058	145	B4-U0-G2
110W64LED4K-G3-x	64	530	105	14788	140	B3-U0-G2	14613	139	B3-U0-G2	14502	138	B2-U0-G2	14418	137	B4-U0-G2
145W64LED4K-G3-x	64	700	138	18579	135	B3-U0-G2	18359	133	B3-U0-G2	18219	132	B2-U0-G2	18114	131	B4-U0-G2
90W80LED4K-G3-x	80	350	86	12877	150	B3-U0-G2	12724	148	B3-U0-G2	12628	147	B3-U0-G3	12555	146	B4-U0-G2
135W80LED4K-G3-x	80	530	131	18395	141	B3-U0-G3	18177	139	B3-U0-G2	18039	138	B3-U0-G3	17935	137	B5-U0-G3
180W80LED4K-G3-x	80	700	174	22958	132	B3-U0-G3	22686	130	B3-U0-G3	22514	129	B3-U0-G3	22384	128	B5-U0-G3
Sag Lens 4000K				LE2S			LE3S			LE4S			LE5S		
35W32LED4K-G3-x	32	350	37	5370	145	B1-U0-G1	5322	143	B1-U0-G1	5315	143	B1-U0-G1	5358	144	B3-U0-G1
55W32LED4K-G3-x	32	530	55	7721	140	B2-U0-G1	7653	139	B1-U0-G2	7643	139	B1-U0-G2	7704	140	B3-U0-G2
72W32LED4K-G3-x	32	700	72	9721	135	B2-U0-G1	9634	134	B2-U0-G2	9623	134	B2-U0-G2	9699	135	B4-U0-G2
55W48LED4K-G3-x	48	350	54	8031	150	B2-U0-G2	7960	149	B2-U0-G2	7950	148	B1-U0-G2	8013	149	B3-U0-G2
80W48LED4K-G3-x	48	530	80	11488	144	B2-U0-G2	11386	142	B2-U0-G2	11372	142	B2-U0-G2	11462	143	B4-U0-G2
108W48LED4K-G3-x	48	700	105	14427	137	B3-U0-G2	14299	136	B2-U0-G2	14281	136	B2-U0-G2	14395	137	B4-U0-G2
70W64LED4K-G3-x	64	350	69	10444	150	B3-U0-G2	10351	149	B2-U0-G2	10338	149	B2-U0-G2	10421	150	B4-U0-G2
110W64LED4K-G3-x	64	530	105	14971	142	B3-U0-G2	14838	141	B2-U0-G2	14819	141	B2-U0-G2	14937	142	B4-U0-G2
145W64LED4K-G3-x	64	700	138	18809	136	B3-U0-G2	18642	135	B2-U0-G2	18619	135	B3-U0-G3	18767	136	B5-U0-G3
90W80LED4K-G3-x	80	350	86	13037	152	B3-U0-G2	12921	151	B3-U0-G3	12905	150	B2-U0-G2	13007	152	B4-U0-G2
135W80LED4K-G3-x	80	530	131	18623	143	B3-U0-G3	18457	141	B3-U0-G3	18435	141	B3-U0-G3	18581	142	B4-U0-G2
180W80LED4K-G3-x	80	700	174	23243	133	B3-U0-G3	23036	132	B3-U0-G3	23008	132	B3-U0-G4	23190	133	B5-U0-G3
Prism Globe 4000K				LE2A			LE3A			LE4A					
35W32LED4K-G3-x	32	350	37	5335	144	B1-U3-G1	5294	143	B1-U3-G2	5309	143	B1-U3-G2	—	—	—
55W32LED4K-G3-x	32	530	55	7672	139	B2-U3-G2	7613	138	B2-U3-G2	7635	139	B2-U3-G2	—	—	—
72W32LED4K-G3-x	32	700	72	9658	134	B2-U3-G2	9585	133	B2-U3-G2	9612	134	B2-U3-G3	—	—	—
55W48LED4K-G3-x	48	350	54	7979	149	B2-U3-G2	7919	148	B2-U3-G2	7941	148	B2-U3-G2	—	—	—
80W48LED4K-G3-x	48	530	80	11414	143	B2-U3-G2	11327	142	B2-U3-G3	11359	142	B2-U3-G3	—	—	—
108W48LED4K-G3-x	48	700	105	14334	137	B3-U3-G3	14225	135	B3-U3-G3	14265	136	B2-U3-G3	—	—	—
70W64LED4K-G3-x	64	350	69	10377	150	B2-U3-G2	10298	148	B2-U3-G2	10327	149	B2-U3-G3	—	—	—
110W64LED4K-G3-x	64	530	105	14874	141	B3-U3-G3	14761	140	B3-U3-G3	14803	140	B2-U3-G3	—	—	—
145W64LED4K-G3-x	64	700	138	18688	135	B3-U3-G3	18546	134	B3-U3-G3	18598	135	B3-U3-G4	—	—	—
90W80LED4K-G3-x	80	350	86	12952	151	B3-U3-G3	12854	150	B2-U3-G3	12890	150	B2-U3-G3	—	—	—
135W80LED4K-G3-x	80	530	131	18503	142	B3-U3-G3	18362	141	B3-U3-G3	18413	141	B3-U3-G4	—	—	—
180W80LED4K-G3-x	80	700	174	23093	133	B3-U3-G3	22917	132	B3-U3-G3	22981	132	B3-U3-G4	—	—	—

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout - contact Applications at signify.com/outdoorluminares.

Note: Some data may be scaled based on tests of similar. But not identical luminaires.

Specifications:

Housing

In a round shape, this housing is made of die cast A380 aluminum, c/w a watertight grommet, mechanically assembled to the bracket with four bolts 5/16 18 UNC. This suspension system permits for a full rotation of the luminaire in 90° increments.

Access-mechanism

A die cast A360 aluminum technical ring with latch, hinge and a cast in decorative skirt. The mechanism shall offer tool free access to the inside of the luminaire. An embedded memory retentive gasket shall ensure weatherproofing.

Light engine

LEDgine composed of 5 main components:
Heat Sink / Lens / LED lamp / Driver / Optical System

Electrical components are RoHS compliant.

DMS50 Domus LED Pendant

Urban Luminaire

Specifications:

LED engine

LED type: Lumileds LUXEON T. Composed of high-performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000 Kelvin nominal (3985K +/- 275K or 3710K to 4260K) or Warm white, 3000 Kelvin nominal (3045K +/- 175K or 2870K to 3220K), CRI 70 Min. 75 Typical.

Lens

LExF / LExS: Made of soda lime tempered glass lens, mechanically assembled and sealed onto the lower part of the heat sink.

LExA (Globe): Made of one-piece seamless injection-molded impact-resistant (DR) acrylic having an inner prismatic surface. The globe is mechanically assembled and sealed onto the lower part of the heat sink.

Heat sink

Made of cast aluminum optimizing the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device).

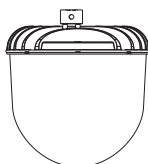
Driver

Driver comes standard with dimming compatible 0-10V. High power factor of 95%. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 VAC rated for both application line to line or line to neutral, Class I, THD of 20% max. Maximum ambient operating temperature from 40F(40C) to 130F(55C) degrees. Certified in compliance to UL1310 cULus requirement. Dry and damp location. Assembled on a unitized removable tray with Tyco quick disconnect plug resisting to 221F(105C) degrees. The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

Optical system

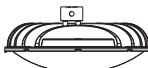
Composed of high performance optical grade PMMA acrylic refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Optical system is rated IP66. Performance shall be tested per LM 63, LM 79 and TM 15 (IESNA) certifying its photometric performance. Street side indicated. Flat lens (F optics) is Dark Sky compliant with 0% uplight and U0 per IESNA TM 15.

Prismatic globe: IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with globe having an inner prismatic surface permanently sealed onto the lower part of the heat sink.



LE2A - Type II (ASYM) with globe (ACDR)
LE3A - Type III (ASYM) with globe (ACDR)
LE4A - Type IV (ASYM) with globe (ACDR)

Sag lens: IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with a tempered-glass sag lens permanently sealed onto the lower part of the heat sink.



LE2S - Type II (ASYM) Sag glass lens
LE3S - Type III (ASYM) Sag glass lens
LE4S - Type IV (ASYM) Sag glass lens
LE5S - Type V (SYMM) Sag glass lens

Flat lens: IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with a tempered-glass flat lens permanently sealed onto the lower part of the heat sink.



LE2F - Type II (ASYM) Flat glass lens
LE3F - Type III (ASYM) Flat glass lens
LE4F - Type IV (ASYM) Flat glass lens
LE5F - Type V (SYMM) Flat glass lens

Driver options

AST: Pre-set driver for progressive start-up of the LED module(s) to optimize energy management and enhance visual comfort at start-up.

CLO: Pre-set driver to manage the lumen depreciation by adjusting the power given to the LEDs offering the same lighting intensity during the entire lifespan of the LED module.

DALI: Pre-set driver compatible with the DALI control system.

OTL: Pre-set driver to signal end of life of the LED module(s) for better fixture management.

DMG: Dimmable driver 0-10V.

CDMG: Dynadimmer standard dimming functionalities including pre-programmed scenarios to suit many applications and needs from safety to maximum energy savings.

Ordering Code	Scenario	Dimming Time	Dimming Level
CDMG S25	Safety	4 hours	25% power
CDMG S50	Safety	4 hours	50% power
CDMG S75	Safety	4 hours	75% power
CDMG M25	Median	6 hours	25% power
CDMG M50	Median	6 hours	50% power
CDMG M75	Median	6 hours	75% power
CDMG E25	Economy	8 hours	25% power
CDMG E50	Economy	8 hours	50% power
CDMG E75	Economy	8 hours	75% power

SRD: Sensor Ready Driver including SR communication (used for dimming and other functionalities), 24V auxiliary supply and a logical signal input (LSI) connected to the top NEMA twist lock receptacle.

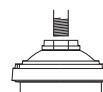
SRD1: Sensor Ready Driver including SR communication (used for dimming and other functionalities) but with 24V auxiliary supply and a logical signal input (LSI) not connected to the top NEMA twist lock.

Surge protector

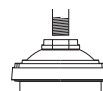
Surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) model specification for LED roadway luminaires electrical immunity requirements for High Test Level 10kV / 10kA. **SP2** 20kV/20kA optional.

Luminaire adaptor

MA1: The luminaire is suspended by means of a mounting adaptor with a 1¼" (32mm) NPT threaded hole accepting a threaded tube from the mounting. Retrofit adaptor for existing mounting



MA2: 1½" (38mm) NPT threaded hole accepting threaded tube from the mounting. Retrofit adaptor for existing mounting.



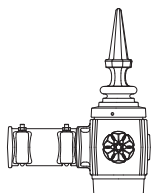
DMS50 Domus LED Pendant

Urban Luminaire

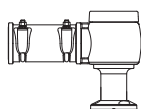
Specifications (continued):

Luminaire adaptor (continued)

SMA: The luminaire is suspended by means of a decorative side-mounted cast aluminum adaptor. This adaptor accepts tubes from 1½" to 2½" (41 to 60 mm) and is adjustable to more or less 5°. The adaptor features a cast aluminum decorative cover and finial.



SMB: The luminaire is suspended by means of a decorative side-mounted cast aluminum adaptor. This adaptor accepts tubes from 1½" to 2½" (41 to 60 mm) and is adjustable to more or less 5°.



Luminaire options

BO: Bridge and Overpass

HS: House side shield

PH7: Photoelectric cell, bottom type

PH8: Photoelectric Cell, Twist-lock Type. Allows a 90° rotation.



PHXL: Extended life photoelectric cell, Twist-lock Type. Allows a 90° rotation.



Luminaire options

PH9: Shorting cap, Twist-lock Type



RC: Receptacle 3 pins



RCD: Receptacle 5 pins



RCD7: Receptacle 7 pins



SP2: Integral surge protector

Finish

In accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with +/- 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

Finish Options Include:

BE2TX: Textured Midnight Blue
BE6TX: Textured Ocean Blue
BE8TX: Textured Royal Blue
BG2TX: Textured Sandstone
BKTX: Textured Black
BRTX: Textured Bronze
GN4TX: Textured Blue Green
GN6TX: Textured Forest Green
GN8TX: Textured Dark Forest Green
GNTX: Textured Green
GR: Gray Sandtex
GY3TX: Textured Medium Grey
NP: Natural Aluminum
RD2TX: Textured Burgundy
RD4TX: Textured Scarlet
TG: Hammer-tone Gold
WHTX: Textured White

Wiring

Gauge (#14) TEW/AWM 1015 or 1230 wires, 6" (152mm) minimum exceeding from luminaire.

Hardware

All exposed screws shall be complete with Ceramic primer-seal base coat to reduce seizing of the parts and offers a high resistance to corrosion. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Luminaire useful life

Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, System Reliability Tool, Advance data and Lumileds LM-80/TM-21 data, expected to reach 100,000+ hours with >L70 lumen maintenance @ 25°C. Luminaire Useful Life accounts for LED lumen maintenance AND all of these additional factors including: LED life, driver life, PCB substrate, solder joints, on/off cycles, burning hours and corrosion. Entire luminaire is rated for operation in ambient temperature of -40°C / -40°F up to +35°C / +95°F.

LED products

(manufacturing standard)

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340 5 1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Quality control

Manufactured to ISO 9001 2008 standards and ISO 14001-2004 International Quality Standards Certification.

Vibration resistance

Meets the ANSI C136.31, American National Standard for Roadway Luminaire Vibration specifications for Bridge/overpass applications. (Tested for 3G over 100 000 cycles)

Certifications and Compliance

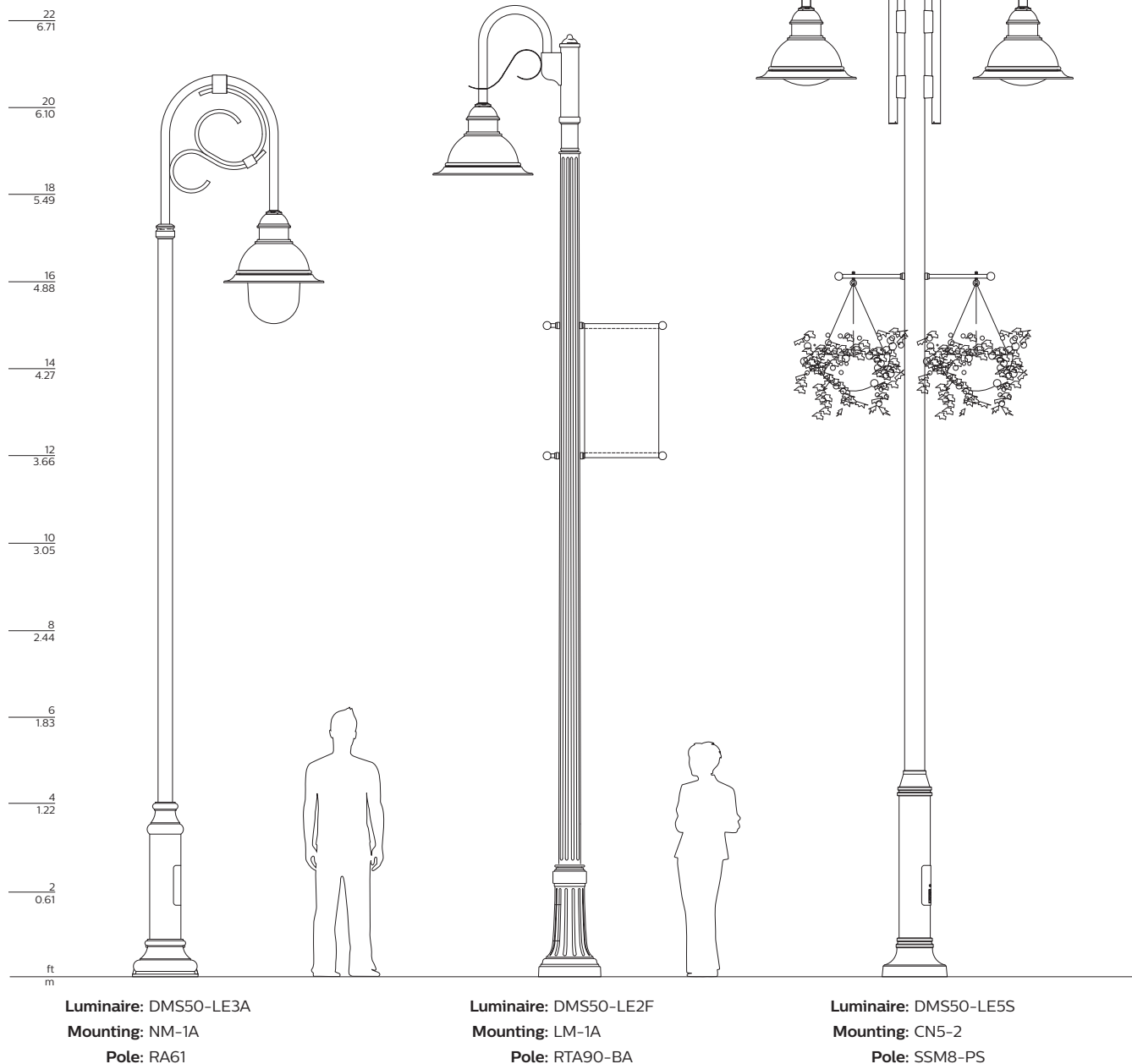
CSA, cULus Listed for Canada and USA. Domus LED luminaires are DesignLights Consortium qualified.

DMS50 Domus LED Pendant

Urban Luminaire

Specifications (continued):

Poles & Brackets Sample configurations.



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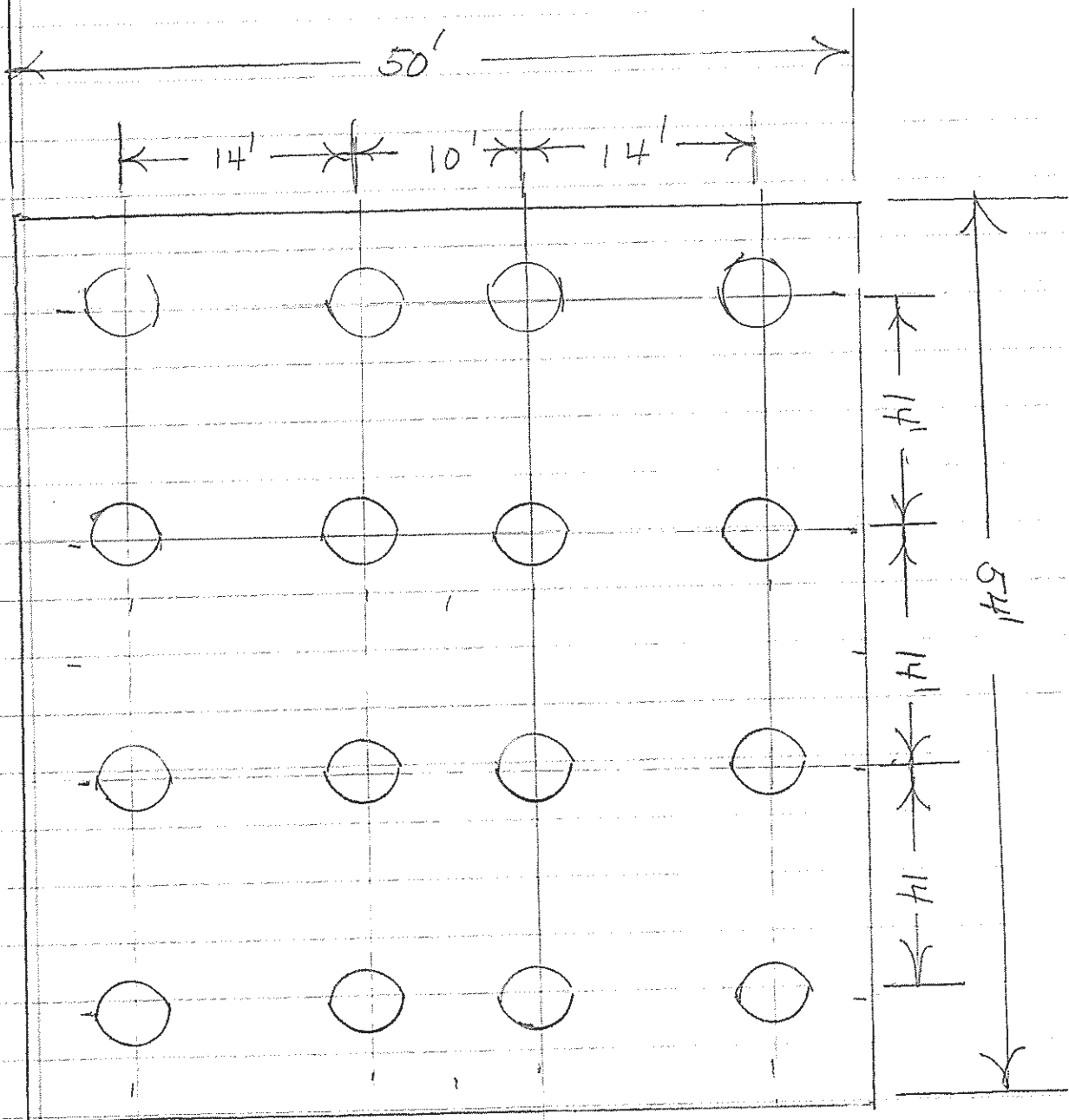
Signify North America Corporation
200 Franklin Square Drive,
Somerset, NJ 08873
Telephone 855-486-2216

Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone 800-668-9008

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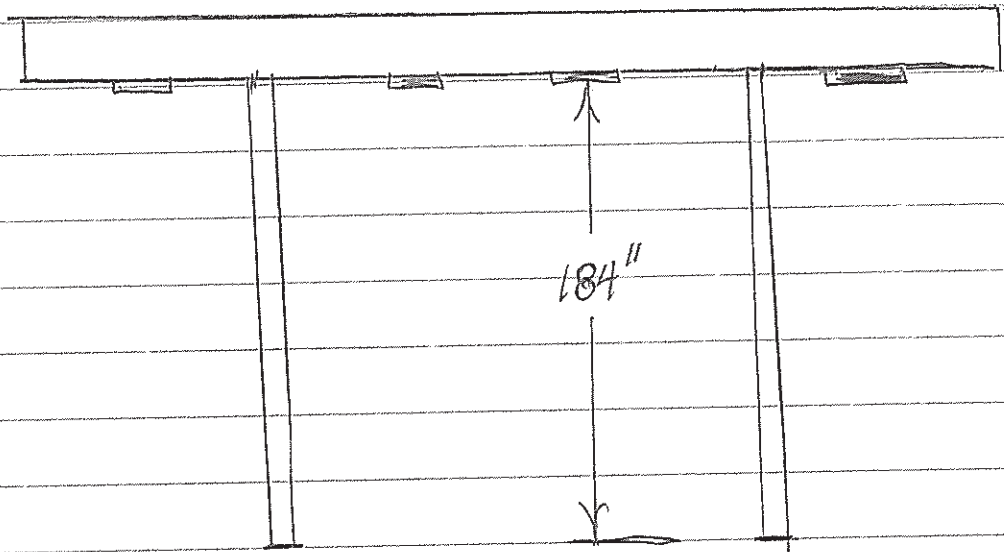
Village Pumper Canopy

710 Main St
Mukwonago



Village Pumper Canopy

710 Main St
Mukwonago





Excellence through experience™

Fuel System Sales and Service

Established in 1979

102 Enterprise Drive - PO Box 448 - Hillsboro, WI 54634

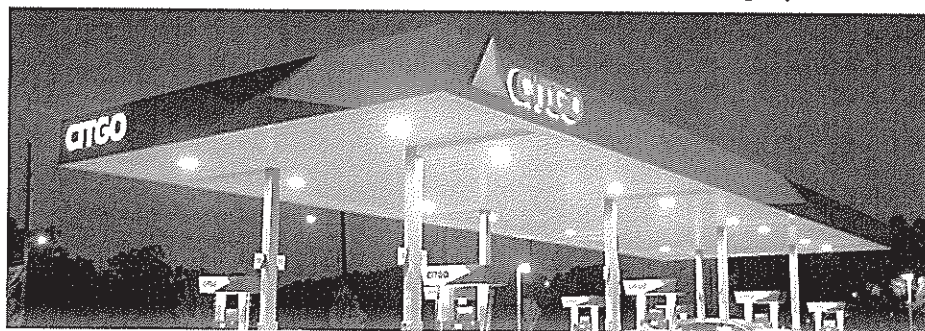
800.236.0448 - Fax 608.489.2389 - www.metcohq.com

Submitted To: John Theisen
 Phone: 414-690-9256
 Fax: 262-363-3838
 Cell:
 Email: jtheisen@gmail.com
 Site Address: Village Pumper
 710 S Main St.
 Mukwonago, WI 53149

Project: LED Lighting Upgrade
 Date: 05/25/14
 Proposal No: 14GC0725BD
 Prepared By: Bill Danforth 608-386-1882
bdanforth@metcohq.com
 Billing Address: Village Plaza, LTD
 2100 Church St.
 East Troy, WI 53120

Legacy Canopy Lighting

In 1995, LSI defined the standard in canopy lighting with the Scottsdale...today, they are redefining that standard, elevating it to a new height with the new **Legacy LED canopy lighting solution**. Beyond brilliant. Beyond encore. They are crossing over to another dimension. **It's simply their Legacy!**



- **Purpose Built**
- **Performance Driven**
- **Stunningly Attractive**

Upgrade your fuel canopy fixtures with LED lights to save on energy costs!

CANOPY LIGHTS

\$6,720.00

Super Kit

16 - LSI Legacy High Output, 149 Watts - 17,001 Lumens (CRUK UNV SC LED HO CW UE WHT)
 (\$420.00/ea)

INSTALLATION

\$941.18

- Installation of (16) Super kits
- The owner must dispose of all existing lights
- Free delivery with installation

NOTES

- The owner is responsible for any and all required permits.
- A 50% down payment and signed contract are required before any material is ordered.
- The balance of the contract is due upon delivery or installation.
- This proposal price is valid for 15 days. After 15 days, METCO reserves the right to revise the prices.
- Warranties will apply according to manufacturer's specifications.

Sub Total \$7,661.18

Tax \$-

TOTAL \$7,661.18

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

RESOLUTION NO. 2022-05

**A RESOLUTION FOR SITE PLAN AND ARCHTIEICTURAL REVIEW FOR HARJINDER
KHASRIA 710 AND 712 MAIN STREET, PARCEL MUKV 1970-995**

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 HARJINDER KHASRIA

WHEREAS, the use is permitted within the B-1 Neighborhood Business District / Village Center – Multi-purpose Perimeter 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 710 and 712 Main Street, based upon the plan of operation and plans submitted to the Village.

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

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

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and the Village Inspections Department.
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 zoning and building permits within nine months of this date and start construction within six months of the date of zoning/building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.

8. 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.
9. The dumpster plan approved is the Option 1, masonry block construction with the final cladding of the enclosure to be approved by staff. Options for cladding include brick, cement board cladding to match building, or other similar durable material.
10. The dumpster enclosure shall be expanded to allow for a man door to be installed to allow for access to the dumpsters without having to open gates.
11. The planting area in the NW corner of the property shall have the concrete removed. Retaining walls shall not be more than 1 ft from grade. The retaining wall material shall be approved by the Planner. The specifics of plantings shall be provided prior to permits and approved by the planner. Plantings shall be maintained at 3 feet from grade.
12. The planting area between driveways onto Main Street shall have curbs, as well as shrubs and 1 deciduous tree to be approved by Planning Staff.
13. Any future modification as required by ordinance, standards, or policy shall require an update to this site plan and architectural review.

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

Approved and Adopted this 19th day of January 2022 by the Village Board of the Village of Mukwonago, Wisconsin.

APPROVED:

Fred H. Winchowky, Village President

ATTESTATION:

Diana Dykstra, MMC
Village Clerk-Treasurer



PLANNING COMMISSION

January 11, 2022 at 6:30pm
Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW AND CONDITIONAL USE PERMIT

1220 N Rochester St
Parcel Number: MUKV 1962-993-001

Case Summary

Parcel Data

Proposal:	Cooler Addition
Applicant:	Kwik Trip, Inc
Request:	Site Plan and Architectural Review
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	2.170
Current Use:	Commercial – Gas, Car Wash, Convenience Store
Proposed Use:	Commercial – Gas, Car Wash, Convenience Store
Reason for Request:	Cooler Addition
Land Use Classification:	Low Intensity Commercial / Business
Zoning Classification:	B-3 Community Business District
Census Tract:	2039.01

Site Plan and Architectural Review Request

Architectural/ Site Review

Site Modifications

The applicant is proposing to add an exterior cooler on the north side of the property near the diesel gas area. The cooler area will be added within the existing dumpster enclosure. The dumpster enclosure will be extended, and gates move so no capacity will occur. Plans indicate that materials will be identical to the existing structure.

Utilities

No modifications at this time.

Stormwater Management

No modifications at this time.

Wetlands

None

Signage

No modifications at this time.

Parking

No modifications at this time.

Landscaping

No modifications at this time.

Trash Enclosure

Enclosure will be enlarged to accommodate an outdoor cooler.

Fencing

No modifications at this time.

Outdoor Lighting	No modifications at this time.
Misc. Performance Standards	None

Staff Review

Engineering	No concerns at this time
Public Works	No concerns at this time
Utilities	No concerns at this time
Police	No concerns at this time
Fire	No concerns at this time
Building Inspection	No concerns at this time
Planning	No concerns at this time

Recommendation**Site Plan and Architectural Review**

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

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village. 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 the Village Inspections Department.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
4. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. 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.
9. All new materials shall match the existing building, any modifications or changes shall be approved by the Planner prior to substitution.
10. Any future modification as required by ordinance, standards, or policy shall require an update to this site plan and architectural review.

Attachments

1. Maps	2. Plans	3. Resolution
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Village of Mukwonago GIS
Aerial

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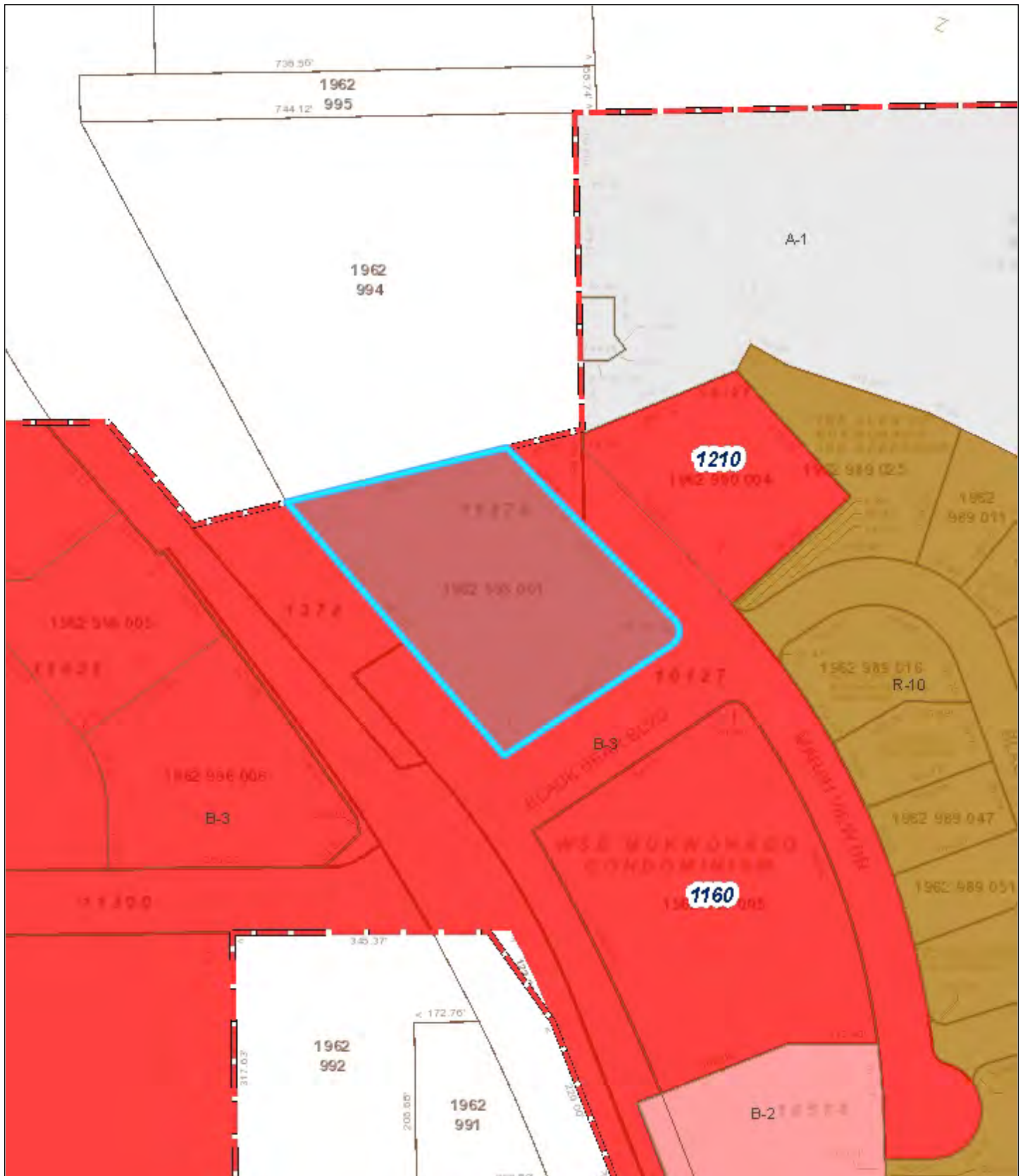


SCALE: 1" = 167'

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

Print Date: 12/13/2021





Village of Mukwonago GIS Zoning

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SCALE: 1" = 167'

VILLAGE OF MUKWONAGO
440 River Crest Court
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Print Date: 12/13/2021



GENERAL NOTES

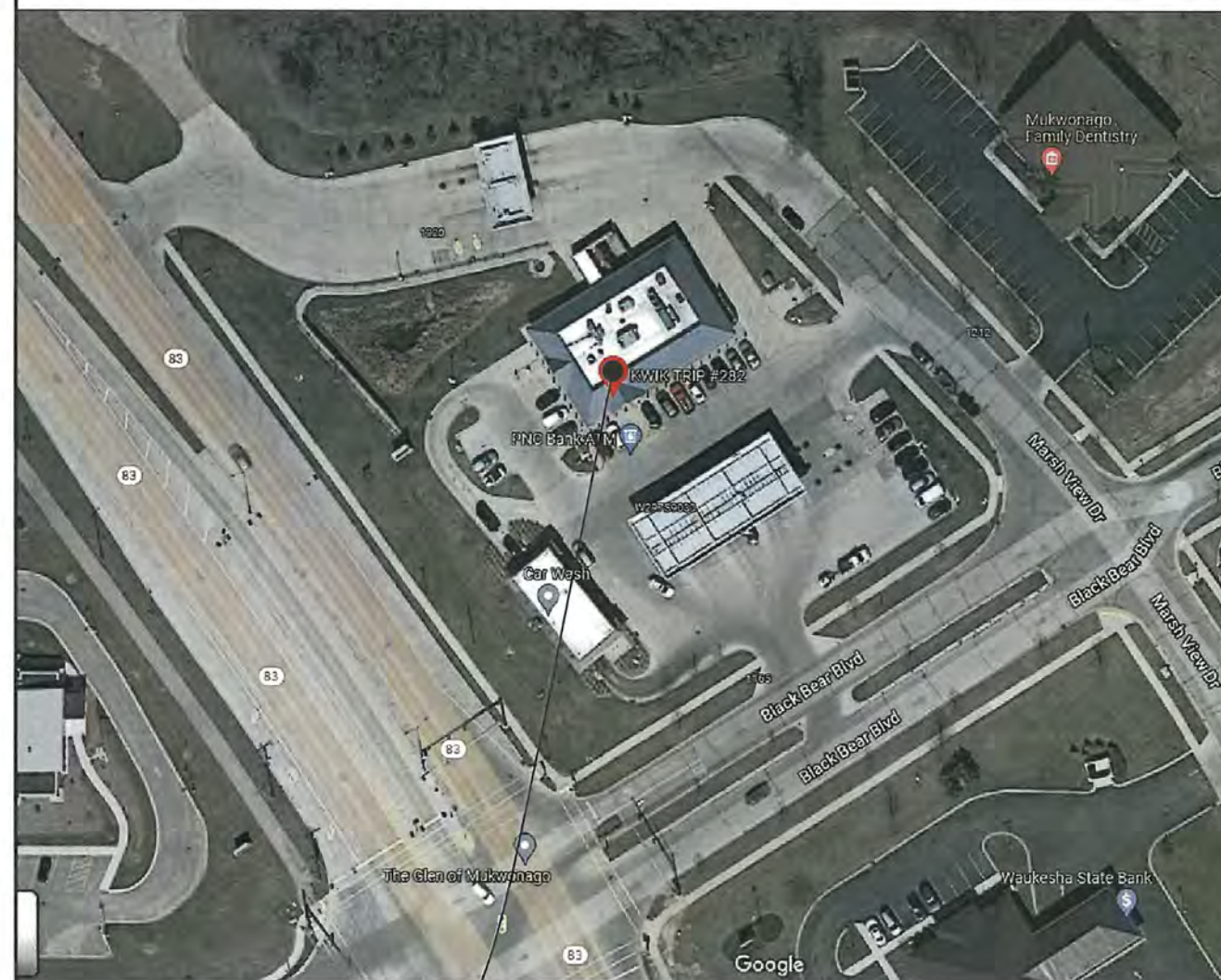
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES & EASEMENTS.
- ALL WORK SHALL BE IN COMPLIANCE WITH LOCAL, STATE & NATIONAL CODES FOR RESPECTIVE TRADES.
- DO NOT SCALE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
- PROVIDE ILLUMINATED EXIT LIGHTS @ ALL EXTERIOR DOORS PER PLAN.
- PROVIDE FIRE EXTINGUISHERS @ THE LOCATIONS SHOWN ON THE PLANS.
- EXIT DOORS SHALL HAVE SUCH FASTENING OR HARDWARE THAT THEY CAN BE OPENED FROM THE INSIDE BY TURNING A SINGLE LEVER (USING A CLOSED FIST) WITHOUT THE USE OF A KEY.
- PROVIDE ACCESS FOR THE DISABLED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, 105 (P.L. 101-191) 1990.
- PROVIDE A DESIGNATED SPACE ADJACENT TO THE BUILDING FOR THE SEPARATION, TEMPORARY STORAGE & COLLECTION OF RECYCLABLE MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EXPANSION/CONTROL JOINTS IN ALL MATERIALS, SYSTEMS & BUILDING CONFIGURATIONS INCLUDING CAULKING AS REQUIRED. JOINTS SHALL BE PLACED NO MORE THAN 30 TIMES THE SLAB THICKNESS O.C. BOTH DIRECTIONS IN CONCRETE SLABS, 20' TO 25' O.C. FOR MASONRY WALLS & 20' TO 30' O.C. BOTH DIRECTIONS FOR GYPSUM BOARD WALLS, SOFFITS, CEILINGS, ETC.
- INFORMATION PERTAINING TO EXISTING CONDITIONS IS BASED ON AVAILABLE RECORDS AND/OR VISUAL INSPECTION OF THE EXISTING CONDITIONS. WHILE SUCH DATA HAS BEEN COLLECTED WITH REASONABLE CARE, THERE IS NO EXPRESS OR IMPLIED GUARANTEE THAT CONDITIONS SO INDICATED ARE ENTIRELY REPRESENTATIVE OF THOSE ACTUALLY EXISTING. CONTRACTORS SHALL NOTIFY THE ARCHITECT @ ONCE OF ANY DISCREPANCIES BETWEEN THE DRAWINGS & ACTUAL CONDITIONS ENCOUNTERED. ALL EXISTING BUILDING/FLOOR HEIGHTS & DIMENSIONS WHERE NEW WORK OCCURS SHALL BE VERIFIED BY ALL TRADES PRIOR TO STARTING CONSTRUCTION.
- THE OWNER AND/OR CLIENT HAS ASSUMED RESPONSIBILITY FOR ALL BIDDING, CONSTRUCTION OBSERVATION & RELATED DETAILS.
- ALL DETAILS NOT INDICATED SHALL BE THE RESPONSIBILITY OF THE OWNER & CONTRACTOR.

BUILDING INFORMATION

- BUILDING OCCUPANCY: M: MERCANTILE
- CONSTRUCTION TYPE: VB
- BUILDING AREA: 5,970 SQ. FT.
- FIRE PROTECTION: N/A
- OCCUPANT LOAD: 69 PEOPLE

***FREEZER / COOLER ADDITION FOR
KWIK TRIP #282
MUKWONAGO, WI***

LOCATION MAP



PROJECT LOCATION:

1212 N ROCHESTER ST,
MUKWONAGO, WI 53149



SHEET INDEX

G001	TITLE SHEET
G002	LIFE SAFETY
AS101	ARCHITECTURAL SITE PLAN
AD101	DEMOLITION PLAN
S101	FOUNDATION PLAN
A101	PROPOSED PLAN
A102	REFLECTED CEILING PLAN & DETAILS
A103	ROOF PLAN
A201	ELEVATIONS
AS01	DETAILS
A801	EQUIPMENT PLAN

Conditionally
APPROVED
DEPT. OF SAFETY AND PROFESSIONAL
SERVICES
DIVISION OF INDUSTRY SERVICES

Shaktar

SEE CORRESPONDENCE
CB-112101384-PRB
11/9/2021

PROJECT DIRECTORY

OWNER:

KIVIK TRIP, INC.
1626 OAK STREET
LA CROSSE, WI 54602
PHONE: 608.781.8988

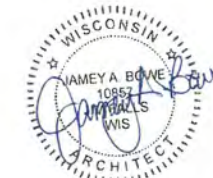
ARCHITECT:

RIVER VALLEY ARCHITECTS, INC.
3300 BIRCH STREET, SUITE 1A
EAU CLAIRE, WI 54703
PHONE: 715.832.0875

STRUCTURAL DESIGN:

FINK HOREJSH LLC
N9494 STATE ROAD 69
NEW GLARUS, WI 53574
PHONE: 608.658.1257

09.24.2021



SET TYPE - REGULATORY

[illegible]

DRAWN BY: SCF
FBI: BLC
JOB NO: 21-081
DATE: 09.24.2021

SHEET NAME
TITLE SHEET

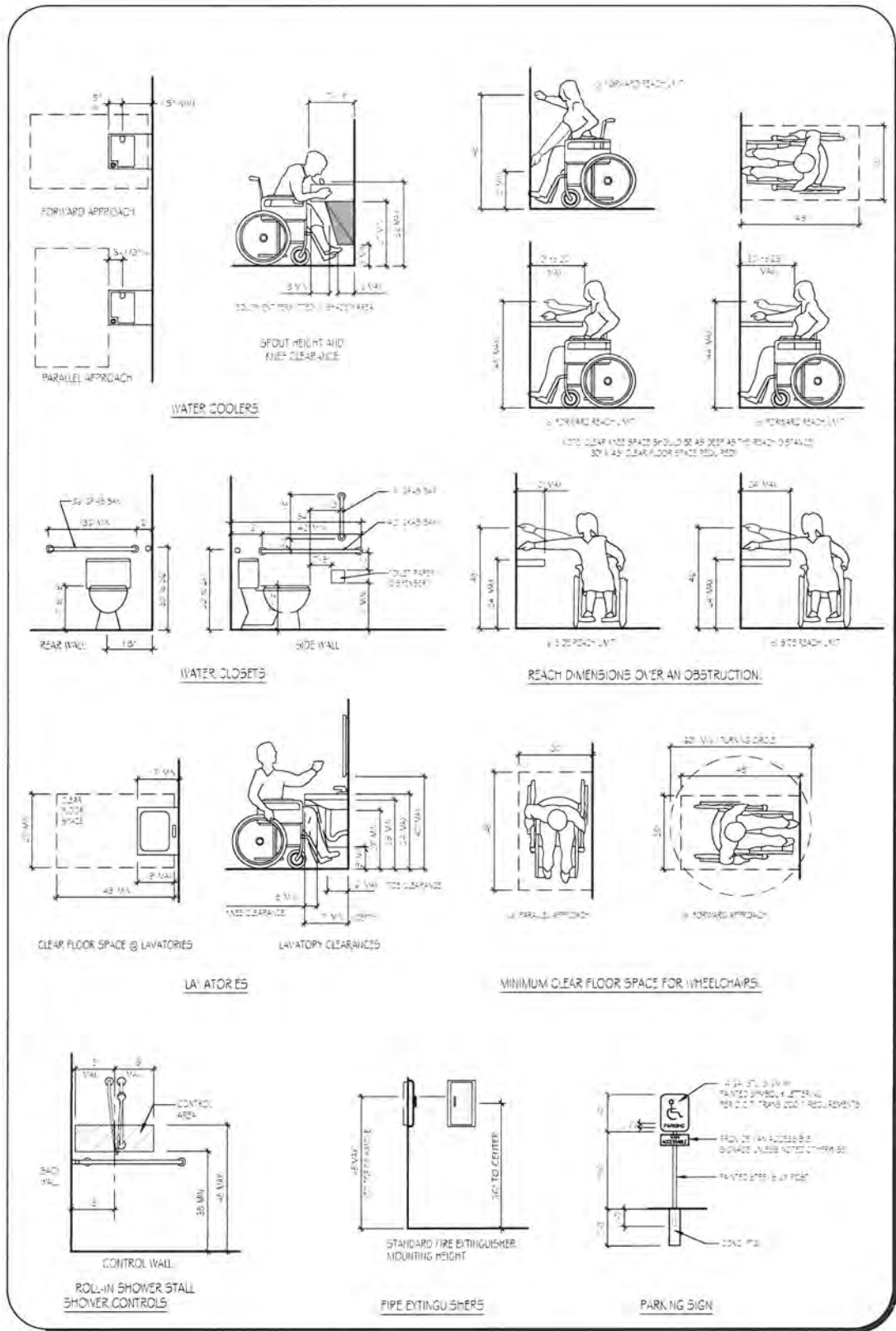
G001

KWIK TRIP INC.

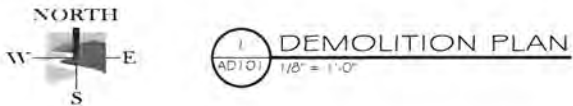
282#-FREEZER / COOLER ADDITION



KWIK TRIP, Inc.
P.O. BOX 2107
1525 DAK STREET
LA CROSSE, WI 54603-2107
PH: (608) 781-8993
FAX: (608) 781-8990







	EXISTING CONSTRUCTION
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	NO OFFER ADDITIONAL NUMBER
	NO OFFER TO ADD TO ROOM
	NO OFFER TO ADD TO BE DEMOLISHED
	PROPOSED CHANGES

- EACH CONTRACTOR/SUBCONTRACTOR SHALL VERIFY ALL ITEMS IDENTIFIED FOR REMOVAL BY OWNER PRIOR TO START OF CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR/SUBCONTRACTOR TO HAVE ANY ITEMS SCHEDULED FOR DEMOLITION TESTED FOR THE PRESENCE OF HAZARDOUS MATERIALS. ANY ITEMS FOUND TO CONTAIN HAZARDOUS MATERIALS SHALL BE LEGALLY REMOVED & DISPOSED OF IN COMPLIANCE WITH LOCAL, STATE & FEDERAL LAWS.
- EACH CONTRACTOR/SUBCONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING & START OF CONSTRUCTION.
- EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING WALLS, FLOORS, FINISHES, ETC. AS REQUIRED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING CONSTRUCTION SHALL BE REPAIRED AS NEEDED @ THE EXPENSE OF THE PARTY CAUSING THE DAMAGE.
- EACH CONTRACTOR/SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING & PATCHING THEIR OWN OPENINGS UNLESS OTHERWISE DESIGNATED. RESTORE TO MATCH ADJACENT SURFACES. SKILLED TRADESPEOPLE SHALL BE USED FOR ALL PATCHING TO ENSURE QUALITY WORK.
- THE GENERAL CONTRACTOR SHALL REVIEW ALL EXISTING WALLS, FLOORS & CEILINGS & WHICH ARE TO REMAIN. ALL NEW HOLES, ABRASIONS & OPENINGS LEFT FROM THE REMOVAL OF FASTENERS, ETC. SHALL BE FILLED WITH APPROPRIATE MATERIALS TO MATCH THE EXISTING CONSTRUCTION PRIOR TO FINISHING.
- EACH CONTRACTOR/SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL ITEMS NECESSARY TO CONSTRUCT THE NEW WORK AS DESIGNED, BUT NOT INDICATED HEREIN. EACH CONTRACTOR & SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL OF ALL ITEMS IDENTIFIED ON THE PLANS AS WELL AS ALL ASSOCIATED ITEMS NOT SPECIFICALLY MENTIONED, BUT REQUIRED TO COMPLETE THE WORK (INCLUDING, BUT NOT LIMITED TO SPECIALTY ITEMS, PLUMBING FIXTURES, DIFFUSERS, LIGHT FIXTURES, ETC.). ALL ITEMS TO BE REMOVED SHALL BECOME THE PROPERTY OF THE ASSOCIATED CONTRACTOR OR SUBCONTRACTOR & SHALL BE LEGALLY DISPOSED OF OFF SITE (UNLESS NOTED OTHERWISE). ALL ITEMS IDENTIFIED AS REMOVED & REINSTALLED SHALL BE STORED & PROTECTED BY THE APPROPRIATE CONTRACTOR OR SUBCONTRACTOR UNTIL REINSTALLATION IS COMPLETE.
- THE OWNER SHALL HAVE THE RIGHT OF FIRST REFUSAL ON ITEMS REMOVED BY ANY CONTRACTOR OR SUBCONTRACTOR WHICH ARE NOT INDICATED TO BE REUSED IN THE CONSTRUCTION OF THIS PROJECT. ANY ITEMS NOT RETAINED BY THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE APPROPRIATE CONTRACTOR/SUBCONTRACTOR.
- COMPLY WITH APPLICABLE LOCAL, STATE & FEDERAL CODES & REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY & ENVIRONMENTAL PROTECTION.
- PROVIDE & MAINTAIN BARRICADES, LIGHTING & GUARDRAILS AS REQUIRED BY APPLICABLE CODES & REGULATIONS TO PROTECT OCCUPANTS OF BUILDING & WORKERS.
- ERECT & MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES & SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS & REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
- IF DEMOLITION PERFORMED IS IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS @ NO COST TO THE OWNER.
- REMOVE FROM SITE & LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH & OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
- ITEMS SHOWN AS DASHED TO BE DEMOLISHED TYPICAL U.N.O.
- WHERE NEW WALLS CONFLICT WITH EXISTING DATA & POWER OUTLETS, ABANDON EXISTING OUTLETS & RELOCATE TYPICAL U.N.O.
- ALL WALLS NOTED TO BE DEMOLISHED SHALL INCLUDE ALL ASSOCIATED INSTALLED ITEMS SUCH AS POWER/DATA OUTLETS, SWITCHES (UNLESS ITEM CONTROLLED IS TO REMAIN), MILLWORK, ETC. U.N.O.
- SMOOTH & PREPARE SURFACES FOR NEW FINISH WHERE DEMO OCCURS.

- D-1 REMOVE EXISTING SHELVING OWNER/GC TO VERIFY WHAT TO SALVAGE
- D-2 REMOVE PORTION OF EXISTING WALL TO ACCOMMODATE NEW OPENING. GC TO VERIFY SIZE OF OPENING
- D-3 REMOVE EXISTING COOLER & RELATED COMPLETE
- D-4 REMOVE & SALVAGE EQUIPMENT GO CANNER TO VERIFY
- D-5 REMOVE EXISTING DENS SHIELD ON WALLS BEHIND COOLER & ABOVE
- D-6 REMOVE EXISTING LIGHTS IN EXISTING FREEZER COOLER @ CEILING
- D-7 NOT USED
- D-8 REMOVE & SALVAGE EXISTING TRASH ENCLOSURE DOOR POST & SURROUNDING CONCRETE
- D-9 REMOVE & SALVAGE EXISTING TRASH ENCLOSURE DOOR BUMPER AND SURROUNDING CONCRETE
- D-10 REMOVE EXISTING SLAB AS REQUIRED TO ACCOMMODATE NEW FOUNDATIONS GC TO VERIFY EXTENTS



RVA
RIVER VALLEY ARCHITECTS
3300 Birch Street, Suite 1A Eau Claire, WI 54703

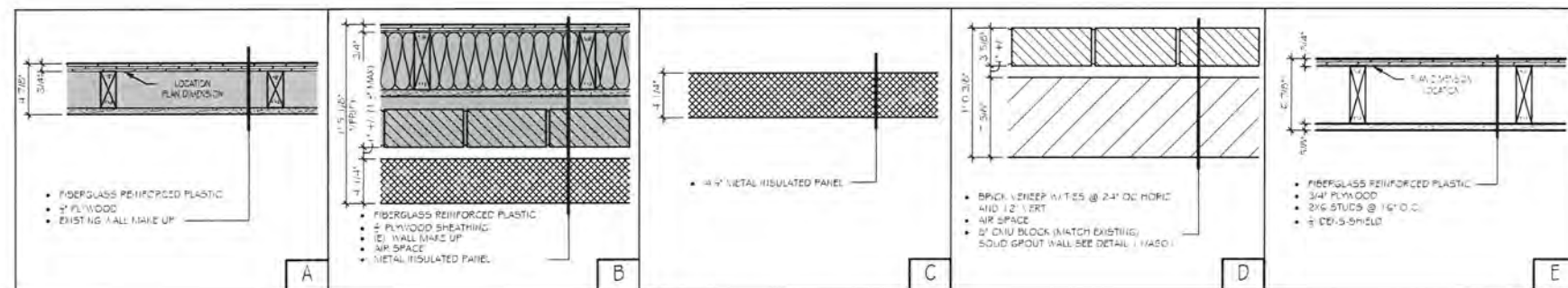
Kwik Trip
STORES

Kwik Star
STORES

KWIK TRIP Inc.
P.O. BOX 2127
1625 CAG STREET
LA CROSSE, WI 54601-2127
Dial (608) 791-6993
FAX (608) 781-6990

KWIK TRIP INC.
282#-FREEZER / COOLER ADDITION
1212 N KOCHSTER ST, MILWAUKEE, WI 53149

[illegible]



2 WALL TYPE DETAILS

- PROVIDE BLOCKING @ ALL WALL MOUNTED EQUIPMENT
- BRACE PATTERNS TO MATCH EXISTING CONDITIONS
- FIELD VERIFY EXISTING CONDITIONS IF THEY DIFFER FROM SHOWN CONDITIONS
- GC / OWNER TO VERIFY EQUIPMENT SHOWN AS NEW TO BE INCLUDED ON PLAN & ADDITIONAL ITEMS NOT SHOWN THAT MAY NEED TO BE RELOCATED OR ADDED
- GC TO VERIFY ANY EXTERIOR WALL VENTS, PIPES, OR WALL MOUNTINGS TO BE RELOCATED OR REMAIN
- GC TO VERIFY ALL WALL TYPES USED ARE CORRECT
- GC TO VERIFY ANY ADDITIONAL INTERIOR WALL OR CEILING MOUNTINGS INCLUDING ELECTRICAL OUTLETS OR MECHANICAL

1. NEW WALK-IN FREEZER/COOLER WALL PANELS
2. NEW TOPPING SLAB INFILL AS REQUIRED & EXISTING FLOOR LEVEL & PROVIDE TILE & BASE TO MATCH EXISTING.
3. WIRE MOLD ABOVE TABLE @ 32" AFF TO TOP (GC TO VERIFY LOCATION)
 - * 1 - OUTLET FOR SCULP & SCALE
 - * 1 - OUTLET FOR MICROWAVE & LABEL MAKER
 - * 2 - LV PORTS FOR SCALE & LABEL MAKER
 - * 2 - MICROWAVE SHELVES @ 34" AFF TO BOTTOM OF SHELF
4. ELECTRICAL OUTLET @ 48" AFF (GC TO VERIFY LOCATION)
5. RELOCATED 8" PVC PIPE
6. NEW SCUMPER GC TO VERIFY LOCATION AND SIZE
7. NOT USED
8. 2" PLYWOOD & FRFP ATTACHED TO WALL
9. RELOCATE POSTS FOR TRASH ENCLOSURE DOORS (GC TO VERIFY LOCATION)
SEE: '0450
10. RELOCATE BUMPER FOR TRASH ENCLOSURE DOORS (GC TO VERIFY LOCATION)
SEE: '0450
11. RELOCATE EXISTING TRASH ENCLOSURE ITEMS (GC TO VERIFY)

PRODUCT APPROVAL # 20188006
EXPIRATION DATE 12-31-2023
INSULATION: 4" THICK - U/L CLASS 5 FOAM
EXTERIOR FINISH: AS SHOWN - 26 GA STUCCO GALVANIZED ALMOND
BALANCE - 26 GA STUCCO GALVANIZED
EXT. METAL (TOP/BOY) - 26 GA STUCCO GALVANIZED
INTERIOR FINISH: 26 GA STUCCO GALVANIZED
FLOOR TYPE: 1/2 GA STAINLESS STEEL - GRIPTX

[illegible]

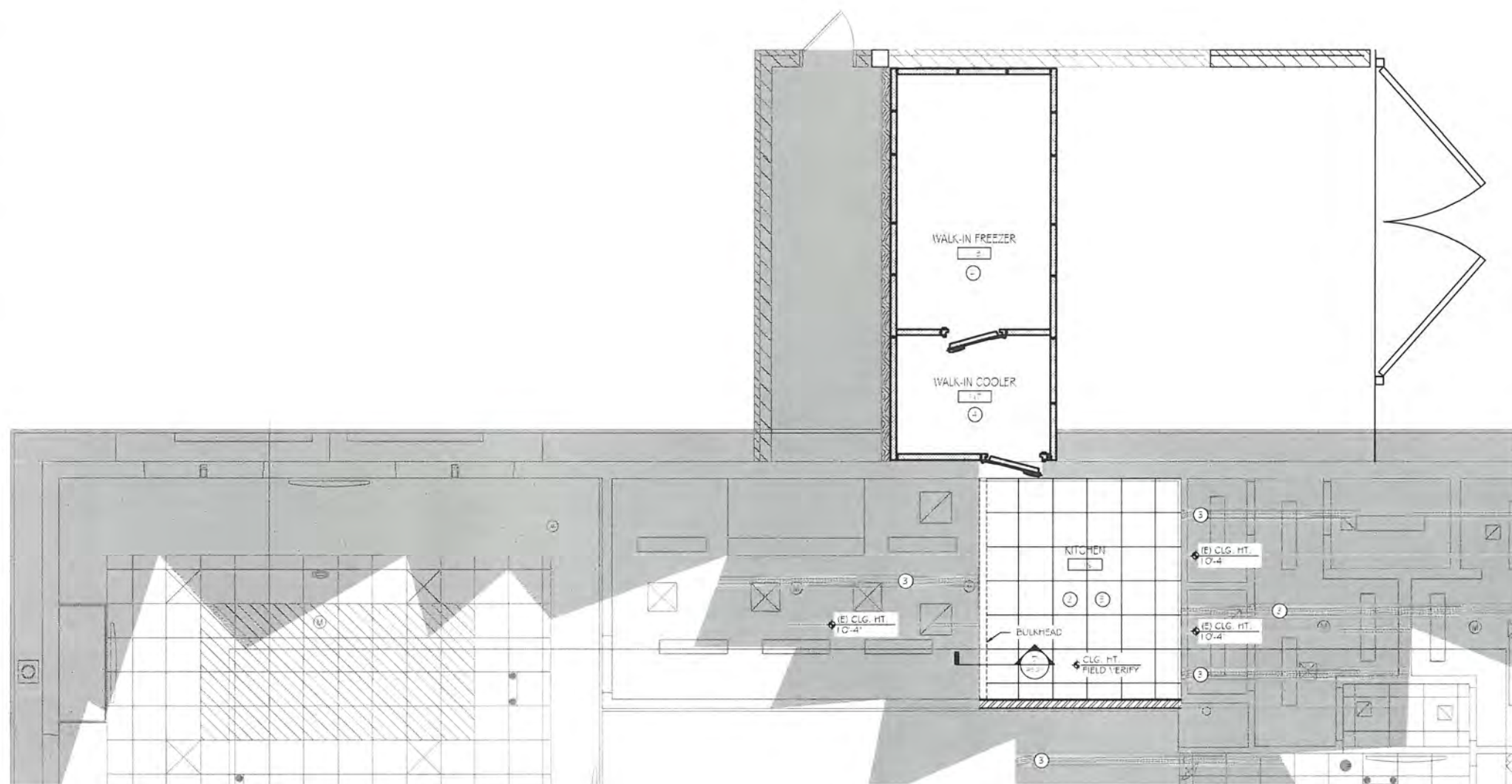

KWIK TRIP INC.
P.O. BOX 2197
1929 C.A.S. STREET
LA CRUISSE, PA 24884-2197
904 (205) 781-8995
F.R.G. (205) 781-8995

KWIK TRIP INC.
282#-FREEZER / COOLER ADDITION
212 N ROCHESTER ST, MILWAUKEE, WI 53149

MARK	DATE	DESCRIPTION

DRAWN BY: SCP
 PM: BLC
 JOB NO: 21-091
 DATE 08/24/2021

SHEET NAME
PROPOSED
PLAN
A101



REFLECTED CEILING PLAN

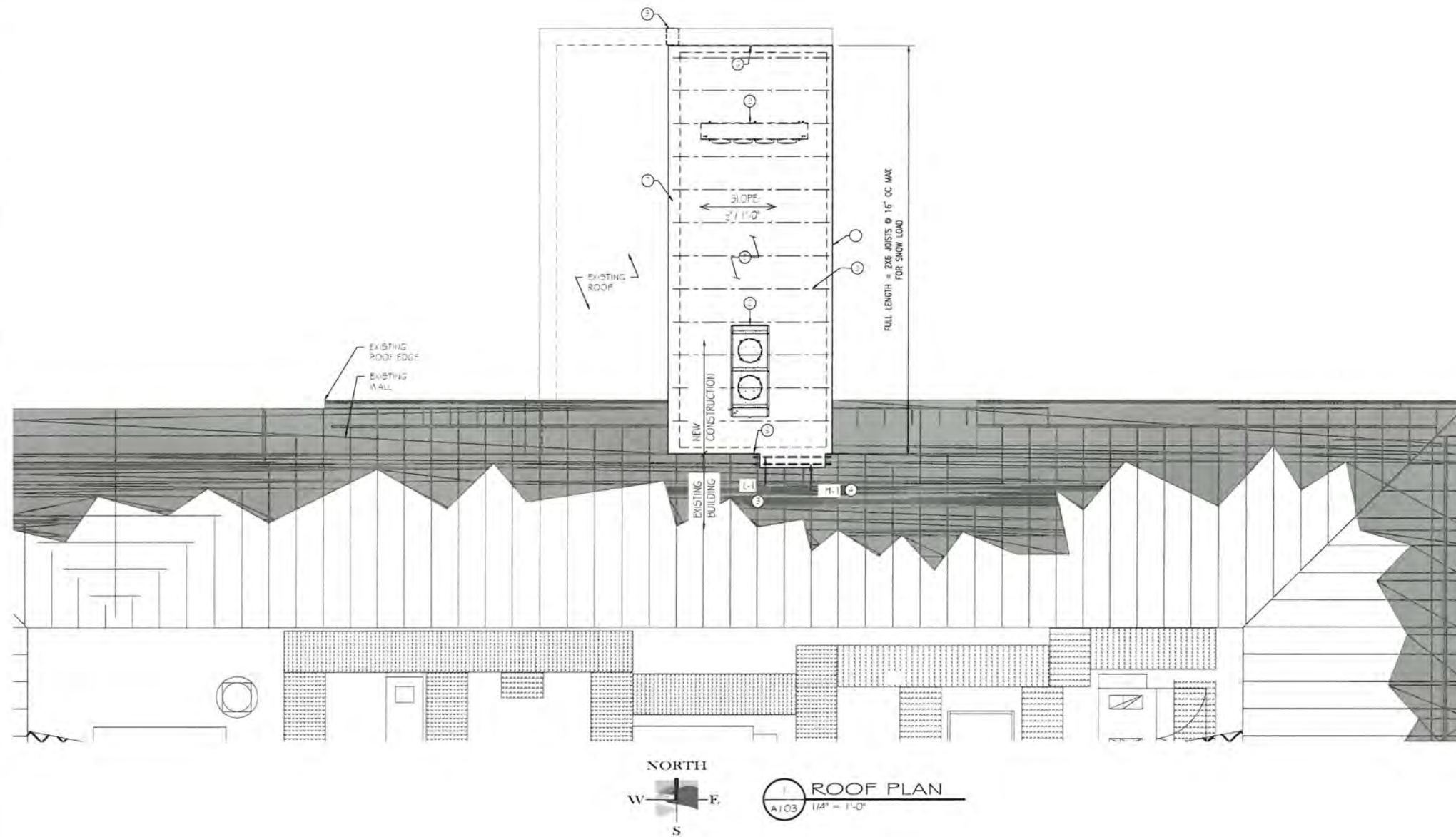
1. NOT USED
2. PROVIDE VINYL-FACED GYPSUM CORE CEILING TILE BY SUPPLIER.
3. AREA EXISTING CEILING TO REMAIN.
4. PROVIDE NEW LIGHT FIXTURE AS REQUIRED BY OWNER-REFER TO GC / ELECTRICAL
5. GC TO VERIFY IF NEW DIFFUSER IS REQUIRED.

VINYL-FACED
GYPSUM CORE
CEILING TILE
(GC TO VERIFY)

	INDICATES ROOM NAME & NUMBER
	DATA SECTION MARK
	ELEVATION SYMBOL
	INDICATES EXISTING ROOM TAG
	NEW NOTE

KWIK TRIP INC.
282#-FREEZER / COOLER ADDITION
212 N ROCHESTER ST. MIUKWONAGO, WI 53149

DRAWN BY:	SC
FM:	BL
JOB NO:	21-09
DATE:	08.24.202
SHEET NAME	
REFLECTED CEILING PLAN & DETAILS	
A102	



1. CONTINUOUS TERMINATION BAR FOR ROOF MEMBRANE
2. COOLER MCH UNIT BY SUPPLIER
3. "1"- = LOOSE UNTEL FOR ROUGH OPENING BELOW 1.2X2X3" W/ 5" BEARING EACH END. (SEE RELATED DETAIL)
4. "1"-1" = OPENING HEADER FOR ROUGH OPENING FOR GABLE END WALL: 3 x 2x12 HEADER, AT JAMBS PROVIDE 2 SHOULDER STUDS x 1 FULL HEIGHT STUD EACH END. (SEE RELATED DETAIL)
5. STRUCTURAL ROOF SYSTEM COVERED WITH DL ROOF MEMBRANE & SLOPED AWAY FROM THE BUILDING. (SEE RELATED DETAIL)
6. DL TERMINATION BAR UNTO EXISTING WALL.
7. OVERLAPPING NEW ROOF MEMBRANE WITH EXISTING ROOF MEMBRANE W/ TERMINATION BAR & FASTENERS @ 6" OC SEE 13A3011 GO TO VERIFY
8. NOT USED 2X JOIST REQ FOR SNOW LOADING (SEE PLAN) (SEE DETAIL 13A3011)
9. NEW EQUIPGR GO TO VERIFY SIZE AND LOCATION

ROOF PLAN LEGEND

	ASPH/FLT ROOFING
	EXIST'G ROOFING
	ROOF VENT
	ROOF CURB / FLASHING
	WATER TIGHT

SET TYPE - REGULATORY

DRAWN BY:	BGP
FM:	BLC
JOB NO:	21-091
DATE	08-24-2021
SHEET NAME	
ROOF PLAN	
A103	

KWIK TRIP INC.
282#-FREEZER / COOLER ADDITION
1212 N ROCHESTER ST, MUKWONGO, WI 53149

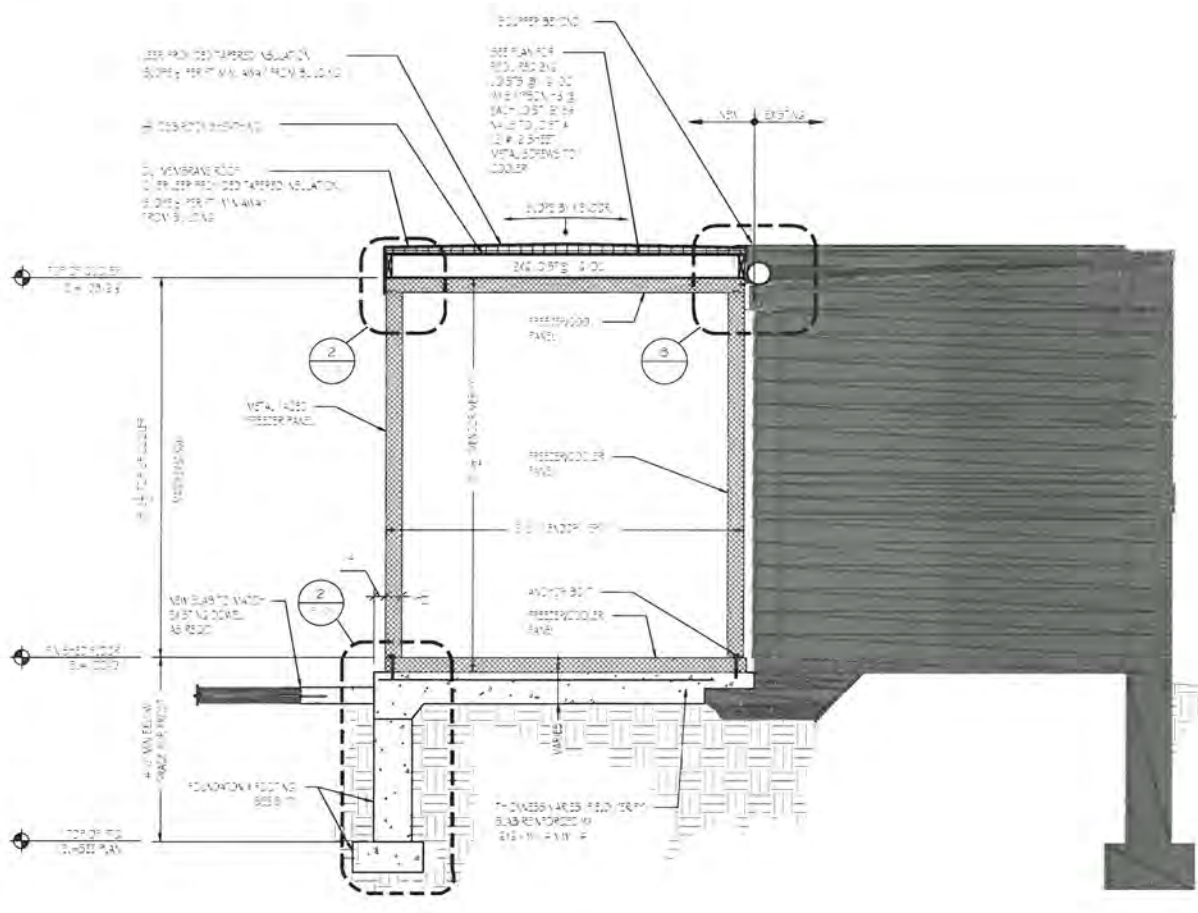
RIVER VALLEY ARCHITECTS
 3300 Birch Street, Suite 1A Eau Claire, WI 54703

Kwik TRIP
 STORES

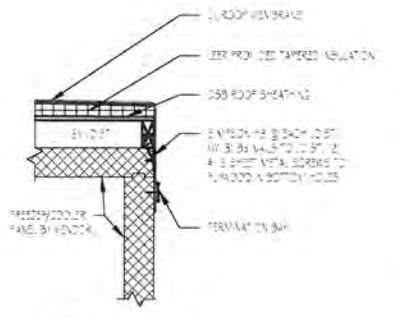
Kwik STAR
 STORES

KWIK TRIP, Inc.
 P.O. Box 7157
 1425 CAS STREET
 LA CROSSE, WI 54601-7157
 PH: (608) 785-5993
 FX: (608) 781-6997

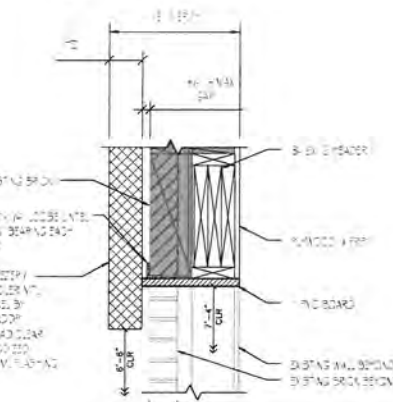
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0' 0" 4" 1/8" = 1'-0"
0' 0" 2" 1/4" = 1'-0"
0' 0" 1" 1/2" = 1'-0"
0' 0" 1/2" = 1'-0"
0' 0" 1/4" = 1'-0"
0' 0" 1/8" = 1'-0"
0' 0" 1/16" = 1'-0"
0' 0" 1/32" = 1'-0"
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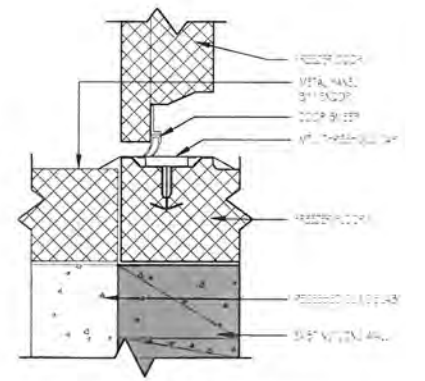
1 SECTION
A501 1/2" = 1'-0"



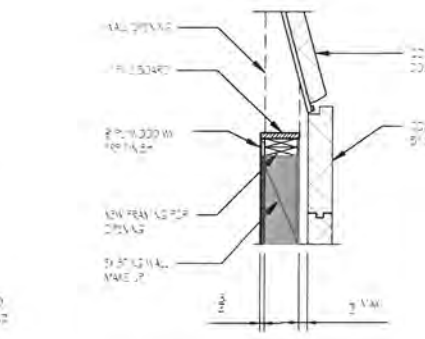
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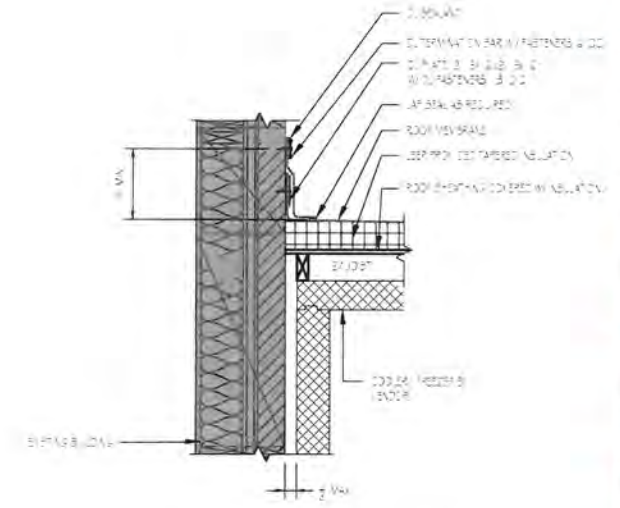
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A501 1" = 1'-0"



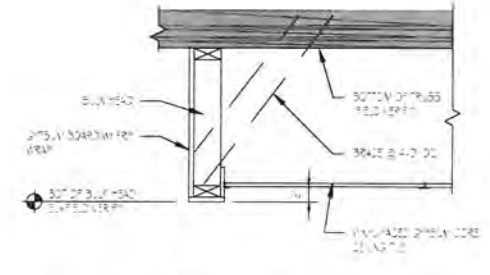
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A501 3" = 1'-0"



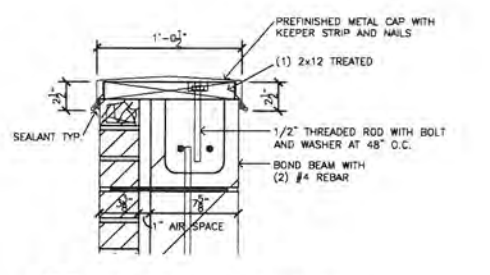
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A501 3/4" = 1'-0"



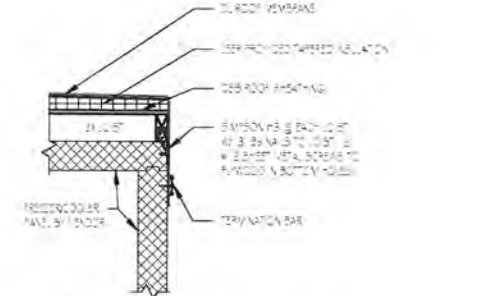
6 DETAIL SECTION
A501 1" = 1'-0"



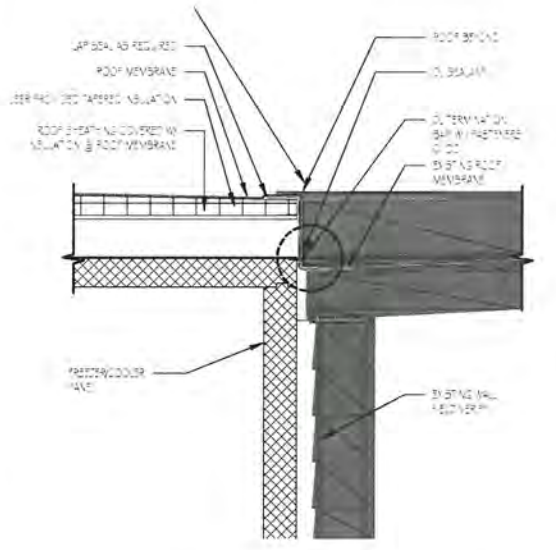
7 DETAIL SECTION
A501 1" = 1'-0"



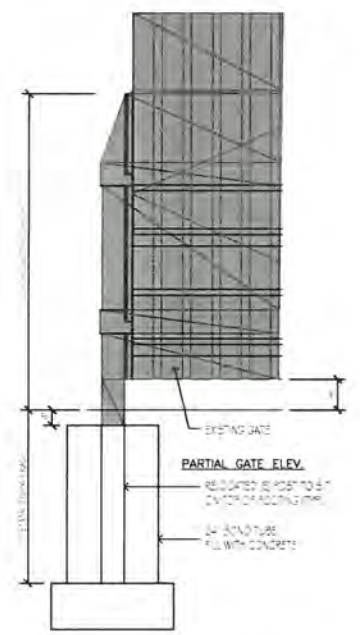
12 DETAIL SECTION
A501 1 1/2" = 1'-0"



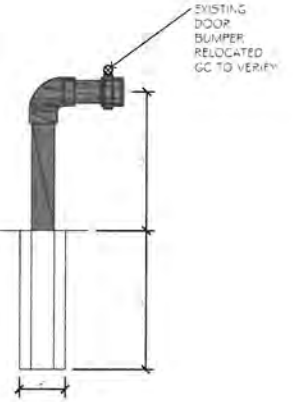
13 DETAIL SECTION
A501 1" = 1'-0"



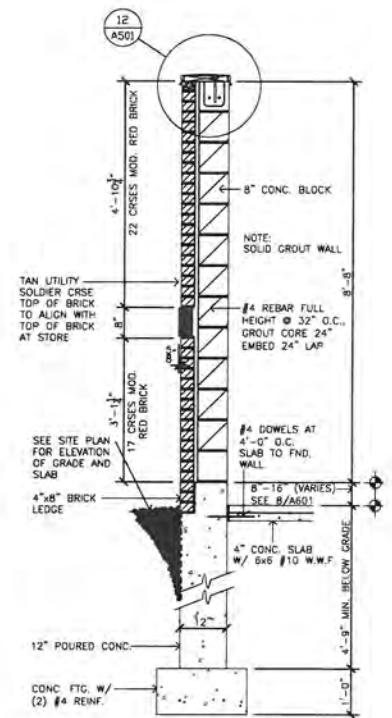
8 DETAIL SECTION
A501 1" = 1'-0"



9 DETAIL SECTION
A501 1/2" = 1'-0"



10 DETAIL SECTION
A501 1 1/2" = 1'-0"



11 DETAIL SECTION
A501 1/2" = 1'-0"

RIVER VALLEY ARCHITECTS
3300 Bush Street Suite 1A, Eau Claire, WI 54603

STORES

STORES

KWIK TRIP INC.
P.O. BOX 2107
1825 OAK STREET
LA CROSSE, WI 54601
PH: (608) 785-4888
FAX: (608) 785-9995

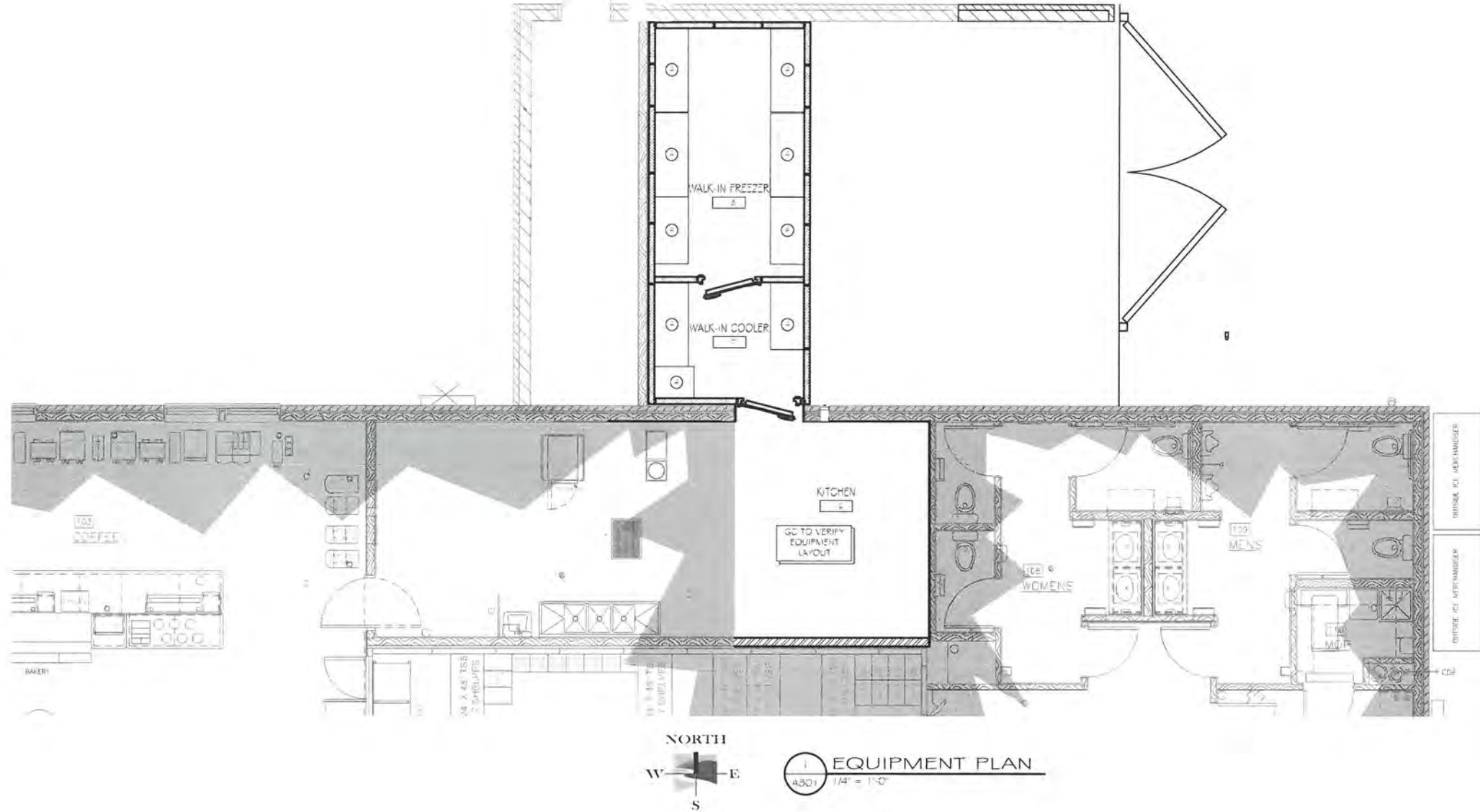
KWIK TRIP INC.
282#-FREEZER / COOLER ADDITION
1212 N ROCHESTER ST. MUKWONAGO, WI 53149

DATE	DESCRIPTION

DRAWN BY: SGP
P.N.: BLC
JOB NO: 21-091
DATE: 09.24.2021

SHEET NAME:
DETAILS
A501

SET TYPE - REGULATORY



- CAULK/ROPE IN/ON COOLER/FREEZER GLASS DOORS.
- CAULK ALL THRU-WALL & THRU-FLOOR PIPES & OTHER CONDUITS SEAL ALL JUNCTURES BETWEEN WALL SURFACES AND EDGES OF ATTACHED EQUIPMENT WITH APPROVED CAULK/SEALING COMPOUND.
- ALL CASEWORK, SHELVING AND FIXTURES BY OWNER.
- CAULK ALL EXPOSED SEAMS IN FOOD AREAS.

[illegible]

SET TYPE - REGULATORY

RIVER VALLEY ARCHITECTS
 3300 Birch Street, Eau Claire, WI 54703

Kwik Trip
 STORES

Kwik Star
 STORES

Kwik Trip, Inc.
 P.O. Box 2107
 1425 Oak Street
 La Crosse, WI 54601-2107
 Ph: (608) 781-9993
 F Ax: (608) 781-8990

KWIK TRIP INC.
282#-FREEZER / COOLER ADDITION
1212 N ROCHESTER ST. MUKWONGO, WI 53149

MAKE:	DATE:	DESCRIPTION:								
DRAWN BY:		SCP								
JOB:		BLC								
FORM NO:		21-091								
DATE:		09-24-2021								
SHEET NAME										
EQUIPMENT PLAT.										
A801										

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

RESOLUTION NO. 2022-06

**A RESOLUTION FOR SITE PLAN AND ARCHTIEICTURAL REVIEW FOR KWIK TRIP, INC
1220 N ROCHESTER ST, PARCEL MUKV 1962-993-001**

WHEREAS, pursuant to Section 100-601, and 100-153 of the Zoning Code, an application for a site plan and architectural review has been filed for the approval 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 KWIK TRIP, INC.

WHEREAS, the use is permitted within the B-3 Community Business District 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 1220 N ROCHESTER ST based upon the plan of operation and plans submitted to the Village.

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

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village. 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 the Village Inspections Department.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
4. The applicant must obtain all required building permits within nine months of this date and start construction within six months of the date of building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.

8. 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.
9. All new materials shall match the existing building, any modifications or changes shall be approved by the Planner prior to substitution.
10. Any future modification as required by ordinance, standards, or policy shall require an update to this site plan and architectural review.

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

Approved and Adopted this 19th day of January 2022 by the Village Board of the Village of Mukwonago, Wisconsin.

APPROVED:

Fred H. Winchowky, Village President

ATTESTATION:

Diana Dykstra, MMC
Village Clerk-Treasurer



PLANNING COMMISSION
January 11, 2022 at 6:30pm
Mukwonago, WI

**Zoning Map Amendment,
Site Plan and Architectural Review,
And *Parking Exception**

Parcel Number: **MUKV 2009-964-004 and MUKV 2009-964-001**

*Parking Exceptions are approved by Planning Commission and do not require VB approval.

Case Summary

Parcel Data

Proposal:	1. <u>Zoning Map Amendment</u> : Consideration to a Zoning District Boundary Change from B-2 General Business to B-2 General Business /BMX – Business Mixed Use Overlay 2. <u>Site Plan and Architectural Review</u> 3. <u>Parking Exception</u>
Applicant:	Vlaznim Islami aka Viktor Islami Sani Islami
Owner:	Vlaznim Islami aka Viktor Islami Sani Islami
Request:	Rezoning Request
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	1.6354 and 1.34acres
Current Use:	Parking/Vacant and Restaurant/Vacant
Proposed Use:	Parking/Apartment and Parking/Apartment and Restaurant
CSM:	A CSM will be required and process in the near future
Reason for Request:	Rezoning to BMX overlay
Current: Land Use Classification:	Low Intensity Commercial/ Business with Business Mixed Use Overlay

Proposed: Land Use Classification:	No Change
Current: Zoning Classification:	B-2 General Business
Proposed: Zoning Classification:	B-2 General Business /BMX – Business Mixed Use Overlay
Census Tract:	2039.01

Public Notice

A public hearing notice was published two times in the Waukesha Freeman, and letters were mailed to surrounding property owners. Public comment as of this date, staff has not received any comments or other communications regarding this proposal.

Rezoning Request

The applicant is requesting to rezone the property from B-2 General Business to B-2 General Business /BMX – Business Mixed Use Overlay. This rezoning if approved will allow for residential uses to be able to be permitted on the two (future combined) parcels.

Comprehensive Plan / Land Use Plan

The property is classified on the comprehensive plan / land use plan as Low Intensity Commercial/ Business with Business Mixed Use Overlay. The intent of the Business Mixed Use Overlay is to allow for a mix of residential and commercial uses on one property or area with a density of 20 dwelling units per acre and within the Main Street/South Planning District a maximum of 3 stories.

Upon review staff supports the request based upon compliance with the Comprehensive Plan.

Site and Architectural Review

Overall Site	Two properties are being considered for rezoning one being 1.6354 and 1.34acres
Utilities	All utilities will be underground, sewer and water is available. Service laterals will need to be provided.
Stormwater Management	Stormwater management is planned for the site. Currently, there is no stormwater management on the property. A bioretention facility is planned for the western portion of the lot parallel to the multi-use path and wrapping around the southern and northern portions of the budling. A bioretention facility is also planned for the central landscaping area of the parking lot. The preliminary concepts have been reviewed by R-M and they have provided an attached letter.

Wetlands	Wetlands have been reviewed and a report prepared. Please see attached.			
Easements	Existing easements are unknown at this time. New easements will need to be prepared and granted for the multi-use path for public access and village maintenance, etc.			
Units	Phase 1A (north south wing) = 29 Phase 1B (east west wing) = 24 Phase 1 Total = 53 Phase 2 (new multi-use building) = unknown			
Green Space (B-2)	Required	25%.	Provided	28.87%
Max Building Coverage (B-2)	Required	35%	Provided	25.71%
Maximum Lot Coverage (B-2)	Required	75%	Provided	71.12%
Height	Maximum	4 stories	Provided	3 stories
Density	Maximum	20 Units/Acre	Provided	17.78 Units/Acre (Phase I)
Restaurant	Existing and Proposed 5,159 SF			
Parking	Phase 1A and 1B Apartment Summary: Residential: 1 stall per unit enclosed = Required 53/Provided 53 Residential: 1.25 x # of units = Required 66/Provided 31 Total Residential = Required/Provided 119 / 84 Deficit of Apartment parking = 35 Restaurant Summary: Restaurant: 1 space per employee (15) = Required/Provided = 15/15 Restaurant: 1 space for 3 seats (184 seats / 3) = Required/Provided = 62/62 Total Restaurant = Required/Provided 77/77 Additional Street Parking = 23 Total Parking Required = 196 spaces On Site Parking Provided = 173 spaces Total Spaces Short = 23 spaces – <i>See section regarding parking exception.</i>			
Landscaping	Summary: The applicant has provided a robust landscaping plan for the property. The plan calls for a variety of deciduous trees including flowering crab, black gum, flowering pear, mountain ash, and Linden. The evergreen species include Hillspire Juniper. The plan			

calls for seven deciduous shrubs species, four species of evergreen shrubs, four types of ornamental grasses and Sunsparkler Firecracker Sedum as a ground cover. Perennials will provide a burst of seasonal color with six different daylily species.

Comments:

- There does appear to be a discrepancy between the plans and the plant schedule. For example, the plant schedule indicated 3 Hillspire Juniper however the plans appear to indicate 9 along the southern edge of the property. Staff is recommending the approval of the landscaping plans be condition upon the final plans being the higher plant count to be approved by planning prior to issuance of grading permits.
- Staff is concerned about the landscaping plans for the northern portion of the property. Original conceptual plans indicated that this area would be filled with paintings and grass, however final plans being presented provide for a 26 ft wide grasscrete fire lane. There is an area 29'8" of space between the building and the property line and additional space in areas where the building bumps in. The reason the above noted concerns is that this area on the first floor is a parking garage with no building articulation and staff is concerned about the appearance of a flat un-articulated building façade. Staff is recommending that within the bump in areas some upright and ground level planting be provided along with an ornamental tree. In areas where there are bump outs of the building staff recommends that a greenwall system be provided in these areas with details to be approved by staff.

Bike Parking

The applicant has not provided any bike parking at this time.

- Staff recommend, since this property is located along the greenway trail, that at least a three rack bike rack be integrated into the landscaping near the restaurant and that at least 25 spaces be provided for the apartment building with spaces to be located within the parking area as well as outside the apartment building with exact locations and numbers to be determined by the developer and planner prior to building permits.

Patio	The applicant is proposing to remodel and extend the outdoor dining area of the restaurant towards Main Street. This patio will feature masonry piers, metal fencing and additional landscaping. The plans indicate a scored concrete pavement pattern. Specific details have not been provided. Comments: • Staff recommends that details of the fence, piers, pavement details, landscaping and lighting be deferred to staff for approval prior to issuance of a grading permit.
Lighting	The applicant is proposing coordinating building and site lighting. They are proposing a Sternberg Chateau Series fixture and a urban line pole for the stie lighting and a Brownlee 7610 LED budling light as well as a Cree xsp series security fixture. The chosen fixtures are all high-quality fixtures. The lighting plans do show lighting levels compliant with zero at the property line. Please note this proposal does not provide any lighting along the multi-use path. ○ Please note that the lighting selection is not identical or similar to the point or the Lumec pole and fixture that has been used in other locations of the Village. Staff recommends that the lighting be provide with this development along the multi-use path and that the lighting be identical to the fixtures located on the multi-use path just to the north through the Point Apartment Development.
Dumpsters:	The applicant has not provided details with regard to the exterior dumpsters planned for the restaurant or apartments or interior locations for garage and recycling services within the apartments. • Staff recommends that design of the dumpsters with regard to color, design, and location be approved by planning staff prior to issuance of building permits, subject to the designs integrating with the materials and design of the property.
Architecture Review Restaurant:	No exterior modification to the architecture of the restaurant is being proposed at this time. See comments above regarding patio.
Architectural Review	

Apartments:

The applicant has provided architectural drawings for Phase 1A. As well as Drawings for Phase 1A and 1B. At this time the applicant is requesting approval for both phases to allow the flexibility which may be dependent upon financing.

Phase 1A includes 29 units with structured parking as well as the main core of the facility include lobby, elevators, stairs, and common rooms and amenities.

Phase 1B includes 24 units with additional structure parking.

The building consists of a combination of unit types which include:

- Efficiency Units = 16
- One Bedroom Units = 28
- Two Bedroom Units = 9

The building is designed as a modified “L” shape building to correspond with the property lines and greenway that will go through the western portion of the property. The Community Room and roof top deck area is designed to view Lower Phantom Lake from the third level of the building.

The exterior design of the building features a first-floor parking garage and is expressed in the architectural drawings as a solid wall with limited openings except for entry and exists and some openings aligned with upper-level balconies. Architecturally, the facades have minimal articulation and present as a masonry product. In some instances, the panelized product from the upper levels is brought to the 1st level near the openings that are aligned to the upper balconies.

The faces for the second level of the building have masonry elements mostly defined at the projecting elements of the building which are capped by gables. Those portions of the building that are recessed have a panel system.

The third level of the budling has no masonry products and consist of panelized system as the primary building material. The balconies and windows within the project gabled details have small awnings located above the fenestration elements.

Overall, the budling has a gabled roof with smaller gables and at corner elements there are layered gabled details.

The applicant does not have line drawings or detailed architectural drawings.

- Staff recommends that the building design be approved in concept at this time and that detail line drawings and larger scale drawings be submitted to the Planning Commission for final approval.

Building Materials: Material samples and colors have not been provided.

- Staff recommends that final materials and colors be submitted to the Planning Commission for final approval.

Parking Exception

Section 100-402 (b) (2) d. allows for parking exceptions to be granted by the planning commission when there is a change of use of land may at its discretion grant an exception to the requirements of constructing additional parking spaces. The applicant is required to demonstrate how the site constraints and other standard of this chapter do not allow construction of additional on-site parking space and shall provide justification that there are sufficient spaces available for overflow parking such as street parking or shared parking on neighboring or nearby properties.

The applicant has indicated the following:

Good afternoon John,

I have reviewed the parking as shown on the submitted Civil Drawings. We are currently recognizing 173 available parking spaces. Our tabulation, for Phase 2, requires the following;

- 53 Interior spaces for the Apartment Building
- 66 Exterior spaces for the Apartment Building
- 15 Employee Spaces for the Restaurant
- 62 Customer Spaces for the Restaurant
- 196 Spaces Required
- 173 Spaces Provided
- 23 On-Street spaces required (to meet code)

There are two issues that make us believe that we have adequate parking for the proposed development.

First, we are planning to maintain the hours of operation that currently exist for the Restaurant, (6:00 AM – 3:00 PM). Historically we are not filling the current Restaurant parking lot at 6:00. We would expect to see the lot filling up around the 7:30 time frame. This would give the Apartment Occupants time to leave for work in the morning freeing up spaces for Restaurant Customers during the morning.

Secondly, we view the required 1.25 times the number of interior spaces as excessive when considering a shared parking format. If we were to provide 1 parking stall per bed, we would need 61 spaces. In addition, we would provide 15 guest parking spaces (25% of the Apartment demand). This would require a total of 76 Spaces needed for the Apartment Building. The restaurant requires 15 spaces for Staff and 62 spaces for Customers totaling 77 spaces. This establishes a requirement of 153 spaces for the development. With the potential of 76 Residential spaces accounted for and the 77 restaurant Staff and Customers accounted for, we would still have 20 additional parking spaces for visiting guests. This would bring the guest parking total up to 35 spaces which would allow 66% of the units to have a guest.

When you recognize that the majority of guest will be visiting in the evening hours, the 77 restaurant spaces will be freed up during that time. This will allow for 112 parking spaces to be available for visitor during the evening hours. Conversely, there would be 35 spaces in the morning that the restaurant could use for waiting customers during turnover periods.

- 61 Resident Spaces (53 Interior, 8 exterior)
- 15 Apartment Guest Spaces
- 76 Apartment Spaces Needed

- 15 Employee Spaces for the Restaurant (Not used 3:00 PM to 6:00 AM)
- 62 Customer Spaces for the Restaurant (Not used 3:00 PM to 6:00 AM)
- 77 Restaurant Spaces/Visitor Spaces (when Restaurant is closed)
- 153 Total Spaces needed
- 173 Provided
- 20 Additional Spaces

For the Apartment Guest

- 15 Apartment Guest Spaces
- 20 Extra Spaces
- 77 Shared Restaurant Spaces
- 112 Spaces available for evening guests / 35 spaces during the day

It is based on this shared parking arrangement that we believe the we currently have enough parking on the Site. To that end, we are requesting an exception to allow the other 23 parking spaces, should they be necessary, to utilize the adjacent street parking. We do not see the need for 58 guest parking spaces to be provided.

Thank you for your consideration. If you have any further questions feel free to contact me.

Sincerely,

David Baum AIA

Schroeder and Holt Architects

Staff Review

Engineering	Please see attached letter from R-M. <i>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.</i>
Public Works	The multi-use path shall be dedicated to the Village through an easement. A development agreement shall be entered into with regard to the multi use path and any other public improvements. Construction details of the multi-use path shall be to Village specification with plans approved by the Village Engineer and Public Works Director. Inspections shall be conducted by the Village Engineer during construction of the multi-use path. Nonstandard details such as a fence between the retention pond and path or any other nonstandard details shall be provided as requested by the Village Engineer and Public Works Director.
Utilities	Comments are note on marked up drawings attached to this report and noted in the resolution. That include the following: • An easement shall be provided on the CSM on the north side of the property to allow utility access to be able to access the sewer utilities on the bath for maintenance. This shall include associated easement documents. • Public Sanitary Sewer easement shall be shown on all drawings. The applicant shall ensure that no structures will encroach into the sanitary ewer easement including retaining walls etc. • The applicant shall eliminate the second connection to the public water main. • The North South water main connection shall be an 8" connection to avoid the need for the second connection and minimize the cost of fire protection charges. • The fire hydrant connections shall be 6" • The east west water main line on the southern portion of the building shall be increased as well as the connection to the public water line shall be increased from 6" to 8".
Police	No Concerns at this time.
Fire	No Concerns at this time.
Building Inspection	No Concerns at this time.
Planning	Planning has the following site plan recommendations: 1. Landscaping:

- Staff is recommending the approval of the landscaping plans be condition upon the final plans being the higher plant count to be approved by planning prior to issuance of grading permits.
 - Staff is recommending that within the bump in areas on the north side of the building some upright and ground level planting be provided along with an ornamental tree. In areas where there are bump outs of the building a greenwall system shall be provided, details to be approved by staff.
2. Bike Parking
 - Staff recommend, 25 spaces be provided for the apartment building with spaces to be located within the parking area as well as outside the apartment building, exact locations and numbers to be determined by the developer and planner prior to building permits.
 3. Patio
 - Staff recommends that details of the fence, piers, pavement details, landscaping and lighting be deferred to staff for approval prior to issuance of a grading permit.
 4. Lighting
 - Staff recommends that the lighting along the trail be identical to the lighting along the trail adjacent to the Point. Plans and details to be provided to planning and public works staff prior to issuance of a building permit for approval.
 5. Dumpsters
 - Staff recommends that design of the dumpsters with regard to color, design, and location be approved by planning staff prior to issuance of building permits, subject to the designs integrating with the materials and design of the property.
 6. Architecture
 - Restaurant: Any exterior modifications to the restaurant other than specifically related to the patio or other site amenities shall be returned to the Planning Commission and Village Board for approval.
 - Apartments: Staff recommends that the building design be approved in concept at this time and that detail line drawings and larger scale drawings be submitted to the Planning Commission for final approval.

Recommendation

Rezoning:

Staff recommends that the Planning Commission recommend to the Village Board approval of a zoning map amendment and approve the attached ordinance.

Parking Exception:

Staff recommend that the Planning Commission approve an exception for parking for 23 parking spaces based upon the unit typologies approved for the budling, the ability to allow the mix of uses to share parking, and the availability of on street parking along Main Street, as well as the accessibility to the Multi-Use Trail as an alternative transportation.

Site Plan and Architectural Review:

Staff recommends that the Planning Commission recommend to the Village Board approval of a resolution that includes:

- a whereas statement addressing the Planning Commission approval of an exception for 23 parking spaces based upon the unit typologies approved for the budling, the ability to allow the mix of uses to share parking, and the availability of on street parking along Main Street, as well as the accessibility to the Multi-Use Trail as an alternative transportation.

And includes the following conditions of approval:

1. Prior to any land disturbing activity, the applicant must submit a complete and 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 the Village Engineering, Public Works, Utilities, Police, Fire, Inspections, and Planning Departments.
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 comply with all conditions of approval from the Village Engineer as noted in their preliminary and final reviews.
5. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.

6. All work related to this project must comply with all project plans approved by the Village.
7. The developer must comply with all requirements related to impact fees imposed by the Village.
8. The developer shall comply with all parts of the Municipal Code as it relates to this project.
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. Prior to issuance of any preliminary start or building permit a CSM and associated easement documents shall be approved by the Village and recorded with the Register of Deeds.
11. This approval is subject to detailed technical review of the construction drawings for the requirements of the Village Engineer, Department Heads and Village Ordinances. Permits to allow construction shall be withheld until this technical review is complete and all plans including stormwater, utilities, fire, police, planning, building inspections etc. have been completed and approved. The applicant shall make changes and provide updated drawings as requested by the Village Engineer or other department heads, if necessary, prior to approval and issuance of any permits.
12. The multi-use path shall be dedicated to the Village through an easement. A development agreement shall be entered into with regard to the multi-use path and any other public improvements. Construction details of the multi-use path shall be to Village specification with plans approved by the Village Engineer and Public Works Director. Inspections shall be conducted by the Village Engineer during construction of the multi-use path. Nonstandard details such as a fence between the retention pond and path or any other nonstandard details shall be provided as requested by the Village Engineer and Public Works Director.
13. Comments are note on marked up drawings attached to this report and noted in the resolution. They include the following:
 - An easement shall be provided on the CSM on the north side of the property to allow utility access to be able to access the sewer utilities on the bath for maintenance. This shall include associated easement documents.
 - Public Sanitary Sewer easement shall be shown on all drawings. The applicant shall ensure that no structures will encroach into the sanitary sewer easement including retaining walls etc.
 - The applicant shall eliminate the second connection to the public water main.

- The North South water main connection shall be an 8" connection to avoid the need for the second connection and minimize the cost of fire protection charges.
- The fire hydrant connections shall be 6"
- The east west water main line on the southern portion of the building shall be increased as well as the connection to the public water line shall be increased from 6" to 8".

14. The plans are approved condition upon the following modification, revisions, and clarifications:

Landscaping:

The approval of the landscaping plans be condition upon the final plans being the higher plant count to be approved by planning prior to issuance of grading permits.

Additional plantings shall be provided within the bump in areas on the north side of the building some upright and ground level planting be provided along with an ornamental tree. In areas where there are bump outs of the building a greenwall system shall be provided, details to be approved by staff.

Bike Parking

25 spaces be provided for the apartment building with spaces to be located within the parking area as well as outside the apartment building, exact locations, and numbers to be determined by the developer and planner prior to building permits.

Patio

Details of the fence, piers, pavement details, landscaping and lighting be deferred to staff for approval prior to issuance of a grading permit.

Lighting

The lighting along the trail be identical to the lighting along the trail adjacent to the Point. Plans and details to be provided to planning and public works staff prior to issuance of a building permit for approval.

Dumpsters

The design of the dumpsters with regard to color, design, and location be approved by planning staff prior to issuance of building permits, subject to the designs integrating with the materials and design of the property.

Architecture

Restaurant: Any exterior modifications to the restaurant other than specifically related to the patio or other site amenities shall be returned to the Planning Commission and Village Board for approval.

Apartments: The building design shall be approved in concept at this time and that detail line drawings and larger scale drawings be submitted to the Planning Commission for final approval.

15. Any future modification as required by ordinance, standards, or policy shall require an update to this site plan and architectural review.

Attachments

1. Maps
2. Drawings

December 7, 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 submittal contained civil site plans and a storm water management plan, both dated December 3, 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

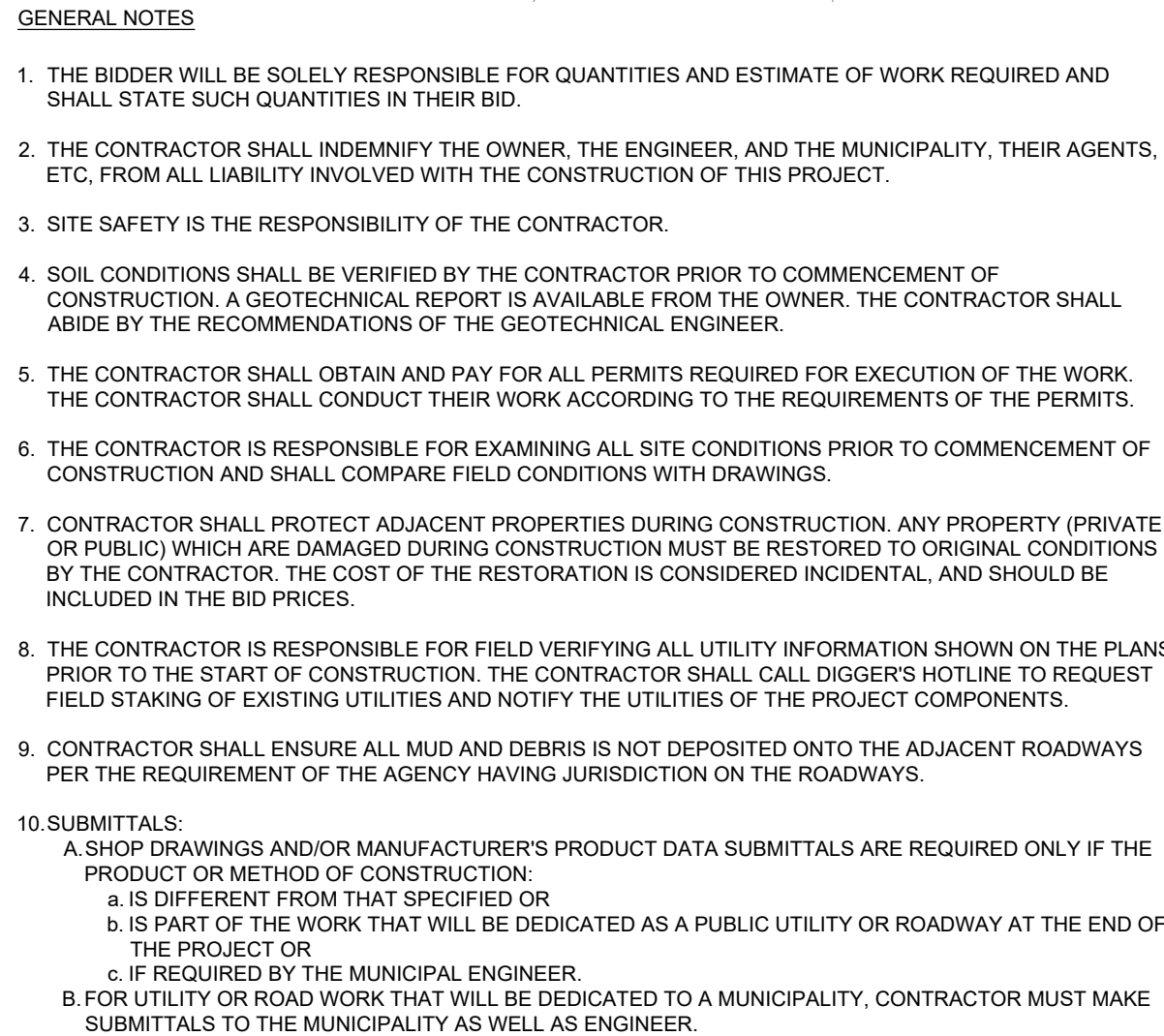
PWG:pwg

cc: Tim Rutenbeck, Village of Mukwonago
Dave Brown, Village of Mukwonago
Wayne Castle, Village of Mukwonago
Ron Bittner, Village of Mukwonago
Daniel Streit, Village of Mukwonago
Jeff Stien, Village of Mukwonago
Jerad J. Wegner, P.E., Ruekert & Mielke, Inc.

COMBINED USES	
PROPOSED PARKING:	
INTERIOR SPACES	57
EXTERIOR SPACES	116
AVAILABLE STREET PARKING SPACES	12
TOTAL SPACES	185

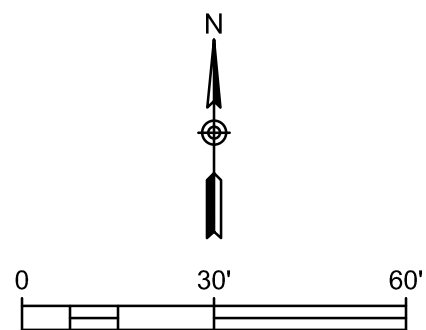
Can the Utilities department get an access easement to get back to the public sewer utilities on the path for maintenance purposes?

AREAS:	
TOTAL SITE:	129,751 SF (2.98 AC)
GREENSPACE	34,650 SF (0.80 AC)
PERCENT OF TOTAL	26.7%
BUILDING	33,682 SF (0.77 AC)
PERCENT OF TOTAL	26.0%



1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS, AND THE GEOTECHNICAL REPORT.
2. PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREAS, INSTALLATION OF CRUSHED STONE BASE, CONCRETE AND/OR BITUMINOUS PAVEMENT, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
3. AGGREGATES USED IN THE HMA SHALL BE IN ACCORDANCE WITH SUBSECTION 460.2.2.3 OF THE STANDARD SPECIFICATIONS.
4. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SECTIONS OF THE STANDARD SPECIFICATIONS: SECTION 415 FOR CONCRETE PAVEMENT AND SECTION 602 FOR CONCRETE SIDEWALKS.
5. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

PARKING STALLS: WHITE
PEDESTRIAN CROSSWALKS: WHITE
ADA SYMBOLS: BLUE OR PER LOCAL CODE
EXTERIOR SIDEWALK CURBED, LIGHTPOLE BASES, AND GUARD POSTS:
YELLOW



BLUE BAY RESTAURANT REDEVELOPMENT

PROPOSED SITE PLAN

927 MAIN STREET
MUKWONAGO, WI 53149

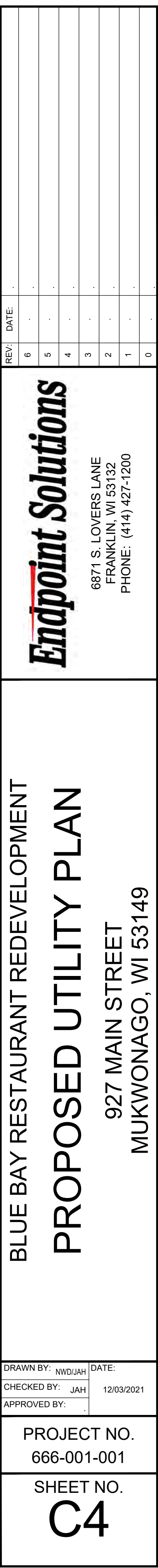
Endpoint Solutions

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

DRAWN BY: NWD/JAH	DATE: 12/03/2021
CHECKED BY: JAH	
APPROVED BY:	

PROJECT NO.
666-001-001

SHEET NO.
C2





Village of Mukwonago GIS
Aerial Photo North Parcel

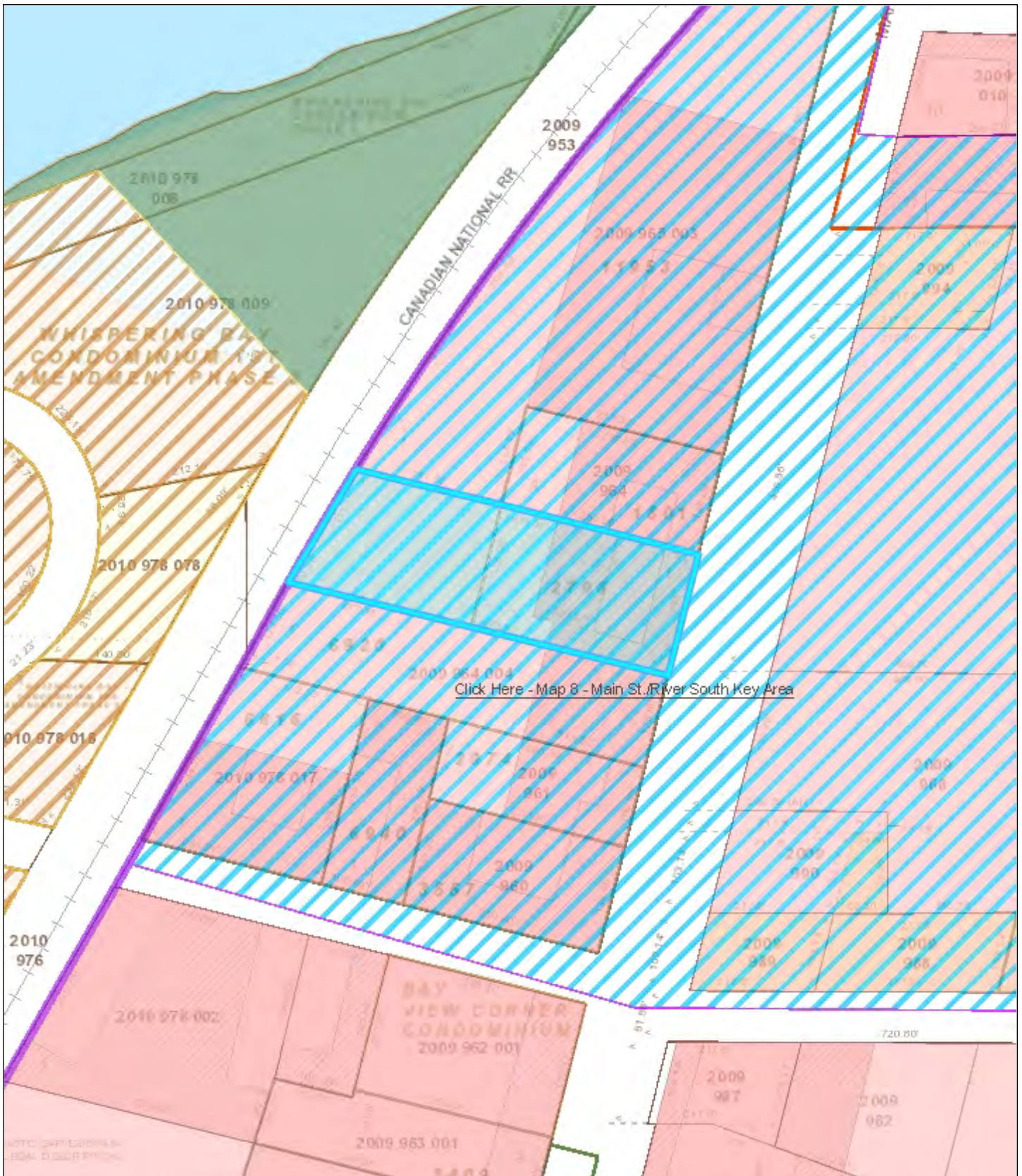
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SCALE: 1" = 200'

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

Print Date: 1/5/2022



Village of Mukwonago GIS
Land Use Plan North Parcel

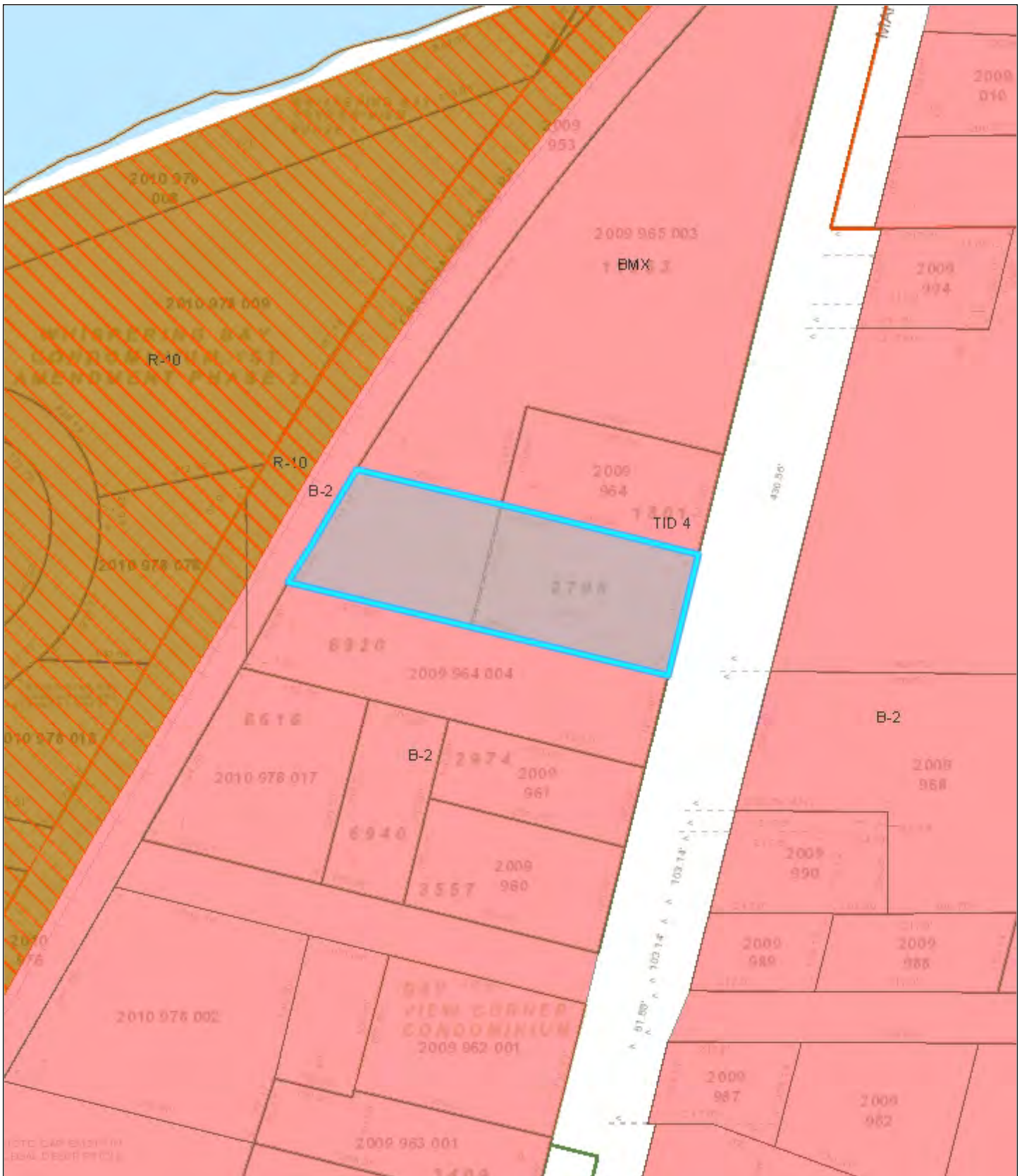
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SCALE: 1" = 167'

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

Print Date: 1/5/2022



Village of Mukwonago GIS Zoning North Parcel

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Village of Mukwonago GIS
Aerial South Parcel

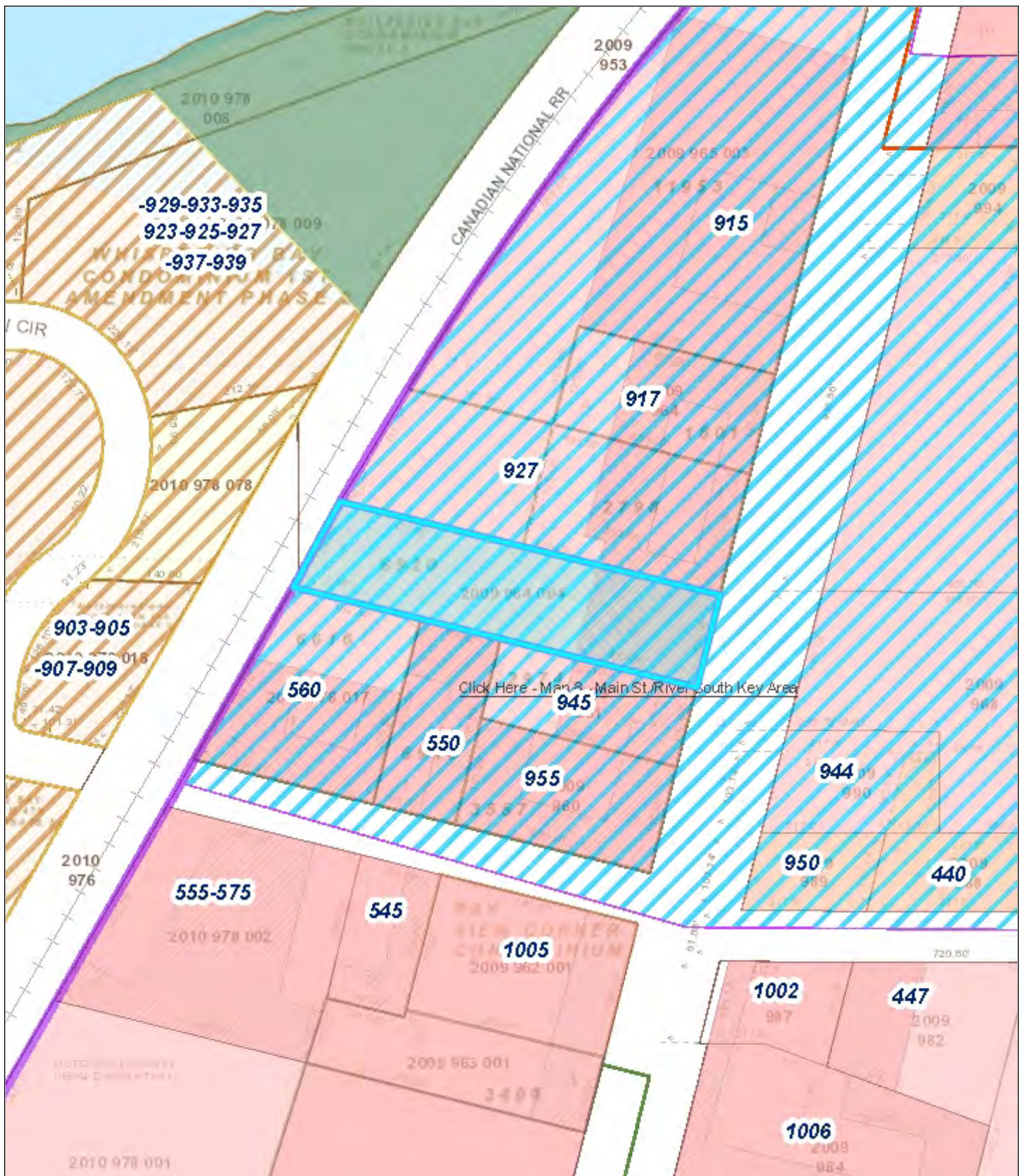
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Village of Mukwonago GIS Land Use South Parcel

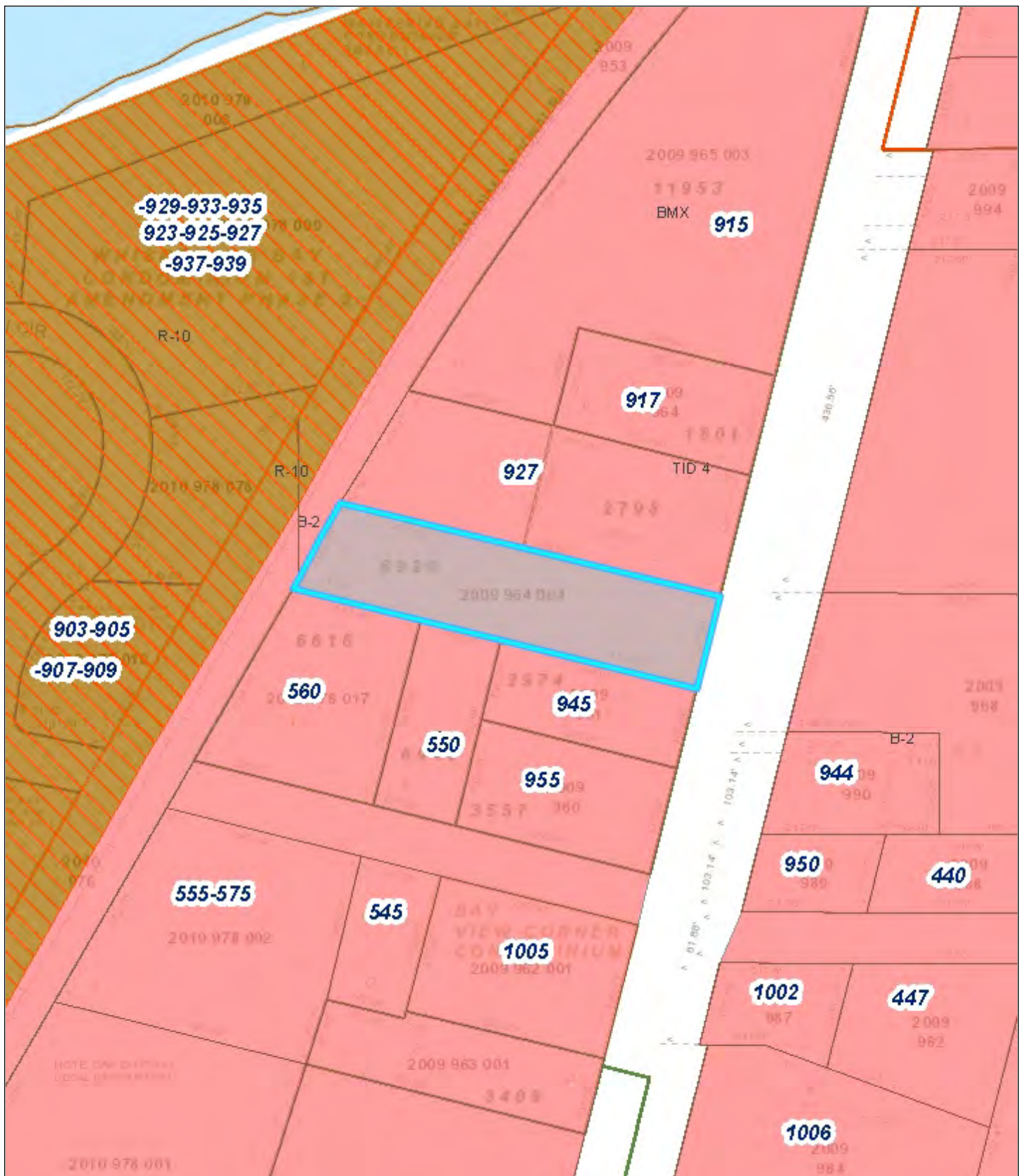
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SCALE: 1" = 167'

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

Print Date: 1/5/2022



Village of Mukwonago GIS Zoning 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: 1/5/2022

December 7, 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

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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

PWG:pwg

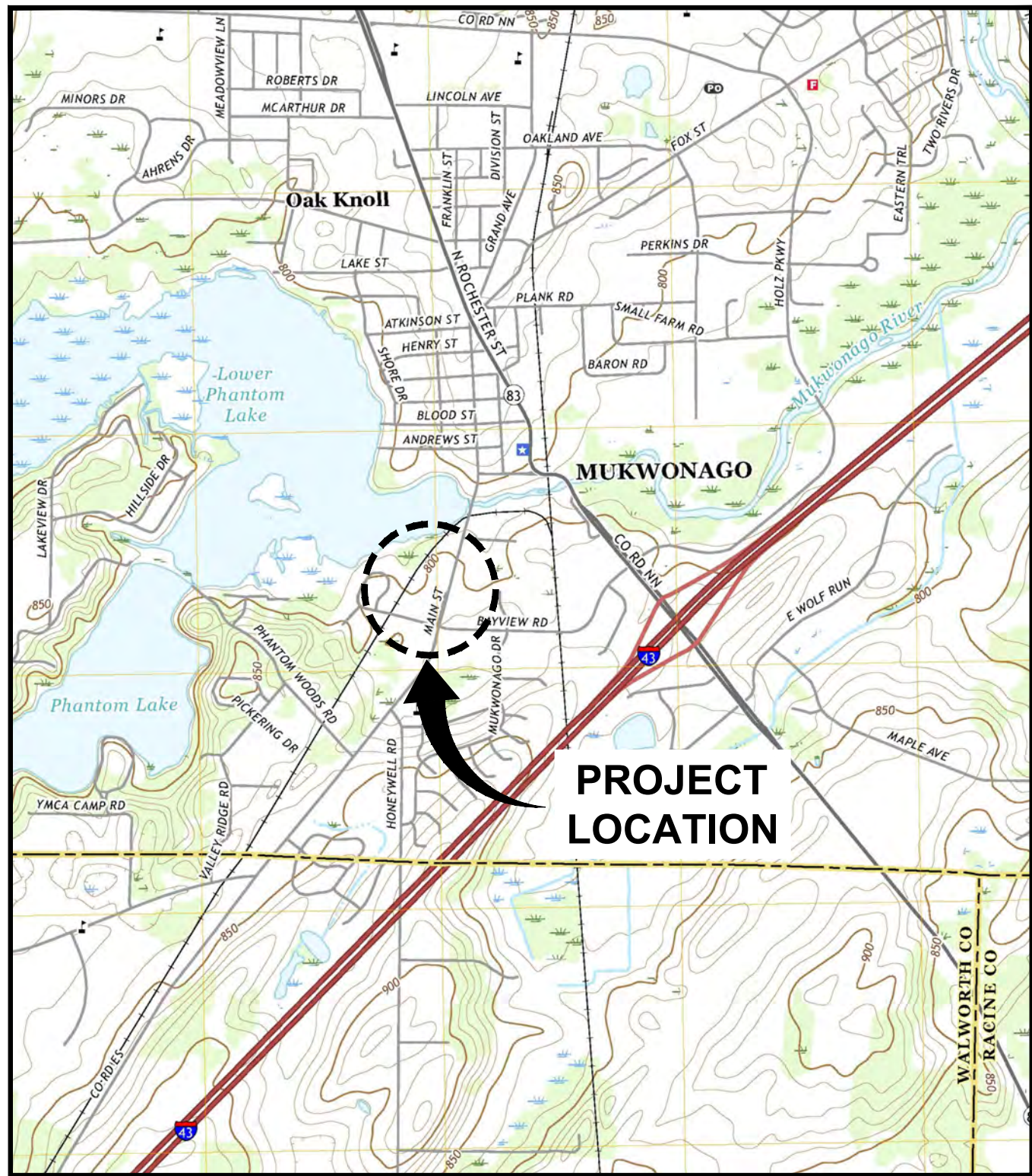
cc: Tim Rutenbeck, Village of Mukwonago
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Ron Bittner, Village of Mukwonago
Daniel Streit, Village of Mukwonago
Jeff Stien, Village of Mukwonago
Jerad J. Wegner, P.E., Ruekert & Mielke, Inc.

BLUE BAY RESTAURANT REDEVELOPMENT

BLUE BAY RESTAURANT
MUKWONAGO, WISCONSIN

CALL OR CLICK 3 WORKING DAYS BEFORE YOU DIG

Help Us...
Help You...
Protect
Your Facilities!



LOCATION MAP



PROJECT
LOCATION



DATE ISSUED
DECEMBER 3, 2021
927 MAIN STREET
MUKWONAGO, WISCONSIN 53149

Endpoint Solutions

CONTACTS

SITE ADDRESS/OWNER:
BLUE BAY RESTAURANT
927 MAIN STREET
MUKWONAGO, WISCONSIN 53149
CONTACT: VICTOR ISLAMI
PHONE: (262) 378-8888
EMAIL: VLAZNIMISLAMI@YAHOO.COM

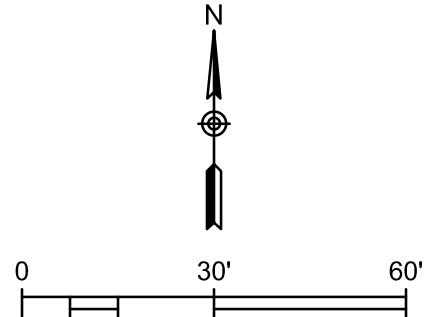
ENGINEER/AGENT:
ENDPOINT SOLUTIONS CORP.
6871 S. LOVERS LANE
FRANKLIN, WI 53132
CONTACT: JASON HEINONEN, P.E.
PHONE: 414-858-1920
EMAIL: JASON@ENDPOINTCORPORATION.COM

DRAWING SHEET INDEX

- | | |
|-------|---|
| CS | COVER SHEET |
| C1 | PRE-CONSTRUCTION CONDITIONS & DEMOLITION PLAN |
| C2 | PROPOSED SITE PLAN |
| C3 | PROPOSED GRADING AND EROSION CONTROL PLAN |
| C4 | PROPOSED UTILITY PLAN |
| C5-C6 | DETAIL SHEETS |

REVISION LOG

REVISION	ISSUE DATE	REVISED SHEETS	ISSUED FOR



1. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR QUANTITIES AND ESTIMATE OF WORK REQUIRED AND SHALL STATE SUCH QUANTITIES IN THEIR BID.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT.
3. SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. SOIL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
7. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES DURING CONSTRUCTION. ANY PROPERTY (PRIVATE OR PUBLIC) WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL AND SHOULD BE INCLUDED IN THE BID PRICES.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE TO REQUEST FIELD STAKING OF EXISTING UTILITIES AND NOTIFY THE UTILITIES OF THE PROJECT COMPLETION.
9. CONTRACTOR SHALL ENSURE ALL MUD AND DEBRIS IS NOT DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE AGENCY HAVING JURISDICTION ON THE ROADWAYS.
10. SUBMITTALS:
 - A. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION:
 - a. IS DIFFERENT FROM THAT SPECIFIED OR
 - b. IS PART OF THE WORK THAT WILL BE DEDICATED AS A PUBLIC UTILITY OR ROADWAY AT THE END OF THE PROJECT OR
 - c. IF REQUIRED BY THE MUNICIPAL ENGINEER.
 - B. FOR UTILITY OR ROAD WORK THAT WILL BE DEDICATED TO A MUNICIPALITY, CONTRACTOR MUST MAKE SUBMITTALS TO THE MUNICIPALITY AS WELL AS ENGINEER.

PROJECT NO.
666-001-001

SHEET NO.
C1

Dec 03, 2021 2:31pm PLOTTED BY: jheinenon SAVD BY: jheinenon C3 666-001-001-Proposed Grading Plan.dwg Layout1
P:\Victor Islami - 666\001 - Blue Bay Restaurant\CAD\001-001\SHF
IMAGES: ..\..\Blue bay restaurant - mukwonago - copy from campbell folder\2019-07-13 info from client\20190626-alktopo-3251-dmb - standard\research_docs\vinmap.png; .\Extract\Pages\1.tif; .\Figure 2 - Wetland Boundary Map.tif; .\Template Forms\CADD\Logs\Endpoint\Endpoint Solution
XREFS: P:\Victor Islami - 666\001 - Blue Bay Restaurant\CAD\001-001\Base Map from Chaput.dwg; P:\Victor Islami - 666\001 - Blue Bay Restaurant\CAD\001-001\Blue Bay - Proposed Grading Plan.dwg

- EXISTING MAJOR CONTOUR, (5' INTERVAL)
- EXISTING MINOR CONTOUR, (1' INTERVAL)
- PROPOSED MAJOR CONTOUR, (5' INTERVAL)
- PROPOSED MINOR CONTOUR, (1' INTERVAL)
- PROPOSED SPOT GRADE
- PROPOSED SPOT GRADE, MATCH EXISTING
- PROPOSED SPOT GRADE, BOTTOM OF CURB
- PROPOSED SPOT GRADE, TOP OF CURB
- PROPOSED SPOT GRADE, TOP OF WALL
- PROPOSED SPOT GRADE, BOTTOM OF WALL
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- IRON PIPE FOUND
- POST
- UTILITY POLE

CANADIAN NATIONAL R.R.

EXISTING WETLAND,
PROTECT DURING
CONSTRUCTION

PROPOSED BIORETENTION (B2)
BASE: 44.50
IE: 42.00
OVERFLOW: 46.50

PROPOSED MULTI-FAMILY
RESIDENTIAL
3-STORY
17,280 SF/FLOOR
FF 50.50

PROPOSED BIORETENTION (B1)
BASE: 47.00
IE: 45.00
OVERFLOW: 48.50

PROPOSED 3-FT.
CURB CUT

PROPOSED 3-FT.
CURB CUT

PROPOSED WISDOT LIGHT
RIPRAP AT ALL CURB CUTS.
MIN. 5' WIDE AND 5' INTO BASE
OF BIORETENTION BASE

PROPOSED TRACKING PAD
(LOCATION TO BE
DETERMINED BASED ON
PROJECT PHASING)

PROPOSED INLET
PROTECTION

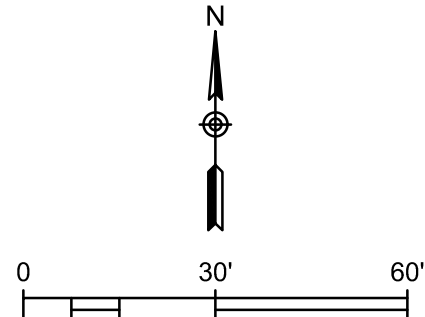
MAIN STREET

PROPOSED INLET
PROTECTION

- GENERAL GRADING NOTES
1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
 2. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
 3. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
 4. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION.
 5. EROSION AND SEDIMENT CONTROL MEASURES ARE REQUIRED AS PART OF THIS PROJECT. CONSTRUCTION ACTIVITIES MUST COMPLY WITH ALL PROVISIONS OF LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS THE SITE SPECIFIC SWPPP (IF APPLICABLE). ALL LAND DISTURBING ACTIVITIES MAY BE SUBJECT TO INSPECTION BY LOCAL AUTHORITIES AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.
 6. CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE EXTENT POSSIBLE. CONTRACTOR RESPONSIBLE FOR RESTORATION OF ALL DISTURBED AREAS.
 7. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE REMOVAL OF CONSTRUCTION WASTE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
 8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE SITE HAS STABILIZED.
 9. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
 10. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT
 11. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.
 12. TEMPORARY EROSION CONTROL MATTING SHALL BE PLACED ON ALL SLOPES THAT ARE STEEPER THAN 4:1.
 13. ALL PROPOSED CONTOURS REPRESENT FINAL FINISHED GRADE ELEVATIONS.

- EROSION AND SEDIMENT CONTROL
1. CONSTRUCT AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) CHAPTERS NR 151 AND NR 216, WISCONSIN ADMINISTRATIVE CODE, AND APPROPRIATE WDNR TECHNICAL STANDARDS. EROSION AND SEDIMENT CONTROL PRODUCTS SHALL BE LISTED IN THE WISCONSIN DEPARTMENT OF TRANSPORTATION PRODUCT ACCEPTABILITY LIST (WisDOT PAL). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF THESE STATE REQUIREMENTS, TECHNICAL STANDARDS, AND WisDOT PAL.
 2. IMPLEMENT EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) PRIOR TO SOIL DISTURBING ACTIVITIES (E.G., CLEARING, GRUBBING, TOPSOIL STRIPPING, EXCAVATION, MATERIAL STOCKPILING, ETC.). INSTALL EROSION CONTROL MEASURES AROUND STOCKPILE LOCATIONS.
 3. MINIMIZE DISTURBED AREA BY PHASING OR SEQUENCING CONSTRUCTION AND PRESERVING EXISTING VEGETATION WHERE POSSIBLE.
 4. DIVERT STORM WATER AWAY FROM DISTURBED OR EXPOSED AREAS WHEN POSSIBLE.
 5. PROTECT ADJACENT PROPERTIES WITH SEDIMENT BALE BARRIERS OR SILT FENCE UNTIL CONSTRUCTION IS COMPLETE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1055 OR 1056, RESPECTIVELY.
 6. INSTALL A GRAVEL TRACKING PAD AT EACH NONPAVED CONSTRUCTION AREA ENTRANCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPPED PERIODICALLY TO REMOVE SOIL, DIRT, AND/OR DUST.

- CONSTRUCTION SEQUENCE
1. INSTALL SILT FENCE AND INLET PROTECTION AS SHOWN ON PLAN. MAINTAIN AS NECESSARY DURING CONSTRUCTION. INSPECT FOLLOWING RAIN EVENTS.
 2. INSTALL TRACKING PAD.
 3. CLEAR AND GRUB SITE AND STRIP TOPSOIL. TEMPORARILY STOCKPILE TOPSOIL ON SITE (EXCESS TO BE REMOVED FROM SITE ACCORDING TO GENERAL CONTRACTORS CONSTRUCTION PHASING PLAN).
 5. GRADE SITE.
 6. STABILIZE DISTURBED GROUND WITH TEMPORARY SEED, FERTILIZER, AND MULCH.
 7. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL BMPs WHEN DISTURBED AREAS ARE PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.
 8. FOLLOWING STABILIZATION, VERIFY POND DEPTH AND REMOVE SEDIMENT IF NECESSARY TO MEET DESIGN GRADES.



BLUE BAY RESTAURANT REDEVELOPMENT

PROPOSED GRADING AND

EROSION CONTROL PLAN

927 MAIN STREET

MUKWONAGO, WI 53149

DRAWN BY: NWD/JAH

CHECKED BY: JAH

APPROVED BY:

DATE:

12/03/2021

PROJECT NO.

666-001-001

SHEET NO.

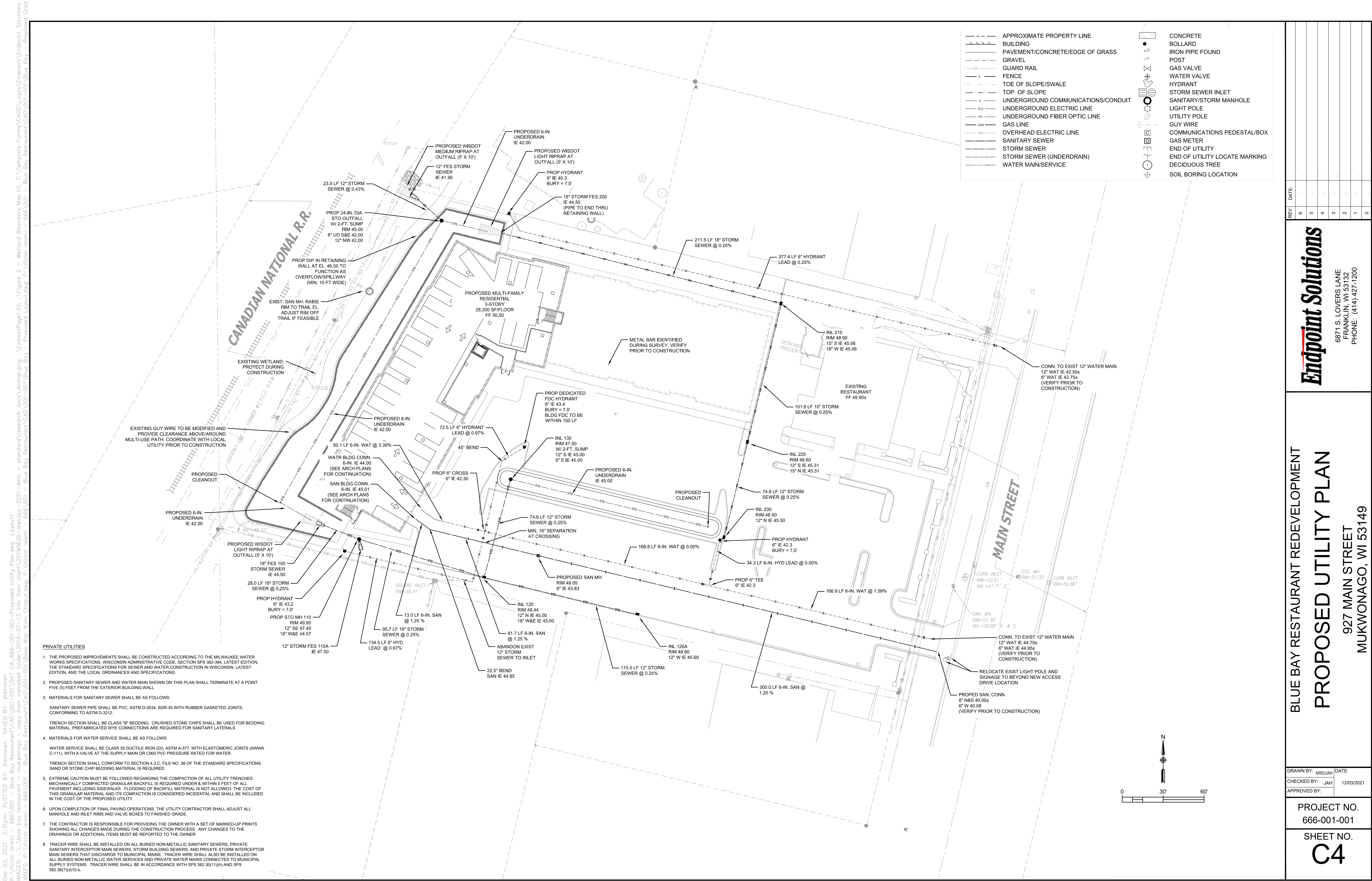
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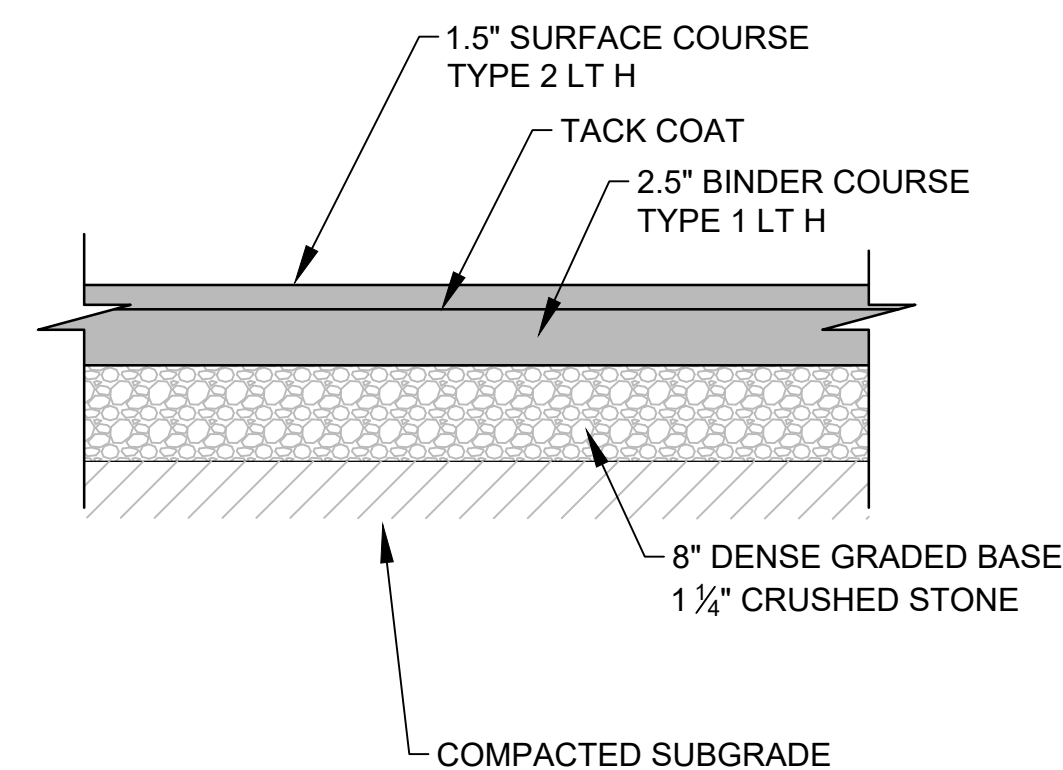
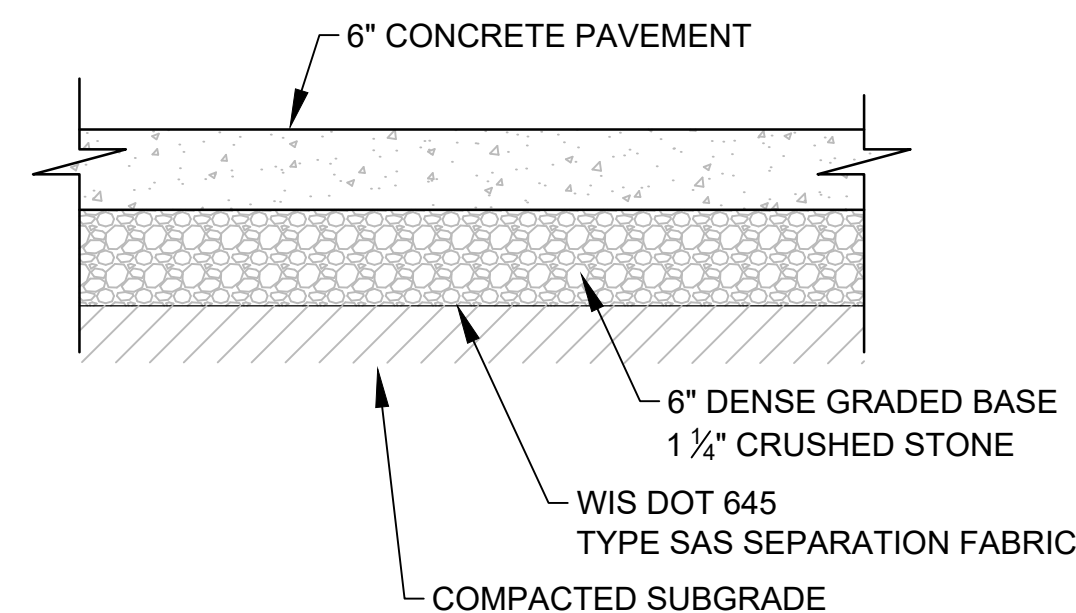
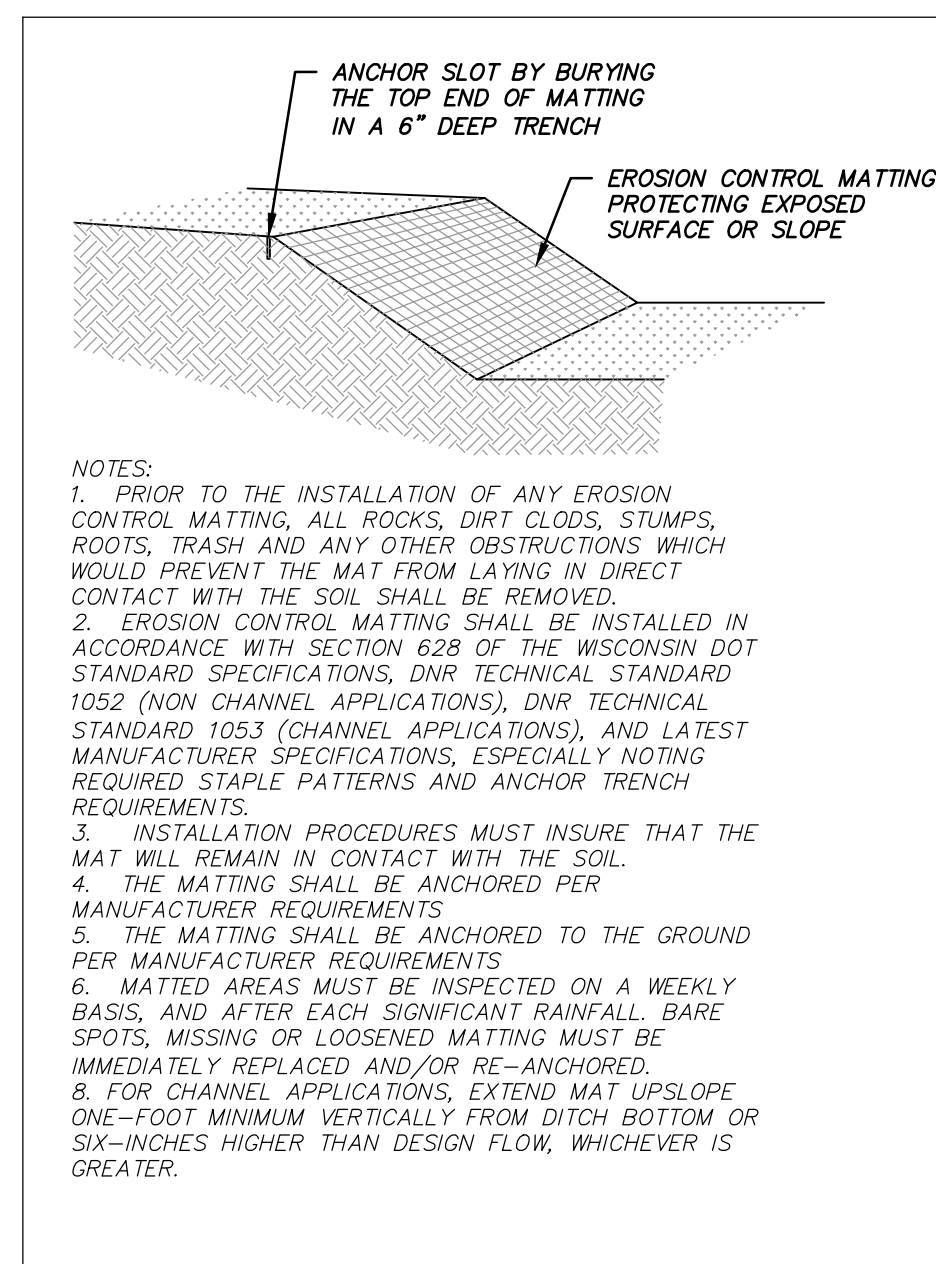
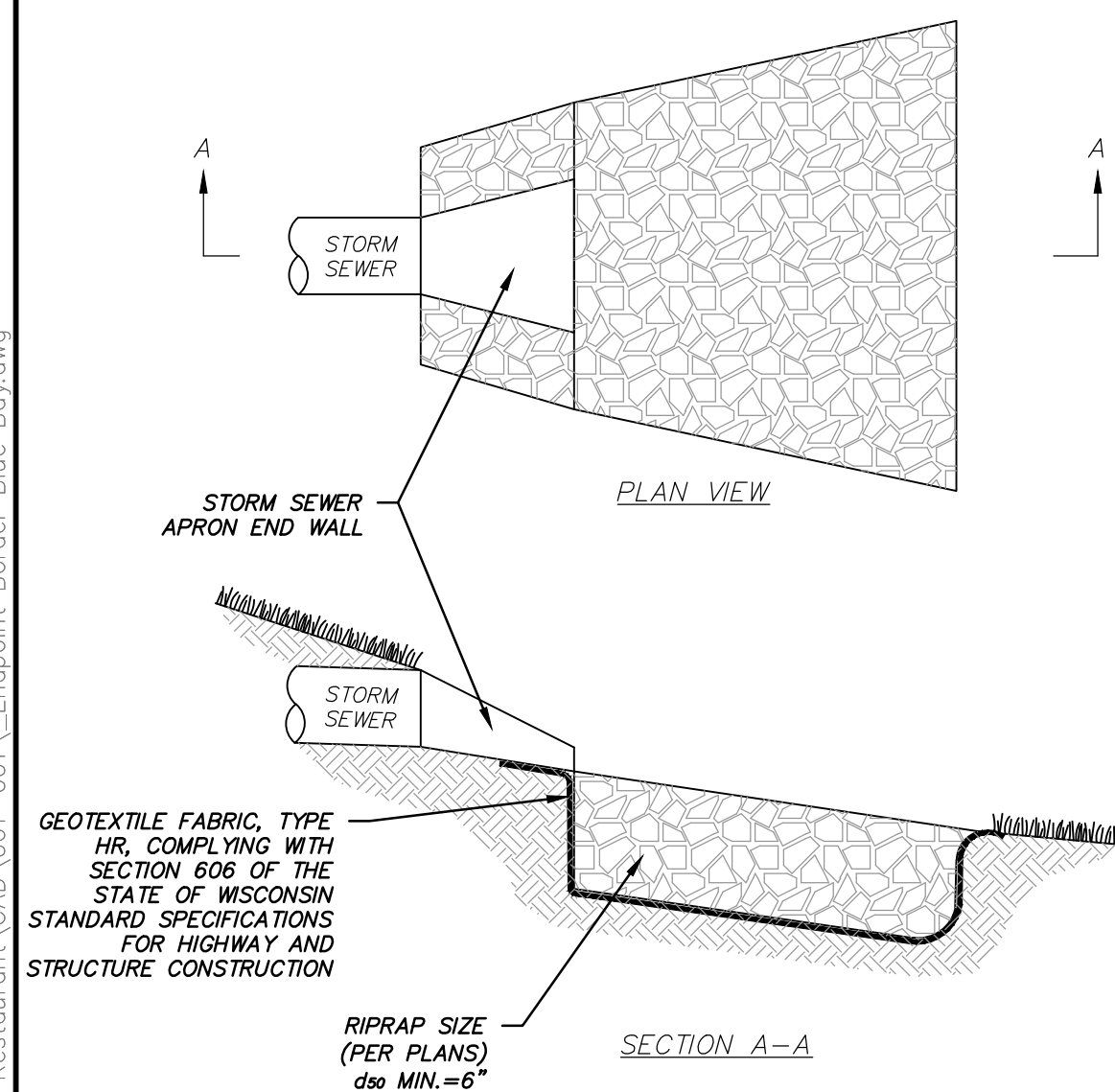
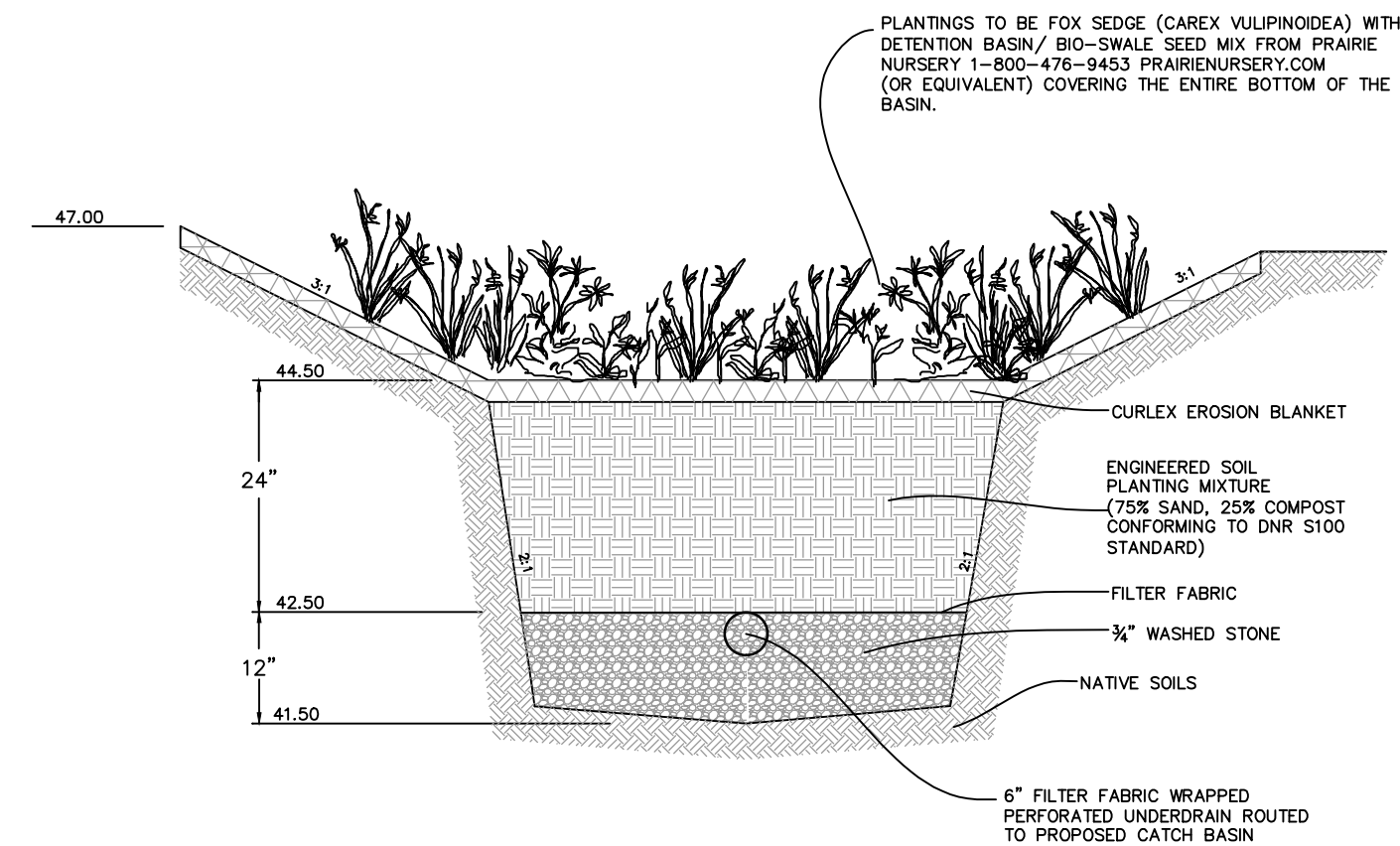
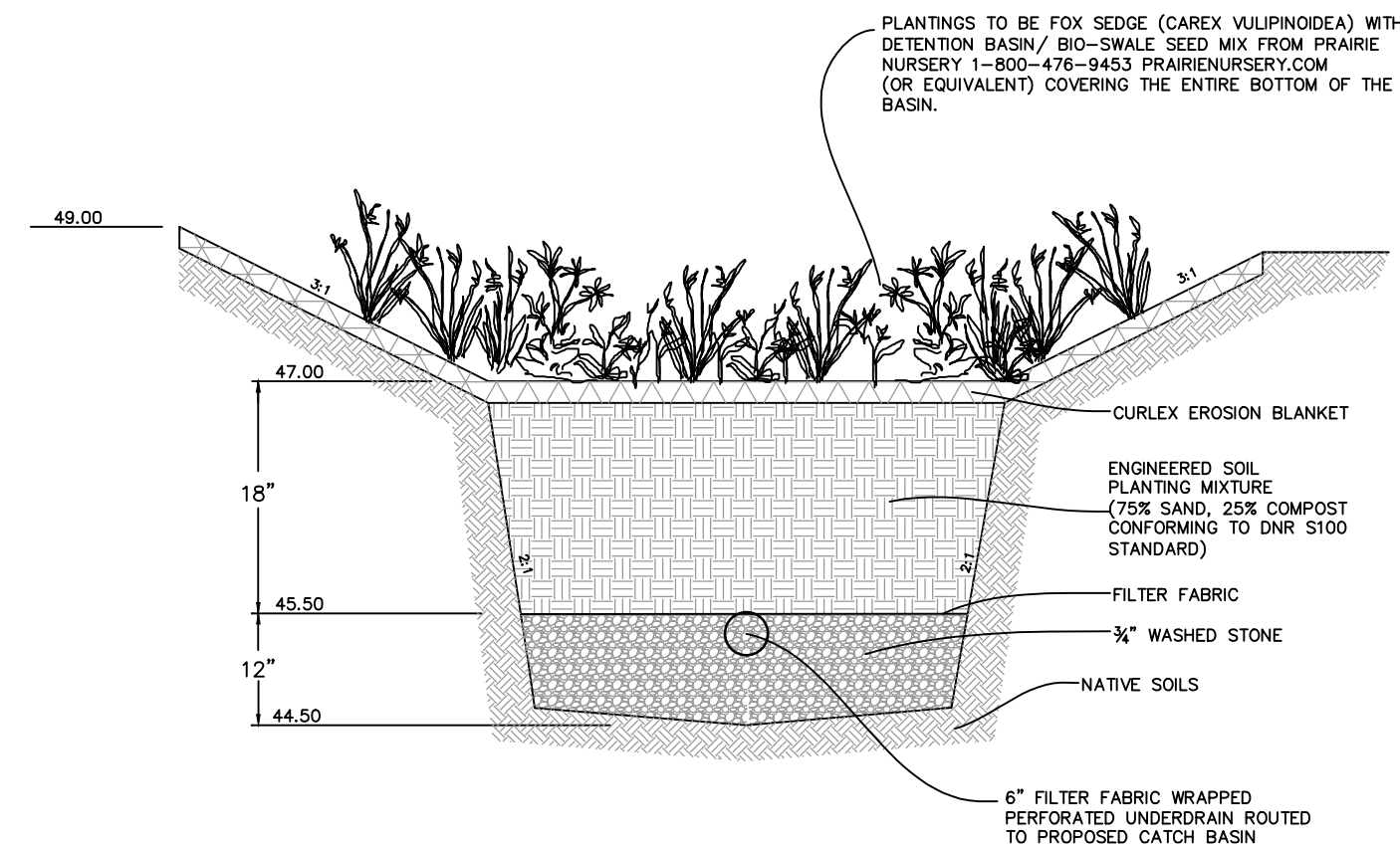
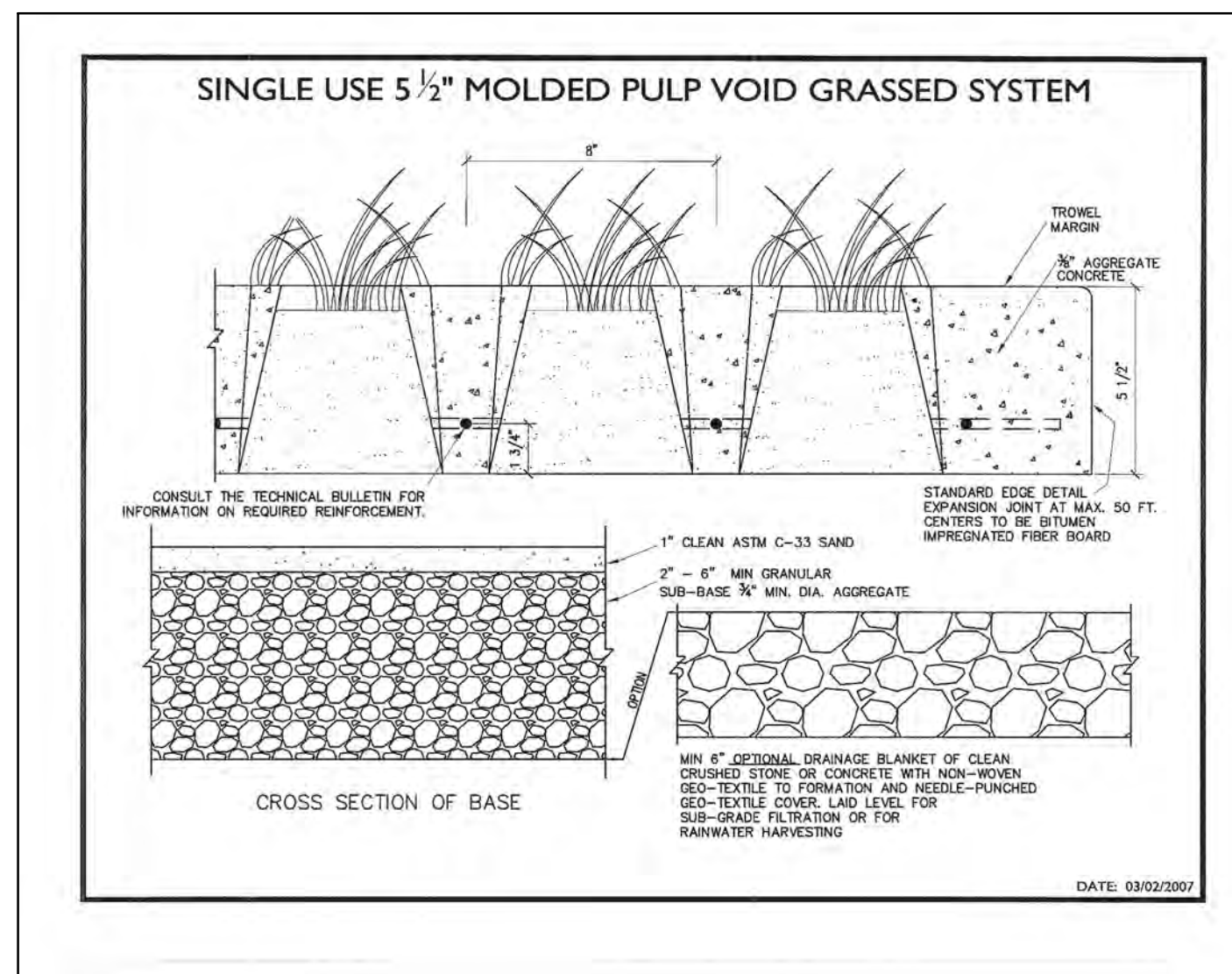
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Endpoint Solutions

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

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BLUE BAY RESTAURANT REDEVELOPMENT

DETAIL SHEET

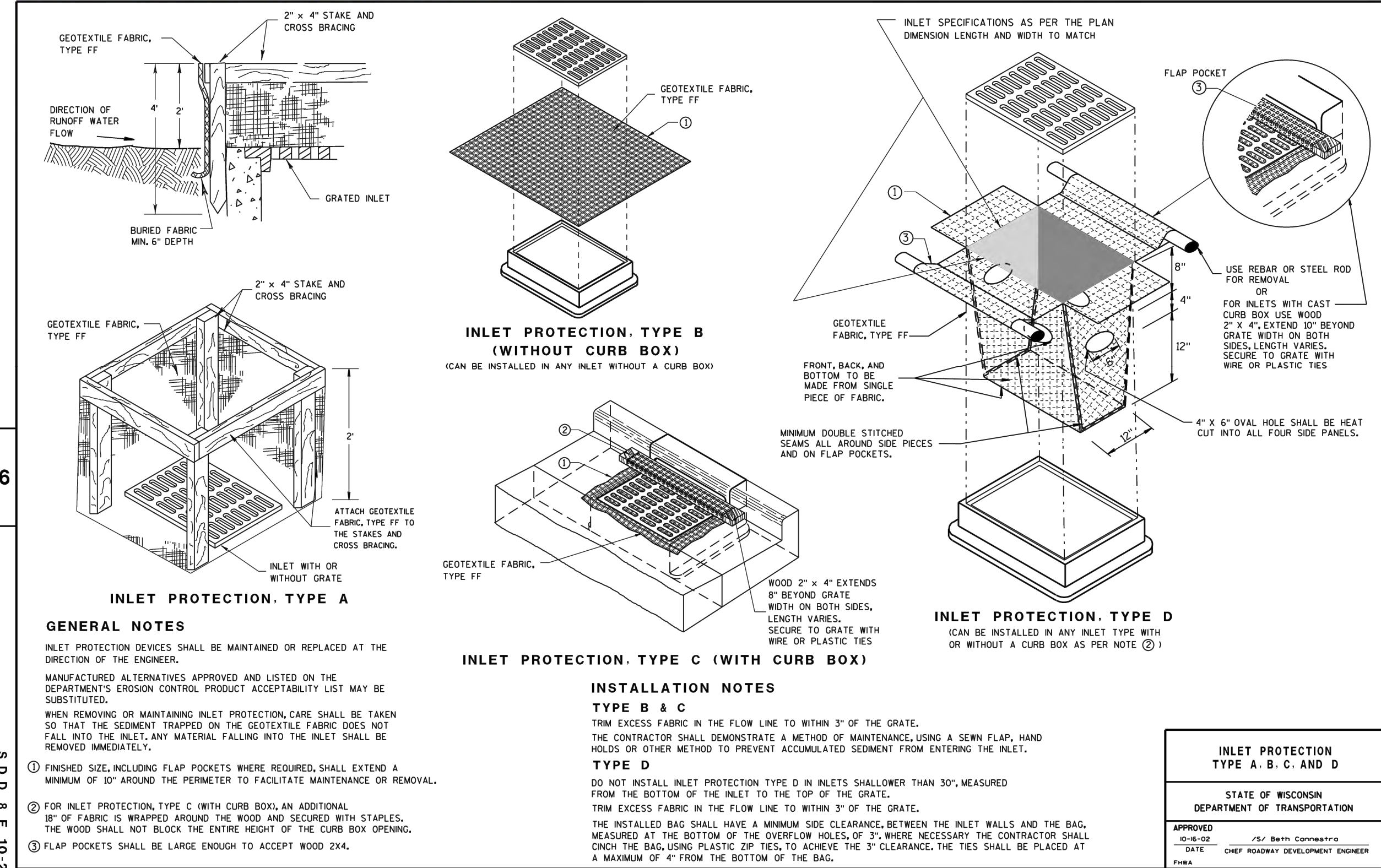
927 MAIN STREET
MUKWONAGO, WI 53149

DRAWN BY: NWD/JAH	DATE:
CHECKED BY: JAH	12/03/2021
APPROVED BY:	

PROJECT NO.
666-001-001

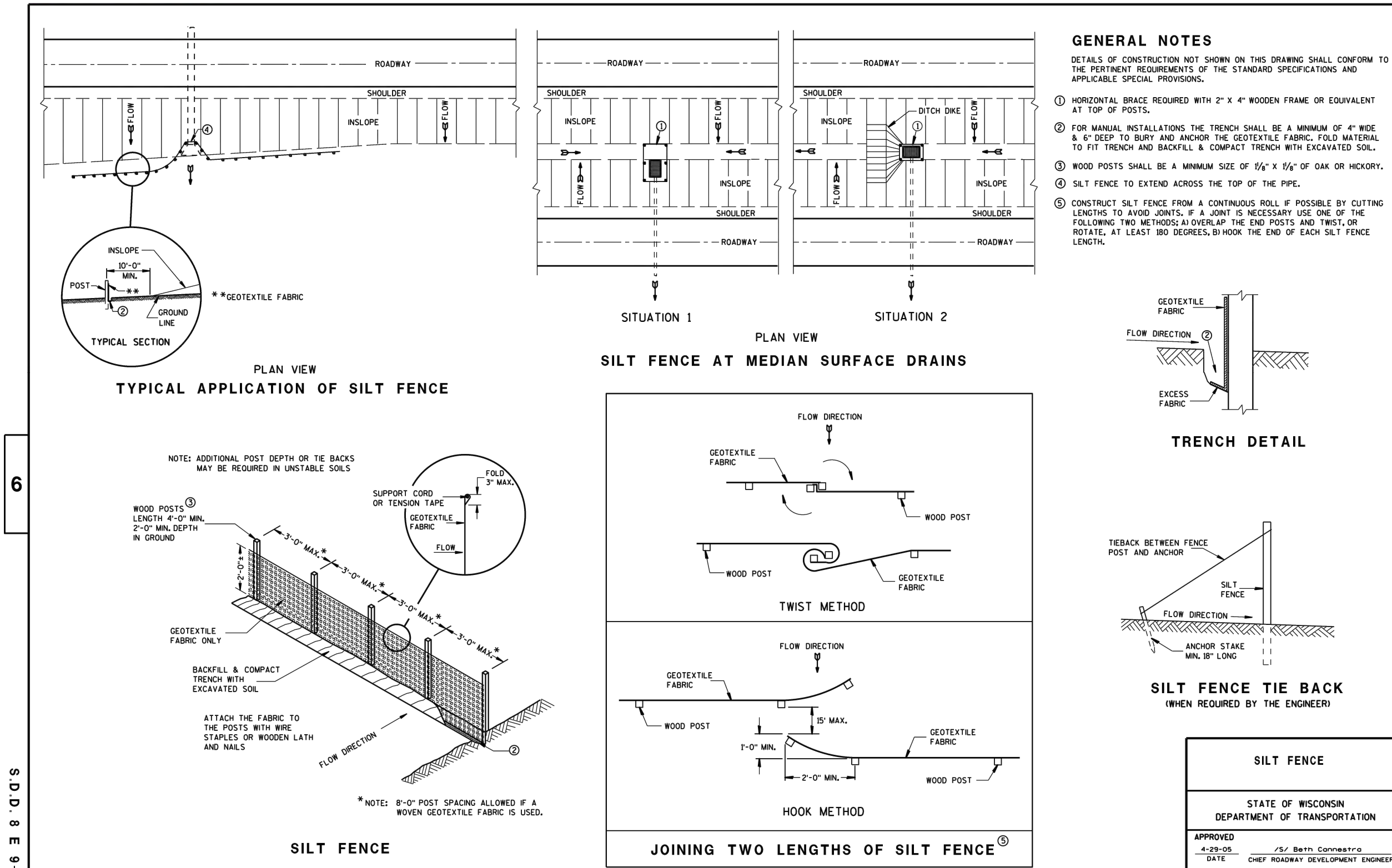
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8E10: Inlet Protection Type A, B, C and D



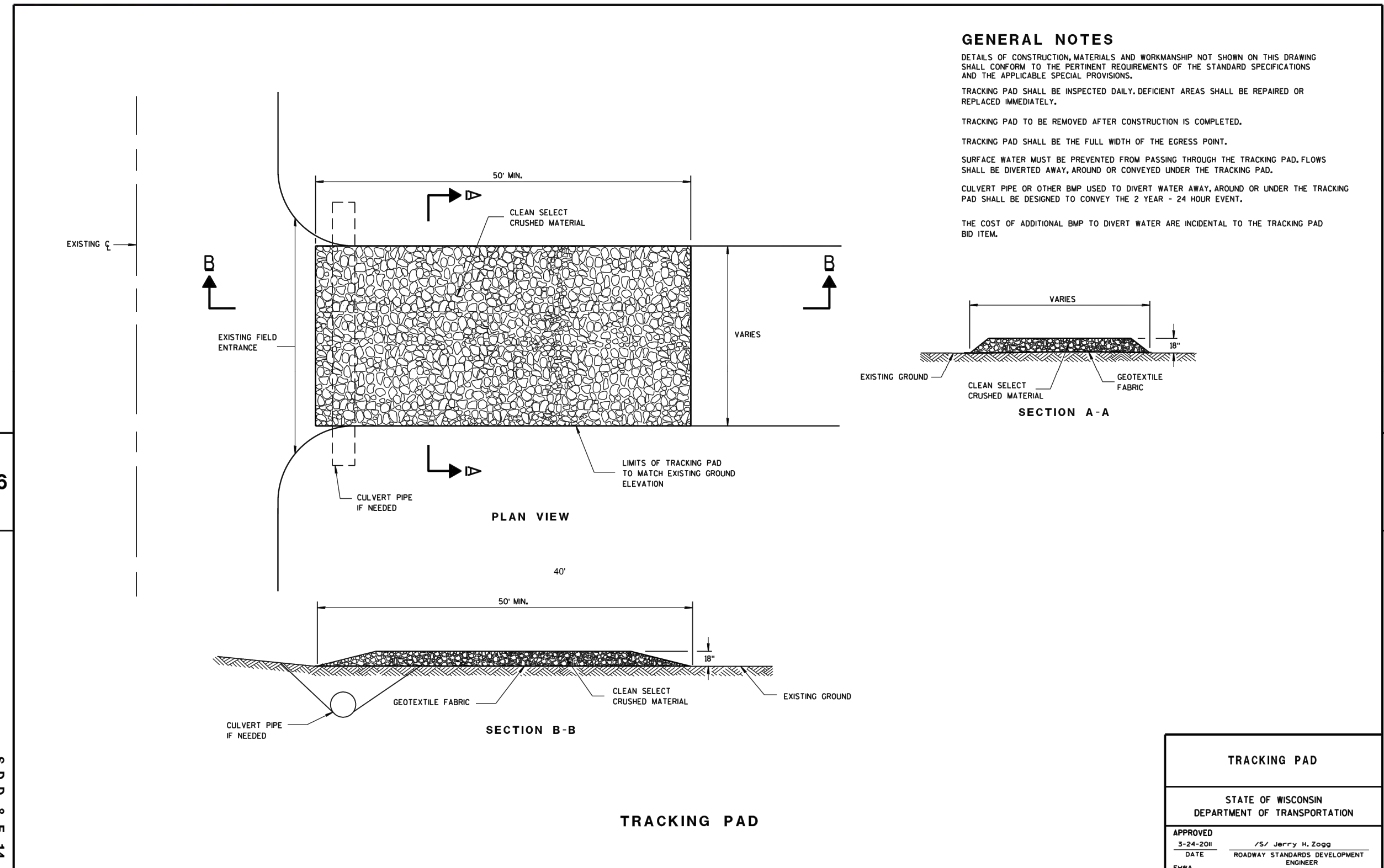
INLET PROTECTION
NOT TO SCALE

8E9: Silt Fence



SILT FENCE
NOT TO SCALE

8E14: Tracking Pad



TRACKING PAD
NOT TO SCALE

BLUE BAY RESTAURANT REDEVELOPMENT

DETAIL SHEET
927 MAIN STREET
MUKWONAGO, WI 53149

DRAWN BY: NWD/JAH
CHECKED BY: JAH
APPROVED BY:

PROJECT NO.
666-001-001

SHEET NO.
C6

Endpoint Solutions

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

REV.	DATE
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Blue Bay Mixed Development

927 Main Street
Mukwonago, WI 53149



PROJECT TEAM:

OWNER:

Blue Bay Restaurant
927 Main Street
Mukwonago, WI 53149
TEL: (262) 363-8112
email: dnn0210@gmail.com
ATTN: Victor Islam

ARCHITECT:

Schroeder and Holt Architects
311 E. Chicago, Suite 310
Milwaukee, WI 53202
TEL: (414) 276-1760
email: dbaum@sha-a2k.com
ATTN: David Baum

GENERAL CONTRACTOR/DEVELOPER:

Campbell Construction
461 River Crest Court
Mukwonago, WI 53149
TEL: (262) 436-4760
email: jay@campbellconstructionbbg.com
ATTN: Jay Campbell

CIVIL ENGINEER

Endpoint Solutions
6871 S. Lovers Lane
Franklin, WI 53132
TEL: (414) 427-1200
email: jason@endpointcorporation.com
ATTN: Jason Heinonen

SHEET INDEX:

PHASE 1

ARCHITECTURAL DRAWINGS

A0.1	ARCHITECTURAL SITE PLAN
A1.1	GROUND FLOOR PLANS
A1.2	SECOND AND THIRD FLOOR PLANS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS

CIVIL DRAWINGS

C5	COVER SHEET
C1	PRE-CONSTRUCTION CONDITIONS & DEMOLITION PLAN
C2	PROPOSED SITE PLAN
C3	PROPOSED GRADING AND EROSION CONTROL PLAN
C4	PROPOSED UTILITY PLAN
C5	DETAIL SHEET
C6	DETAIL SHEET

LANDSCAPE DRAWINGS & PHOTOMETRICS

LSP1.1	PROPOSED OVERALL LANDSCAPE PLAN, SITE INFORMATION, GENERAL NOTES
LSP1.2	PROPOSED PARTIAL LANDSCAPE PLAN, AND PLANT MATERIAL TABLE
LSP1.3	PROPOSED PARTIAL LANDSCAPE PLAN, AND PLANT MATERIAL TABLE
LSP1.4	PROPOSED LANDSCAPE PLAN, PLANTING DETAILS
PHO1.1	PROPOSED OVERALL LIGHTING PLAN, GENERAL NOTES, AND LIGHT FIXTURE TABLE
PHO1.2	PURPOSED PARTIAL PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN
PHO1.3	PROPOSED PARTIAL PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN
PHO1.4	PROPOSED LIGHT FIXTURES

PHASE 2

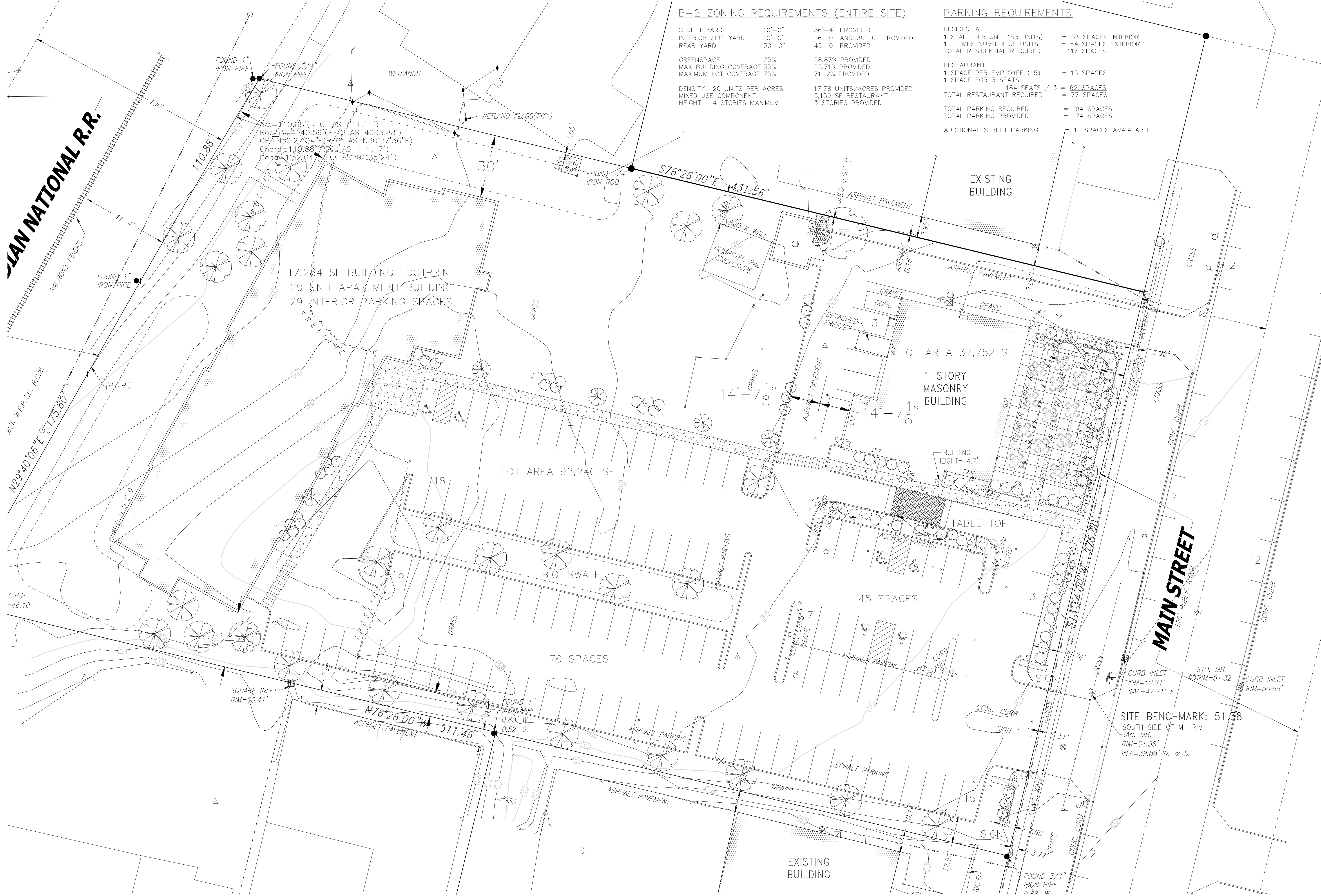
ARCHITECTURAL DRAWINGS

SP1.0	SITE PLAN
A1.1	GROUND FLOOR PLANS
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS

PLAN NATIONAL R.R.

N29°40'06"E @ 175.80'

C.P.P.
=46.10'



B-2 ZONING REQUIREMENTS (ENTIRE SITE)

STREET YARD	10'-0"	56'-4" PROVIDED
INTERIOR SIDE YARD	10'-0"	26'-0" AND 30'-0" PROVIDED
REAR YARD	30'-0"	45'-0" PROVIDED
GREENSPACE	25%	28.87% PROVIDED
MAX BUILDING COVERAGE	35%	25.71% PROVIDED
MAXIMUM LOT COVERAGE	75%	71.12% PROVIDED
DENSITY	20 UNITS PER ACRES	17.78 UNITS/ACRES PROVIDED
MIXED USE COMPONENT		5,159 SF RESTAURANT
HEIGHT	4 STORIES MAXIMUM	3 STORIES PROVIDED

PARKING REQUIREMENTS

RESIDENTIAL		
1 STALL PER UNIT (53 UNITS)	=	53 SPACES INTERIOR
1.2 TIMES NUMBER OF UNITS	=	64 SPACES EXTERIOR
TOTAL RESIDENTIAL REQUIRED	=	117 SPACES
RESTAURANT		
1 SPACE PER EMPLOYEE (15)	=	15 SPACES
1 SPACE FOR 3 SEATS	=	184 SEATS / 3 = 62 SPACES
TOTAL RESTAURANT REQUIRED	=	77 SPACES
TOTAL PARKING REQUIRED	=	194 SPACES
TOTAL PARKING PROVIDED	=	174 SPACES
ADDITIONAL STREET PARKING	=	11 SPACES AVAILABLE

BLUE BAY MIXED USE DEVELOPMENT

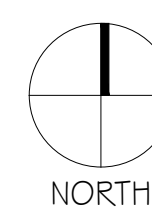
927 MAIN STREET
MUKWONAGO, WI 53149

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PROJECT #: 4036

DATE: SEPTEMBER 10, 2021

SITE PLAN

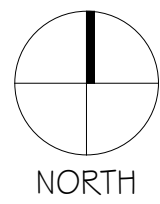


A1.1



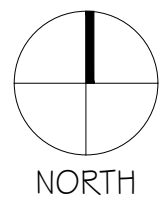
2 SECOND FLOOR PLAN
17,264 SF

SCALE: 1/16" = 1'-0"



3 THIRD FLOOR PLAN
17,264 SF

SCALE: 1/16" = 1'-0"



CONCEPTUAL DRAWING - NOT FOR CONSTRUCTION

BLUE BAY MIXED USE DEVELOPMENT

927 MAIN STREET
MUKWONAGO, WI 53149

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PROJECT #: 4036

DATE: OCTOBER 05, 2021

FIRST FLOOR PLAN

A1.2



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

BLUE BAY MIXED USE DEVELOPMENT
927 MAIN STREET
MUKWONAGO, WI 53149

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PROJECT #: 4036

DATE: OCTOBER 05, 2021

EXTERIOR ELEVATIONS



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

BLUE BAY MIXED USE DEVELOPMENT
927 MAIN STREET
MUKWONAGO, WI 53149

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PROJECT #:	4036
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EXTERIOR ELEVATIONS	

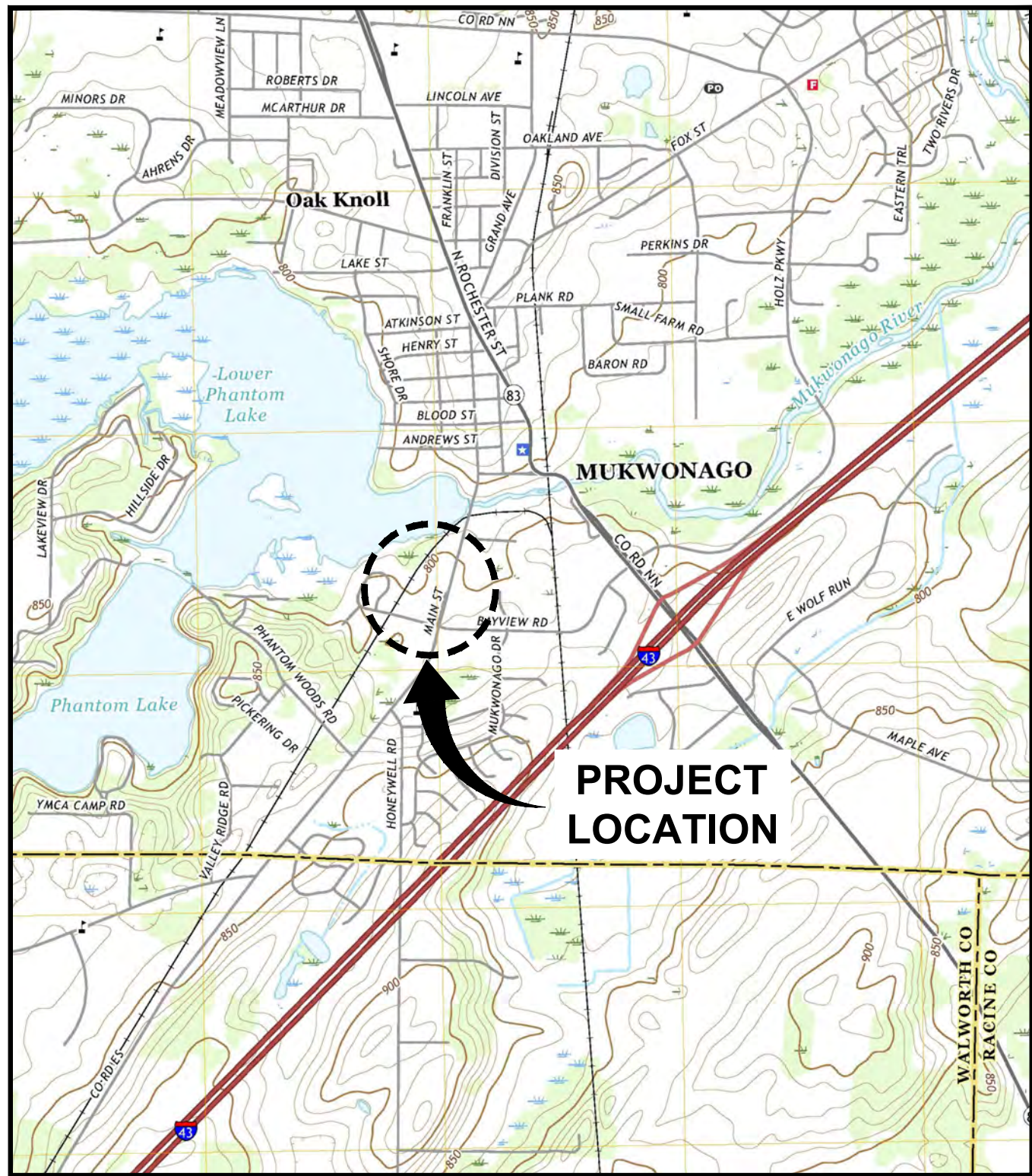
A2.2

BLUE BAY RESTAURANT REDEVELOPMENT

BLUE BAY RESTAURANT
MUKWONAGO, WISCONSIN

CALL OR CLICK 3 WORKING DAYS BEFORE YOU DIG

Help Us...
Help You...
Protect
Your Facilities!



LOCATION MAP



PROJECT
LOCATION



DATE ISSUED
DECEMBER 3, 2021
927 MAIN STREET
MUKWONAGO, WISCONSIN 53149

Endpoint Solutions

CONTACTS

SITE ADDRESS/OWNER:
BLUE BAY RESTAURANT
927 MAIN STREET
MUKWONAGO, WISCONSIN 53149
CONTACT: VICTOR ISLAMI
PHONE: (262) 378-8888
EMAIL: VLAZNIMISLAMI@YAHOO.COM

ENGINEER/AGENT:
ENDPOINT SOLUTIONS CORP.
6871 S. LOVERS LANE
FRANKLIN, WI 53132
CONTACT: JASON HEINONEN, P.E.
PHONE: 414-858-1920
EMAIL: JASON@ENDPOINTCORPORATION.COM

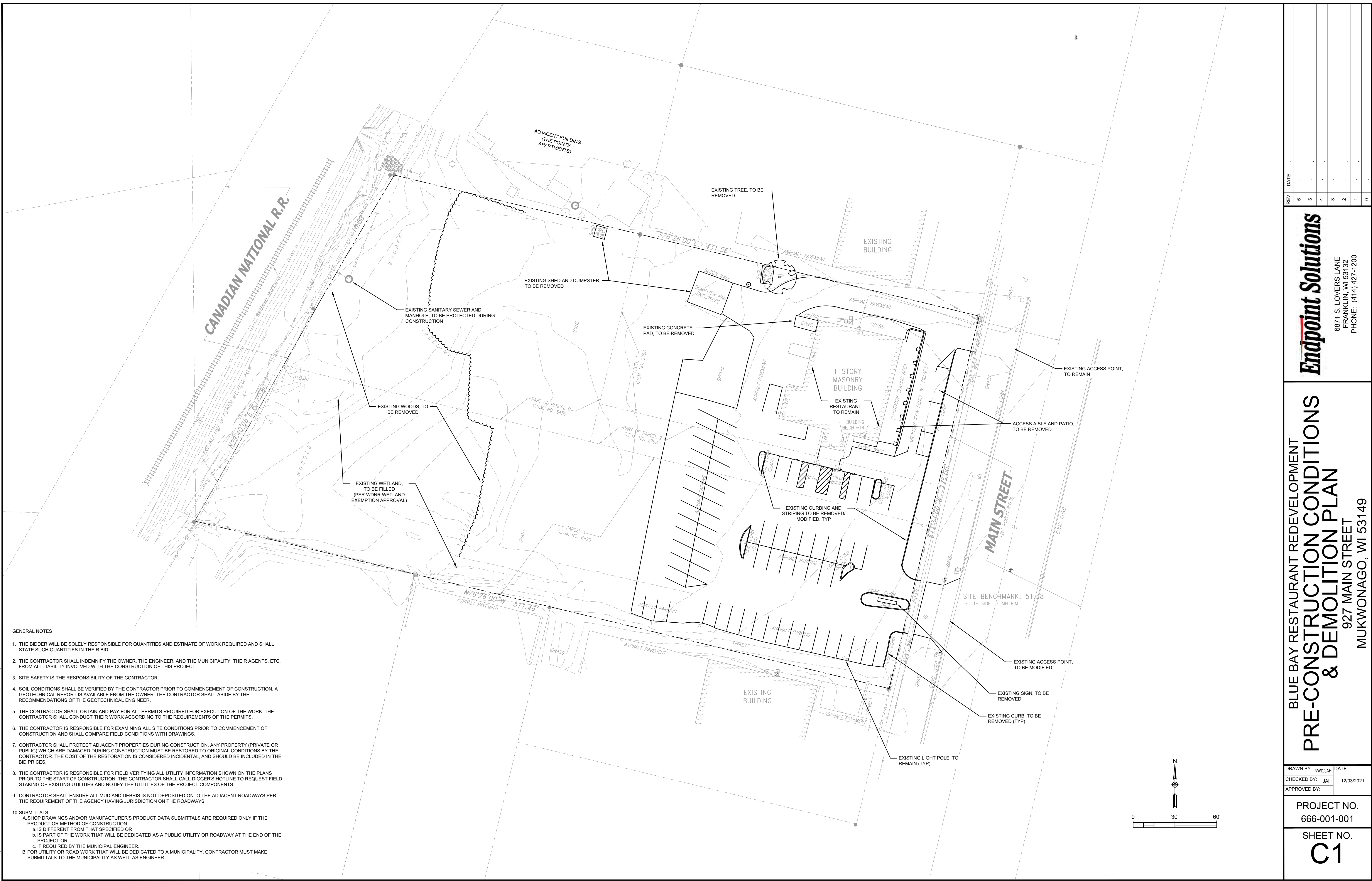
DRAWING SHEET INDEX

- | | |
|-------|---|
| CS | COVER SHEET |
| C1 | PRE-CONSTRUCTION CONDITIONS & DEMOLITION PLAN |
| C2 | PROPOSED SITE PLAN |
| C3 | PROPOSED GRADING AND EROSION CONTROL PLAN |
| C4 | PROPOSED UTILITY PLAN |
| C5-C6 | DETAIL SHEETS |

REVISION LOG

REVISION	ISSUE DATE	REVISED SHEETS	ISSUED FOR

Dec 03, 2021 2:30pm PLOTTED BY: jheinonen SAVED BY: jheinonen
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XREFS: .\Endpoint Border Blue Bay.dwg; .\Base Map from Chopt.dwg



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FRANKLIN, WI 53132
PHONE: (414) 427-1200

BLUE BAY RESTAURANT REDEVELOPMENT

PRE-CONSTRUCTION CONDITIONS
& DEMOLITION PLAN

927 MAIN STREET
MUKWONAGO, WI 53149

DRAWN BY: NWD/JAH
CHECKED BY: JAH
APPROVED BY:

DATE: 12/03/2021

PROJECT NO.

666-001-001

SHEET NO.

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Dec 03, 2021 2:31pm PLOTTED BY: jhelonen SAVED BY: jhelonen C3_666-001-001-Proposed Grading Plan.dwg Layout1
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IMAGES: ..\..\Blue bay restaurant - mukwonago - copy from campbell folder\2019-07-13 info from client\20190626-alktopo-3251-dmb - standard\research_docs\vinmap.png; .\Extract\Pages\1.tif; .\Figure 2 - Wetland Boundary Map.tif; .\Template Forms\CADD\Logos\Endpoint\Endpoint Solution
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CANADIAN NATIONAL R.R.

EXISTING WETLAND,
PROTECT DURING
CONSTRUCTION

PROPOSED BIORETENTION (B2)
BASE: 44.50
IE: 42.00
OVERFLOW: 46.50

PROPOSED MULTI-FAMILY
RESIDENTIAL
3-STORY
17,280 SF/FLOOR
FF 50.50

PROPOSED BIORETENTION (B1)
BASE: 47.00
IE: 45.00
OVERFLOW: 48.50

PROPOSED 3-FT.
CURB CUT

PROPOSED 3-FT.
CURB CUT

PROPOSED WISDOT LIGHT
RIPRAP AT ALL CURB CUTS.
MIN. 5' WIDE AND 5' INTO BASE
OF BIORETENTION BASE

PROPOSED TRACKING PAD
(LOCATION TO BE
DETERMINED BASED ON
PROJECT PHASING)

PROPOSED INLET
PROTECTION

MAIN STREET

PROPOSED INLET
PROTECTION

GENERAL GRADING NOTES

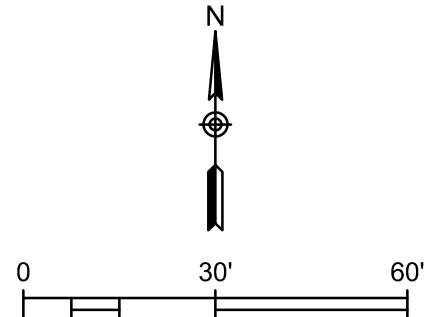
1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
2. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
3. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
4. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION.
5. EROSION AND SEDIMENT CONTROL MEASURES ARE REQUIRED AS PART OF THIS PROJECT. CONSTRUCTION ACTIVITIES MUST COMPLY WITH ALL PROVISIONS OF LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS THE SITE SPECIFIC SWPPP (IF APPLICABLE). ALL LAND DISTURBING ACTIVITIES MAY BE SUBJECT TO INSPECTION BY LOCAL AUTHORITIES AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.
6. CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE EXTENT POSSIBLE. CONTRACTOR RESPONSIBLE FOR RESTORATION OF ALL DISTURBED AREAS.
7. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE REMOVAL OF CONSTRUCTION WASTE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE SITE HAS STABILIZED.
9. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
10. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT
11. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.
12. TEMPORARY EROSION CONTROL MATTING SHALL BE PLACED ON ALL SLOPES THAT ARE STEEPER THAN 4:1.
13. ALL PROPOSED CONTOURS REPRESENT FINAL FINISHED GRADE ELEVATIONS.

EROSION AND SEDIMENT CONTROL

1. CONSTRUCT AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) CHAPTERS NR 151 AND NR 216, WISCONSIN ADMINISTRATIVE CODE, AND APPROPRIATE WDNR TECHNICAL STANDARDS. EROSION AND SEDIMENT CONTROL PRODUCTS SHALL BE LISTED IN THE WISCONSIN DEPARTMENT OF TRANSPORTATION PRODUCT ACCEPTABILITY LIST (WisDOT PAL). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF THESE STATE REQUIREMENTS, TECHNICAL STANDARDS, AND WisDOT PAL.
2. IMPLEMENT EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) PRIOR TO SOIL DISTURBING ACTIVITIES (E.G., CLEARING, GRUBBING, TOPSOIL STRIPPING, EXCAVATION, MATERIAL STOCKPILING, ETC.). INSTALL EROSION CONTROL MEASURES AROUND STOCKPILE LOCATIONS.
3. MINIMIZE DISTURBED AREA BY PHASING OR SEQUENCING CONSTRUCTION AND PRESERVING EXISTING VEGETATION WHERE POSSIBLE.
4. DIVERT STORM WATER AWAY FROM DISTURBED OR EXPOSED AREAS WHEN POSSIBLE.
5. PROTECT ADJACENT PROPERTIES WITH SEDIMENT BALE BARRIERS OR SILT FENCE UNTIL CONSTRUCTION IS COMPLETE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1055 OR 1056, RESPECTIVELY.
6. INSTALL A GRAVEL TRACKING PAD AT EACH NONPAVED CONSTRUCTION AREA ENTRANCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPPED PERIODICALLY TO REMOVE SOIL, DIRT, AND/OR DUST.

CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE AND INLET PROTECTION AS SHOWN ON PLAN. MAINTAIN AS NECESSARY DURING CONSTRUCTION. INSPECT FOLLOWING RAIN EVENTS.
2. INSTALL TRACKING PAD.
3. CLEAR AND GRUB SITE AND STRIP TOPSOIL. TEMPORARILY STOCKPILE TOPSOIL ON SITE (EXCESS TO BE REMOVED FROM SITE ACCORDING TO GENERAL CONTRACTORS CONSTRUCTION PHASING PLAN).
5. GRADE SITE.
6. STABILIZE DISTURBED GROUND WITH TEMPORARY SEED, FERTILIZER, AND MULCH.
7. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL BMPs WHEN DISTURBED AREAS ARE PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.
8. FOLLOWING STABILIZATION, VERIFY POND DEPTH AND REMOVE SEDIMENT IF NECESSARY TO MEET DESIGN GRADES.



BLUE BAY RESTAURANT REDEVELOPMENT
PROPOSED GRADING AND
EROSION CONTROL PLAN

927 MAIN STREET
MUKWONAGO, WI 53149

DRAWN BY: NWD/JAH DATE:
CHECKED BY: JAH 12/03/2021
APPROVED BY:

PROJECT NO.
666-001-001

SHEET NO.
C3

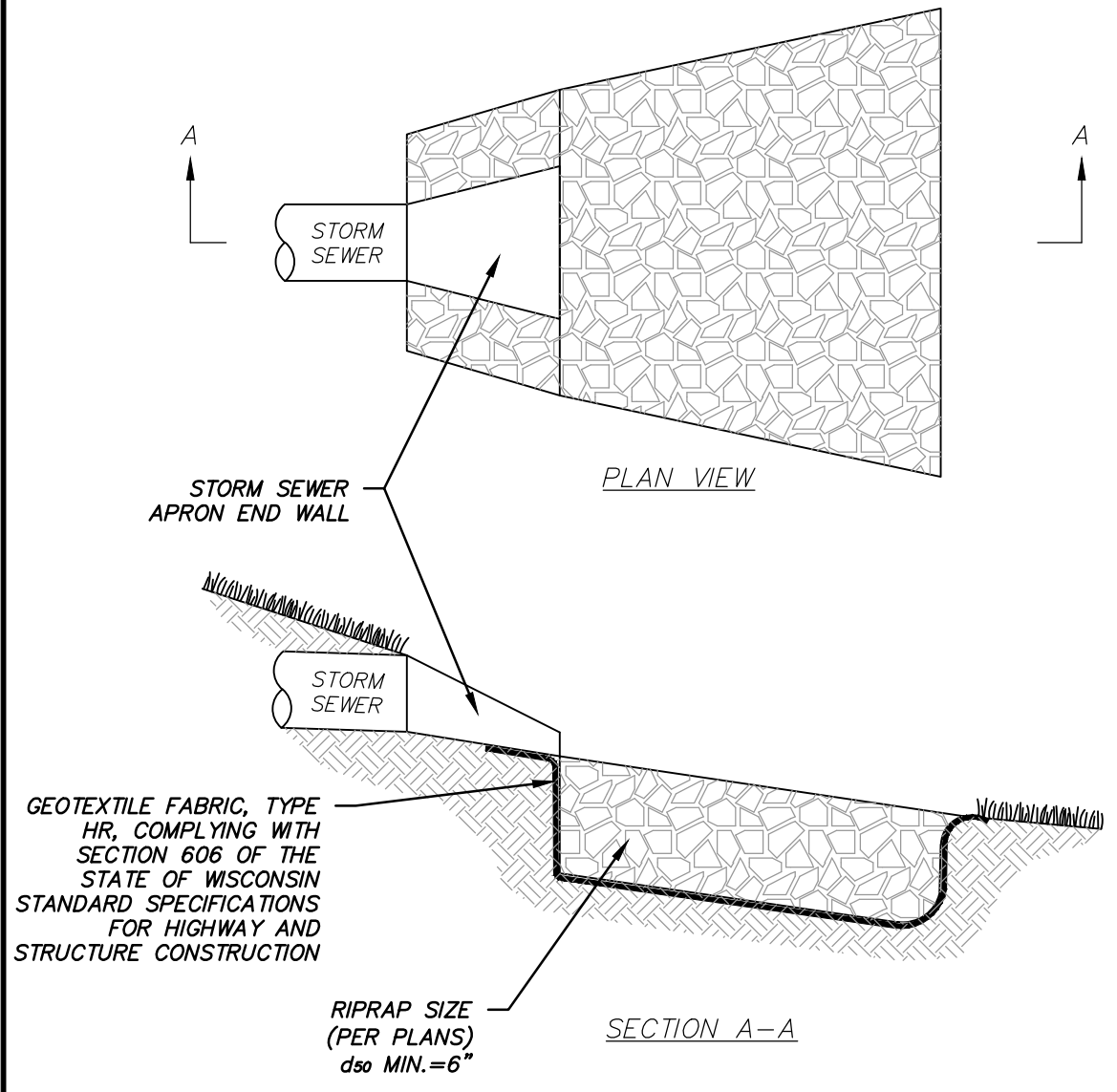
Endpoint Solutions

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FRANKLIN, WI 53132
PHONE: (414) 427-1200

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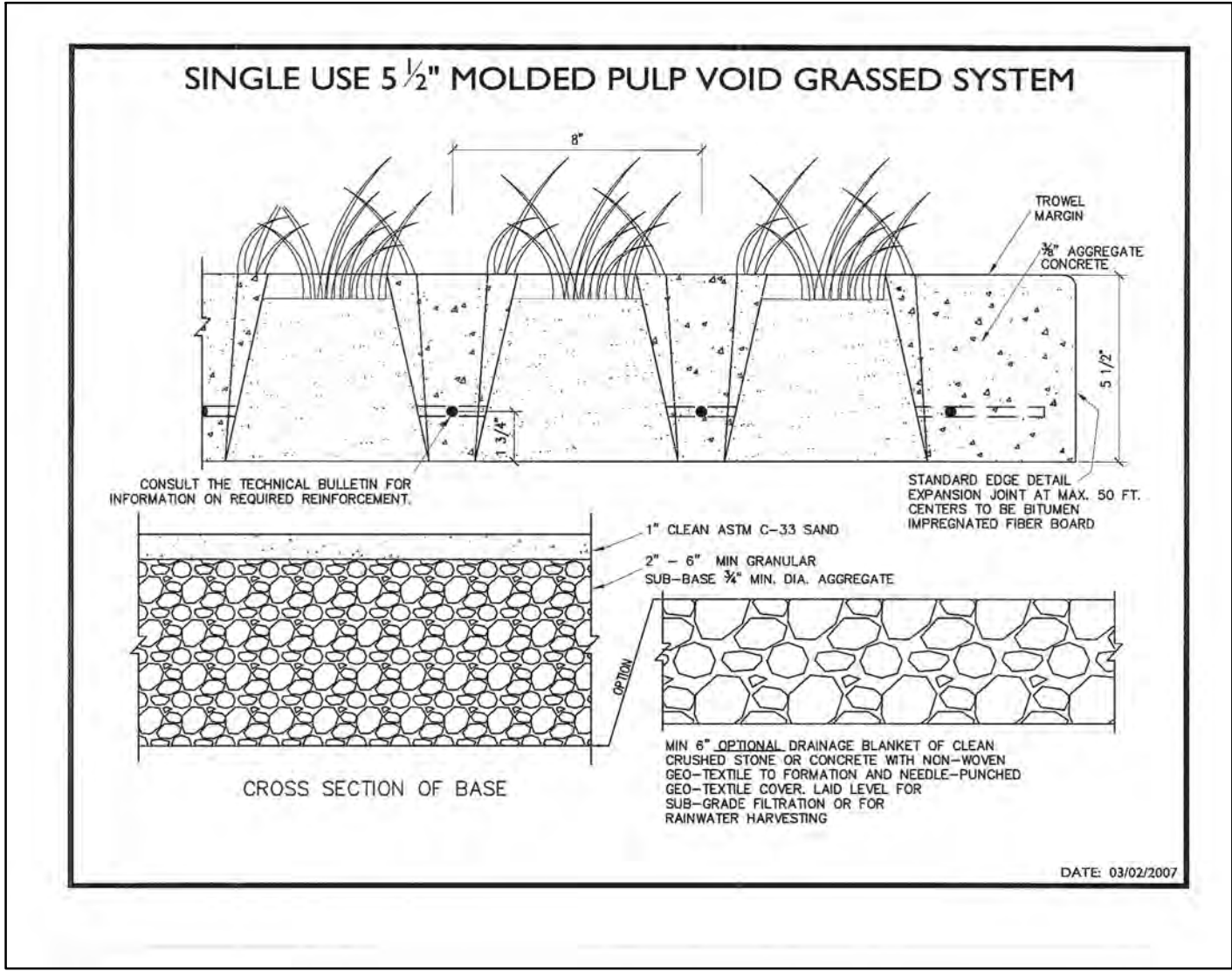
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P:\Victor Islami - 666\001 - Blue Bay Restaurant\CAD\001-001-SHT C5_666-001-001\Detail Sheet.dwg
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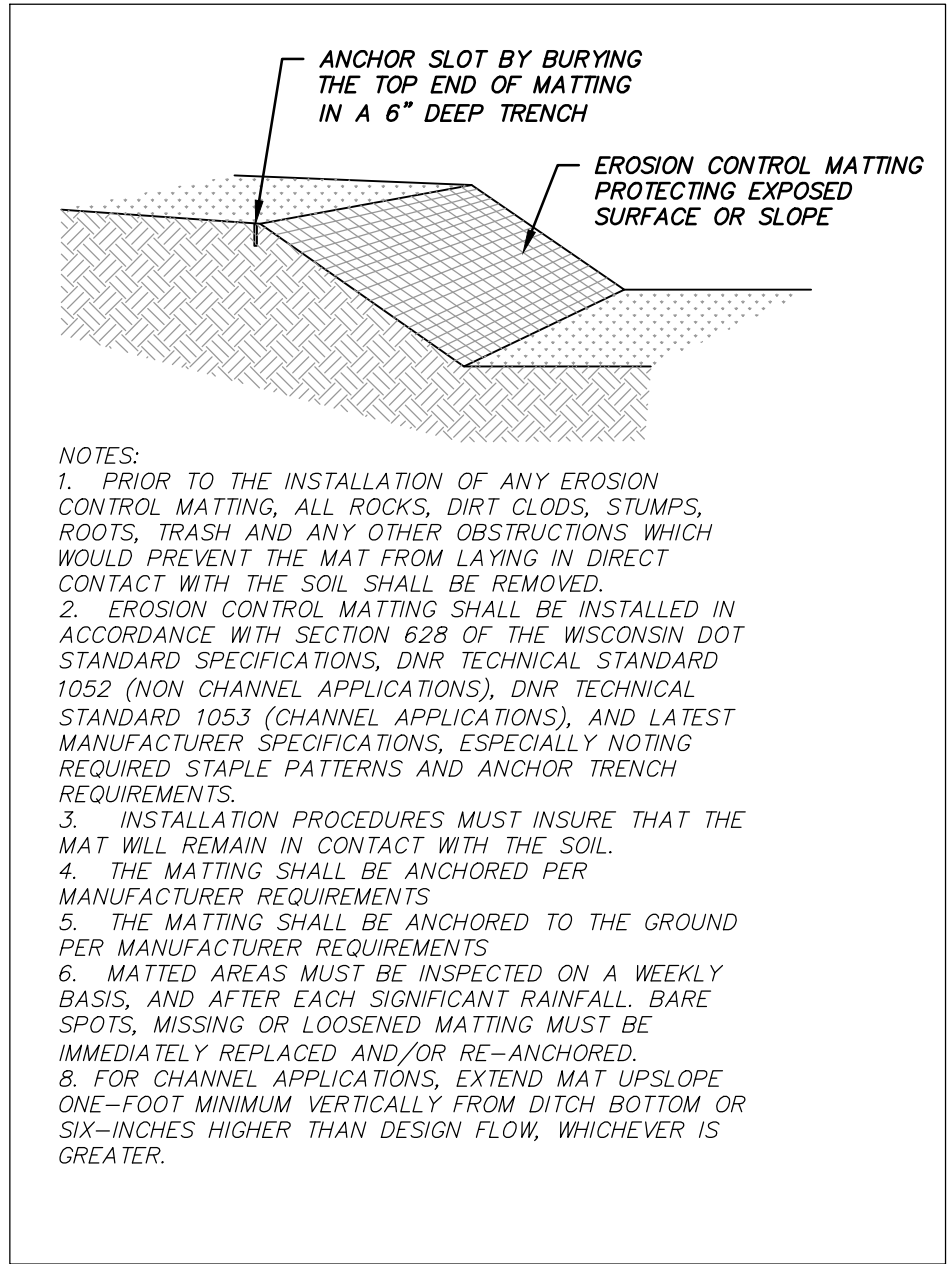
RIPRAP SHALL COMPLY WITH THE SECTION 606 OF THE STATE OF WISCONSIN STANDARD FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

PLAN VIEW CONTOURS AND GRADES REPRESENT PROPOSED TOP OF RIPRAP ELEVATIONS.

RIPRAP DETAIL

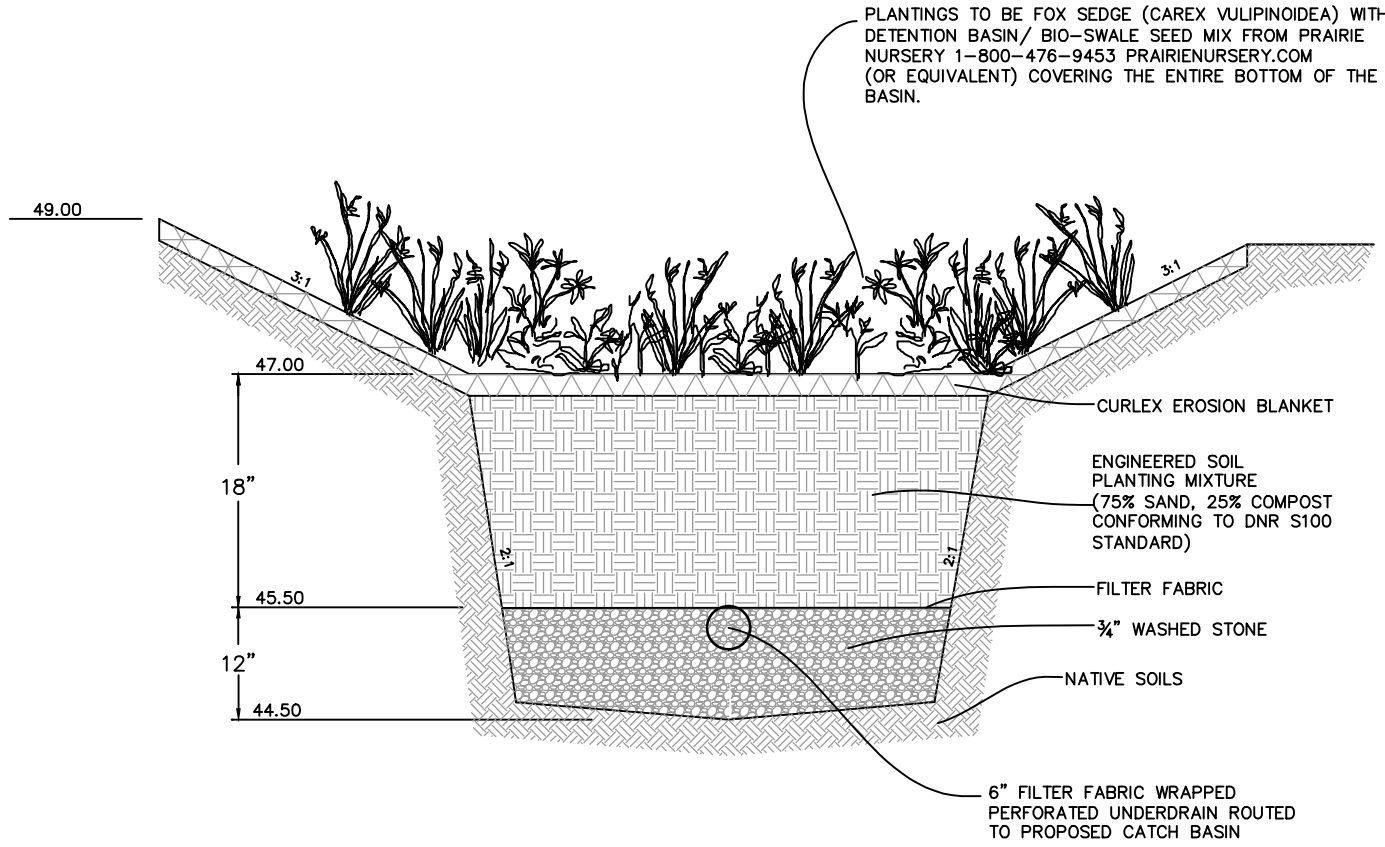


GRASSCRETE DETAIL



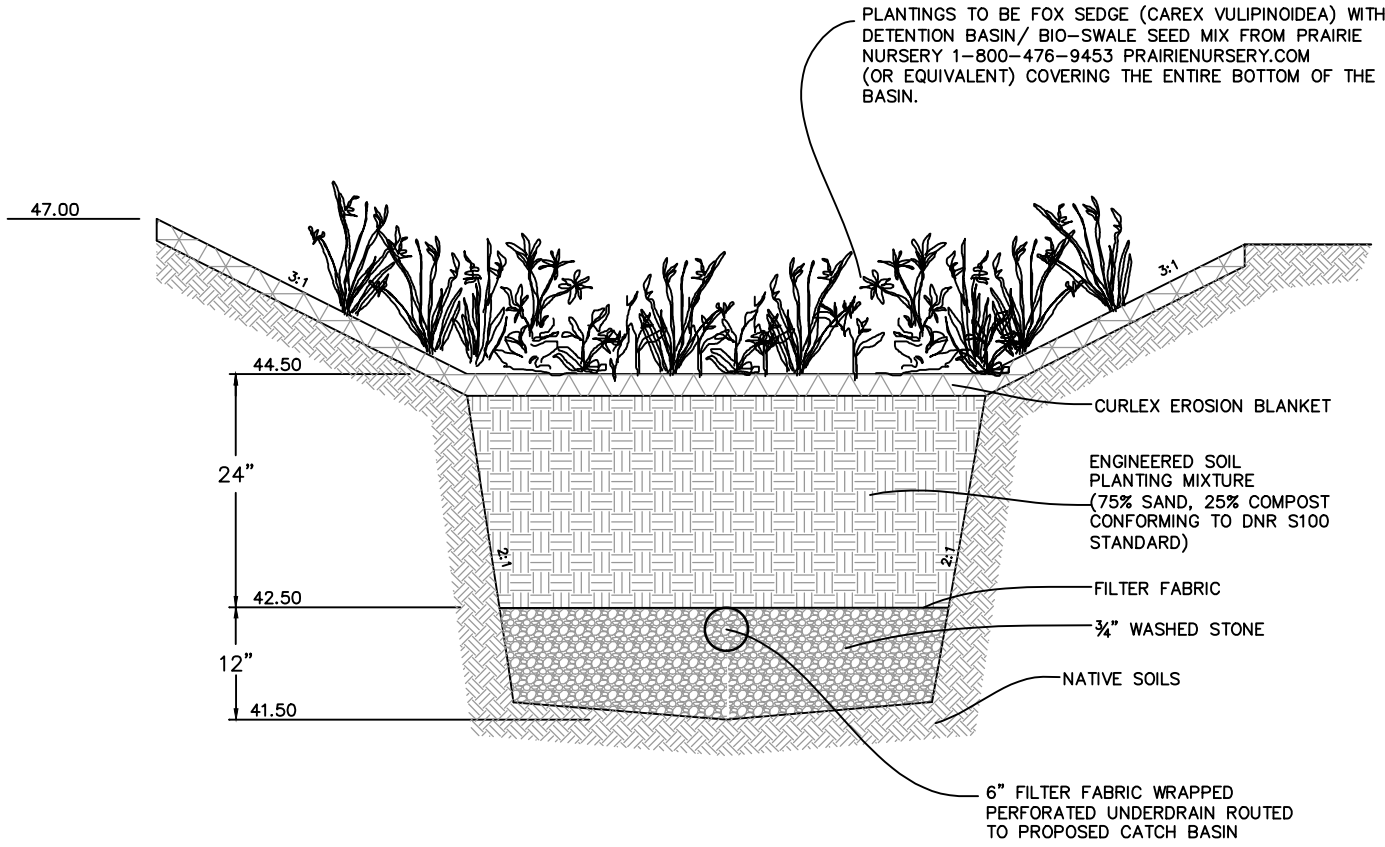
EROSION CONTROL MATTING DETAIL

NOTES:
1. PROVIDE EROSION CONTROL MATTING ON ALL SLOPES 4:1 AND GREATER.



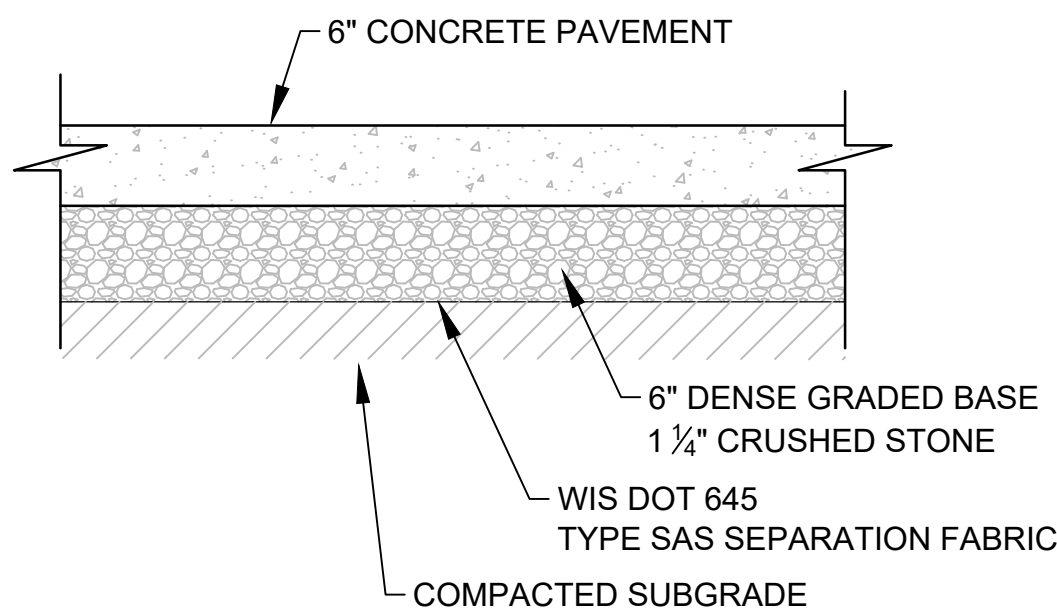
NOTES:
1. CONSTRUCT IN ACCORDANCE WITH WDR TECHNICAL STANDARDS.
2. IF USING SUPPLIER PROVIDED SOIL MIX, PRIOR TO CONSTRUCTION CONTRACTOR SHALL SUBMIT TO ENGINEER SUPPLIER CERTIFICATION THAT THE SOIL MIXTURE & COMPOST USED IN BIORETENTION BASIN MEET S100 AND 1004 REQUIREMENTS.
3. IF MIXING SOIL USING ON-SITE SAND, COORDINATE WITH OWNER'S GEOTECHNICAL ENGINEER TO IDENTIFY WHAT ON-SITE SAND TO USE. DOCUMENT WHAT ON-SITE SAND WAS USED. SUBMIT PROPOSED SOIL MIXING METHOD THAT WILL ENSURE PROPER MIXING. SUBMIT SAMPLE OF MIXED MATERIAL TO GEOTECHNICAL ENGINEER.
4. IF MIXING SOIL USING ON-SITE SAND, PRIOR TO CONSTRUCTION CONTRACTOR SHALL SUBMIT TO ENGINEER SUPPLIER CERTIFICATION THAT THE COMPOST USED IN BIORETENTION BASIN MEETS S100 REQUIREMENTS.
2. FOLLOWING SITE STABILIZATION, IF THERE ARE ANY CLOGGED/PONDING AREAS WITHIN THE BIORETENTION BASIN, THOSE AREAS SHALL HAVE THE TOP 1 FOOT OF MATERIAL REMOVED AND REPLACED WITH NEW ENGINEERED SOIL AND MULCH.

BIORETENTION B-1 DETAIL



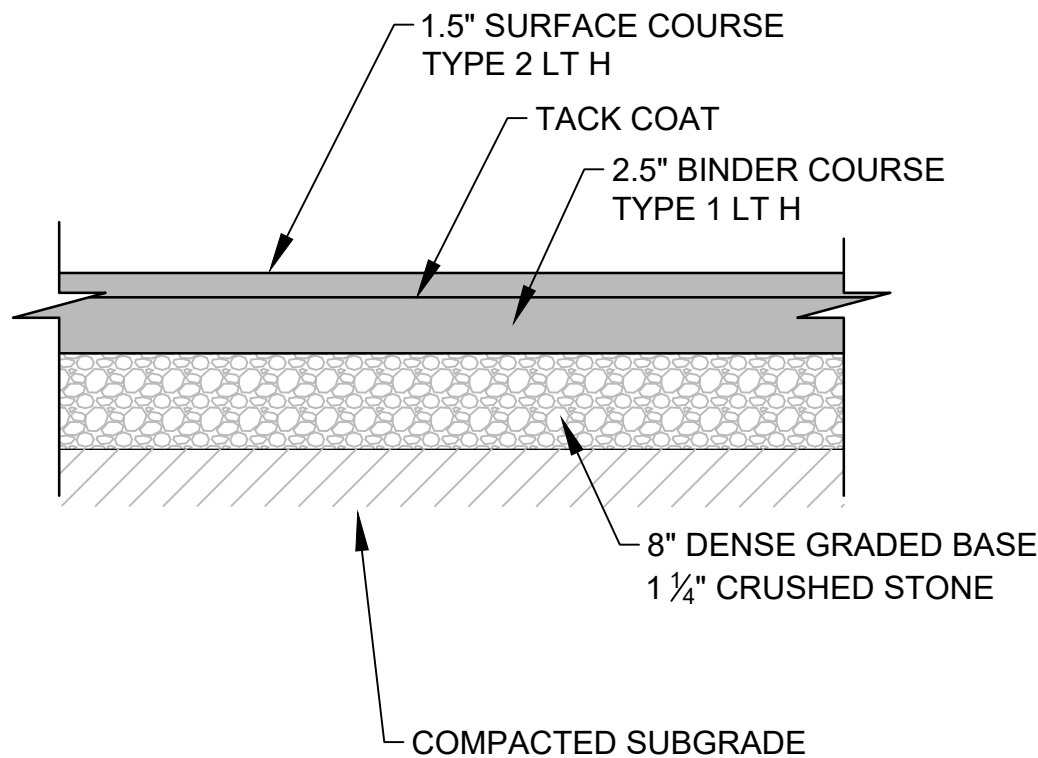
NOTES:
1. CONSTRUCT IN ACCORDANCE WITH WDR TECHNICAL STANDARDS.
2. IF USING SUPPLIER PROVIDED SOIL MIX, PRIOR TO CONSTRUCTION CONTRACTOR SHALL SUBMIT TO ENGINEER SUPPLIER CERTIFICATION THAT THE SOIL MIXTURE & COMPOST USED IN BIORETENTION BASIN MEET S100 AND 1004 REQUIREMENTS.
3. IF MIXING SOIL USING ON-SITE SAND, COORDINATE WITH OWNER'S GEOTECHNICAL ENGINEER TO IDENTIFY WHAT ON-SITE SAND TO USE. DOCUMENT WHAT ON-SITE SAND WAS USED. SUBMIT PROPOSED SOIL MIXING METHOD THAT WILL ENSURE PROPER MIXING. SUBMIT SAMPLE OF MIXED MATERIAL TO GEOTECHNICAL ENGINEER.
4. IF MIXING SOIL USING ON-SITE SAND, PRIOR TO CONSTRUCTION CONTRACTOR SHALL SUBMIT TO ENGINEER SUPPLIER CERTIFICATION THAT THE COMPOST USED IN BIORETENTION BASIN MEETS S100 REQUIREMENTS.
2. FOLLOWING SITE STABILIZATION, IF THERE ARE ANY CLOGGED/PONDING AREAS WITHIN THE BIORETENTION BASIN, THOSE AREAS SHALL HAVE THE TOP 1 FOOT OF MATERIAL REMOVED AND REPLACED WITH NEW ENGINEERED SOIL AND MULCH.

BIORETENTION B-2 DETAIL



TYPICAL CONCRETE PAVEMENT
NOT TO SCALE

NOTES:
1. A GEOTECHNICAL REPORT WILL BE COMPLETED PRIOR TO CONSTRUCTION. THE ABOVE DETAILS ARE SHOWN FOR REFERENCE ONLY.



TYPICAL ASPHALT PAVEMENT
NOT TO SCALE

NOTES:
1. A GEOTECHNICAL REPORT WILL BE COMPLETED PRIOR TO CONSTRUCTION. THE ABOVE DETAILS ARE SHOWN FOR REFERENCE ONLY.

BLUE BAY RESTAURANT REDEVELOPMENT

DETAIL SHEET
927 MAIN STREET
MUKWONAGO, WI 53149

DRAWN BY: NWD/JAH DATE:
CHECKED BY: JAH 12/03/2021
APPROVED BY:

PROJECT NO.
666-001-001

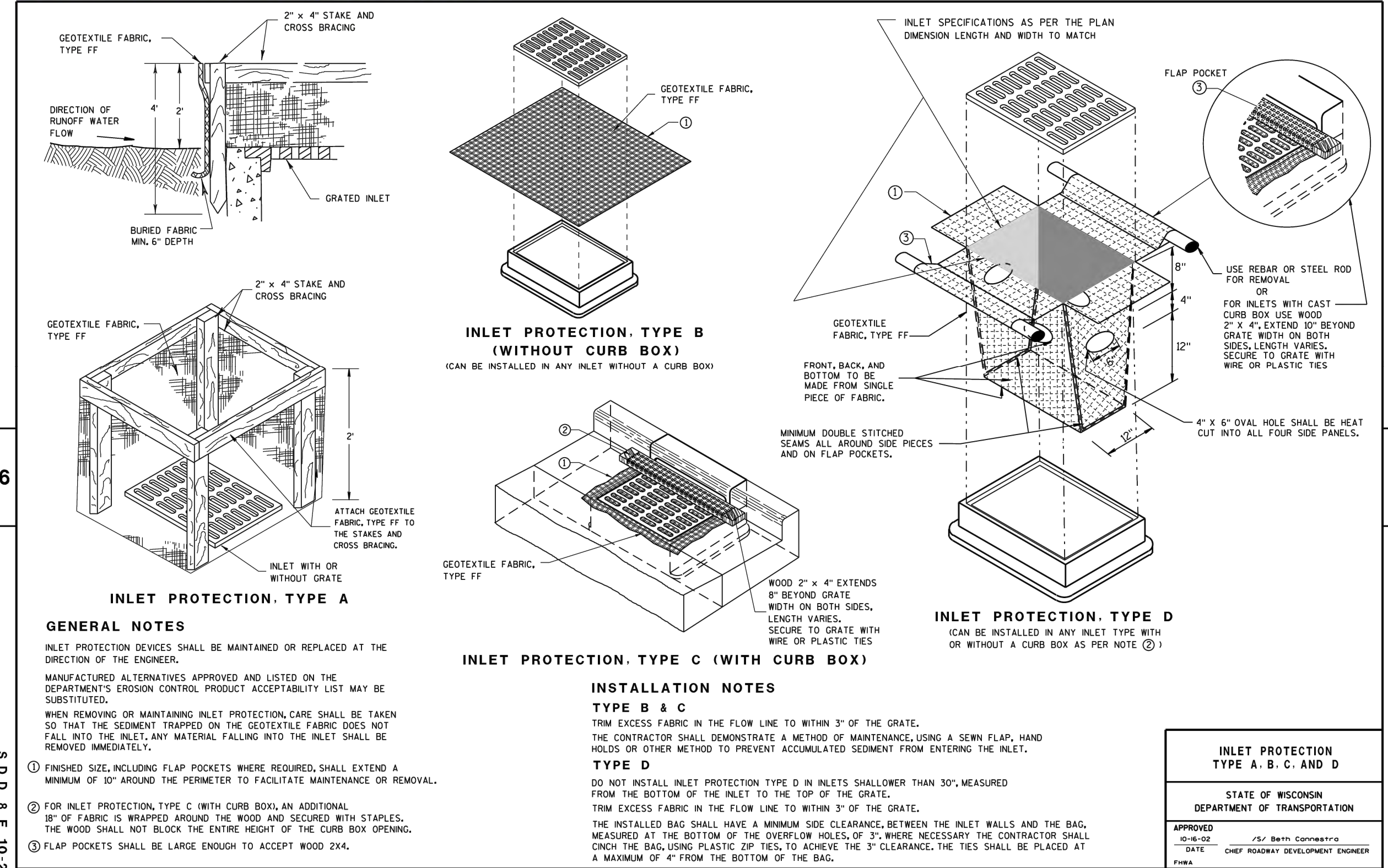
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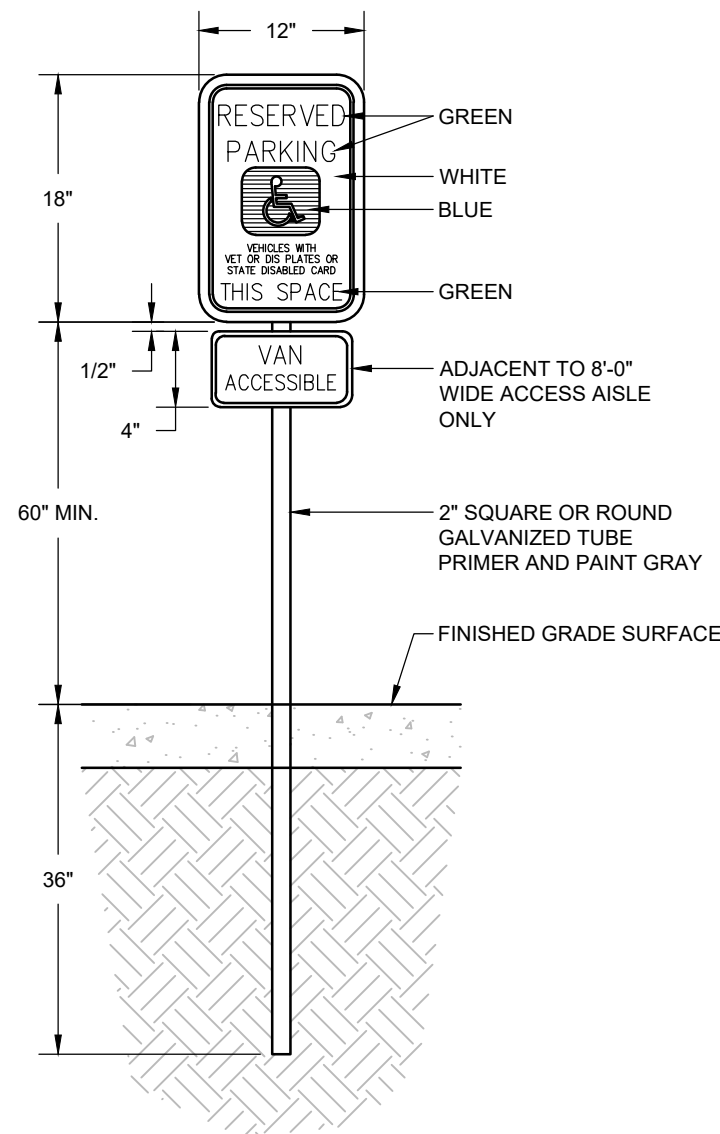
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PHONE: (414) 427-1200

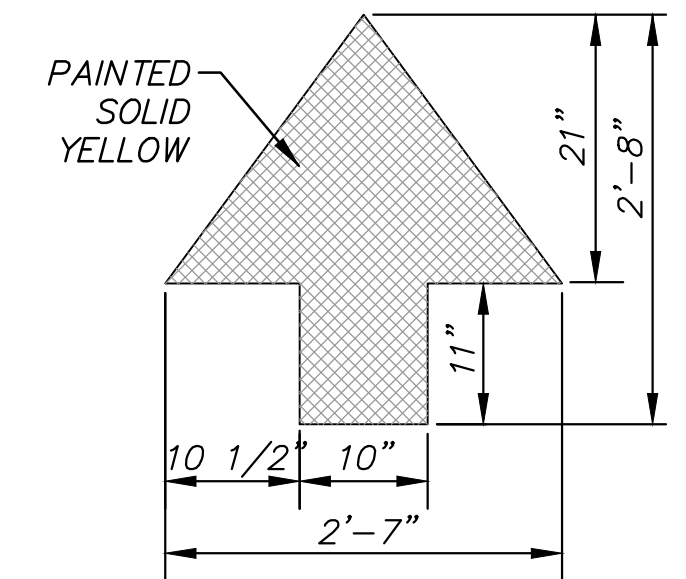
8E10: Inlet Protection Type A, B, C and D



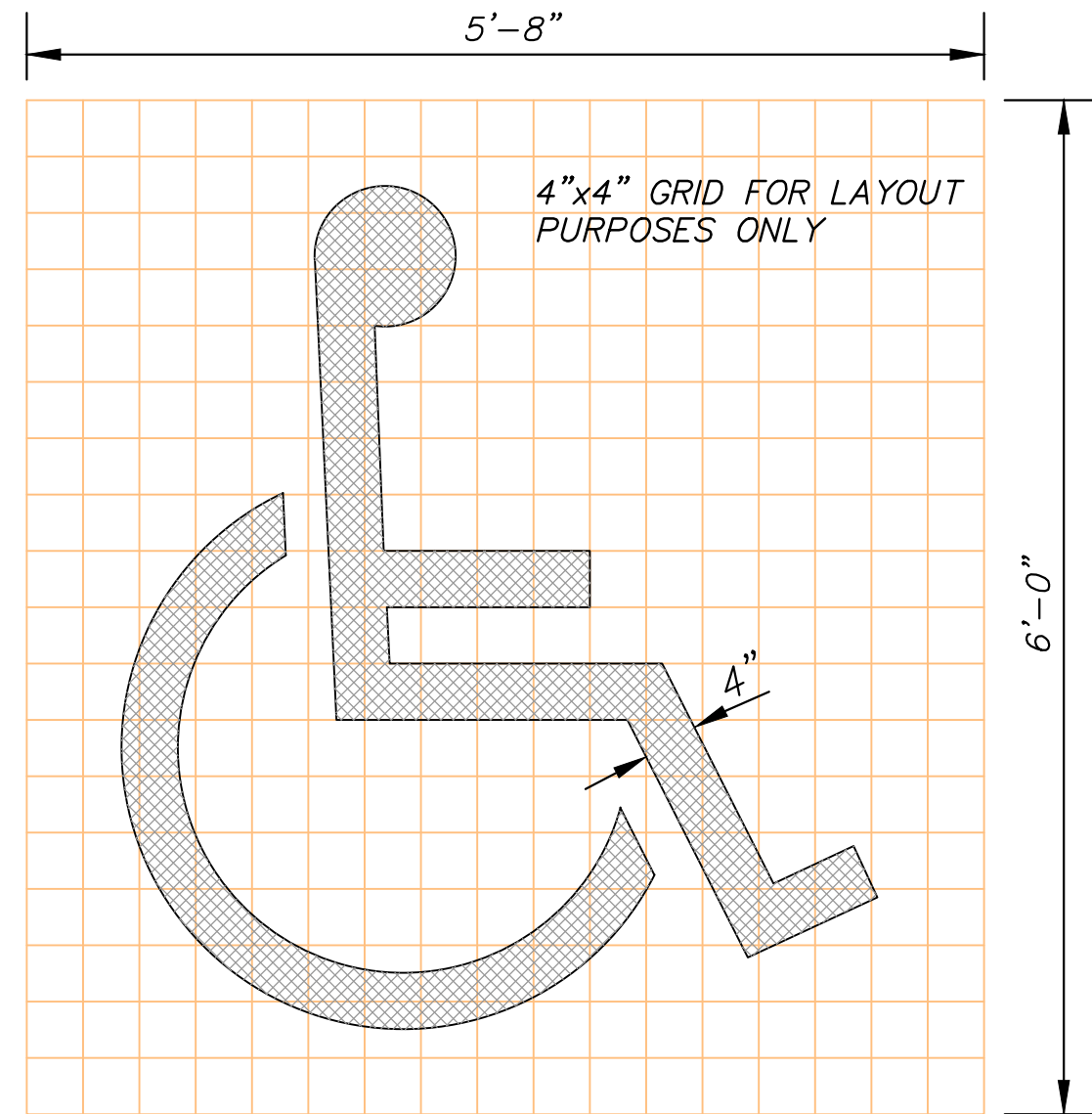
ACCESSIBLE PARKING SIGN
NOT TO SCALE



PARKING LOT
DIRECTIONAL ARROW
NOT TO SCALE

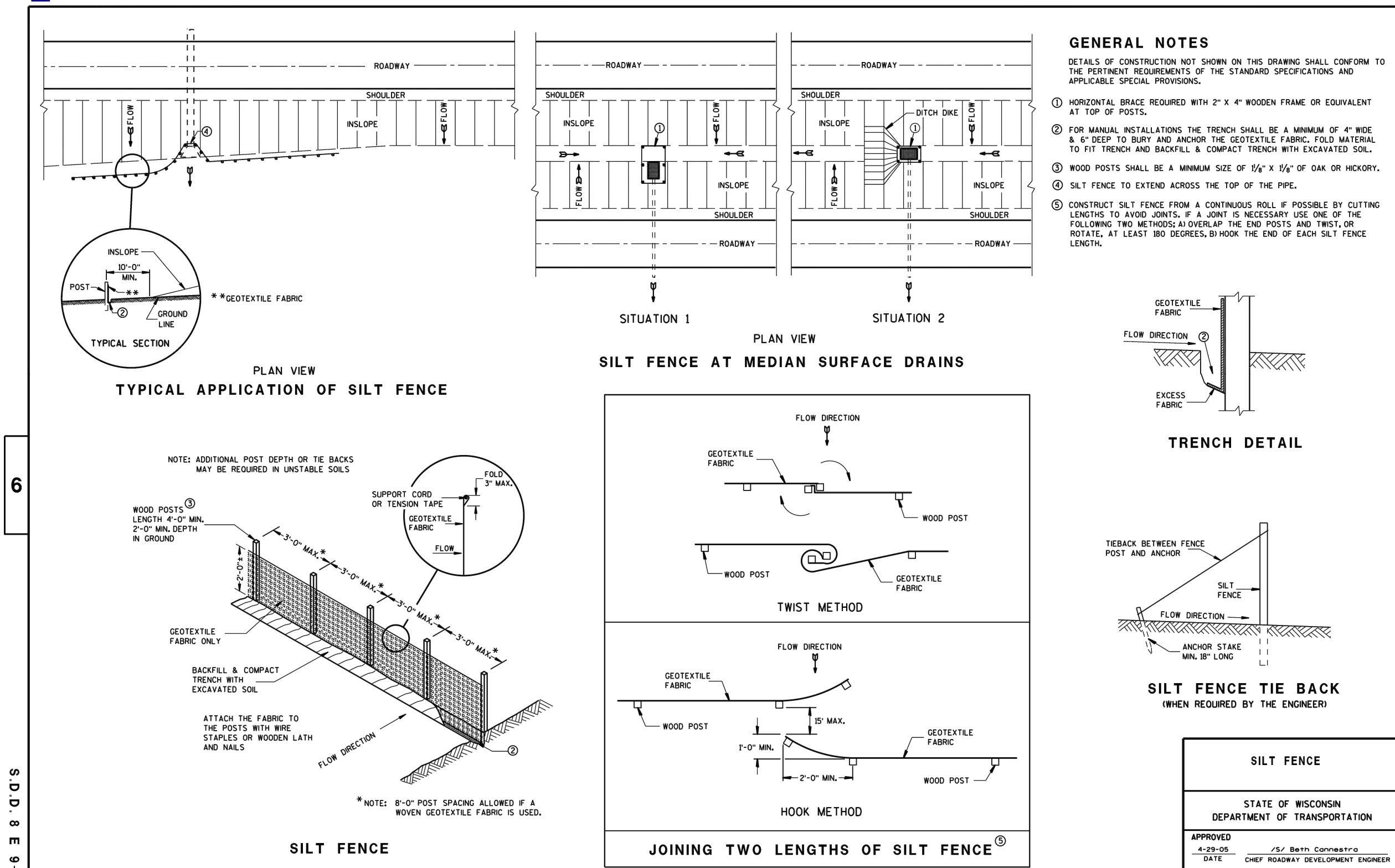


PAINTED ADA SYMBOL
NOT TO SCALE



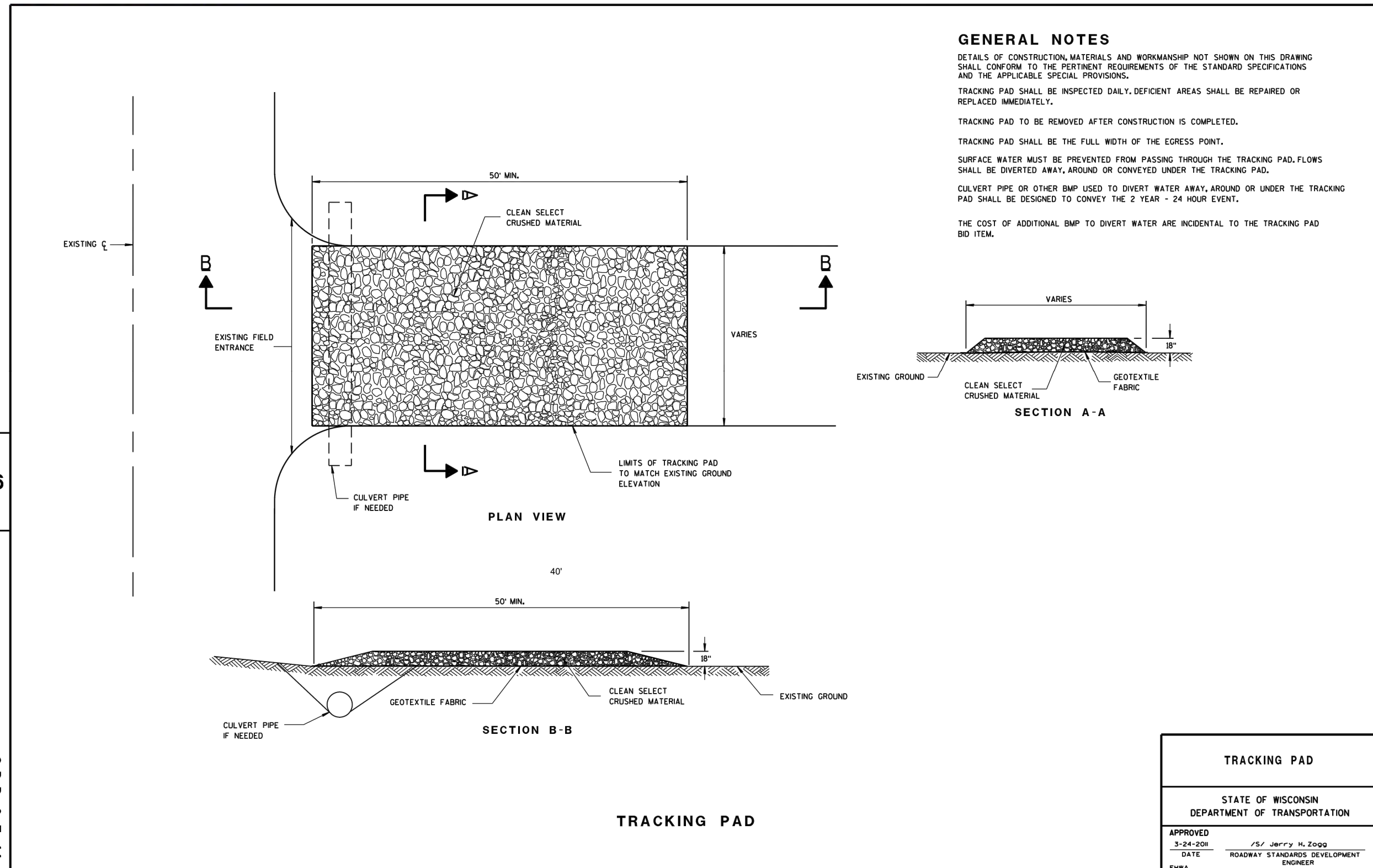
INLET PROTECTION
NOT TO SCALE

8E9: Silt Fence



SILT FENCE
NOT TO SCALE

8E14: Tracking Pad



TRACKING PAD
NOT TO SCALE

BLUE BAY RESTAURANT REDEVELOPMENT

DETAIL SHEET
927 MAIN STREET
MUKWONAGO, WI 53149

DRAWN BY: NWD/JAH	DATE:
CHECKED BY: JAH	12/03/2021
APPROVED BY:	
PROJECT NO.	666-001-001
SHEET NO.	C6

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927 Main Street
Mukwonago, WI 53149

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Sheet Title:

PROPOSED OVERALL
LANDSCAPE PLAN,
SITE INFORMATION
AND GENERAL NOTES

Date of Drawing:	12/03/21
Scale:	1" = 30'-0"
Drawn By:	MCD
Job Number:	L21-013
Sheet Number:	

LSP 1.1

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

- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS, RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNERS REPRESENTATIVE. ALSO REVIEW GIVING THE SETS TO THE CONTRACTOR. REVIEW WITH THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
2. ALL PLANTINGS SPECIFIED FOR THE BLUE BAY RESTAURANT REDEVELOPMENT PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1, 2014 AND ANSI STANDARDS FOR PLANTING 2012.
3. ALL DEVIATIONS FROM THE APPROVED BLUE BAY RESTAURANT REDEVELOPMENT PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
4. ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS, ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
6. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN) AND SHALL BE SOODED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
8. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, AND ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
10. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
11. ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
12. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
14. FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.4 FOR FURTHER INFORMATION.
15. ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.4 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET AREA: ONE - 2 CUBIC FOOT BAG OF PEA MOSS, 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
16. ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.4 FOR FURTHER INFORMATION.
17. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL, CLAY OR STONES. REFER TO LSP1.4 FOR FURTHER INFORMATION.
18. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.4 FOR FURTHER INFORMATION.
19. PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
20. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.4 FOR FURTHER INFORMATION.
22. LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
23. **20% 50 GRASS SEED MIX REINDER'S (800) 785-3301**
10% KENTUCKY BLUE GRASS
15% NEWPORT KENTUCKY BLUE GRASS
15% SR 2100 Kentucky Bluegrass
25% Creeping Red Fescue
15% Replicator Perennial Ryegrass
10% Flesta 4 Perennial Ryegrass
APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION
24. DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREVER ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
MAINTENANCE NOTE:
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM THE FOLLOWING METHODS FOR PROVIDING THE FOLLOWING:
• NECESSARY IRRIGATION (IF REQUIRED)
• INTEGRATED PEST MANAGEMENT,
• PROPER FERTILIZATION
• TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
• REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
• WEED MANAGEMENT AND BED CARE.
25. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPARENT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
26. MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLANTING PLANS. SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
27. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

EXISTING CONDITIONS GENERAL NOTES

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO THEIR NEW WORK. CONTRACTOR TO REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS, BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
4. THE CONTRACTOR SHALL VERIFY THE MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS. VERIFY LOCATIONS OF ALL BURIED UTILITIES AND STRUCTURES AND LOCATIONS OF ALL OVERHEAD WIRES.
5. VERIFY LOCATION OF ALL EXISTING EASEMENTS.
6. INSITE LANDSCAPE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LITIGATION OR COSTS HANDLING ANY CLAIMS OR LITIGATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

LANDSCAPE REQUIREMENT INFORMATION

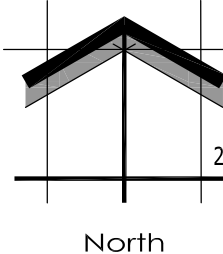
DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLIANCE WITH THE VILLAGE OF MUKWONAGO LIGHTING REQUIREMENTS SET FORTH IN SECTION 100.60(1)E OF LIGHTING STANDARDS; (2) LIGHTING PLAN ELEMENTS; 930 SHIELDING; 940 HEIGHT OF POLES - 25'-0" MAX POLE HEIGHT
LANDSCAPE REQUIREMENTS SET FORTH FOR B-2 - GENERAL BUSINESS DISTRICT IN SECTION 100.52(0)(1) (A) THE MINIMUM NUMBER OF TREES ON A SITE SHALL BE CALCULATED BASED ON THE STREET FRONTAGE; ONE TREE IS REQUIRED FOR EACH 20 FEET. FOR LOTS WITH 100 FEET OR LESS OF ROAD FRONTAGE; A MINIMUM OF FIVE TREES SHALL BE PLANTED OR RETAINED.
(B) DECIDUOUS TREES SHALL BE A MINIMUM OF 2 1/2" INCH CALIPER

CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE VILLAGE OF MUKWONGANO. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SPECIFIED ON THE LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE VILLAGE OF MUKWONGANO

PROPOSED OVERALL LANDSCAPE PLAN

SITE INFORMATION

USDA PLANT HARDINESS ZONE	5a (-20 to -15 Degrees F)
LOT ZONING	B-2 - General Business District
LOT AREA	129,751 SQ. FT. (2.98 Acres)
TOTAL SITE BUILDING AREA	33,682 SQ. FT.
TOTAL PARKING STALLS	173 STALLS
TOTAL IMPERVIOUS	95,100 SQ. FT. (2.18 Acres)
TOTAL GREENSPACE	34,650 SQ. FT. (0.80 Acres)
SITE LANDSCAPE PERCENTAGE	26.71%



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



DIGGERS HOT LINE

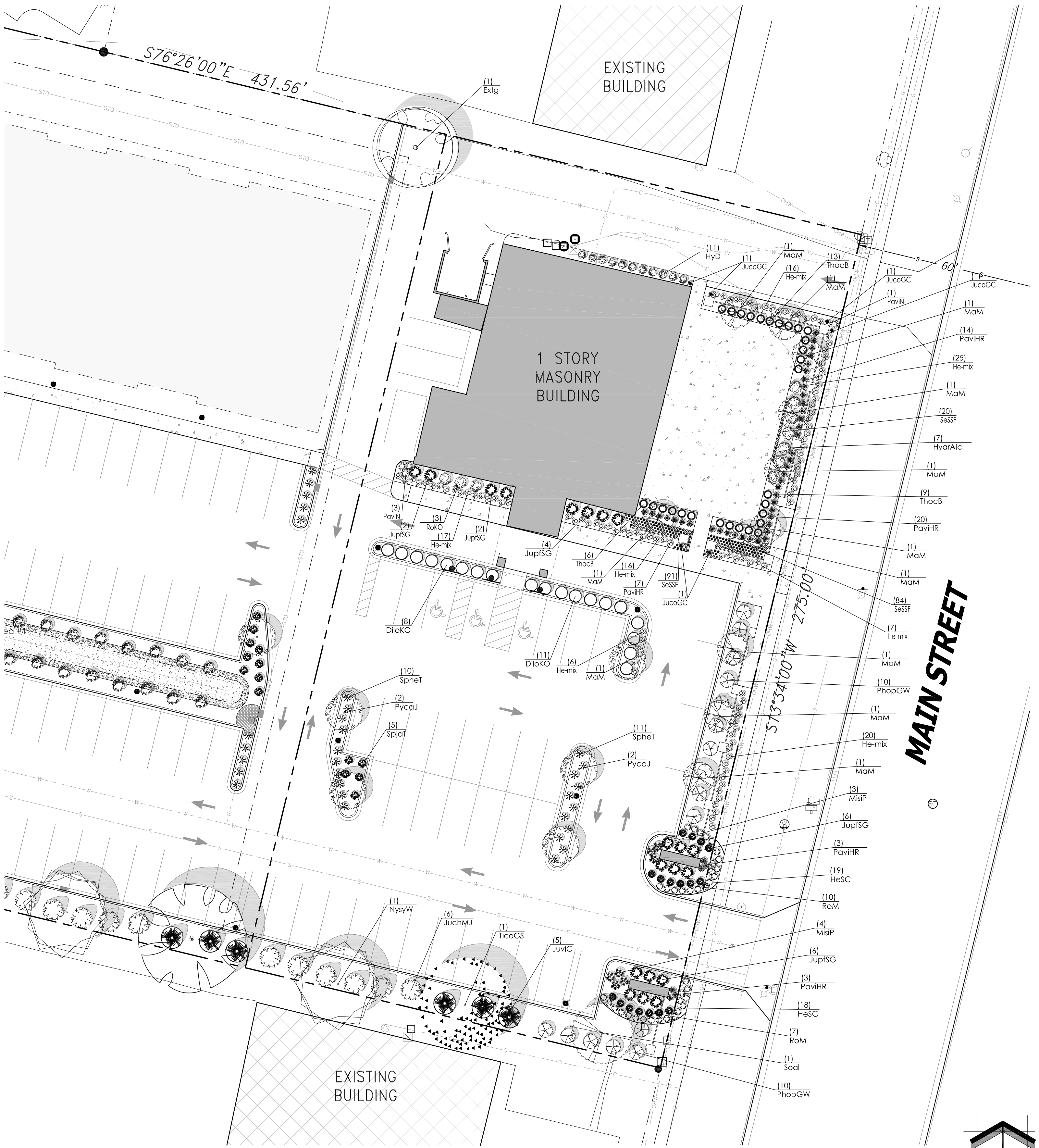
WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE
[NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS]

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

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK
(800)-242-8511 • (262) 432-7910
(877) 500-9592
www.diggershotline.com
OR

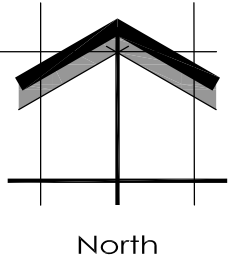


**Know what's below.
Call before you dig**



1 PROPOSED PARTIAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"



Proposed Plant Material Table LSP1.2

Broadleaf Deciduous Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
11	MaM		Malus 'Marilee'	Marilee Flowering Crab	2"-Cal - B&B
1	NysyW		Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2"-Cal - B&B
5	PycalJ		Pyrus calleryana 'Jazzam'	Jack Flowering Pear	2"-Cal - B&B
1	Soal		Sorbus alnifolia	Korean mountain ash	2"-Cal - B&B
1	TicoGS		Tilia cordata 'Green Spire'	Green Spire Linden	2 1/2"-Cal - B&B

Conifer Evergreen Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
3	JuviC		Juniperus virginiana 'Cupressifolia'	Hillspire Juniper	5' - 6' - B&B

Broadleaf Deciduous Shrub					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
19	DiloKO		Diervilla lonicera	Kodiak Orange Bush Honeysuckle	18" - Cont
7	HyarAlc		Hydrangea arborescens 'Abetwo'	Incrediball Smooth Hydrangea	18" - 24"- Cont
11	HyD		Hypericum 'Deppe'	Sunny Boulevard St. John's Wort	18" - Cont
16	PhopGW		Physocarpus opulifolius 'Ginger Wine'	Ginger Wine Ninebark	18" - 24"- Cont
3	RoKO		Rosa 'Knockout'	Knock Out Rose	18" - Cont
17	RoM		Rosa 'Meimraui'	Apricot Drift Groundcover Ros	18" - Cont
5	SpjaT		Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	18" - Cont

Conifer Evergreen Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
6	JuchMJ		Juniperus chinensis 'Mint Julep'	Mint julep juniper	18" - 24" - B&B
6	JucoGC		Juniperus communis 'Gold Cone'	Gold Cone Juniper	18" - 24"- Cont
20	JupISG		Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B
29	ThocB		Thuja occidentalis 'Bobazam'	Mr. Bowling Ball Arborvitae	18" - 24"- Cont

Perennial Grass					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
7	MisIP		Miscanthus sinensis 'Purpurascens'	Purple Silver Grass	1-Gal - Cont
47	PaviHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont
4	PaviN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont
21	Sphet		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont

Perennial Ground Cover					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
194	SeSSF		Sedum 'Firecracker'	SunSparkler Firecracker Sedum	4 1/2" pot

Perennial					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
38	HeSC		Hemerocallis x 'Strawberry Candy'	Strawberry Candy Daylily	4 1/2" pot
108	He-mix		Hemerocallis mix	Equal Random Mix of Daylily	4 1/2" pot

- Comments
1. Straight central leader, full & even crown. Prune only after planting.
 2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
 3. Prune existing trees, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
 4. Evenly shaped upright tree/shrub with full branching to the ground.
 5. Full, well rooted plant, evenly shaped.
 6. Full, well rooted plant.
 7. Male only

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mdavis@insitedesigninc.com

Project:

BLUE BAY RESTAURANT REDEVELOPMENT

927 Main Street
Mukwonago, WI 53149

Issuance and Revisions:

Date	Number	Description
12/03/21		Plan Commission Submittal

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Sheet Title:

PROPOSED PARTIAL
LANDSCAPE PLAN,
AND PLANT MATERIAL TABLE

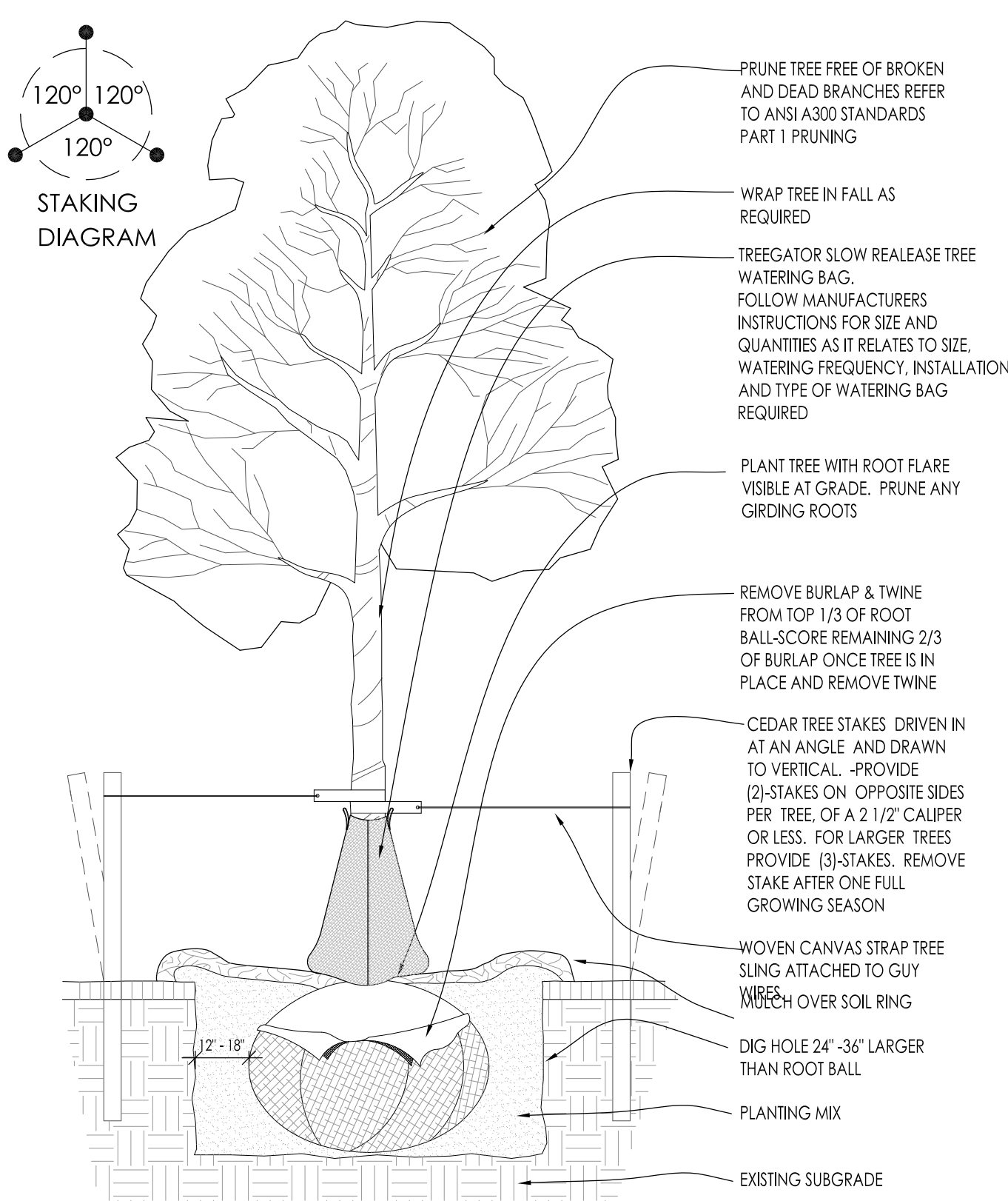
Date of Drawing:	12/03/21
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L21-013
Sheet Number:	

LSP1.2

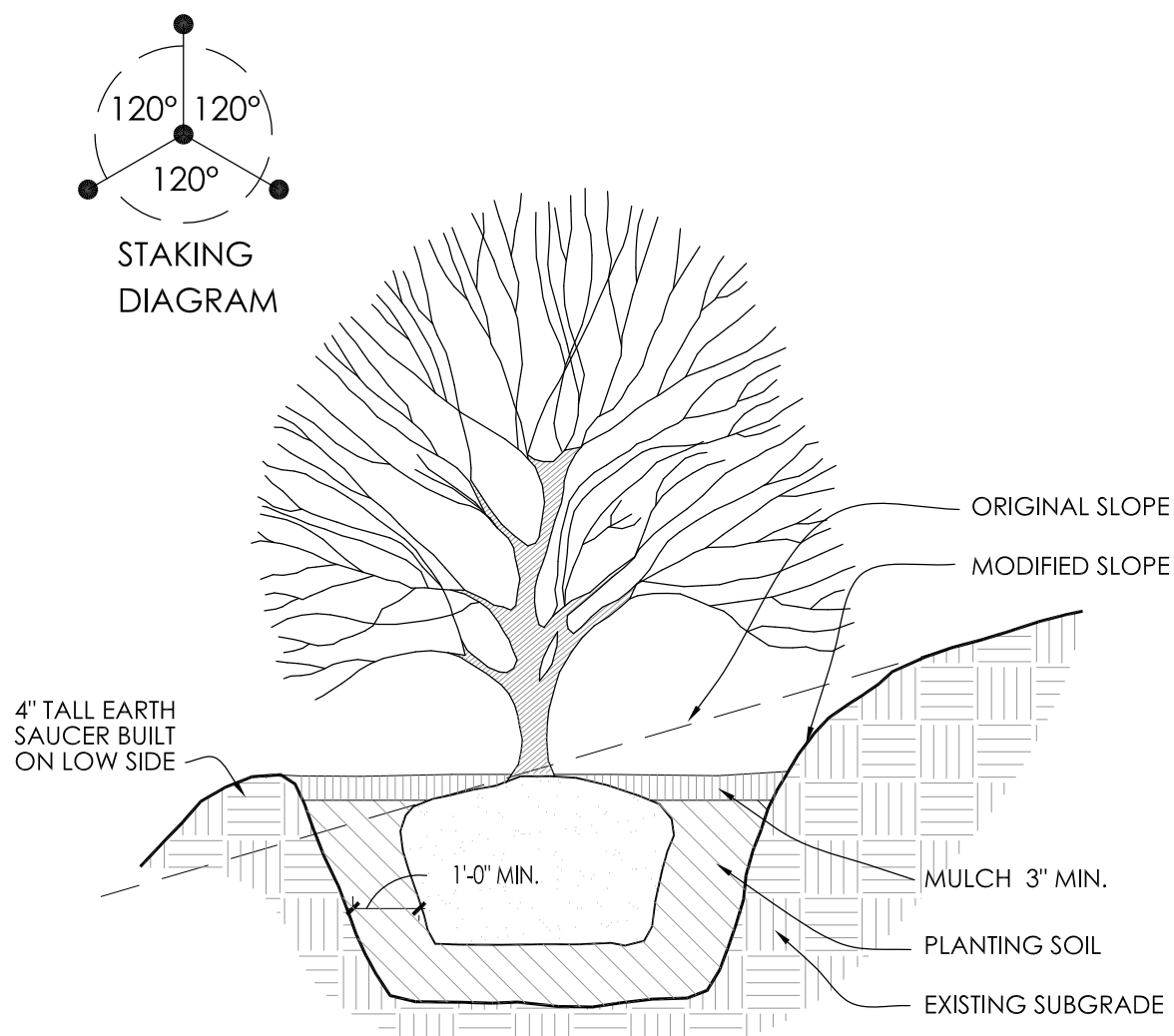
LSP1.3

1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
3. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
4. Evenly shaped upright tree/shrub with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.
7. Male only

1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
3. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
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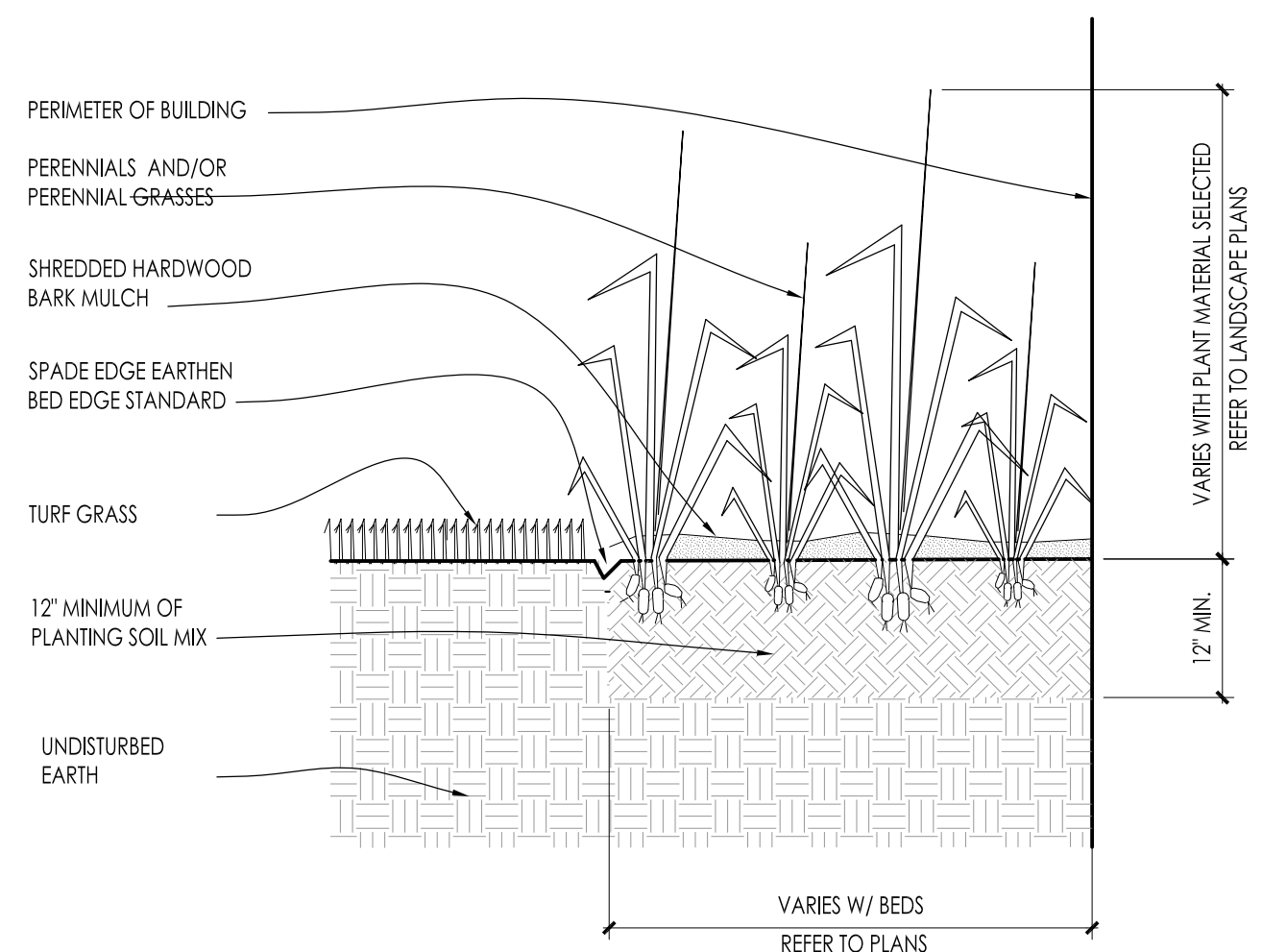


1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE

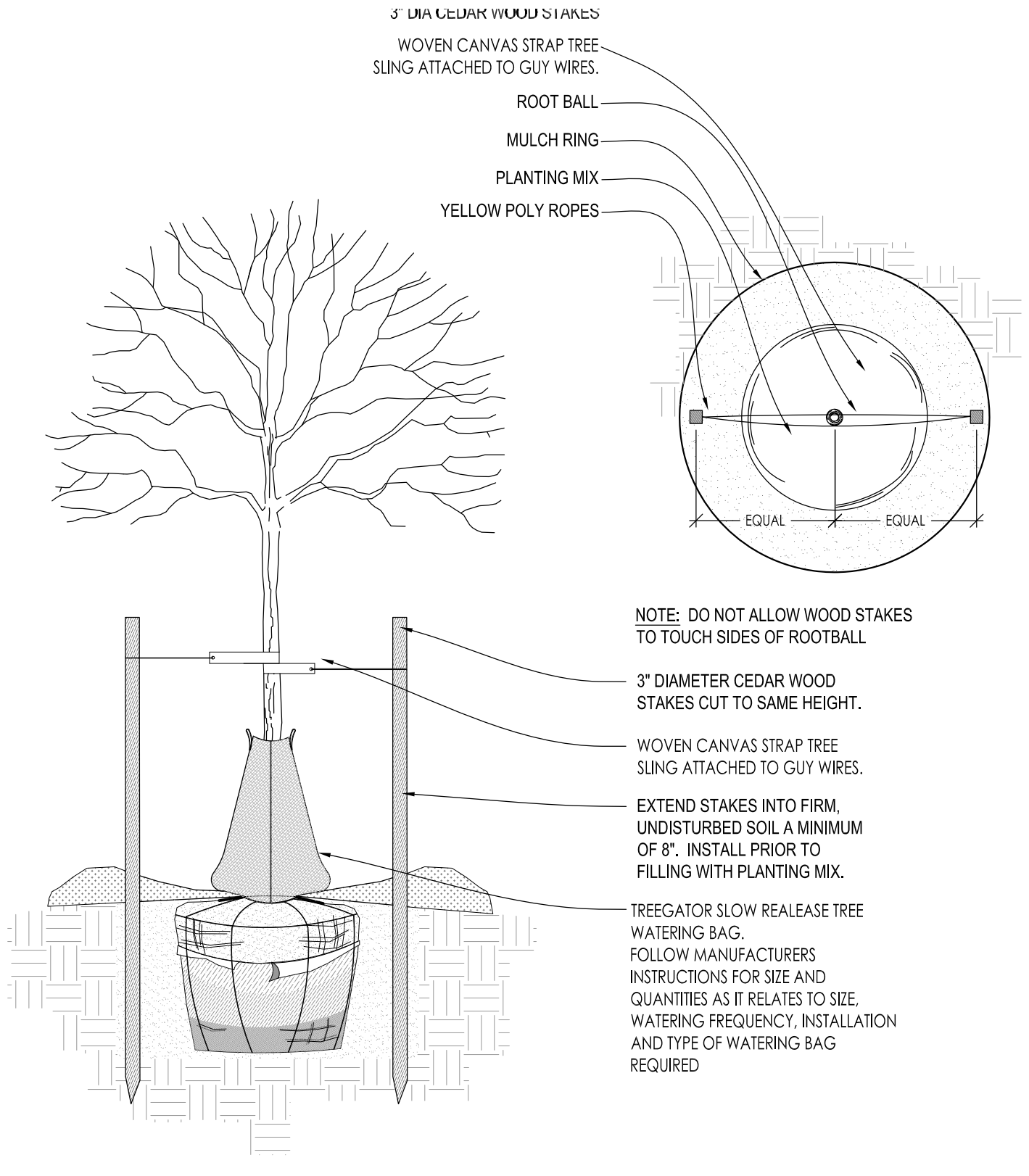


5 SLOPE PLANTING DETAIL SCALE: NONE

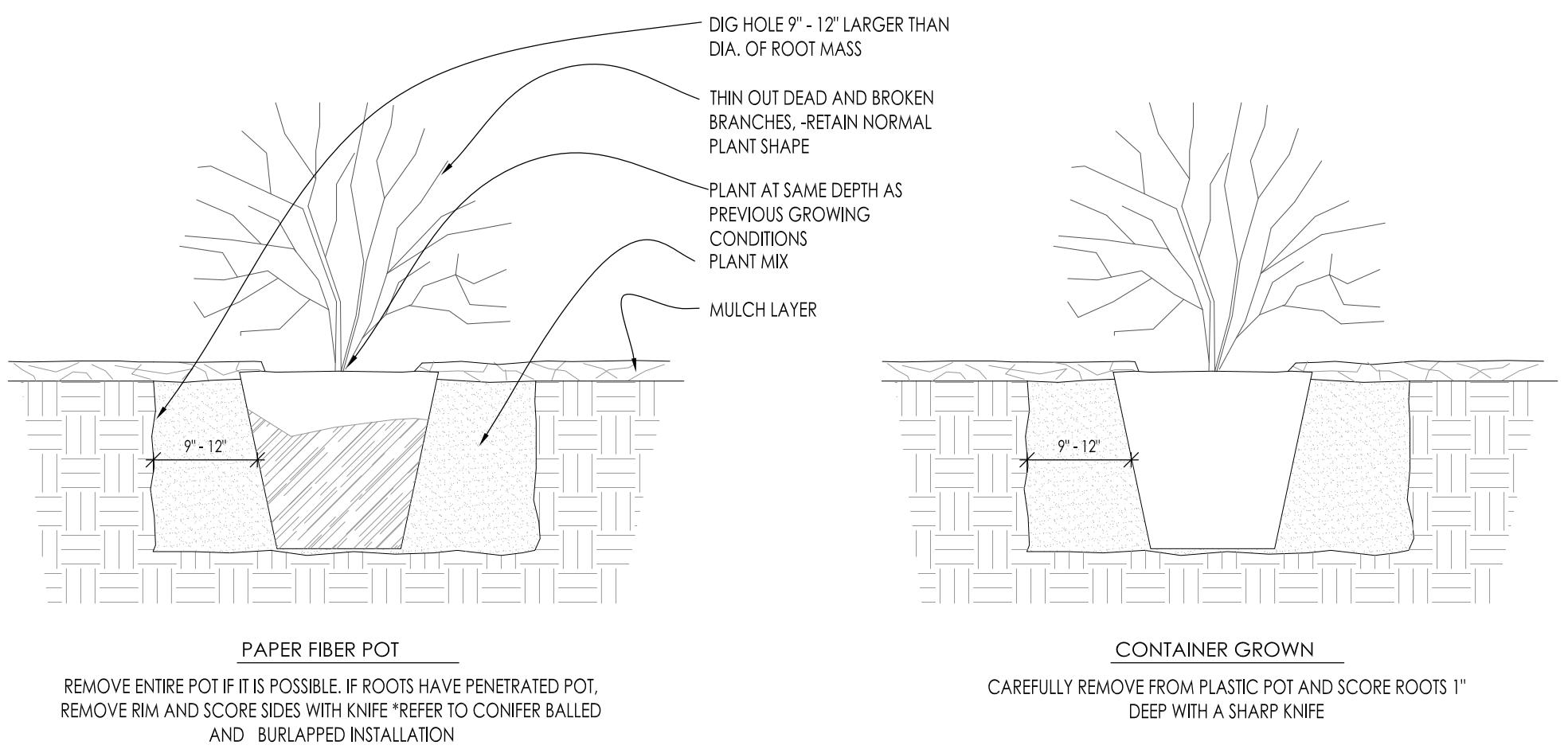
REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



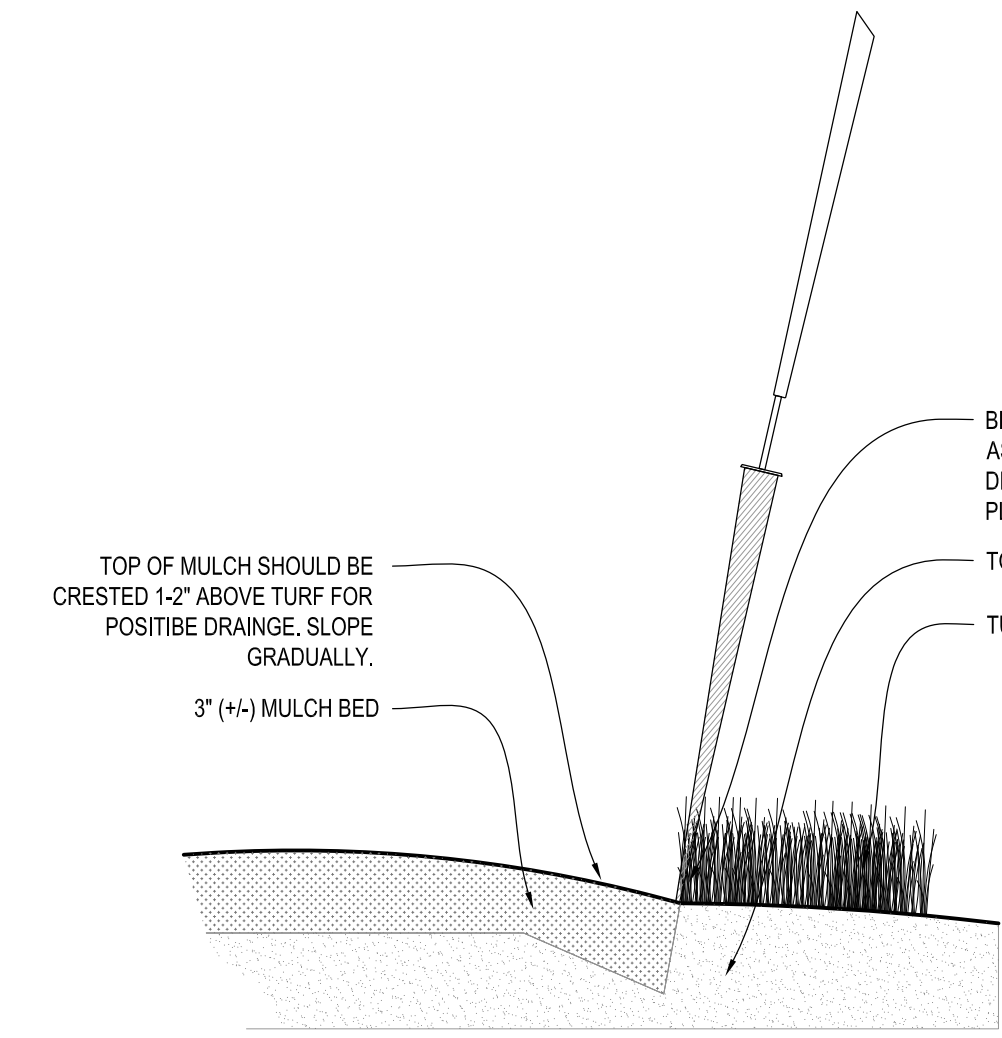
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



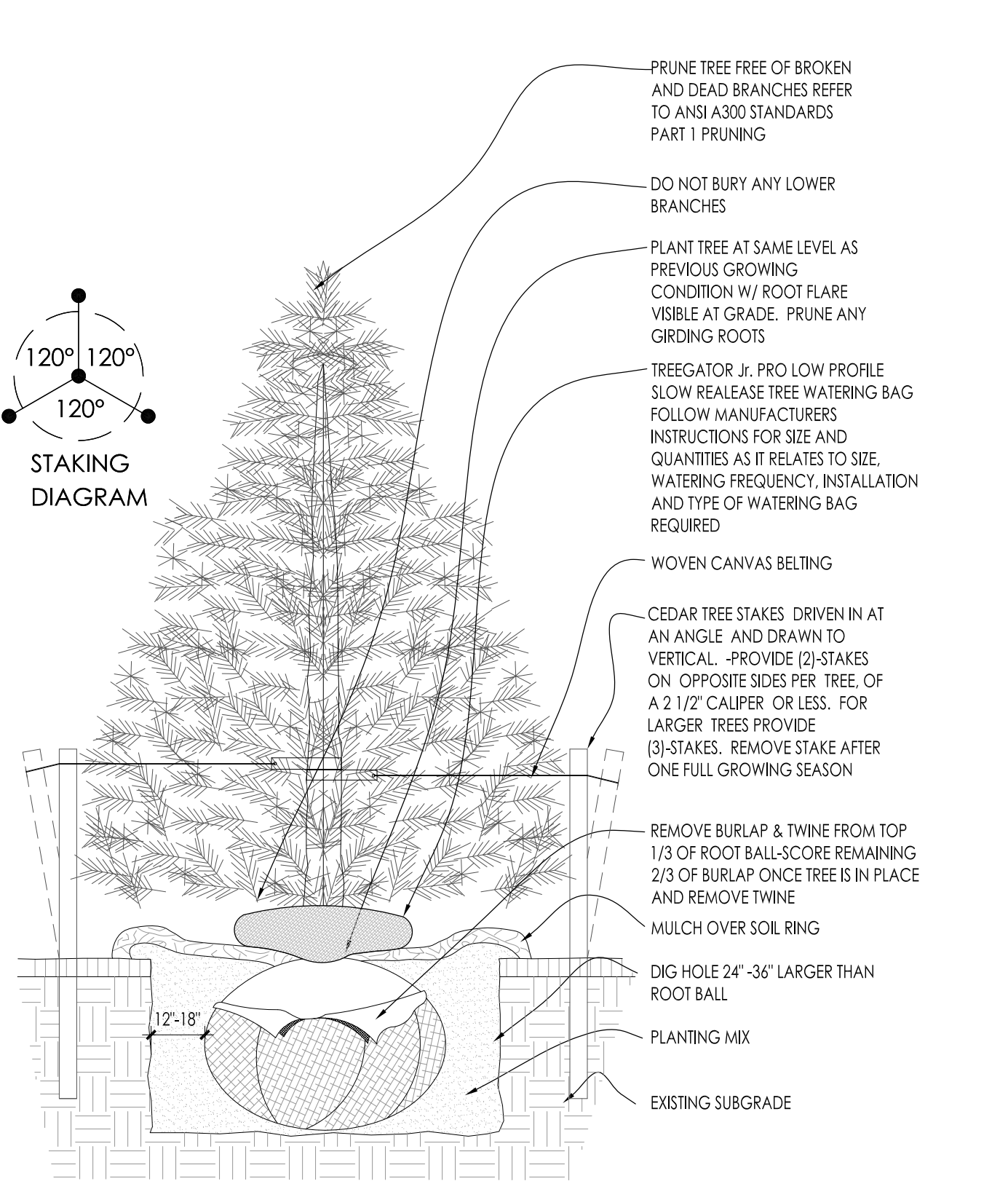
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



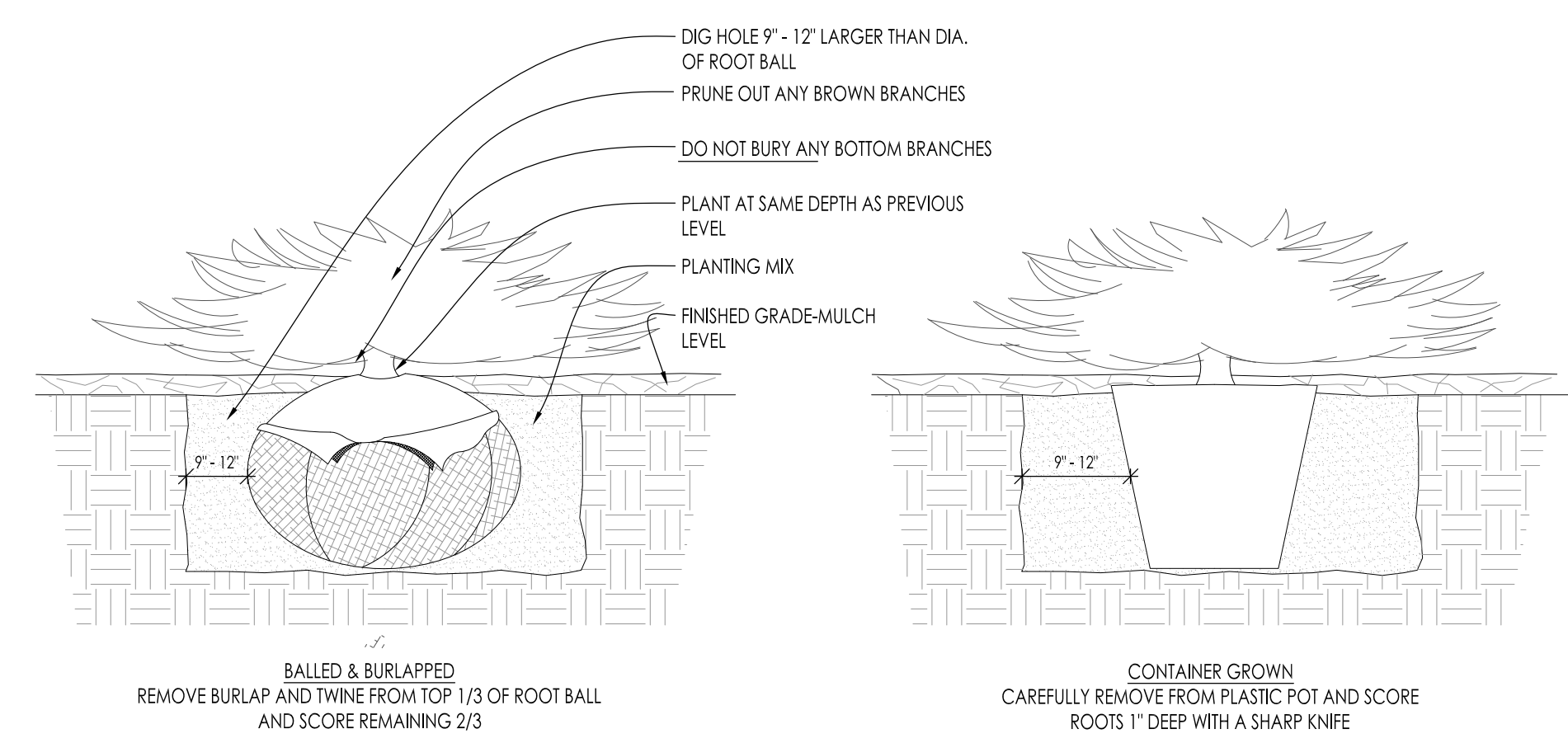
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



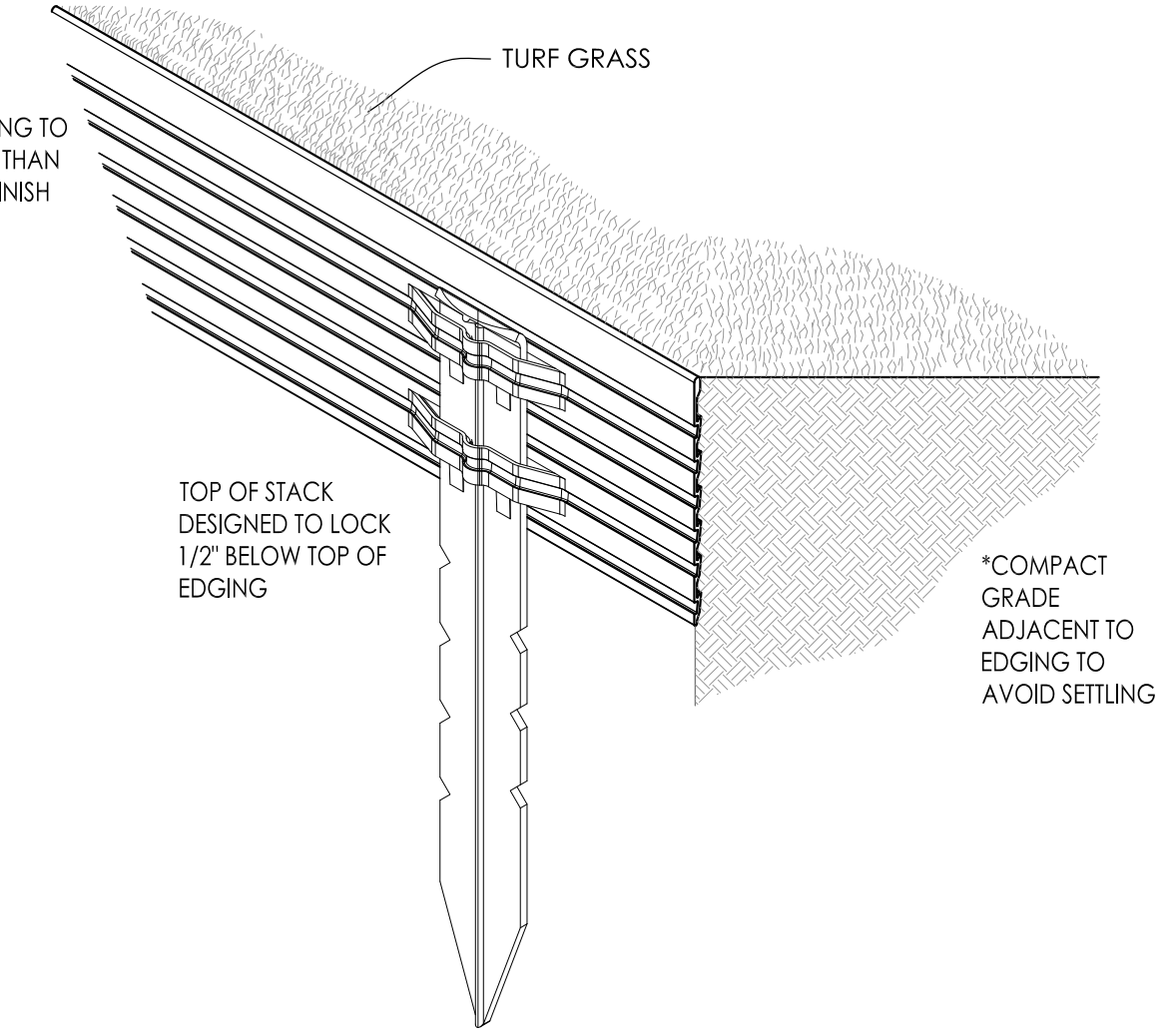
9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



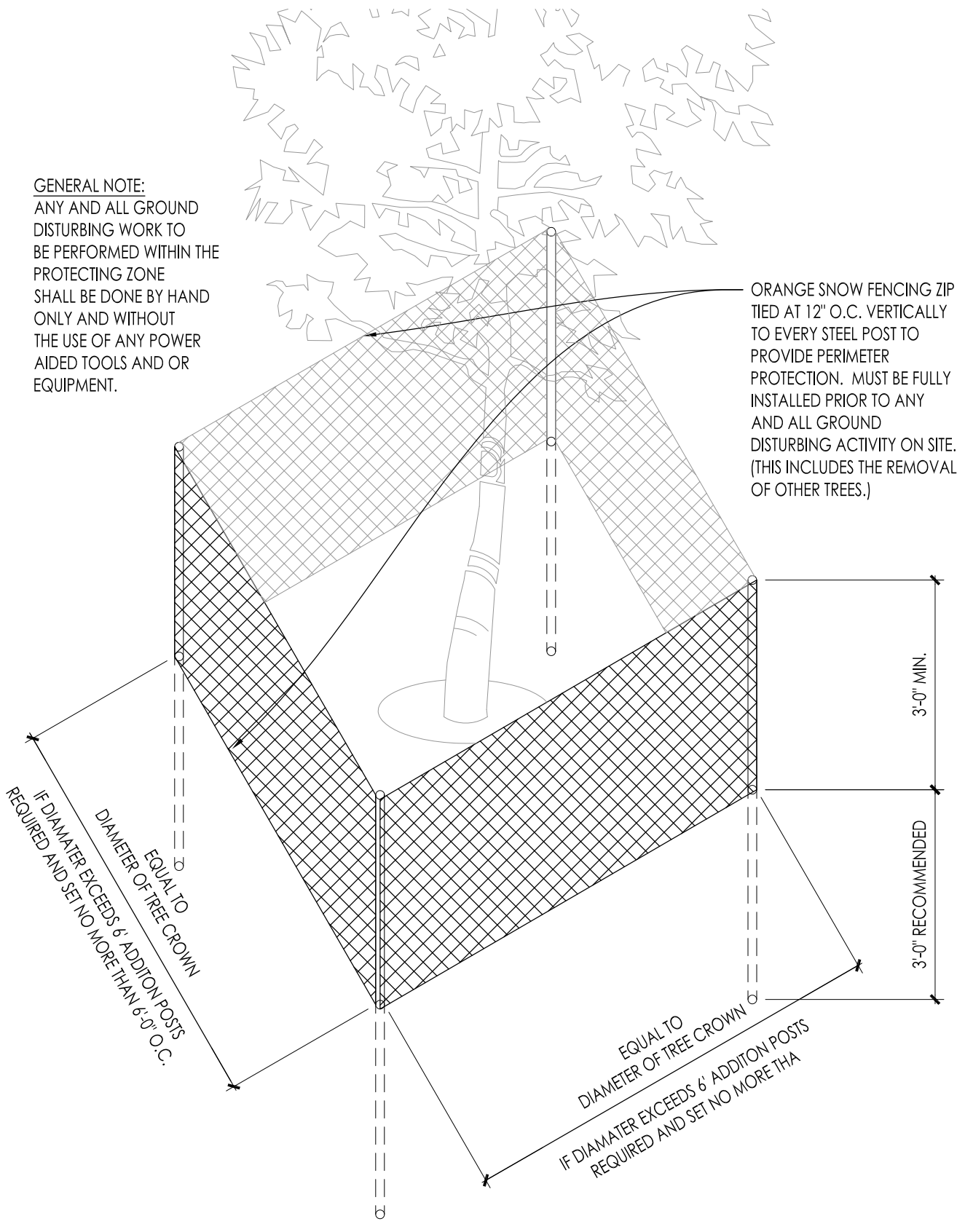
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



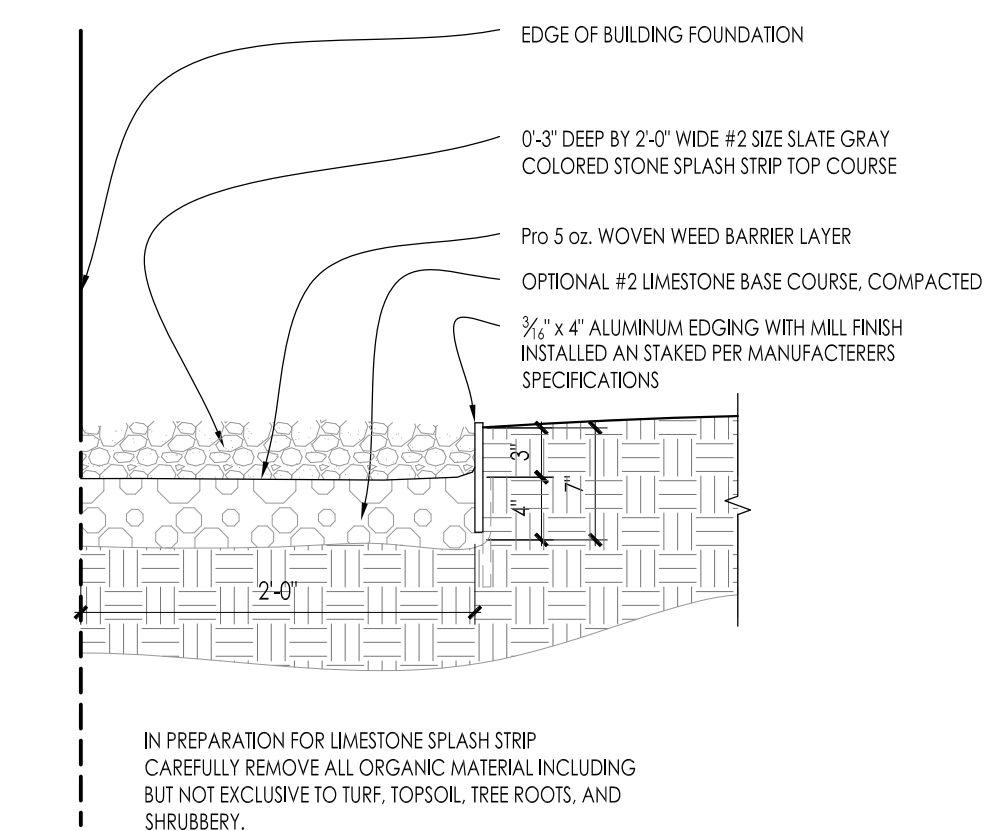
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2" = 1'-0"



4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



11 COMPACTED GRAVEL SPLASH STRIP SCALE: 1" = 1'-0"

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www.insitedesigninc.com
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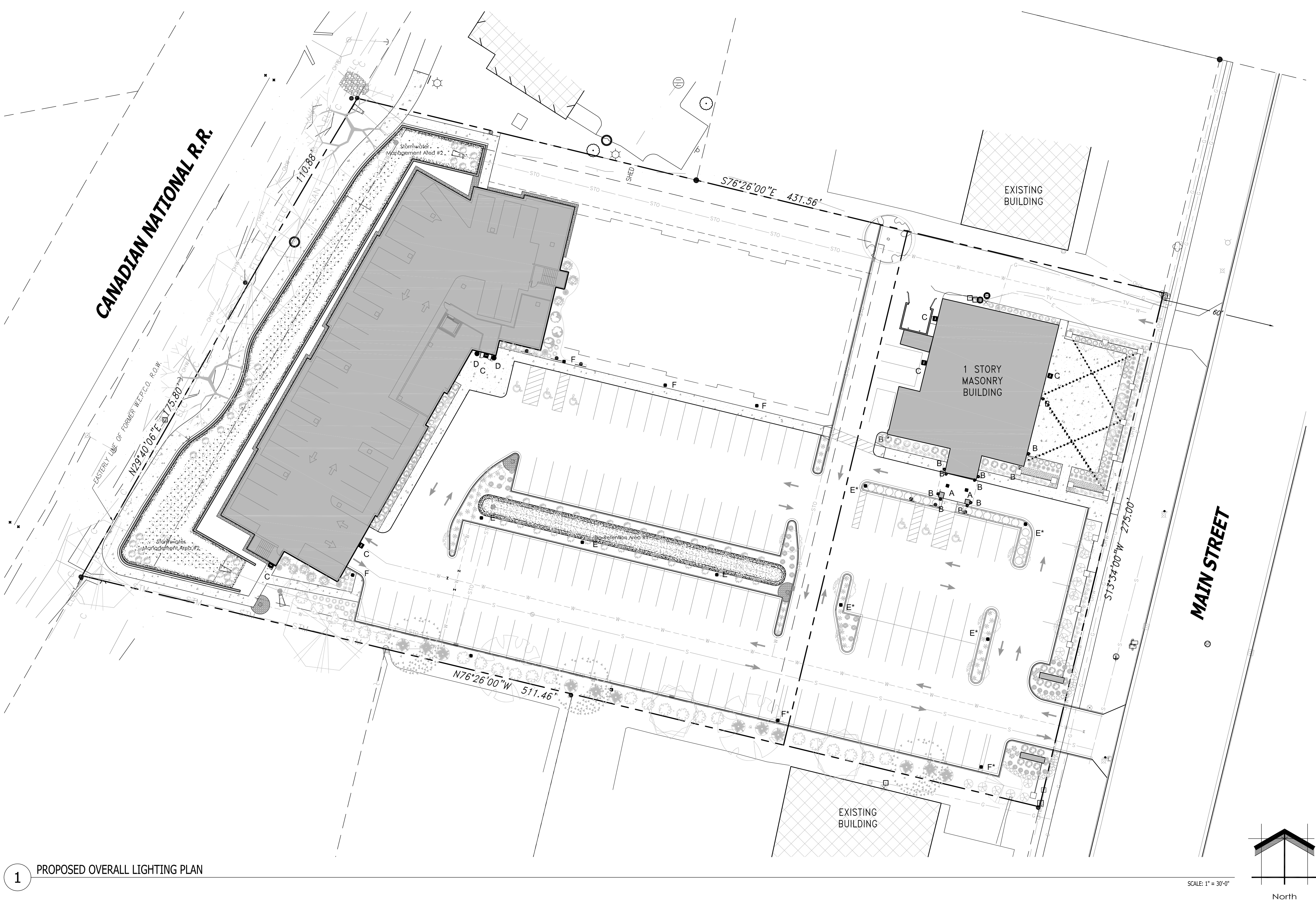
Issuance and Revisions:		
Date	Number	Description
12/03/21		Plan Commission Submittal

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Sheet Title:	
PROPOSED LANDSCAPE PLAN, PLANTING DETAILS	
Date of Drawing:	12/03/21
Scale:	As Noted
Drawn By:	MCD
Job Number:	L21-013
Sheet Number:	

LSP1.4



1 PROPOSED OVERALL LIGHTING PLAN

EXISTING CONDITIONS GENERAL NOTES:

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
3. VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES I.E. WATER, SEWER, TELECOMMUNICATION AND ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.

PHOTOMETRIC GENERAL NOTES:

1. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
2. THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
3. IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATIONS OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATIONS.
4. ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.

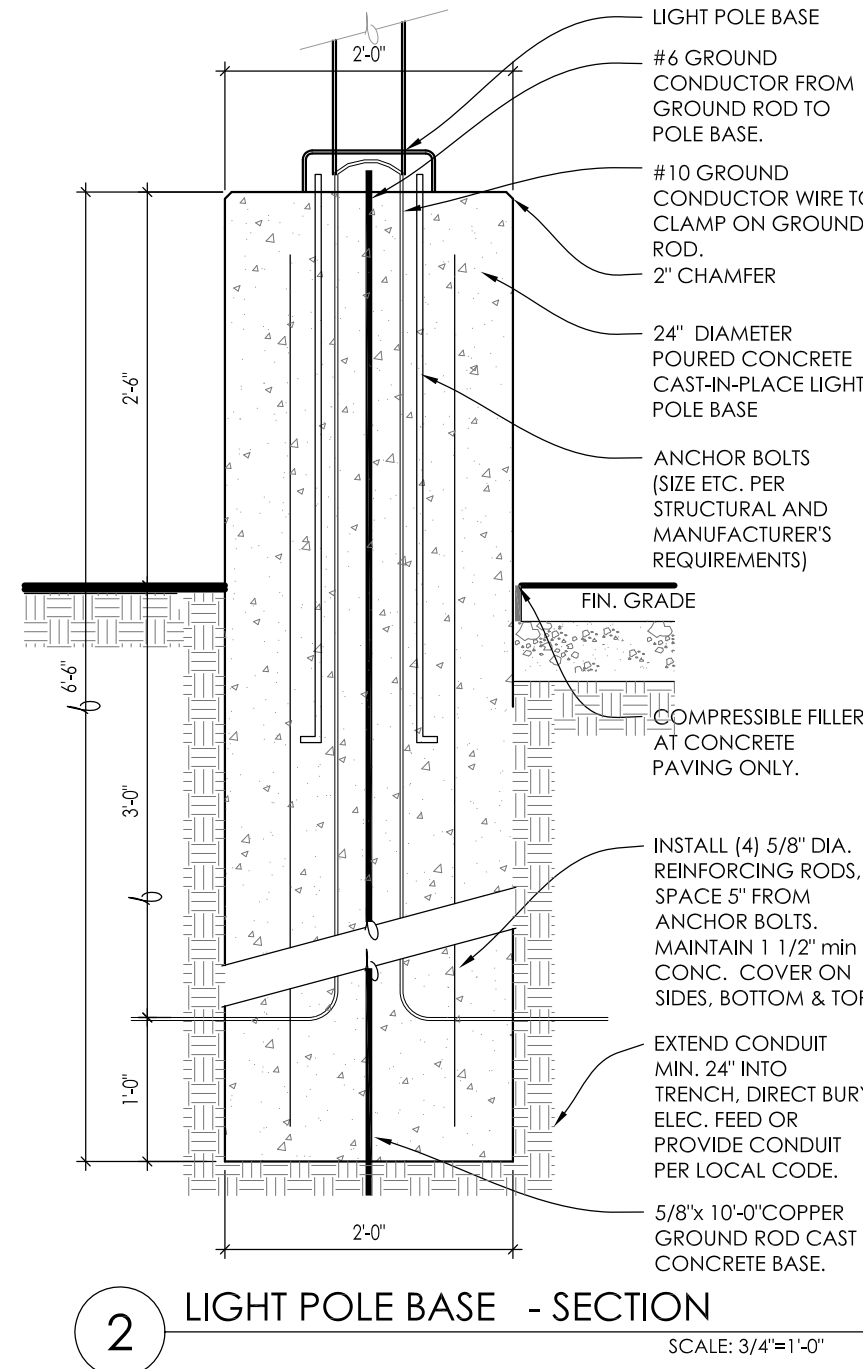
LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	2	CPY250-A-DM-F -C-UL-CS	Cree CPY250 Canopy / Soffit Luminaire w- Flat Lens, 122W, 4000K Platinum Silver Factory Finish, Provide Canopy Mounting Plate	72 type XTE AWT LEDs on white square PCB, 4000K color temperature.	CPY250-A-xx-F-A-UL-xx-40K_RESTL-2013-0002.ies	Absolute	1.00	43.4
	B	12	P5642-3030K9-M -C-UL-CS	P5642-3030K9 6" diameter up/down wall mount LED cylinder with LEDs moved closer to opening.	40-Nichia LEDs 3000K	P5642-3030K_160002 0.IES	Absolute	1.00	58
	C	6	XSPW-A-0-3-M -C-UL-CS	Cree XSPW Series Wallpack Luminaire, Type III Medium, 5700K, C Input Power Designator, Platinum Silver factory Finish, U.L. listed for Wet Locations	4 type MDA LEDs	XSPWax3FC-U_RESTL-2014-0018.IES	Absolute	1.00	42.7
	D	2	673-WP-CF2/26-BC	EXTERIOR WALL MOUNT LUMINAIRE WITH WHITE INTERIOR AND WHITE PLASTIC LENS	TWO SYLVANIA 26 WATT CPFL LAMPS	B-LM-63-673.ies	3600	1.00	44

LUMINAIRE SCHEDULE										
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	
	E	8	1750LED-1L40T4-MDL10-CA	1750LED Medium Chateau, COB LED Type T4	Citizen COB	1750LED-1L40T4-MDL10-CA.IES	Absolute	1.00	75	
	F	8	1750LED-1L40T4-MDL10-CA-SV2C	1750LED Medium Chateau, COB LED Type T4, Clear Acrylic Top Hat Lens	Citizen COB	1750LED-1L40T4-MDL10-CA-SV2C.IES	Absolute	1.00	58.2	
	G	107	LED-S14-CW-GLASS	S14 RETROFIT LED DIMMABLE BISTRO BULB Clear GLASS Lens	120V 60HZ 1.5W 2700K	1004161_IESN A95.IES	182	1.00	1.5	
STATISTICS										
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG	CV	Avg/Max	
Calc Zone #6	+	1.8 fc	25.4 fc	0.0 fc	N / A	N / A	-1.0	2.2	0.0:1	

LUMINAIRE NOTES										
1. FIXTURE "E" (3) IS A NEW POLE LOCATION. WITH A NEW POST TOP LED 1750 CHATEAU FIXTURE WITH DECORATIVE RINGS, CLEAR LENS, PHOTOCELL CONTROL WITH AN URBAN BRONZE MATTE FINISH ON A 20'-0" TALL URBAN BRONZE MATTE FINISH 4" DIAMETER ROUND STEEL POLE ON TOP OF A NEW 2'-6" REINFORCED POURED CONCRETE FOUNDATION.										
2. FIXTURE "E" (4) IS A EXISTING POLE LOCATION. REUSE EXISTING 6" POURED CONCRETE FOUNDATION. MOUNT A NEW POST TOP LED 1750 CHATEAU FIXTURE WITH DECORATIVE RINGS, CLEAR LENS, PHOTOCELL CONTROL WITH AN URBAN BRONZE MATTE FINISH ON A 20'-0" TALL URBAN BRONZE MATTE FINISH 4" DIAMETER ROUND STEEL POLE ON TOP. (GENERAL CONTRACTOR TO FIELD VERIFY FOR POSSIBLE CONFLICTS AND INCOMPATIBILITY OF EXISTING POLES WITH NEW POLE PRIOR TO ORDERING).										
3. FIXTURE "F" (4) IS A NEW POLE LOCATION. WITH A NEW POST TOP LED 1750 CHATEAU FIXTURE WITH DECORATIVE RINGS, CLEAR LENS, PHOTOCELL CONTROL WITH AN URBAN BRONZE MATTE FINISH ON A 20'-0" TALL URBAN BRONZE MATTE FINISH 4" DIAMETER ROUND STEEL POLE ON TOP OF A NEW 2'-6" REINFORCED POURED CONCRETE FOUNDATION.										
4. FIXTURE "F" (2) IS A EXISTING POLE LOCATION. REUSE EXISTING 6" POURED CONCRETE FOUNDATION. MOUNT A NEW POST TOP LED 1750 CHATEAU FIXTURE WITH DECORATIVE RINGS, CLEAR LENS, PHOTOCELL CONTROL WITH AN URBAN BRONZE MATTE FINISH ON A 20'-0" TALL URBAN BRONZE MATTE FINISH 4" DIAMETER ROUND STEEL POLE ON TOP. (GENERAL CONTRACTOR TO FIELD VERIFY FOR POSSIBLE CONFLICTS AND INCOMPATIBILITY OF EXISTING POLES WITH NEW POLE PRIOR TO ORDERING).										
5. ALL PROPOSED FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT AND HAVE HARDWARE WITH IESNA FULL CUTOFF HOUSE SIDE SHIELDING WHERE REQUIRED. NEW PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) FINISH IS TO MATCH EXISTING W/ OPTIONAL PHOTOCELL CONTROL.										
6. ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.										
7. ALL NEW PROPOSED AREA LIGHT POLES SHALL BE LOCATED 3'-0" FROM BACK OF CURB TO THE EDGE OR FACE OF THE REINFORCED LIGHT POLE BASE, UNLESS NOTED OTHERWISE.										
8. INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF LIGHT POLES AND SIGNAGE LIGHTING CONTROL AND WIRING.										
9. CONTRACTOR TO REFER TO REINFORCED LIGHT POLE BASE SECTION AND DETAIL FOR FURTHER INFORMATION.										
10. PROPOSED POLE MOUNTED FIXTURES HEADS ARE TO HAVE A URBAN BRONZE MATTE FINISH w/ OPTIONAL PHOTOCELL CONTROL.										
11. ALL BUILDING MOUNTED LIGHT FIXTURES ARE TO BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS FOR EXACT MOUNTING HEIGHTS AND LOCATIONS. FOR PURPOSES OF CALCULATING THE SITE LIGHTING AND PHOTOMETRIC OUTPUT ALL BUILDING MOUNTED FLOOD LIGHTS WERE PLACED AT 22'-0" ABOVE FINISHED FLOOR ELEVATION										

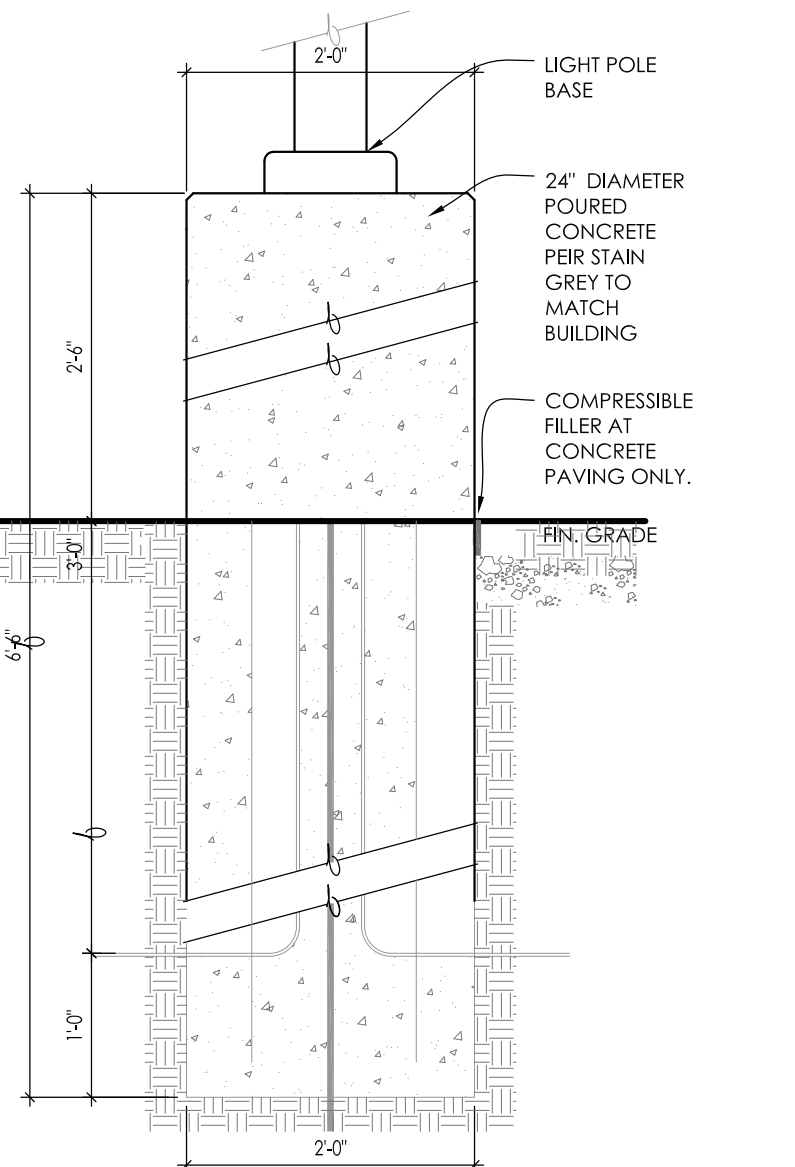
THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENTS.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.



2 LIGHT POLE BASE - SECTION

SCALE: 3/4"=1'-0"



3 LIGHT POLE BASE - ELEVATION

SCALE: 3/4"=1'-0"

Project:

**BLUE BAY
RESTAURANT
REDEVELOPMENT**

927 Main Street
Mukwonago, WI 53149

Issuance and Revisions:

Date	Number	Description
12/03/21		Plan Commission Submittal

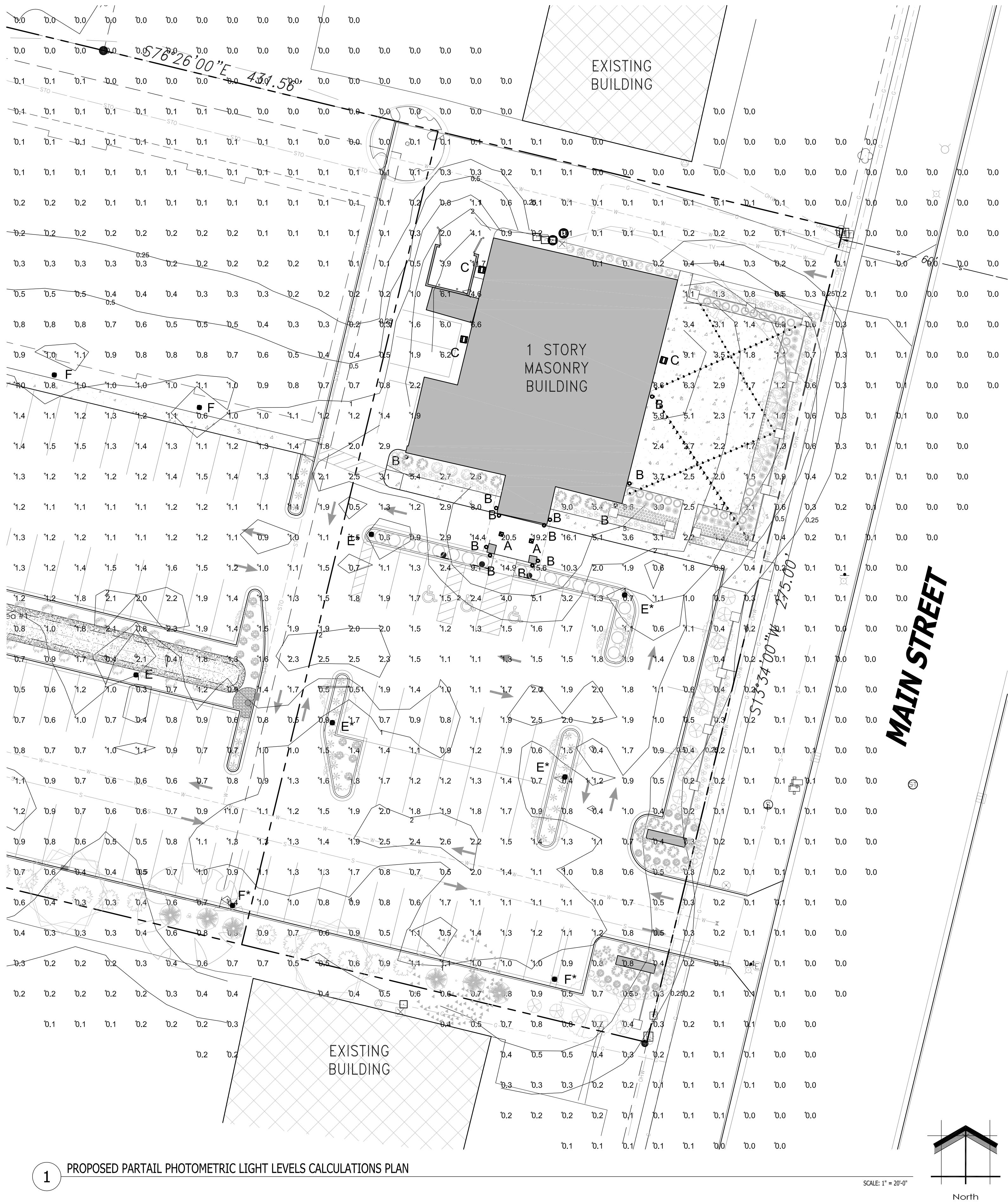
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Sheet Title:

PROPOSED OVERALL LIGHTING
PLAN,
GENERAL NOTES,
AND LIGHT FIXTURE TABLE

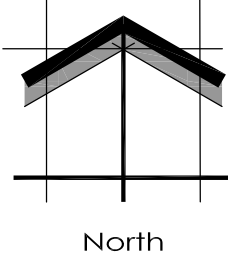
Date of Drawing:	12/03/21
Scale:	1" = 30'-0"
Drawn By:	MCD
Job Number:	L21-013
Sheet Number:	

PHO1.1



1 PROPOSED PARTIAL PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

SCALE: 1" = 20'-0"



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

Project:

**BLUE BAY
RESTAURANT
REDEVELOPMENT**

927 Main Street
Mukwonago, WI 53149

Issuance and Revisions:

Date	Number	Description
12/03/21		Plan Commission Submittal

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Sheet Title:

PROPOSED PARTIAL PHOTOMETRIC
LIGHT LEVEL CALCULATIONS PLAN

Date of Drawing:	12/03/21
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L21-013
Sheet Number:	

PHO1.2

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

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

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

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK
(800)-242-8511, (262) 492-7910
(877) 500-9592
www.DiggersHotline.com
OR

Know what's below.
Call before you dig.

Project:

**BLUE BAY
RESTAURANT
REDEVELOPMENT**

927 Main Street
Mukwonago, WI 53149

Issuance and Revisions:

Date	Number	Description
12/03/21		Plan Commission Submission

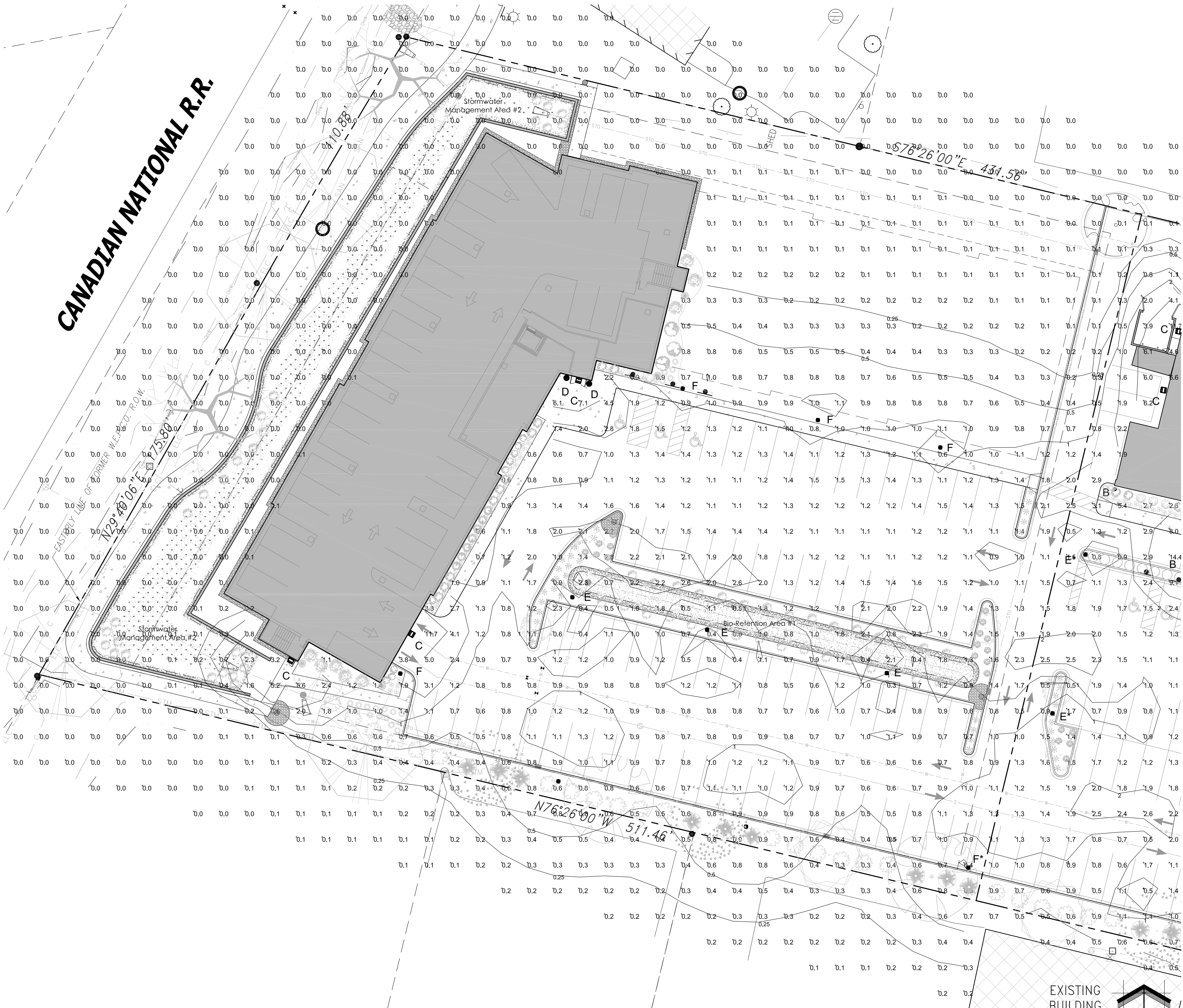
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InSite Landscape Design Inc.

Sheet Title:

PROPOSED PARTIAL PHOTOMETRIC
LIGHT LEVEL CALCULATIONS PLAN

Date of Drawing:	12/03/21
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L21-013
Sheet Number:	

PHO1.3



1 PROPOSED PARTIAL PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

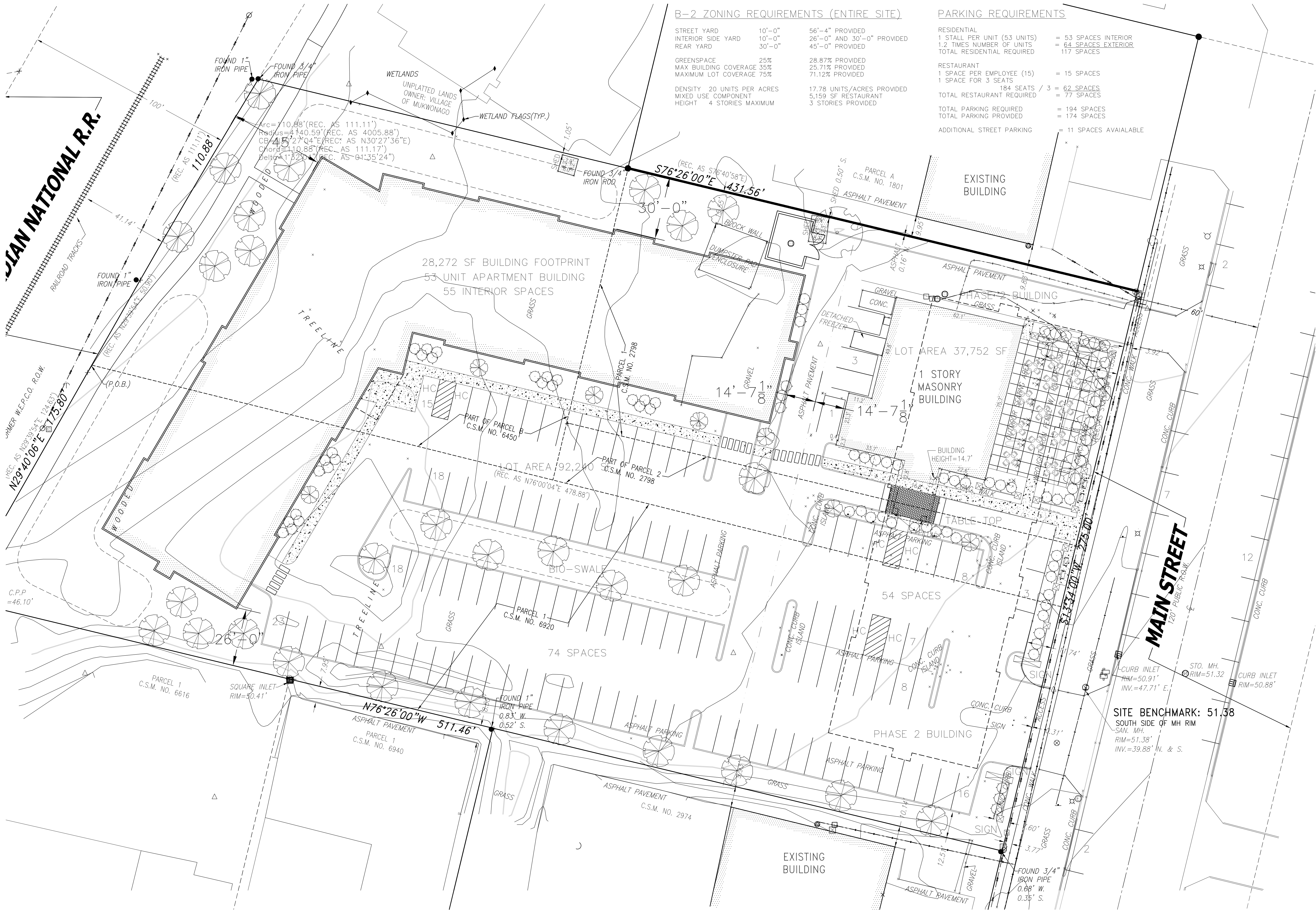
DIGGERS HOT LINE

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OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON
THIS SURVEY ARE APPROXIMATE. THERE MAY BE
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WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF
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UTILITY ALERT NETWORK
(800)-242-8511, (262) 492-7910
(877) 500-9392
www.diggershotline.com
OR

811
Know what's below.
Call before you dig.



B-2 ZONING REQUIREMENTS (ENTIRE SITE)

STREET YARD	10'-0"	56'-4" PROVIDED
INTERIOR SIDE YARD	10'-0"	26'-0" AND 30'-0" PROVIDED
REAR YARD	30'-0"	45'-0" PROVIDED
GREENSPACE	25%	28.87% PROVIDED
MAX. BUILDING COVERAGE	35%	25.71% PROVIDED
MAXIMUM LOT COVERAGE	75%	71.12% PROVIDED
DENSITY	20 UNITS PER ACRES	17.78 UNITS/ACRES PROVIDED
MIXED USE COMPONENT		5,159 SF RESTAURANT
HEIGHT	4 STORIES MAXIMUM	3 STORIES PROVIDED

PARKING REQUIREMENTS

RESIDENTIAL		
1 STALL PER UNIT (53 UNITS)	=	53 SPACES INTERIOR
1.2 TIMES NUMBER OF UNITS	=	64 SPACES EXTERIOR
TOTAL RESIDENTIAL REQUIRED		117 SPACES
RESTAURANT		
1 SPACE PER EMPLOYEE (15)	=	15 SPACES
1 SPACE FOR 3 SEATS		
184 SEATS / 3	=	62 SPACES
TOTAL RESTAURANT REQUIRED		77 SPACES
TOTAL PARKING REQUIRED	=	194 SPACES
TOTAL PARKING PROVIDED	=	174 SPACES
ADDITIONAL STREET PARKING	=	11 SPACES AVAILABLE

SHA
Schroeder & Holt Architects

311 East Chicago Street
Suite 310
Milwaukee, WI 53202

p. 414-276-1760
f. 414-276-1764
www.sha-a2k.com

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BLUE BAY MIXED USE DEVELOPMENT

927 MAIN STREET
MUKWONAGO, WI 53149

CONCEPTUAL DRAWING - NOT FOR CONSTRUCTION

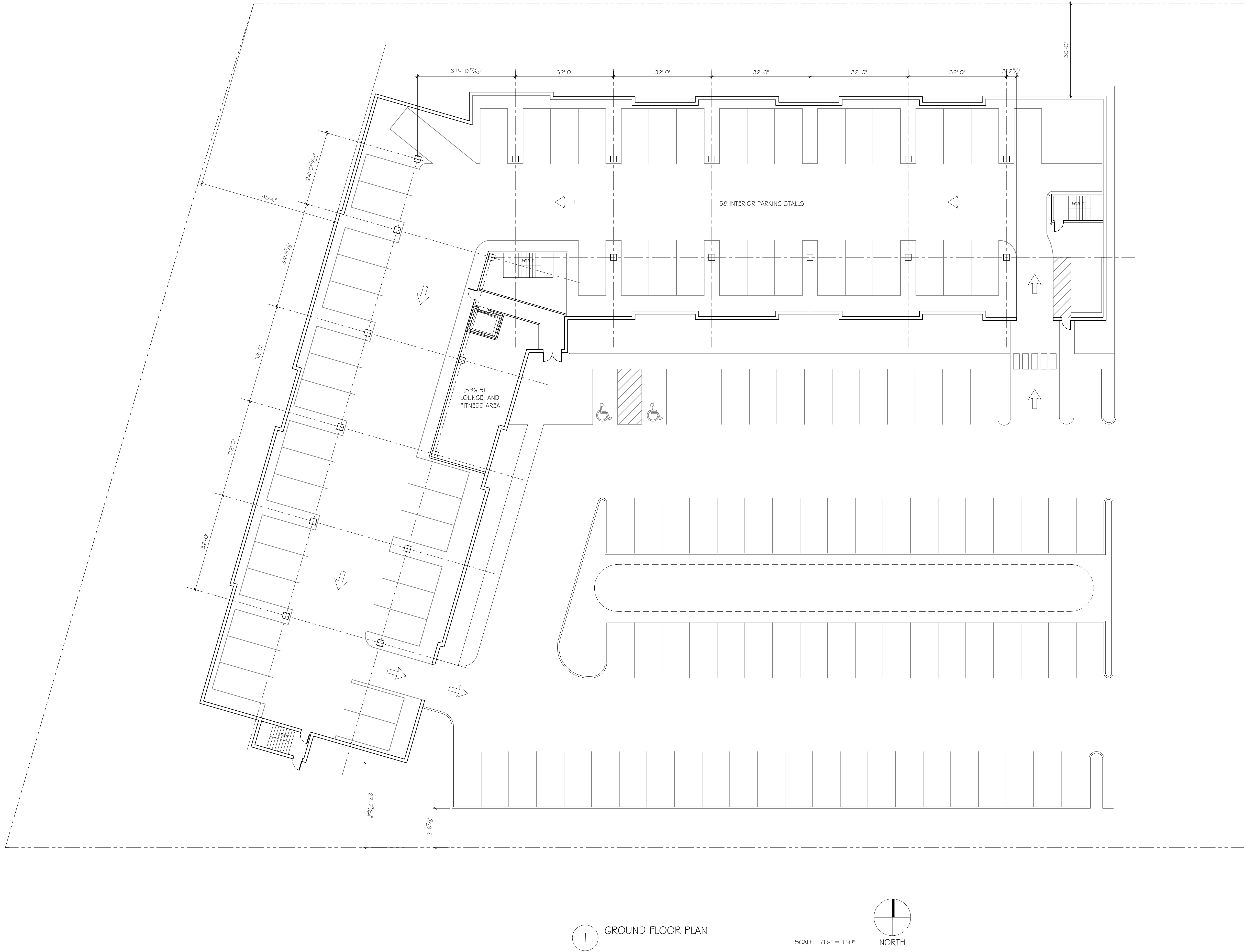
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PROJECT #: 4036

DATE: JULY 13, 2021

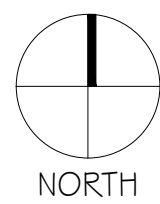
SITE PLAN

SP1.0



1 GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"



CONCEPTUAL DRAWING - NOT FOR CONSTRUCTION

BLUE BAY MIXED USE DEVELOPMENT

927 MAIN STREET
MUKWONAGO, WI 53149

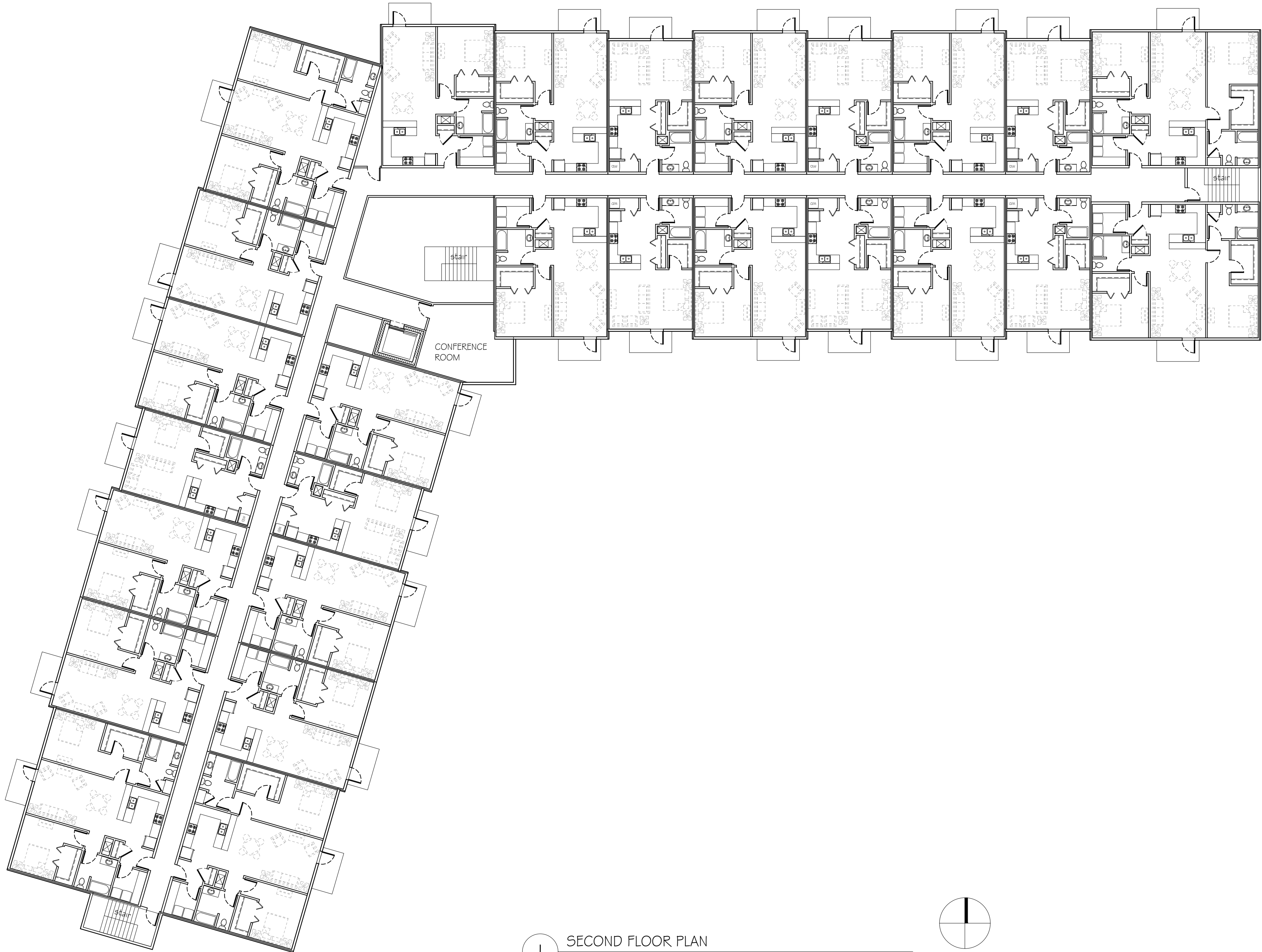
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PROJECT #: 4036

DATE: APRIL 05, 2021

FIRST FLOOR PLAN

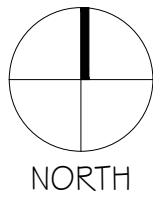
A1.1



1

SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



NORTH

CONCEPTUAL DRAWING - NOT FOR CONSTRUCTION

BLUE BAY MIXED USE DEVELOPMENT

927 MAIN STREET
MUKWONAGO, WI 53149

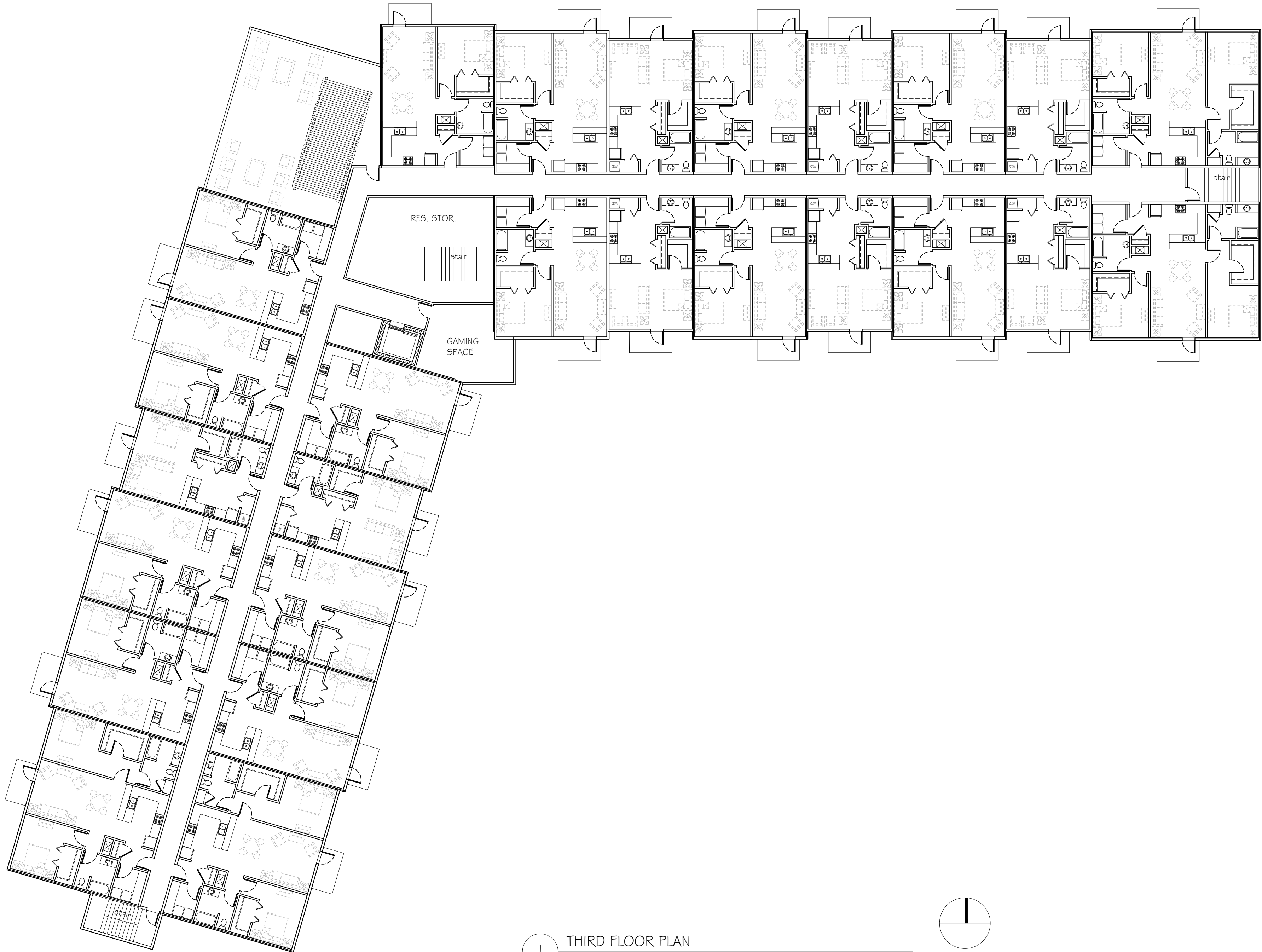
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PROJECT #: 4036

DATE: APRIL 05, 2021

FIRST FLOOR PLAN

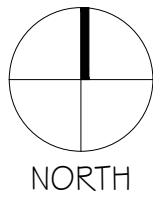
A1.2



1

THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"



CONCEPTUAL DRAWING - NOT FOR CONSTRUCTION

BLUE BAY MIXED USE DEVELOPMENT

927 MAIN STREET
MUKWONAGO, WI 53149

NO.	DATE	DESCRIPTION
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PROJECT #: 4036

DATE: APRIL 05, 2021

FIRST FLOOR PLAN

A1.3



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

BLUE BAY MIXED USE DEVELOPMENT
927 MAIN STREET
MUKWONAGO, WI 53149

xx DRAWING - NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
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PROJECT #: 4036

DATE: OCTOBER 05, 2021

EXTERIOR ELEVATIONS

A2.1



3 WEST ELEVATION

SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

BLUE BAY MIXED USE DEVELOPMENT

927 MAIN STREET
MUKWONAGO, WI 53149

NO.	DATE	DESCRIPTION
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PROJECT #:		4036
DATE:		OCTOBER 05, 2021
EXTERIOR ELEVATIONS		

A2.2

xx DRAWING - NOT FOR CONSTRUCTION

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

ORDINANCE NO. 998

**AN ORDINANCE TO AMEND THE DISTRICT ZONING MAP OF
THE VILLAGE OF MUKWONAGO ON BEHALF OF VLAZNIM ISLAMI AKA VIKTOR ISLAMI
SANI ISLAMI FOR PROPERTY AT PARCEL 927 SOUTH MAIN ST, UNADDRESSED SOUTH MAIN
STREET, PARCELS MUKV 2009-964-004 AND MUKV 2009-964-001**

THE VILLAGE BOARD of the Village of Mukwonago, Waukesha and Walworth Counties, Wisconsin, do ordain as follows:

SECTION I. Pursuant to the provision of Section 100.856 of the Municipal Code of the Village of Mukwonago, having received the recommendation of the Village Plan Commission, and after a public hearing duly called and held on the 19th day of January 2022, the following legally described property is amended on the Village of Mukwonago Zoning District Map from B-2 General Business to B-2 General Business /BMX – Business Mixed Use Overlay

PARCEL 1 & PT PARCEL 2 CERT SURV 2798 VOL 20/275 & PT PARCEL B CERT SURV 6450 VOL 53/234 PT NE1/4 SEC 35 T5N R18E; COM NW COR NE1/4 SEC 35; S00°12'50"E 1682.70 FT; N76°00'04"W 1.06 FT TO ELY LI WEPCO R/W; N29°39'54"E 124.63 FT THE BGN; N29°39'54"E 50.90 FT TO BEG OF CURVE; NELY ALG CURVE RADIUS 4005.88 FT; CTRL ANGLE OF 01°35'234" LONG CHORD BEARING N30°27'36"E & LONG CHORD DISTANCE OF 111.17 FT FOR AN ARC DISTANCE OF 111.11 FT; S76°40'58"E 431.56 FT TO POINT ON WLY R/W MAIN ST; S13°59'56"W 155.00 FT; N76°00'04"W 478.88 FT TO BGN :: DOC# 4150989

And

PARCEL 1 CERT SURV 6920 VOL 58/91 1.36 AC PT NE1/4 SEC 35 T5N R18E R1705/2613

MUKV 2009-964-004 AND MUKV 2009-964-001

SECTION II: The above referenced legal descriptions is graphically provided within attached Exhibit A and B.

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

SECTION IV. Severability. If any portion of this Ordinance is invalid or unconstitutional, or the application of this Ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid or unconstitutional provisions or applications.

SECTION V. Effective Date. This Ordinance shall take effect upon passage and publication as provided by law.

The remainder of this page left intentionally blank.

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

PASSED AND ADOPTED by the Village Board this _____ day of _____, 2022.

APPROVED:

Fred Winchowky, Village President

Countersigned:

Diana Dykstra, Village Clerk/Treasurer



Village of Mukwonago GIS
Ordinance Exhibit A

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



SCALE: 1" = 167'

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

Print Date: 1/4/2022



Village of Mukwonago GIS
Ordinance Exhibit B

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: 1/4/2022



PLANNING COMMISSION
January 11, 2022 at 6:30pm
Mukwonago, WI

**Zoning Map Amendment,
Site Plan and Architectural Review,
And *Parking Exception**

Parcel Number: **MUKV 2009-964-004 and MUKV 2009-964-001**

*Parking Exceptions are approved by Planning Commission and do not require VB approval.

Case Summary

Parcel Data

Proposal:	1. <u>Zoning Map Amendment</u> : Consideration to a Zoning District Boundary Change from B-2 General Business to B-2 General Business /BMX – Business Mixed Use Overlay 2. <u>Site Plan and Architectural Review</u> 3. <u>Parking Exception</u>
Applicant:	Vlaznim Islami aka Viktor Islami Sani Islami
Owner:	Vlaznim Islami aka Viktor Islami Sani Islami
Request:	Rezoning Request
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	1.6354 and 1.34acres
Current Use:	Parking/Vacant and Restaurant/Vacant
Proposed Use:	Parking/Apartment and Parking/Apartment and Restaurant
CSM:	A CSM will be required and process in the near future
Reason for Request:	Rezoning to BMX overlay
Current: Land Use Classification:	Low Intensity Commercial/ Business with Business Mixed Use Overlay

Proposed: Land Use Classification:	No Change
Current: Zoning Classification:	B-2 General Business
Proposed: Zoning Classification:	B-2 General Business /BMX – Business Mixed Use Overlay
Census Tract:	2039.01

Public Notice

A public hearing notice was published two times in the Waukesha Freeman, and letters were mailed to surrounding property owners. Public comment as of this date, staff has not received any comments or other communications regarding this proposal.

Rezoning Request

The applicant is requesting to rezone the property from B-2 General Business to B-2 General Business /BMX – Business Mixed Use Overlay. This rezoning if approved will allow for residential uses to be able to be permitted on the two (future combined) parcels.

Comprehensive Plan / Land Use Plan

The property is classified on the comprehensive plan / land use plan as Low Intensity Commercial/ Business with Business Mixed Use Overlay. The intent of the Business Mixed Use Overlay is to allow for a mix of residential and commercial uses on one property or area with a density of 20 dwelling units per acre and within the Main Street/South Planning District a maximum of 3 stories.

Upon review staff supports the request based upon compliance with the Comprehensive Plan.

Site and Architectural Review

Overall Site	Two properties are being considered for rezoning one being 1.6354 and 1.34acres
Utilities	All utilities will be underground, sewer and water is available. Service laterals will need to be provided.
Stormwater Management	Stormwater management is planned for the site. Currently, there is no stormwater management on the property. A bioretention facility is planned for the western portion of the lot parallel to the multi-use path and wrapping around the southern and northern portions of the budling. A bioretention facility is also planned for the central landscaping area of the parking lot. The preliminary concepts have been reviewed by R-M and they have provided an attached letter.

Wetlands	Wetlands have been reviewed and a report prepared. Please see attached.			
Easements	Existing easements are unknown at this time. New easements will need to be prepared and granted for the multi-use path for public access and village maintenance, etc.			
Units	Phase 1A (north south wing) = 29 Phase 1B (east west wing) = 24 Phase 1 Total = 53 Phase 2 (new multi-use building) = unknown			
Green Space (B-2)	Required	25%.	Provided	28.87%
Max Building Coverage (B-2)	Required	35%	Provided	25.71%
Maximum Lot Coverage (B-2)	Required	75%	Provided	71.12%
Height	Maximum	4 stories	Provided	3 stories
Density	Maximum	20 Units/Acre	Provided	17.78 Units/Acre (Phase I)
Restaurant	Existing and Proposed 5,159 SF			
Parking	Phase 1A and 1B Apartment Summary: Residential: 1 stall per unit enclosed = Required 53/Provided 53 Residential: 1.25 x # of units = Required 66/Provided 31 Total Residential = Required/Provided 119 / 84 Deficit of Apartment parking = 35 Restaurant Summary: Restaurant: 1 space per employee (15) = Required/Provided = 15/15 Restaurant: 1 space for 3 seats (184 seats / 3) = Required/Provided = 62/62 Total Restaurant = Required/Provided 77/77 Additional Street Parking = 23 Total Parking Required = 196 spaces On Site Parking Provided = 173 spaces Total Spaces Short = 23 spaces – <i>See section regarding parking exception.</i>			
Landscaping	Summary: The applicant has provided a robust landscaping plan for the property. The plan calls for a variety of deciduous trees including flowering crab, black gum, flowering pear, mountain ash, and Linden. The evergreen species include Hillspire Juniper. The plan			

calls for seven deciduous shrubs species, four species of evergreen shrubs, four types of ornamental grasses and Sunsparkler Firecracker Sedum as a ground cover. Perennials will provide a burst of seasonal color with six different daylily species.

Comments:

- There does appear to be a discrepancy between the plans and the plant schedule. For example, the plant schedule indicated 3 Hillspire Juniper however the plans appear to indicate 9 along the southern edge of the property. Staff is recommending the approval of the landscaping plans be condition upon the final plans being the higher plant count to be approved by planning prior to issuance of grading permits.
- Staff is concerned about the landscaping plans for the northern portion of the property. Original conceptual plans indicated that this area would be filled with paintings and grass, however final plans being presented provide for a 26 ft wide grasscrete fire lane. There is an area 29'8" of space between the building and the property line and additional space in areas where the building bumps in. The reason the above noted concerns is that this area on the first floor is a parking garage with no building articulation and staff is concerned about the appearance of a flat un-articulated building façade. Staff is recommending that within the bump in areas some upright and ground level planting be provided along with an ornamental tree. In areas where there are bump outs of the building staff recommends that a greenwall system be provided in these areas with details to be approved by staff.

Bike Parking

The applicant has not provided any bike parking at this time.

- Staff recommend, since this property is located along the greenway trail, that at least a three rack bike rack be integrated into the landscaping near the restaurant and that at least 25 spaces be provided for the apartment building with spaces to be located within the parking area as well as outside the apartment building with exact locations and numbers to be determined by the developer and planner prior to building permits.

Patio	The applicant is proposing to remodel and extend the outdoor dining area of the restaurant towards Main Street. This patio will feature masonry piers, metal fencing and additional landscaping. The plans indicate a scored concrete pavement pattern. Specific details have not been provided. Comments: • Staff recommends that details of the fence, piers, pavement details, landscaping and lighting be deferred to staff for approval prior to issuance of a grading permit.
Lighting	The applicant is proposing coordinating building and site lighting. They are proposing a Sternberg Chateau Series fixture and a urban line pole for the stie lighting and a Brownlee 7610 LED budling light as well as a Cree xsp series security fixture. The chosen fixtures are all high-quality fixtures. The lighting plans do show lighting levels compliant with zero at the property line. Please note this proposal does not provide any lighting along the multi-use path. ○ Please note that the lighting selection is not identical or similar to the point or the Lumec pole and fixture that has been used in other locations of the Village. Staff recommends that the lighting be provide with this development along the multi-use path and that the lighting be identical to the fixtures located on the multi-use path just to the north through the Point Apartment Development.
Dumpsters:	The applicant has not provided details with regard to the exterior dumpsters planned for the restaurant or apartments or interior locations for garage and recycling services within the apartments. • Staff recommends that design of the dumpsters with regard to color, design, and location be approved by planning staff prior to issuance of building permits, subject to the designs integrating with the materials and design of the property.
Architecture Review Restaurant:	No exterior modification to the architecture of the restaurant is being proposed at this time. See comments above regarding patio.
Architectural Review	

Apartments:

The applicant has provided architectural drawings for Phase 1A. As well as Drawings for Phase 1A and 1B. At this time the applicant is requesting approval for both phases to allow the flexibility which may be dependent upon financing.

Phase 1A includes 29 units with structured parking as well as the main core of the facility include lobby, elevators, stairs, and common rooms and amenities.

Phase 1B includes 24 units with additional structure parking.

The building consists of a combination of unit types which include:

- Efficiency Units = 16
- One Bedroom Units = 28
- Two Bedroom Units = 9

The building is designed as a modified “L” shape building to correspond with the property lines and greenway that will go through the western portion of the property. The Community Room and roof top deck area is designed to view Lower Phantom Lake from the third level of the building.

The exterior design of the building features a first-floor parking garage and is expressed in the architectural drawings as a solid wall with limited openings except for entry and exists and some openings aligned with upper-level balconies. Architecturally, the facades have minimal articulation and present as a masonry product. In some instances, the panelized product from the upper levels is brought to the 1st level near the openings that are aligned to the upper balconies.

The faces for the second level of the building have masonry elements mostly defined at the projecting elements of the building which are capped by gables. Those portions of the building that are recessed have a panel system.

The third level of the budling has no masonry products and consist of panelized system as the primary building material. The balconies and windows within the project gabled details have small awnings located above the fenestration elements.

Overall, the budling has a gabled roof with smaller gables and at corner elements there are layered gabled details.

The applicant does not have line drawings or detailed architectural drawings.

- Staff recommends that the building design be approved in concept at this time and that detail line drawings and larger scale drawings be submitted to the Planning Commission for final approval.

Building Materials: Material samples and colors have not been provided.

- Staff recommends that final materials and colors be submitted to the Planning Commission for final approval.

Parking Exception

Section 100-402 (b) (2) d. allows for parking exceptions to be granted by the planning commission when there is a change of use of land may at its discretion grant an exception to the requirements of constructing additional parking spaces. The applicant is required to demonstrate how the site constraints and other standard of this chapter do not allow construction of additional on-site parking space and shall provide justification that there are sufficient spaces available for overflow parking such as street parking or shared parking on neighboring or nearby properties.

The applicant has indicated the following:

Good afternoon John,

I have reviewed the parking as shown on the submitted Civil Drawings. We are currently recognizing 173 available parking spaces. Our tabulation, for Phase 2, requires the following;

- *53 Interior spaces for the Apartment Building*
- *66 Exterior spaces for the Apartment Building*
- *15 Employee Spaces for the Restaurant*
- *62 Customer Spaces for the Restaurant*
- *196 Spaces Required*
- *173 Spaces Provided*
- *23 On-Street spaces required (to meet code)*

There are two issues that make us believe that we have adequate parking for the proposed development.

First, we are planning to maintain the hours of operation that currently exist for the Restaurant, (6:00 AM – 3:00 PM). Historically we are not filling the current Restaurant parking lot at 6:00. We would expect to see the lot filling up around the 7:30 time frame. This would give the Apartment Occupants time to leave for work in the morning freeing up spaces for Restaurant Customers during the morning.

Secondly, we view the required 1.25 times the number of interior spaces as excessive when considering a shared parking format. If we were to provide 1 parking stall per bed, we would need 61 spaces. In addition, we would provide 15 guest parking spaces (25% of the Apartment demand). This would require a total of 76 Spaces needed for the Apartment Building. The restaurant requires 15 spaces for Staff and 62 spaces for Customers totaling 77 spaces. This establishes a requirement of 153 spaces for the development. With the potential of 76 Residential spaces accounted for and the 77 restaurant Staff and Customers accounted for, we would still have 20 additional parking spaces for visiting guests. This would bring the guest parking total up to 35 spaces which would allow 66% of the units to have a guest.

When you recognize that the majority of guest will be visiting in the evening hours, the 77 restaurant spaces will be freed up during that time. This will allow for 112 parking spaces to be available for visitor during the evening hours. Conversely, there would be 35 spaces in the morning that the restaurant could use for waiting customers during turnover periods.

- 61 Resident Spaces (53 Interior, 8 exterior)
- 15 Apartment Guest Spaces
- 76 Apartment Spaces Needed

- 15 Employee Spaces for the Restaurant (Not used 3:00 PM to 6:00 AM)
- 62 Customer Spaces for the Restaurant (Not used 3:00 PM to 6:00 AM)
- 77 Restaurant Spaces/Visitor Spaces (when Restaurant is closed)
- 153 Total Spaces needed
- 173 Provided
- 20 Additional Spaces

For the Apartment Guest

- 15 Apartment Guest Spaces
- 20 Extra Spaces
- 77 Shared Restaurant Spaces
- 112 Spaces available for evening guests / 35 spaces during the day

It is based on this shared parking arrangement that we believe the we currently have enough parking on the Site. To that end, we are requesting an exception to allow the other 23 parking spaces, should they be necessary, to utilize the adjacent street parking. We do not see the need for 58 guest parking spaces to be provided.

Thank you for your consideration. If you have any further questions feel free to contact me.

Sincerely,

David Baum AIA

Schroeder and Holt Architects

Staff Review

Engineering	Please see attached letter from R-M. <i>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.</i>
Public Works	The multi-use path shall be dedicated to the Village through an easement. A development agreement shall be entered into with regard to the multi use path and any other public improvements. Construction details of the multi-use path shall be to Village specification with plans approved by the Village Engineer and Public Works Director. Inspections shall be conducted by the Village Engineer during construction of the multi-use path. Nonstandard details such as a fence between the retention pond and path or any other nonstandard details shall be provided as requested by the Village Engineer and Public Works Director.
Utilities	Comments are note on marked up drawings attached to this report and noted in the resolution. That include the following: • An easement shall be provided on the CSM on the north side of the property to allow utility access to be able to access the sewer utilities on the bath for maintenance. This shall include associated easement documents. • Public Sanitary Sewer easement shall be shown on all drawings. The applicant shall ensure that no structures will encroach into the sanitary ewer easement including retaining walls etc. • The applicant shall eliminate the second connection to the public water main. • The North South water main connection shall be an 8" connection to avoid the need for the second connection and minimize the cost of fire protection charges. • The fire hydrant connections shall be 6" • The east west water main line on the southern portion of the building shall be increased as well as the connection to the public water line shall be increased from 6" to 8".
Police	No Concerns at this time.
Fire	No Concerns at this time.
Building Inspection	No Concerns at this time.
Planning	Planning has the following site plan recommendations: 1. Landscaping:

- Staff is recommending the approval of the landscaping plans be condition upon the final plans being the higher plant count to be approved by planning prior to issuance of grading permits.
 - Staff is recommending that within the bump in areas on the north side of the building some upright and ground level planting be provided along with an ornamental tree. In areas where there are bump outs of the building a greenwall system shall be provided, details to be approved by staff.
2. Bike Parking
 - Staff recommend, 25 spaces be provided for the apartment building with spaces to be located within the parking area as well as outside the apartment building, exact locations and numbers to be determined by the developer and planner prior to building permits.
 3. Patio
 - Staff recommends that details of the fence, piers, pavement details, landscaping and lighting be deferred to staff for approval prior to issuance of a grading permit.
 4. Lighting
 - Staff recommends that the lighting along the trail be identical to the lighting along the trail adjacent to the Point. Plans and details to be provided to planning and public works staff prior to issuance of a building permit for approval.
 5. Dumpsters
 - Staff recommends that design of the dumpsters with regard to color, design, and location be approved by planning staff prior to issuance of building permits, subject to the designs integrating with the materials and design of the property.
 6. Architecture
 - Restaurant: Any exterior modifications to the restaurant other than specifically related to the patio or other site amenities shall be returned to the Planning Commission and Village Board for approval.
 - Apartments: Staff recommends that the building design be approved in concept at this time and that detail line drawings and larger scale drawings be submitted to the Planning Commission for final approval.

Recommendation

Rezoning:

Staff recommends that the Planning Commission recommend to the Village Board approval of a zoning map amendment and approve the attached ordinance.

Parking Exception:

Staff recommend that the Planning Commission approve an exception for parking for 23 parking spaces based upon the unit typologies approved for the budling, the ability to allow the mix of uses to share parking, and the availability of on street parking along Main Street, as well as the accessibility to the Multi-Use Trail as an alternative transportation.

Site Plan and Architectural Review:

Staff recommends that the Planning Commission recommend to the Village Board approval of a resolution that includes:

- a whereas statement addressing the Planning Commission approval of an exception for 23 parking spaces based upon the unit typologies approved for the budling, the ability to allow the mix of uses to share parking, and the availability of on street parking along Main Street, as well as the accessibility to the Multi-Use Trail as an alternative transportation.

And includes the following conditions of approval:

1. Prior to any land disturbing activity, the applicant must submit a complete and 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 the Village Engineering, Public Works, Utilities, Police, Fire, Inspections, and Planning Departments.
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 comply with all conditions of approval from the Village Engineer as noted in their preliminary and final reviews.
5. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.

6. All work related to this project must comply with all project plans approved by the Village.
7. The developer must comply with all requirements related to impact fees imposed by the Village.
8. The developer shall comply with all parts of the Municipal Code as it relates to this project.
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. Prior to issuance of any preliminary start or building permit a CSM and associated easement documents shall be approved by the Village and recorded with the Register of Deeds.
11. This approval is subject to detailed technical review of the construction drawings for the requirements of the Village Engineer, Department Heads and Village Ordinances. Permits to allow construction shall be withheld until this technical review is complete and all plans including stormwater, utilities, fire, police, planning, building inspections etc. have been completed and approved. The applicant shall make changes and provide updated drawings as requested by the Village Engineer or other department heads, if necessary, prior to approval and issuance of any permits.
12. The multi-use path shall be dedicated to the Village through an easement. A development agreement shall be entered into with regard to the multi-use path and any other public improvements. Construction details of the multi-use path shall be to Village specification with plans approved by the Village Engineer and Public Works Director. Inspections shall be conducted by the Village Engineer during construction of the multi-use path. Nonstandard details such as a fence between the retention pond and path or any other nonstandard details shall be provided as requested by the Village Engineer and Public Works Director.
13. Comments are note on marked up drawings attached to this report and noted in the resolution. They include the following:
 - An easement shall be provided on the CSM on the north side of the property to allow utility access to be able to access the sewer utilities on the bath for maintenance. This shall include associated easement documents.
 - Public Sanitary Sewer easement shall be shown on all drawings. The applicant shall ensure that no structures will encroach into the sanitary sewer easement including retaining walls etc.
 - The applicant shall eliminate the second connection to the public water main.

- The North South water main connection shall be an 8" connection to avoid the need for the second connection and minimize the cost of fire protection charges.
- The fire hydrant connections shall be 6"
- The east west water main line on the southern portion of the building shall be increased as well as the connection to the public water line shall be increased from 6" to 8".

14. The plans are approved condition upon the following modification, revisions, and clarifications:

Landscaping:

The approval of the landscaping plans be condition upon the final plans being the higher plant count to be approved by planning prior to issuance of grading permits.

Additional plantings shall be provided within the bump in areas on the north side of the building some upright and ground level planting be provided along with an ornamental tree. In areas where there are bump outs of the building a greenwall system shall be provided, details to be approved by staff.

Bike Parking

25 spaces be provided for the apartment building with spaces to be located within the parking area as well as outside the apartment building, exact locations, and numbers to be determined by the developer and planner prior to building permits.

Patio

Details of the fence, piers, pavement details, landscaping and lighting be deferred to staff for approval prior to issuance of a grading permit.

Lighting

The lighting along the trail be identical to the lighting along the trail adjacent to the Point. Plans and details to be provided to planning and public works staff prior to issuance of a building permit for approval.

Dumpsters

The design of the dumpsters with regard to color, design, and location be approved by planning staff prior to issuance of building permits, subject to the designs integrating with the materials and design of the property.

Architecture

Restaurant: Any exterior modifications to the restaurant other than specifically related to the patio or other site amenities shall be returned to the Planning Commission and Village Board for approval.

Apartments: The building design shall be approved in concept at this time and that detail line drawings and larger scale drawings be submitted to the Planning Commission for final approval.

15. Any future modification as required by ordinance, standards, or policy shall require an update to this site plan and architectural review.

Attachments

1. Maps
2. Drawings

December 7, 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 submittal contained civil site plans and a storm water management plan, both dated December 3, 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.



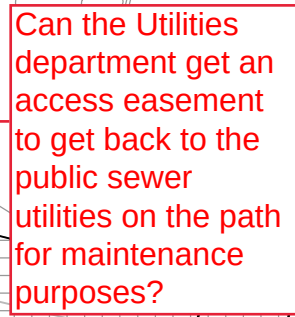
Peter W. Gesch, E.I.T.
Project Engineer
pgesch@ruekertmielke.com

PWG:pwg

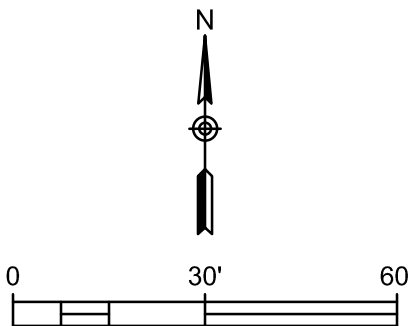
cc: Tim Rutenbeck, Village of Mukwonago
Dave Brown, Village of Mukwonago
Wayne Castle, Village of Mukwonago
Ron Bittner, Village of Mukwonago
Daniel Streit, Village of Mukwonago
Jeff Stien, Village of Mukwonago
Jerad J. Wegner, P.E., Ruekert & Mielke, Inc.

COMBINED USES	
PROPOSED PARKING:	
INTERIOR SPACES	57
EXTERIOR SPACES	116
AVAILABLE STREET PARKING SPACES	12
TOTAL SPACES	185

AREAS:	
TOTAL SITE:	129,751 SF (2.98 AC)
GREENSPACE	34,650 SF (0.80 AC)
PERCENT OF TOTAL	26.7%
BUILDING	33,682 SF (0.77 AC)
PERCENT OF TOTAL	26.0%



- PARKING STALLS: WHITE
PEDESTRIAN CROSSWALKS: WHITE
ADA SYMBOLS: BLUE OR PER LOCAL CODE
EXTERIOR SIDEWALK CURBED, LIGHTPOLE BASES, AND GUARD POSTS:
YELLOW



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

SHEET NO.
C2





Village of Mukwonago GIS
Aerial Photo North Parcel

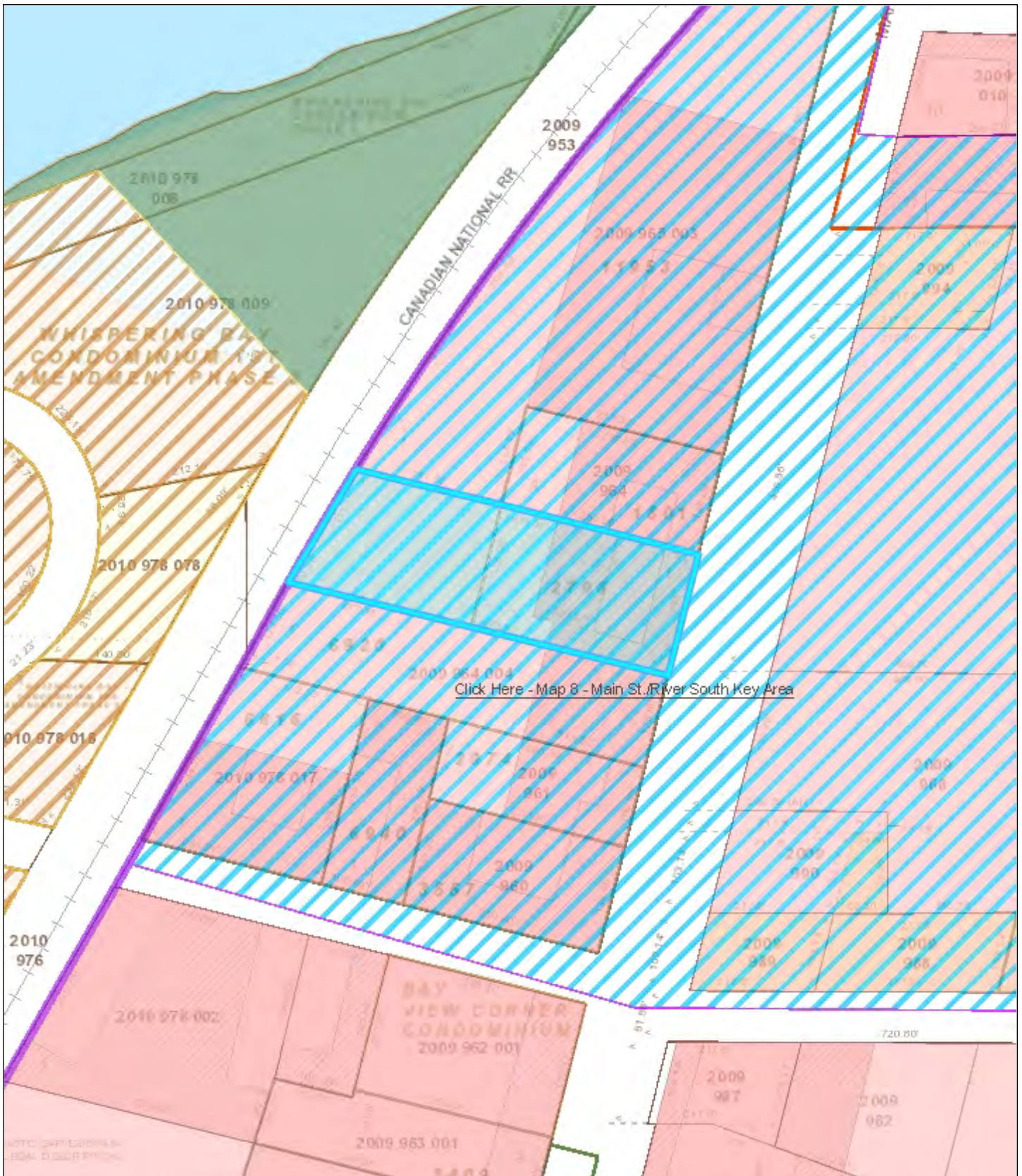
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SCALE: 1" = 200'

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

Print Date: 1/5/2022



Village of Mukwonago GIS Land Use Plan North Parcel

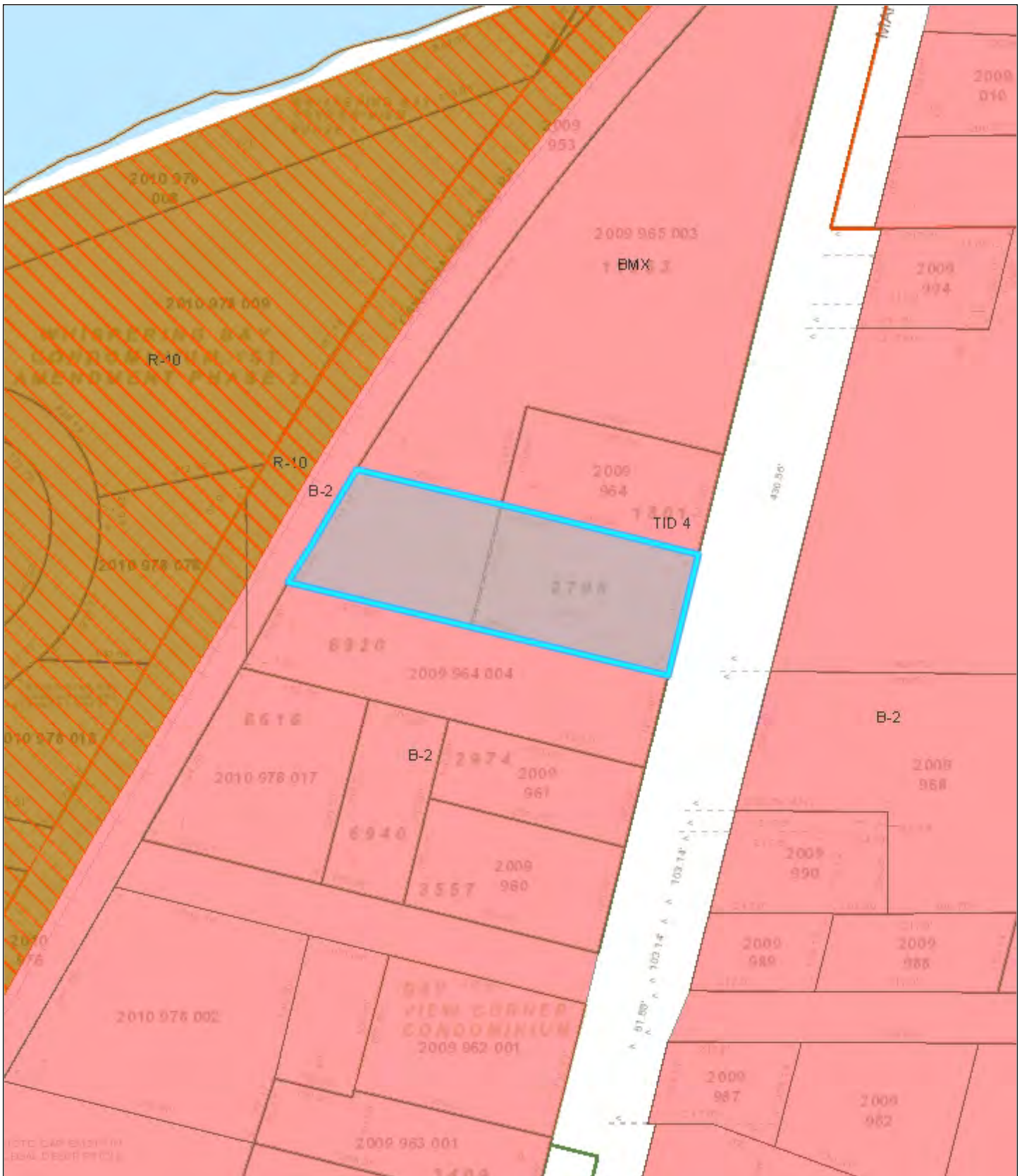
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SCALE: 1" = 167'

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

Print Date: 1/5/2022



Village of Mukwonago GIS Zoning North Parcel

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Village of Mukwonago GIS
Aerial South Parcel

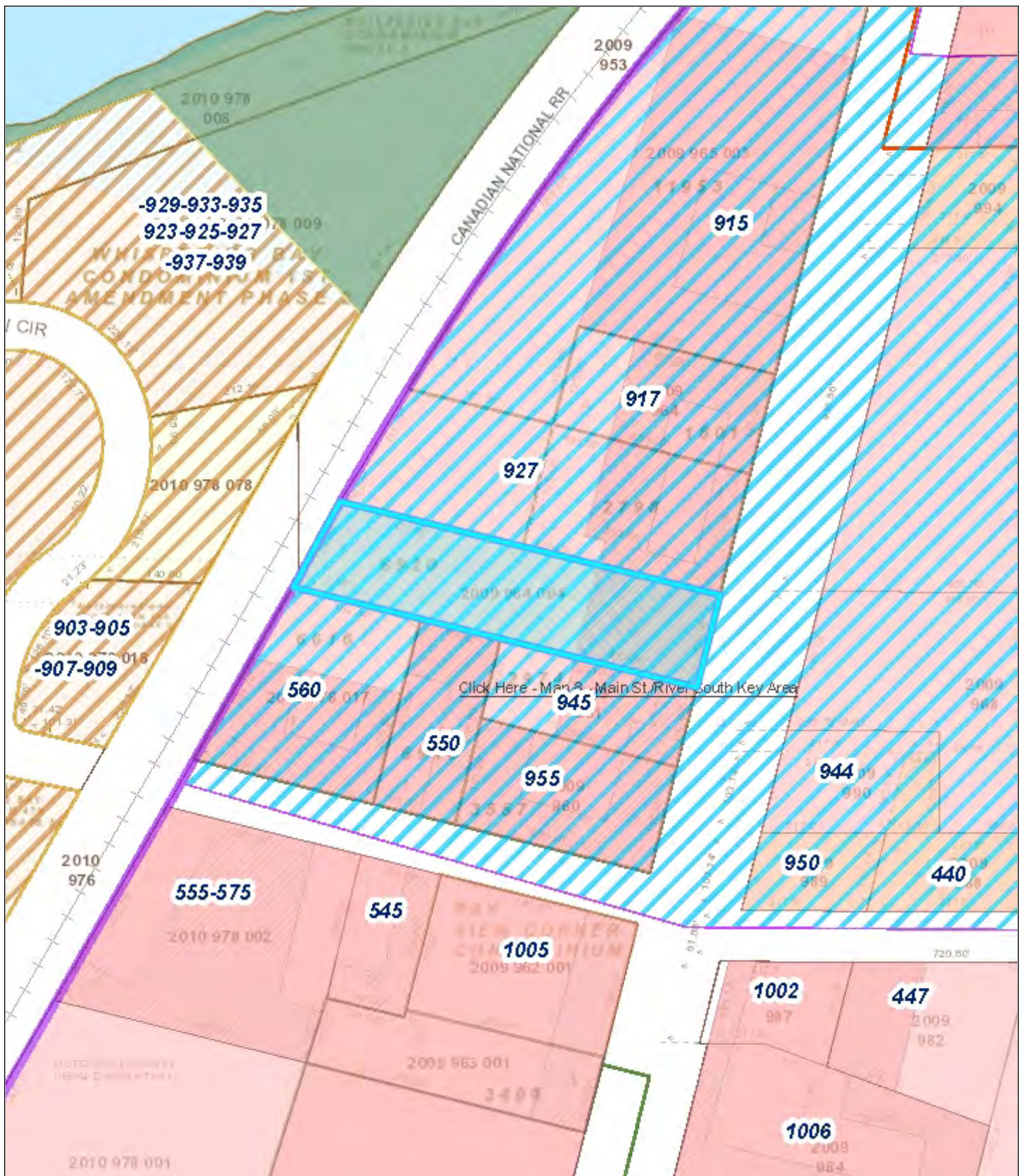
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VILLAGE OF MUKWONAGO
440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

Print Date: 1/5/2022



Village of Mukwonago GIS Land Use South Parcel

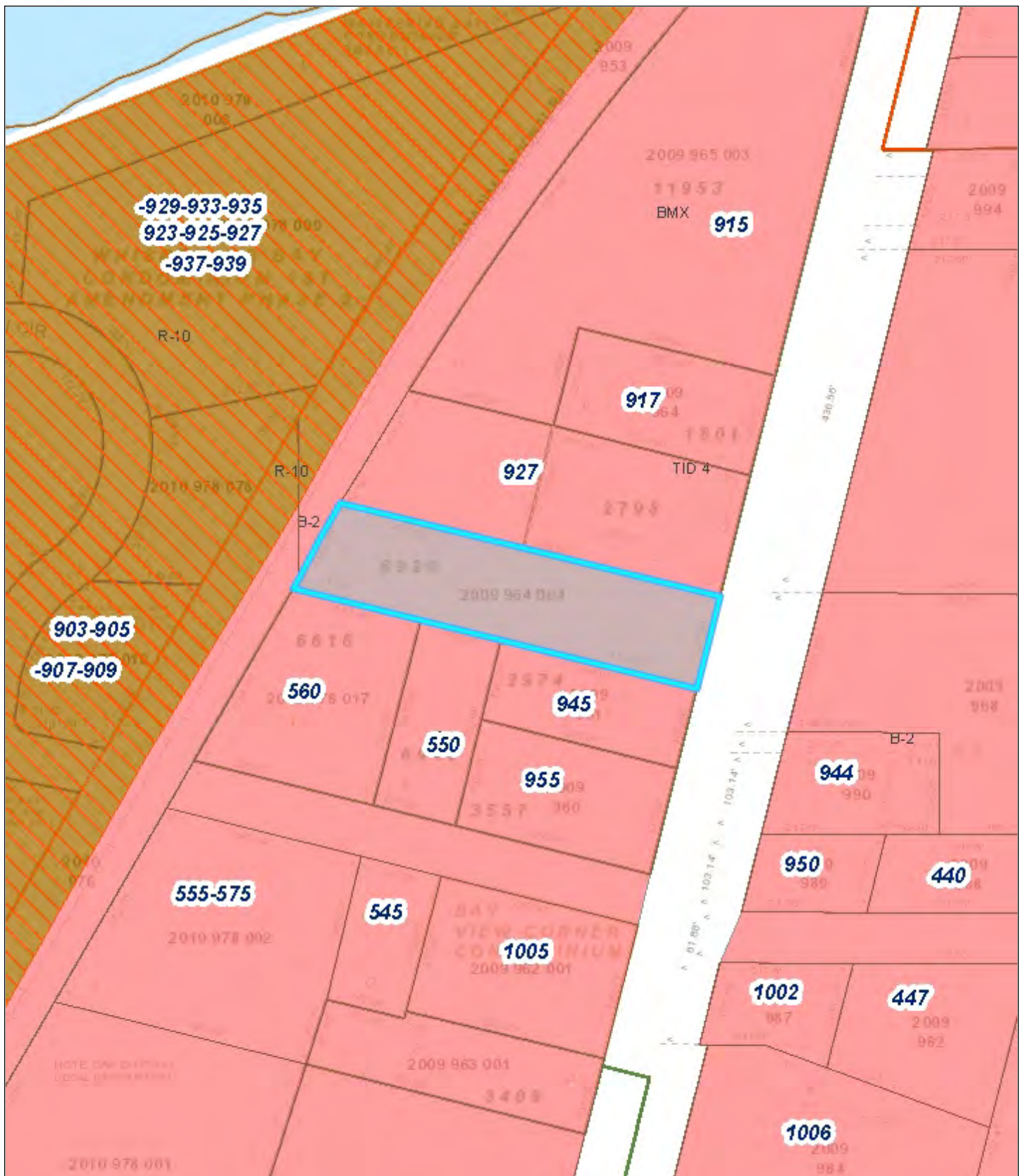
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262-363-6420

Print Date: 1/5/2022

December 7, 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

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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

PWG:pwg

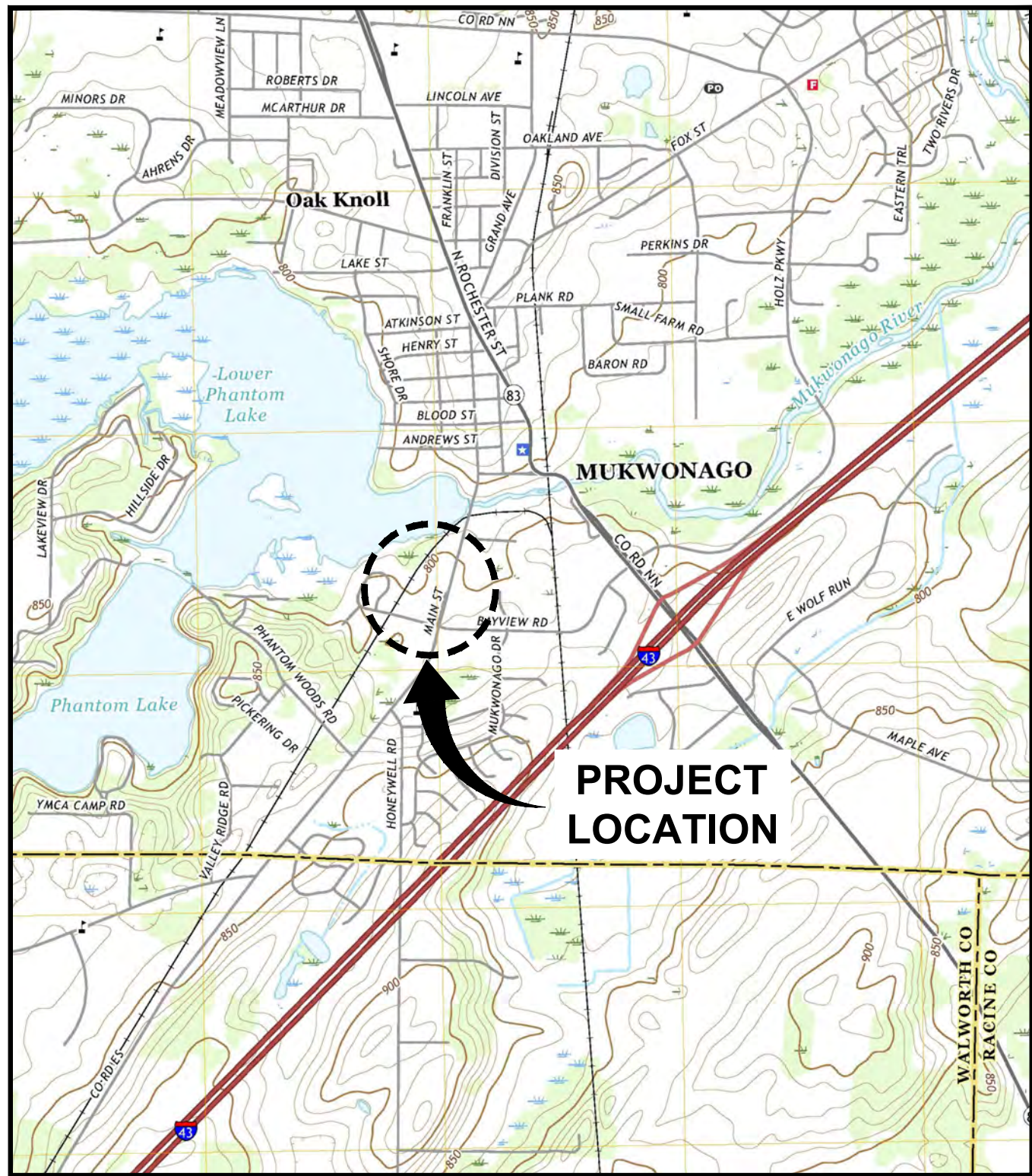
cc: Tim Rutenbeck, Village of Mukwonago
Dave Brown, Village of Mukwonago
Wayne Castle, Village of Mukwonago
Ron Bittner, Village of Mukwonago
Daniel Streit, Village of Mukwonago
Jeff Stien, Village of Mukwonago
Jerad J. Wegner, P.E., Ruekert & Mielke, Inc.

BLUE BAY RESTAURANT REDEVELOPMENT

BLUE BAY RESTAURANT
MUKWONAGO, WISCONSIN

CALL OR CLICK 3 WORKING DAYS BEFORE YOU DIG

Help Us...
Help You...
Protect
Your Facilities!



LOCATION MAP



PROJECT
LOCATION



DATE ISSUED
DECEMBER 3, 2021
927 MAIN STREET
MUKWONAGO, WISCONSIN 53149

Endpoint Solutions

CONTACTS

SITE ADDRESS/OWNER:
BLUE BAY RESTAURANT
927 MAIN STREET
MUKWONAGO, WISCONSIN 53149
CONTACT: VICTOR ISLAMI
PHONE: (262) 378-8888
EMAIL: VLAZNIMISLAMI@YAHOO.COM

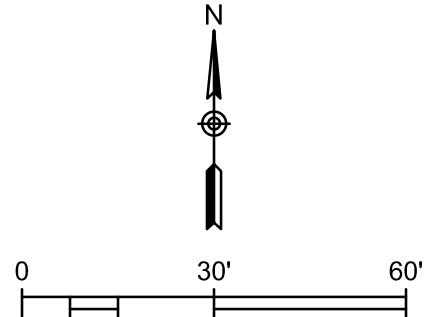
ENGINEER/AGENT:
ENDPOINT SOLUTIONS CORP.
6871 S. LOVERS LANE
FRANKLIN, WI 53132
CONTACT: JASON HEINONEN, P.E.
PHONE: 414-858-1920
EMAIL: JASON@ENDPOINTCORPORATION.COM

DRAWING SHEET INDEX

- | | |
|-------|---|
| CS | COVER SHEET |
| C1 | PRE-CONSTRUCTION CONDITIONS & DEMOLITION PLAN |
| C2 | PROPOSED SITE PLAN |
| C3 | PROPOSED GRADING AND EROSION CONTROL PLAN |
| C4 | PROPOSED UTILITY PLAN |
| C5-C6 | DETAIL SHEETS |

REVISION LOG

REVISION	ISSUE DATE	REVISED SHEETS	ISSUED FOR

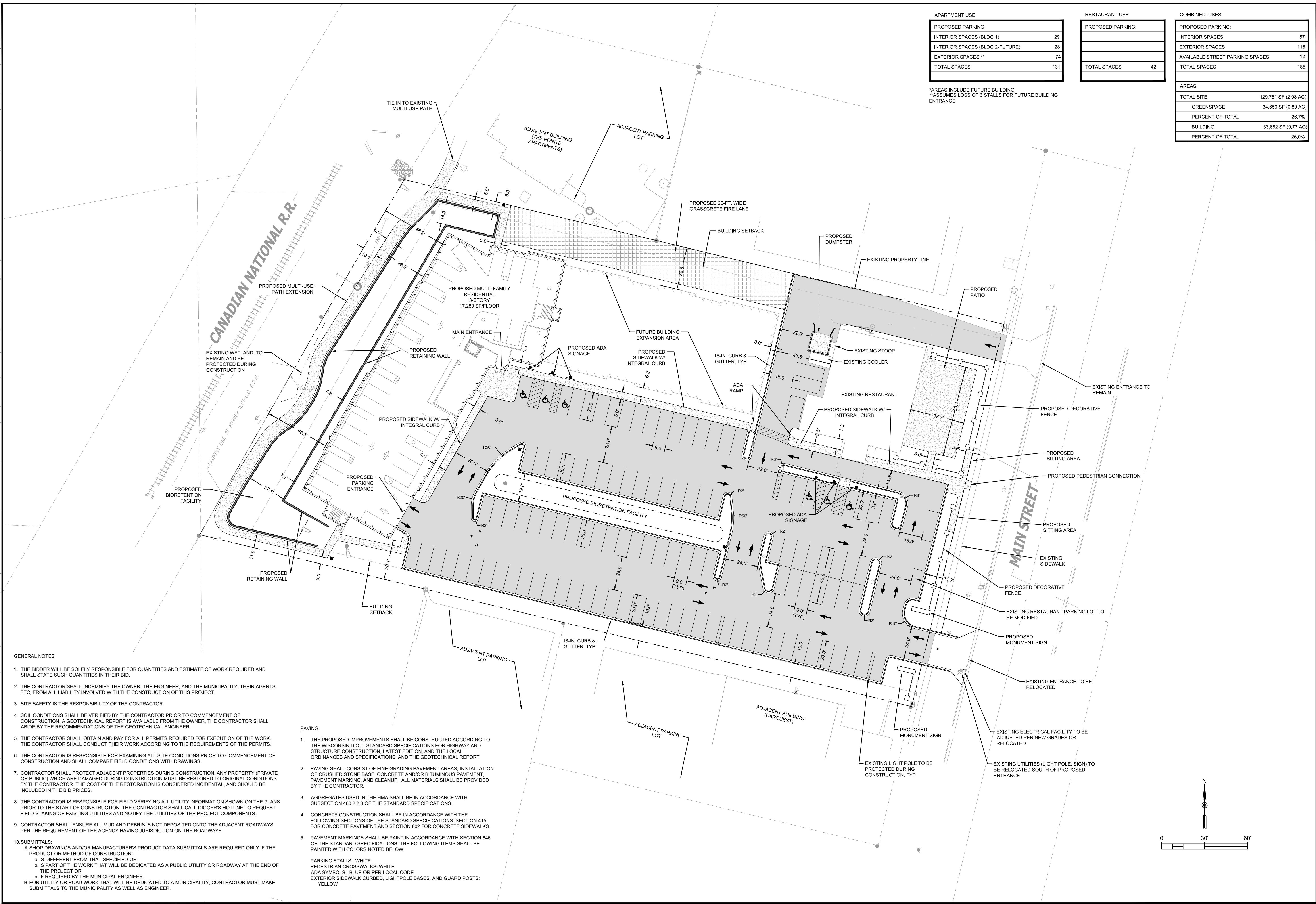


1. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR QUANTITIES AND ESTIMATE OF WORK REQUIRED AND SHALL STATE SUCH QUANTITIES IN THEIR BID.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT.
3. SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. SOIL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
7. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES DURING CONSTRUCTION. ANY PROPERTY (PRIVATE OR PUBLIC) WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL AND SHOULD BE INCLUDED IN THE BID PRICES.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE TO REQUEST FIELD STAKING OF EXISTING UTILITIES AND NOTIFY THE UTILITIES OF THE PROJECT COMPONENTS.
9. CONTRACTOR SHALL ENSURE ALL MUD AND DEBRIS IS NOT DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE AGENCY HAVING JURISDICTION ON THE ROADWAYS.
10. SUBMITTALS:
 - A. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION:
 - a. IS DIFFERENT FROM THAT SPECIFIED OR
 - b. IS PART OF THE WORK THAT WILL BE DEDICATED AS A PUBLIC UTILITY OR ROADWAY AT THE END OF THE PROJECT OR
 - c. IF REQUIRED BY THE MUNICIPAL ENGINEER.
 - B. FOR UTILITY OR ROAD WORK THAT WILL BE DEDICATED TO A MUNICIPALITY, CONTRACTOR MUST MAKE SUBMITTALS TO THE MUNICIPALITY AS WELL AS ENGINEER.

DRAWN BY: NWD/JAH	DATE:
CHECKED BY: JAH	12/03/2021
APPROVED BY:	

PROJECT NO. 666-001-001
SHEET NO. C1

Dec 03, 2021 2:31pm PLOTTED BY: jheinenon SAVD BY: jheinenon C2_666-001-001-Proposed Site Plan.dwg Layout
P:\Victor Islami - 666\001 - Blue Bay Restaurant\CAD\001-001-SHT
IMAGES: T:\Template Forms\CADD\Logs\Endpoint\Endpoint Solutions HI-Res.jpg; A:\Blue bay restaurant - mukwonago -
XREFS: P:\Victor Islami - 666\001 - Blue Bay Restaurant\CAD\001-001-Base Map from Chapul.dwg; P:\Victor Islami - 666\001 - Blue Bay Restaurant\CAD\001-001-Endpoint Border Blue Bay



APARTMENT USE	
PROPOSED PARKING:	
INTERIOR SPACES (BLDG 1)	29
INTERIOR SPACES (BLDG 2-FUTURE)	28
EXTERIOR SPACES **	74
TOTAL SPACES	131

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

RESTAURANT USE	
PROPOSED PARKING:	
TOTAL SPACES	42

COMBINED USES	
PROPOSED PARKING:	
INTERIOR SPACES	57
EXTERIOR SPACES	116
AVAILABLE STREET PARKING SPACES	12
TOTAL SPACES	185

AREAS:	
TOTAL SITE:	129,751 SF (2.98 AC)
GREENSPACE	34,650 SF (0.80 AC)
PERCENT OF TOTAL	26.7%
BUILDING	33,682 SF (0.77 AC)
PERCENT OF TOTAL	26.0%

GENERAL NOTES

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5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
7. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES DURING CONSTRUCTION. ANY PROPERTY (PRIVATE OR PUBLIC) WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE TO REQUEST FIELD STAKING OF EXISTING UTILITIES AND NOTIFY THE UTILITIES OF THE PROJECT COMPONENTS.
9. CONTRACTOR SHALL ENSURE ALL MUD AND DEBRIS IS NOT DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE AGENCY HAVING JURISDICTION ON THE ROADWAYS.
10. SUBMITTALS:
A. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION:
a. IS DIFFERENT FROM THAT SPECIFIED OR
b. IS PART OF THE WORK THAT WILL BE DEDICATED AS A PUBLIC UTILITY OR ROADWAY AT THE END OF THE PROJECT OR
c. IF REQUIRED BY THE MUNICIPAL ENGINEER.
B. FOR UTILITY OR ROAD WORK THAT WILL BE DEDICATED TO A MUNICIPALITY, CONTRACTOR MUST MAKE SUBMITTALS TO THE MUNICIPALITY AS WELL AS ENGINEER.

PAVING

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS, AND THE GEOTECHNICAL REPORT.
2. PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREAS, INSTALLATION OF CRUSHED STONE BASE, CONCRETE AND/OR BITUMINOUS PAVEMENT, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
3. AGGREGATES USED IN THE HMA SHALL BE IN ACCORDANCE WITH SUBSECTION 460.2.2.3 OF THE STANDARD SPECIFICATIONS.
4. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SECTIONS OF THE STANDARD SPECIFICATIONS: SECTION 415 FOR CONCRETE PAVEMENT AND SECTION 602 FOR CONCRETE SIDEWALKS.
5. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

PARKING STALLS: WHITE
PEDESTRIAN CROSSWALKS: WHITE
ADA SYMBOLS: BLUE OR PER LOCAL CODE
EXTERIOR SIDEWALK CURBED, LIGHTPOLE BASES, AND GUARD POSTS: YELLOW

BLUE BAY RESTAURANT REDEVELOPMENT

PROPOSED SITE PLAN

927 MAIN STREET
MUKWONAGO, WI 53149

Endpoint Solutions

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

DRAWN BY: NWD/JAH DATE:
CHECKED BY: JAH 12/03/2021
APPROVED BY:

PROJECT NO.
666-001-001

SHEET NO.
C2

Dec 03, 2021 2:31pm PLOTTED BY: jhenonen SAVED BY: jhenonen C:\666-001-001-Proposed Grading Plan.dwg Layout1
P:\Victor Islami - 666\001 - Blue Bay Restaurant\CAD\001-001\SHF
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XREFS: P:\Victor Islami - 666\001 - Blue Bay Restaurant\CAD\001-001\Base Map from Chaput.dwg; P:\Victor Islami - 666\001 - Blue Bay Restaurant\CAD\001-001\Blue Bay - Proposed Grading Plan.dwg; P:\Victor Islami - 666\001 - Blue Bay Restaurant\CAD\001-001\Blue Bay - Proposed Grading Plan.dwg

- EXISTING MAJOR CONTOUR, (5' INTERVAL)
- EXISTING MINOR CONTOUR, (1' INTERVAL)
- PROPOSED MAJOR CONTOUR, (5' INTERVAL)
- PROPOSED MINOR CONTOUR, (1' INTERVAL)
- PROPOSED SPOT GRADE
- PROPOSED SPOT GRADE, MATCH EXISTING
- PROPOSED SPOT GRADE, BOTTOM OF CURB
- PROPOSED SPOT GRADE, TOP OF CURB
- PROPOSED SPOT GRADE, TOP OF WALL
- PROPOSED SPOT GRADE, BOTTOM OF WALL
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- IRON PIPE FOUND
- POST
- UTILITY POLE

CANADIAN NATIONAL R.R.

EXISTING WETLAND,
PROTECT DURING
CONSTRUCTION

PROPOSED
SILT FENCE
TYP

PROPOSED MULTI-FAMILY
RESIDENTIAL
3-STORY
17,280 SF/FLOOR
FF 50.50

ADJACENT BUILDING
(THE POINTE
APARTMENTS)

EXISTING
RESTAURANT
FF 50.00±

PROPOSED INLET
PROTECTION

MAIN STREET

PROPOSED INLET
PROTECTION

GENERAL GRADING NOTES

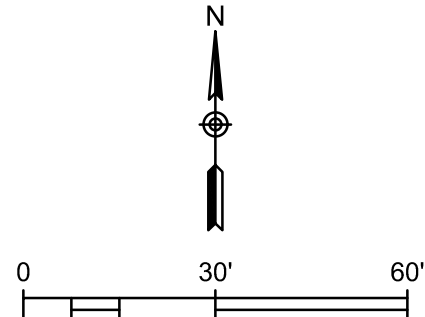
1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
2. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
3. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
4. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION.
5. EROSION AND SEDIMENT CONTROL MEASURES ARE REQUIRED AS PART OF THIS PROJECT. CONSTRUCTION ACTIVITIES MUST COMPLY WITH ALL PROVISIONS OF LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS THE SITE SPECIFIC SWPPP (IF APPLICABLE). ALL LAND DISTURBING ACTIVITIES MAY BE SUBJECT TO INSPECTION BY LOCAL AUTHORITIES AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.
6. CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE EXTENT POSSIBLE. CONTRACTOR RESPONSIBLE FOR RESTORATION OF ALL DISTURBED AREAS.
7. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE REMOVAL OF CONSTRUCTION WASTE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE SITE HAS STABILIZED.
9. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
10. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT
11. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.
12. TEMPORARY EROSION CONTROL MATTING SHALL BE PLACED ON ALL SLOPES THAT ARE STEEPER THAN 4:1.
13. ALL PROPOSED CONTOURS REPRESENT FINAL FINISHED GRADE ELEVATIONS.

EROSION AND SEDIMENT CONTROL

1. CONSTRUCT AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) CHAPTERS NR 151 AND NR 216, WISCONSIN ADMINISTRATIVE CODE, AND APPROPRIATE WDNR TECHNICAL STANDARDS. EROSION AND SEDIMENT CONTROL PRODUCTS SHALL BE LISTED IN THE WISCONSIN DEPARTMENT OF TRANSPORTATION PRODUCT ACCEPTABILITY LIST (WisDOT PAL). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF THESE STATE REQUIREMENTS, TECHNICAL STANDARDS, AND WisDOT PAL.
2. IMPLEMENT EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) PRIOR TO SOIL DISTURBING ACTIVITIES (E.G., CLEARING, GRUBBING, TOPSOIL STRIPPING, EXCAVATION, MATERIAL STOCKPILING, ETC.). INSTALL EROSION CONTROL MEASURES AROUND STOCKPILE LOCATIONS.
3. MINIMIZE DISTURBED AREA BY PHASING OR SEQUENCING CONSTRUCTION AND PRESERVING EXISTING VEGETATION WHERE POSSIBLE.
4. DIVERT STORM WATER AWAY FROM DISTURBED OR EXPOSED AREAS WHEN POSSIBLE.
5. PROTECT ADJACENT PROPERTIES WITH SEDIMENT BALE BARRIERS OR SILT FENCE UNTIL CONSTRUCTION IS COMPLETE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1055 OR 1056, RESPECTIVELY.
6. INSTALL A GRAVEL TRACKING PAD AT EACH NONPAVED CONSTRUCTION AREA ENTRANCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPPED PERIODICALLY TO REMOVE SOIL, DIRT, AND/OR DUST.

CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE AND INLET PROTECTION AS SHOWN ON PLAN. MAINTAIN AS NECESSARY DURING CONSTRUCTION. INSPECT FOLLOWING RAIN EVENTS.
2. INSTALL TRACKING PAD.
3. CLEAR AND GRUB SITE AND STRIP TOPSOIL. TEMPORARILY STOCKPILE TOPSOIL ON SITE (EXCESS TO BE REMOVED FROM SITE ACCORDING TO GENERAL CONTRACTORS CONSTRUCTION PHASING PLAN).
5. GRADE SITE.
6. STABILIZE DISTURBED GROUND WITH TEMPORARY SEED, FERTILIZER, AND MULCH.
7. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL BMPs WHEN DISTURBED AREAS ARE PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.
8. FOLLOWING STABILIZATION, VERIFY POND DEPTH AND REMOVE SEDIMENT IF NECESSARY TO MEET DESIGN GRADES.



BLUE BAY RESTAURANT REDEVELOPMENT
PROPOSED GRADING AND
EROSION CONTROL PLAN

927 MAIN STREET
MUKWONAGO, WI 53149

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CHECKED BY: JAH 12/03/2021
APPROVED BY:

PROJECT NO.
666-001-001

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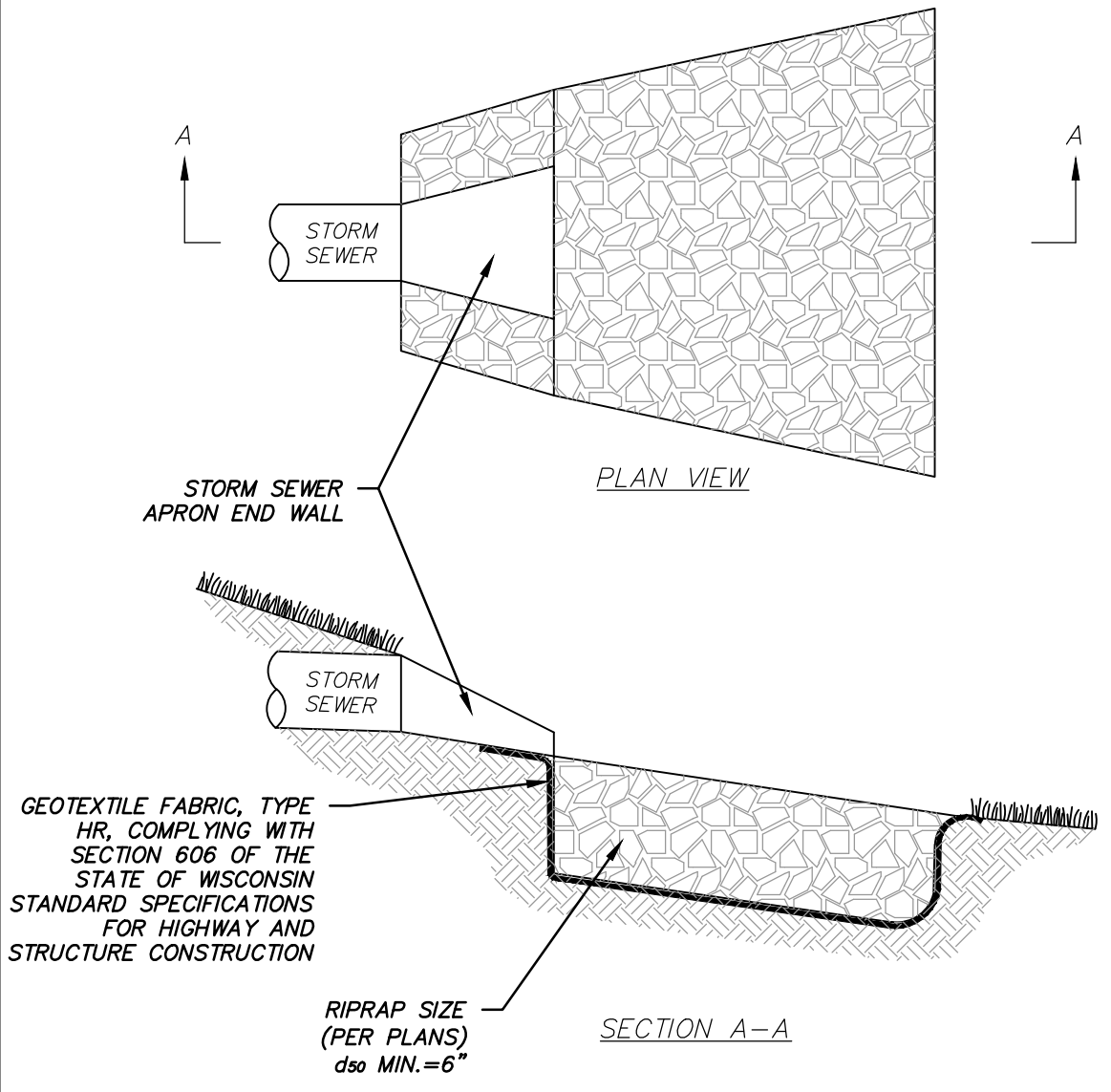
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PHONE: (414) 427-1200

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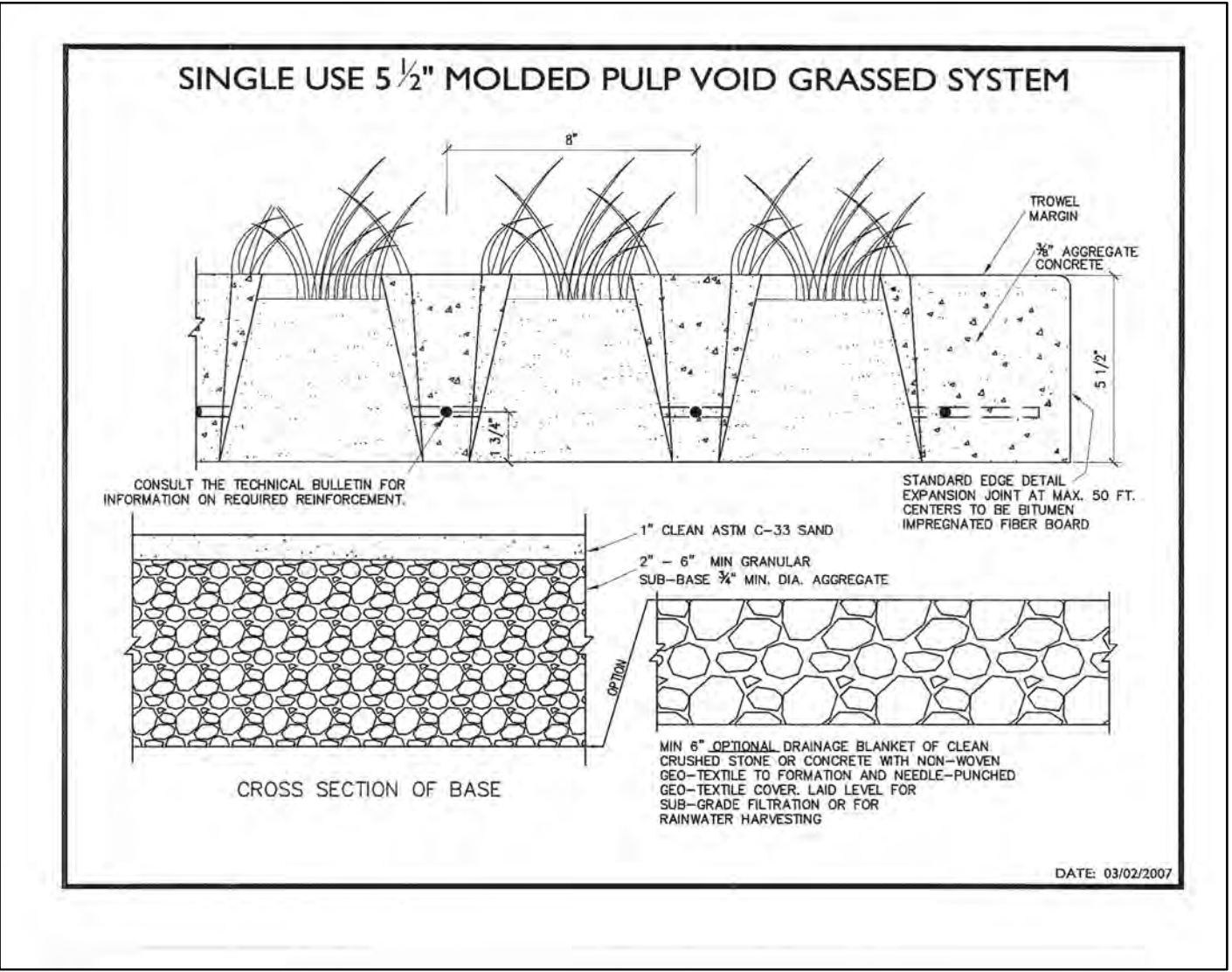
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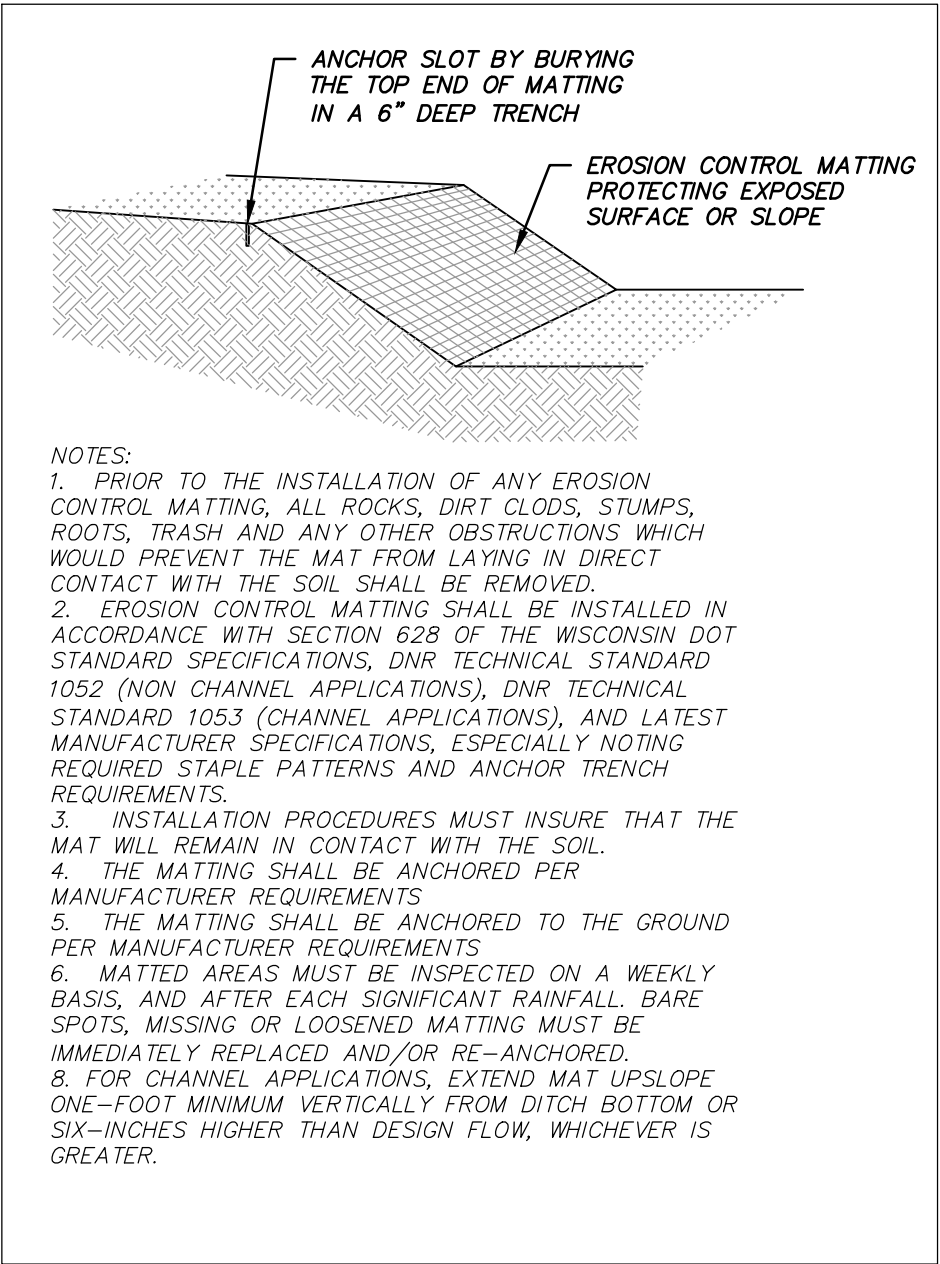
RIPRAP SHALL COMPLY WITH THE SECTION 606 OF THE STATE OF WISCONSIN STANDARD FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

PLAN VIEW CONTOURS AND GRADES REPRESENT PROPOSED TOP OF RIPRAP ELEVATIONS.

RIPRAP DETAIL

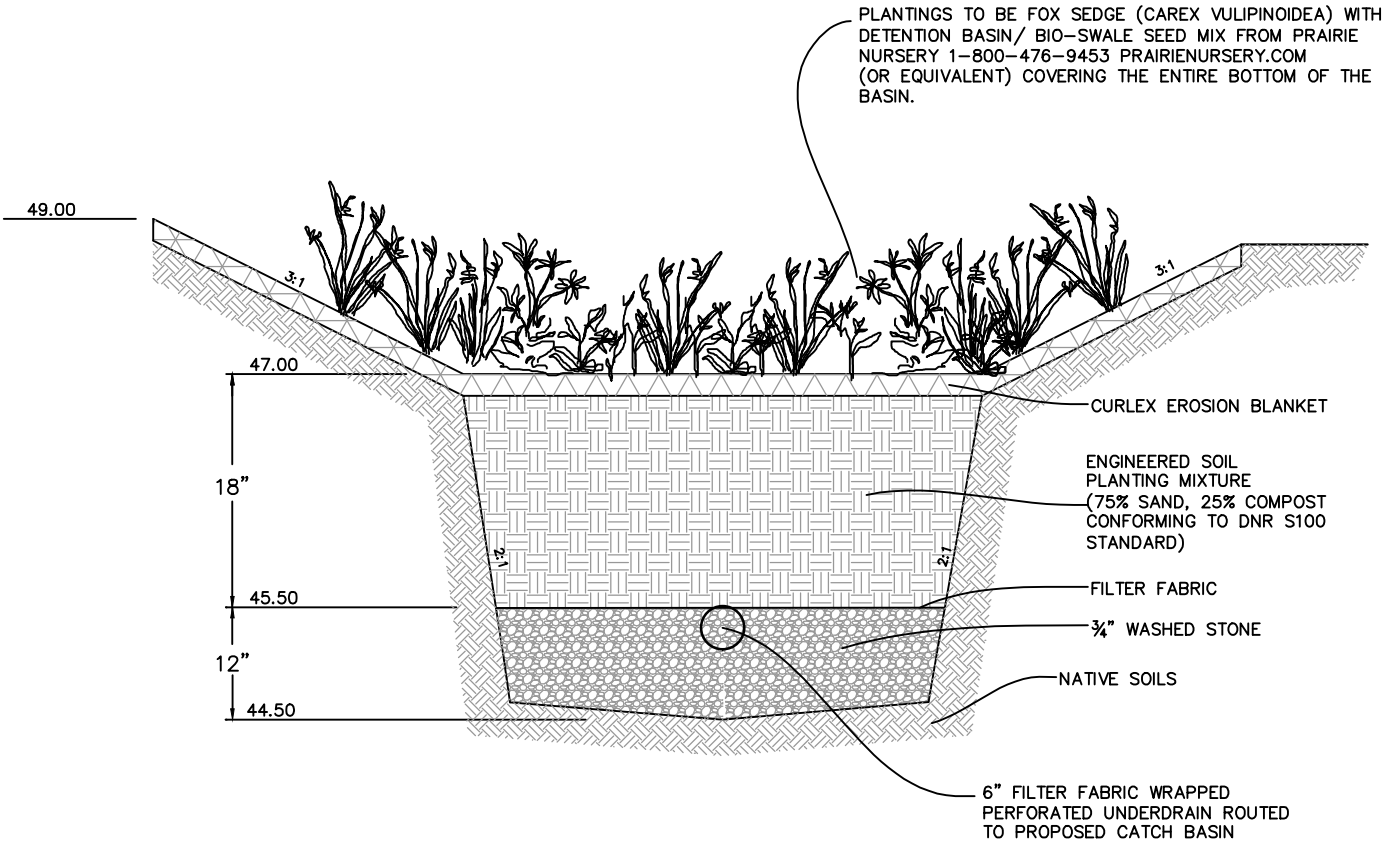


GRASSCRETE DETAIL



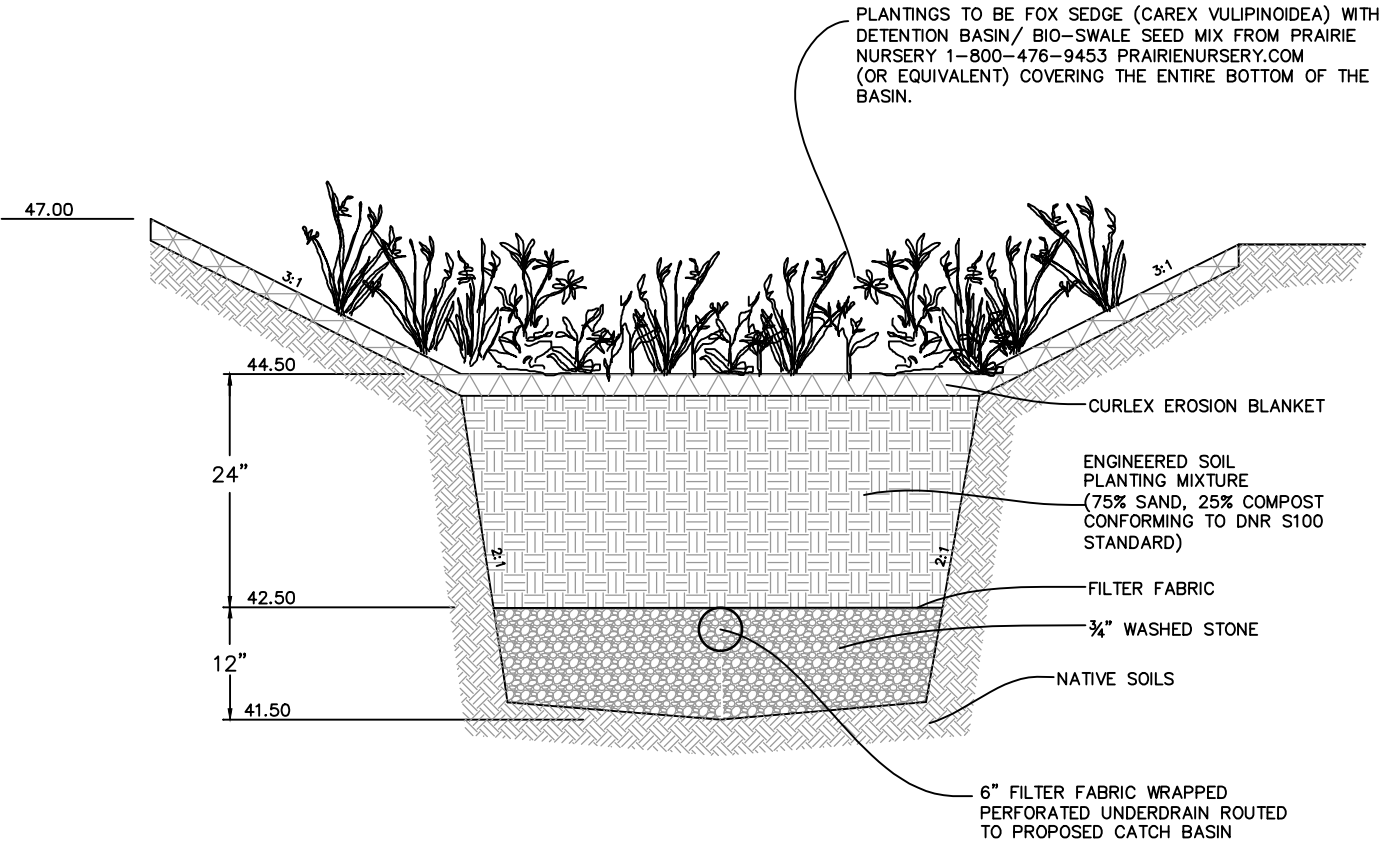
EROSION CONTROL MATTING DETAIL

NOTES:
1. PROVIDE EROSION CONTROL MATTING ON ALL SLOPES 4:1 AND GREATER.



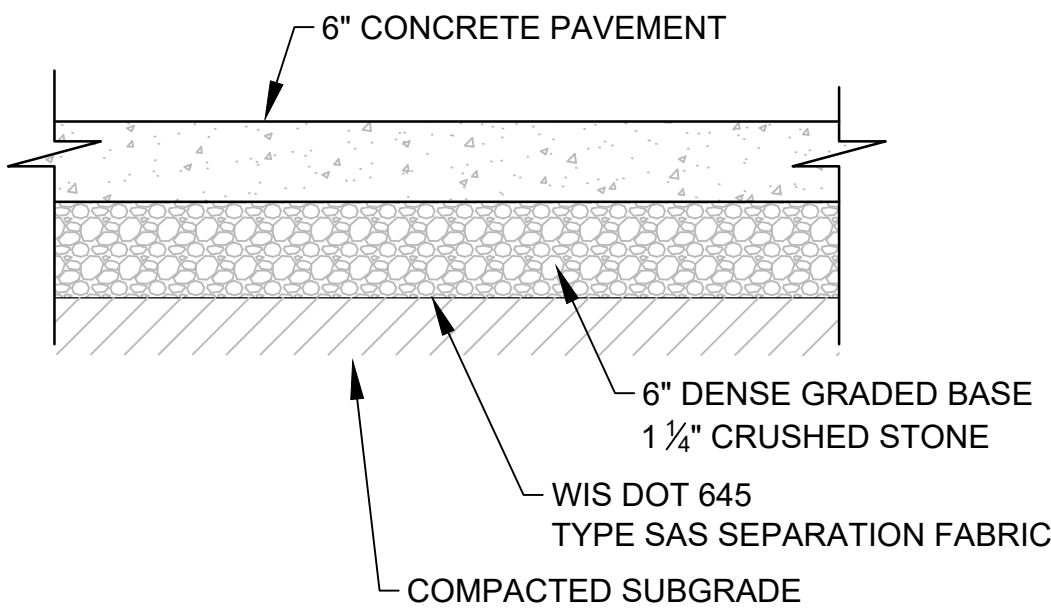
NOTES:
1. CONSTRUCT IN ACCORDANCE WITH WDR TECHNICAL STANDARDS.
2. IF USING SUPPLIER PROVIDED SOIL MIX, PRIOR TO CONSTRUCTION CONTRACTOR SHALL SUBMIT TO ENGINEER SUPPLIER CERTIFICATION THAT THE SOIL MIXTURE & COMPOST USED IN BIORETENTION BASIN MEET S100 AND 1004 REQUIREMENTS.
3. IF MIXING SOIL USING ON-SITE SAND, COORDINATE WITH OWNER'S GEOTECHNICAL ENGINEER TO IDENTIFY WHAT ON-SITE SAND TO USE. DOCUMENT WHAT ON-SITE SAND WAS USED. SUBMIT PROPOSED SOIL MIXING METHOD THAT WILL ENSURE PROPER MIXING. SUBMIT SAMPLE OF MIXED MATERIAL TO GEOTECHNICAL ENGINEER.
4. IF MIXING SOIL USING ON-SITE SAND, PRIOR TO CONSTRUCTION CONTRACTOR SHALL SUBMIT TO ENGINEER SUPPLIER CERTIFICATION THAT THE COMPOST USED IN BIORETENTION BASIN MEETS S100 REQUIREMENTS.
2. FOLLOWING SITE STABILIZATION, IF THERE ARE ANY CLOGGED/PONDING AREAS WITHIN THE BIORETENTION BASIN, THOSE AREAS SHALL HAVE THE TOP 1 FOOT OF MATERIAL REMOVED AND REPLACED WITH NEW ENGINEERED SOIL AND MULCH.

BIORETENTION B-1 DETAIL



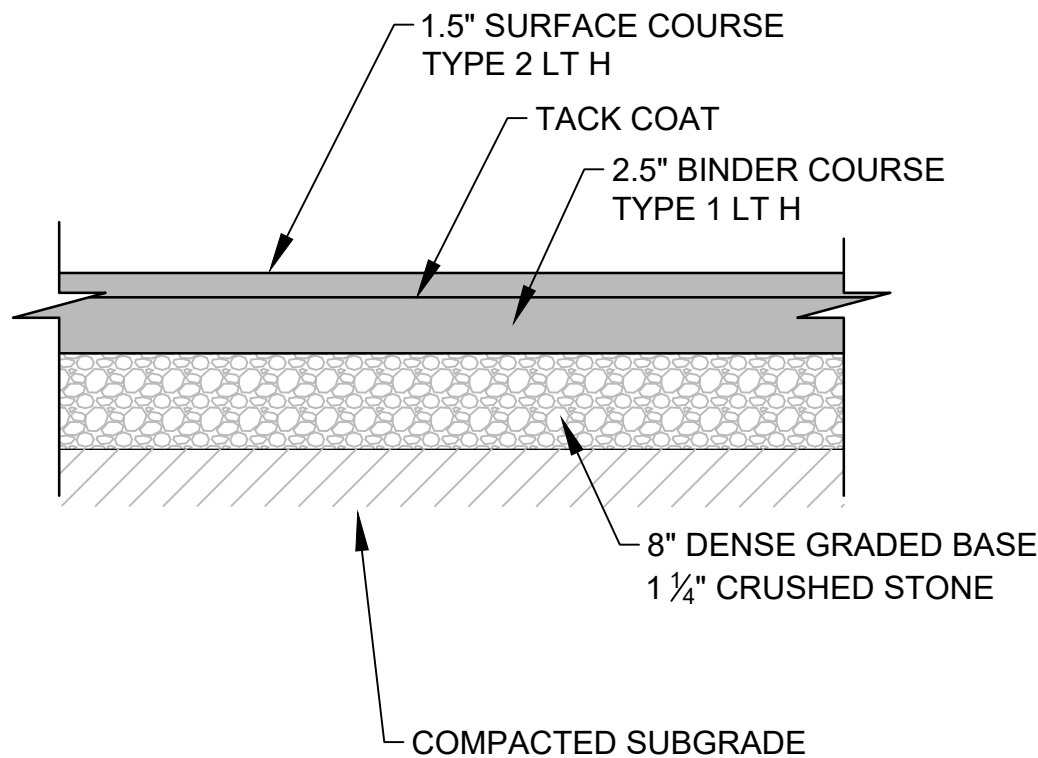
NOTES:
1. CONSTRUCT IN ACCORDANCE WITH WDR TECHNICAL STANDARDS.
2. IF USING SUPPLIER PROVIDED SOIL MIX, PRIOR TO CONSTRUCTION CONTRACTOR SHALL SUBMIT TO ENGINEER SUPPLIER CERTIFICATION THAT THE SOIL MIXTURE & COMPOST USED IN BIORETENTION BASIN MEET S100 AND 1004 REQUIREMENTS.
3. IF MIXING SOIL USING ON-SITE SAND, COORDINATE WITH OWNER'S GEOTECHNICAL ENGINEER TO IDENTIFY WHAT ON-SITE SAND TO USE. DOCUMENT WHAT ON-SITE SAND WAS USED. SUBMIT PROPOSED SOIL MIXING METHOD THAT WILL ENSURE PROPER MIXING. SUBMIT SAMPLE OF MIXED MATERIAL TO GEOTECHNICAL ENGINEER.
4. IF MIXING SOIL USING ON-SITE SAND, PRIOR TO CONSTRUCTION CONTRACTOR SHALL SUBMIT TO ENGINEER SUPPLIER CERTIFICATION THAT THE COMPOST USED IN BIORETENTION BASIN MEETS S100 REQUIREMENTS.
2. FOLLOWING SITE STABILIZATION, IF THERE ARE ANY CLOGGED/PONDING AREAS WITHIN THE BIORETENTION BASIN, THOSE AREAS SHALL HAVE THE TOP 1 FOOT OF MATERIAL REMOVED AND REPLACED WITH NEW ENGINEERED SOIL AND MULCH.

BIORETENTION B-2 DETAIL



TYPICAL CONCRETE PAVEMENT
NOT TO SCALE

NOTES:
1. A GEOTECHNICAL REPORT WILL BE COMPLETED PRIOR TO CONSTRUCTION. THE ABOVE DETAILS ARE SHOWN FOR REFERENCE ONLY.



TYPICAL ASPHALT PAVEMENT
NOT TO SCALE

NOTES:
1. A GEOTECHNICAL REPORT WILL BE COMPLETED PRIOR TO CONSTRUCTION. THE ABOVE DETAILS ARE SHOWN FOR REFERENCE ONLY.

BLUE BAY RESTAURANT REDEVELOPMENT

DETAIL SHEET

927 MAIN STREET
MUKWONAGO, WI 53149

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CHECKED BY: JAH 12/03/2021
APPROVED BY:

PROJECT NO.
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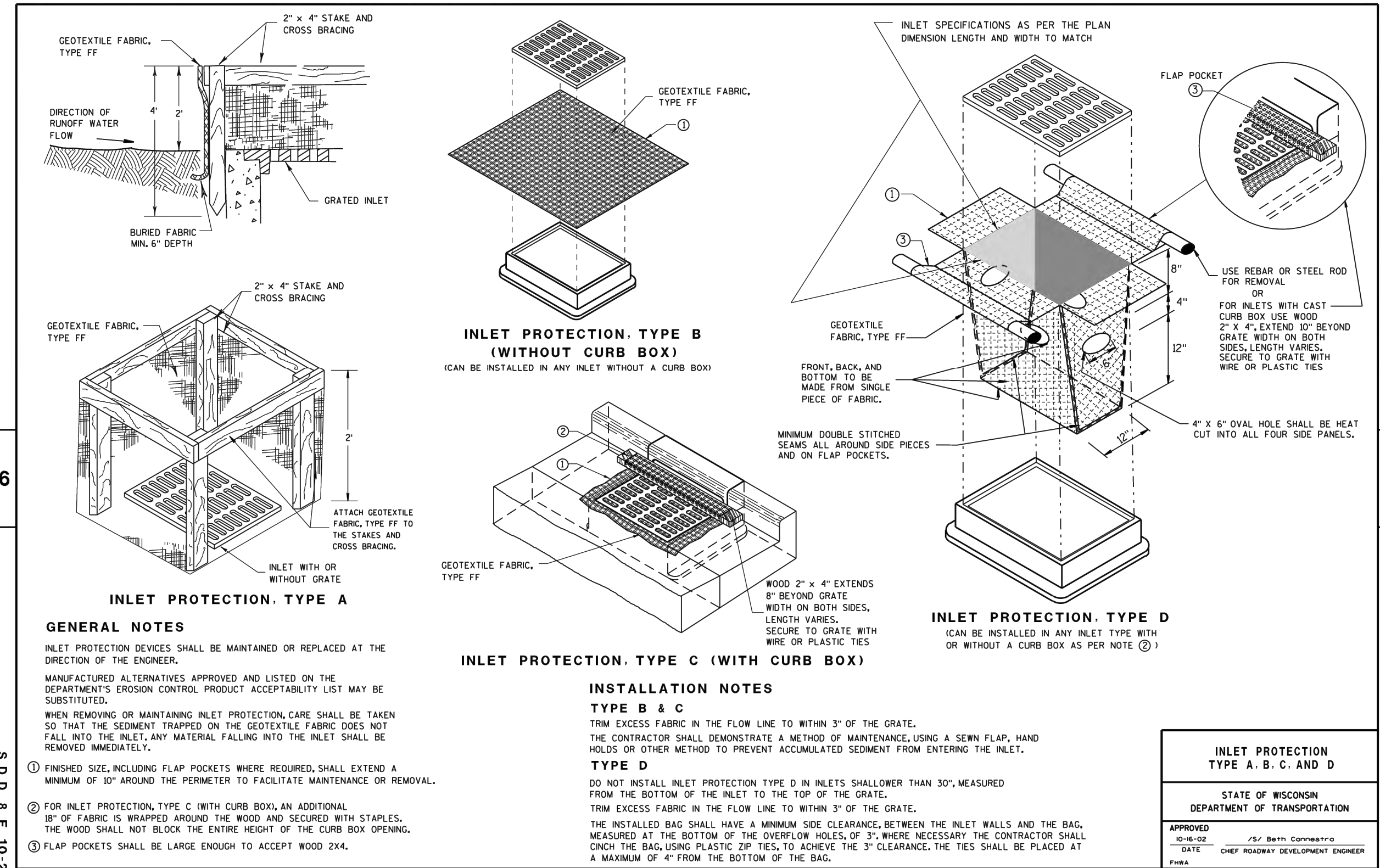
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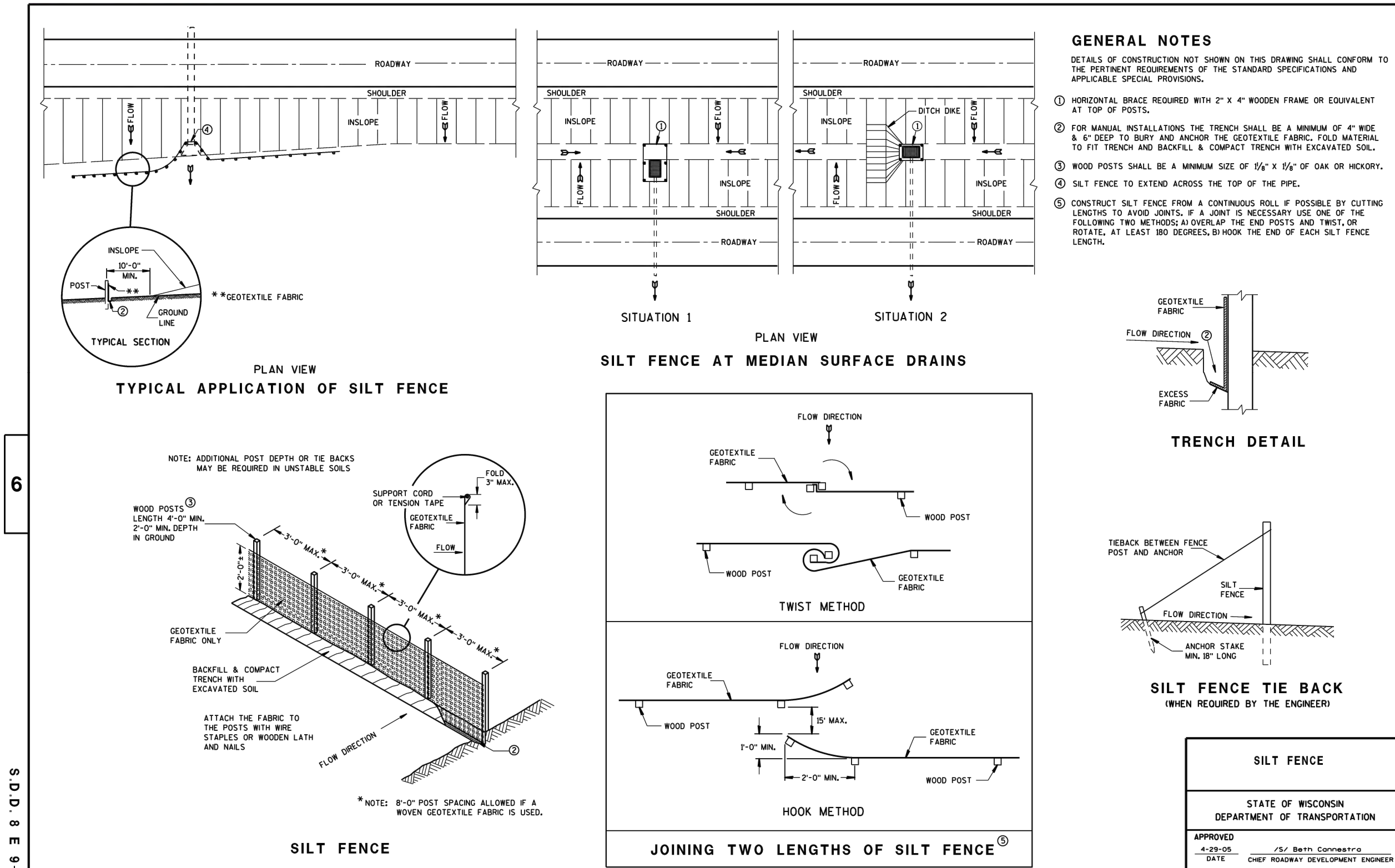
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FRANKLIN, WI 53132
PHONE: (414) 427-1200

8E10: Inlet Protection Type A, B, C and D



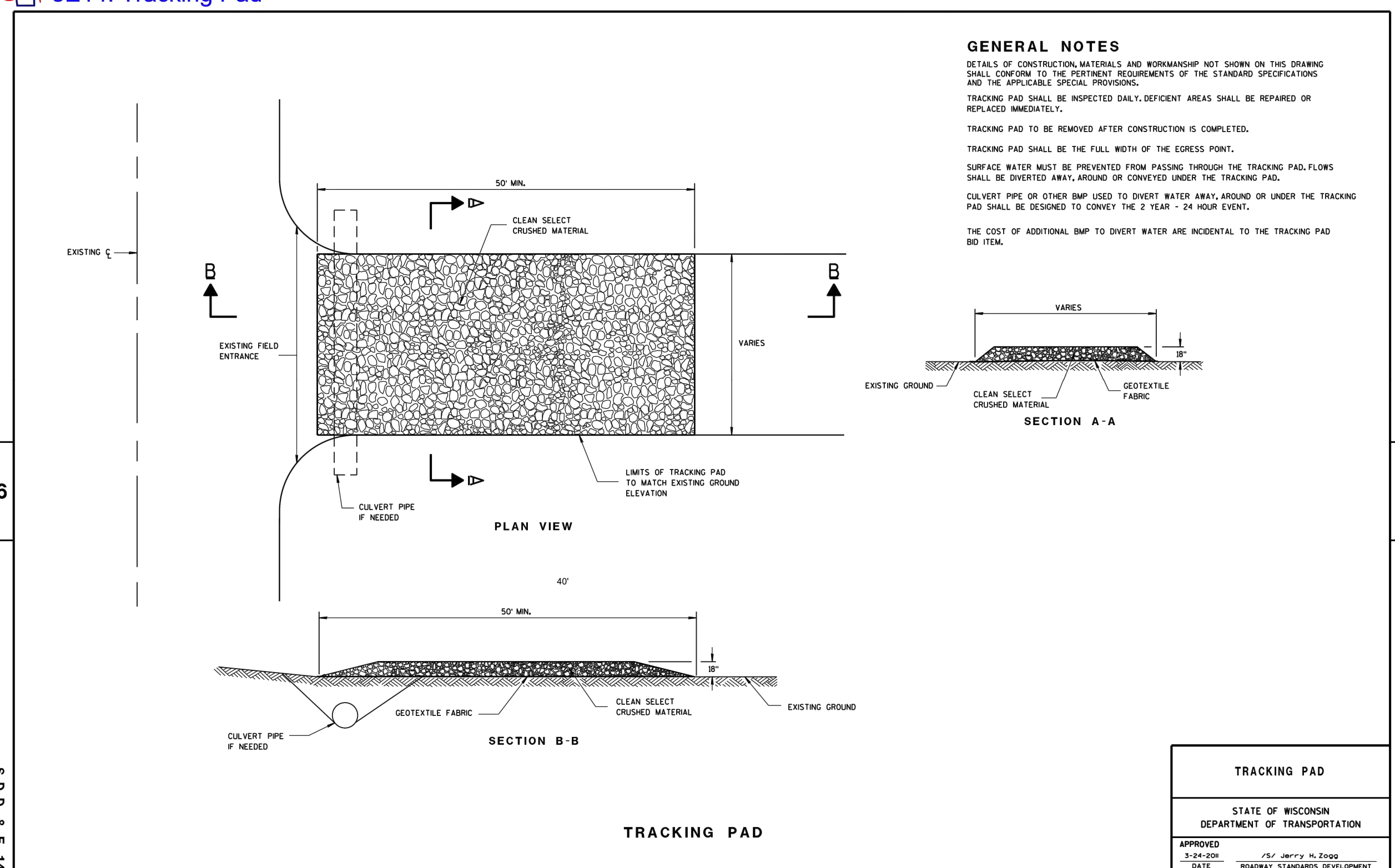
INLET PROTECTION
NOT TO SCALE

8E9: Silt Fence

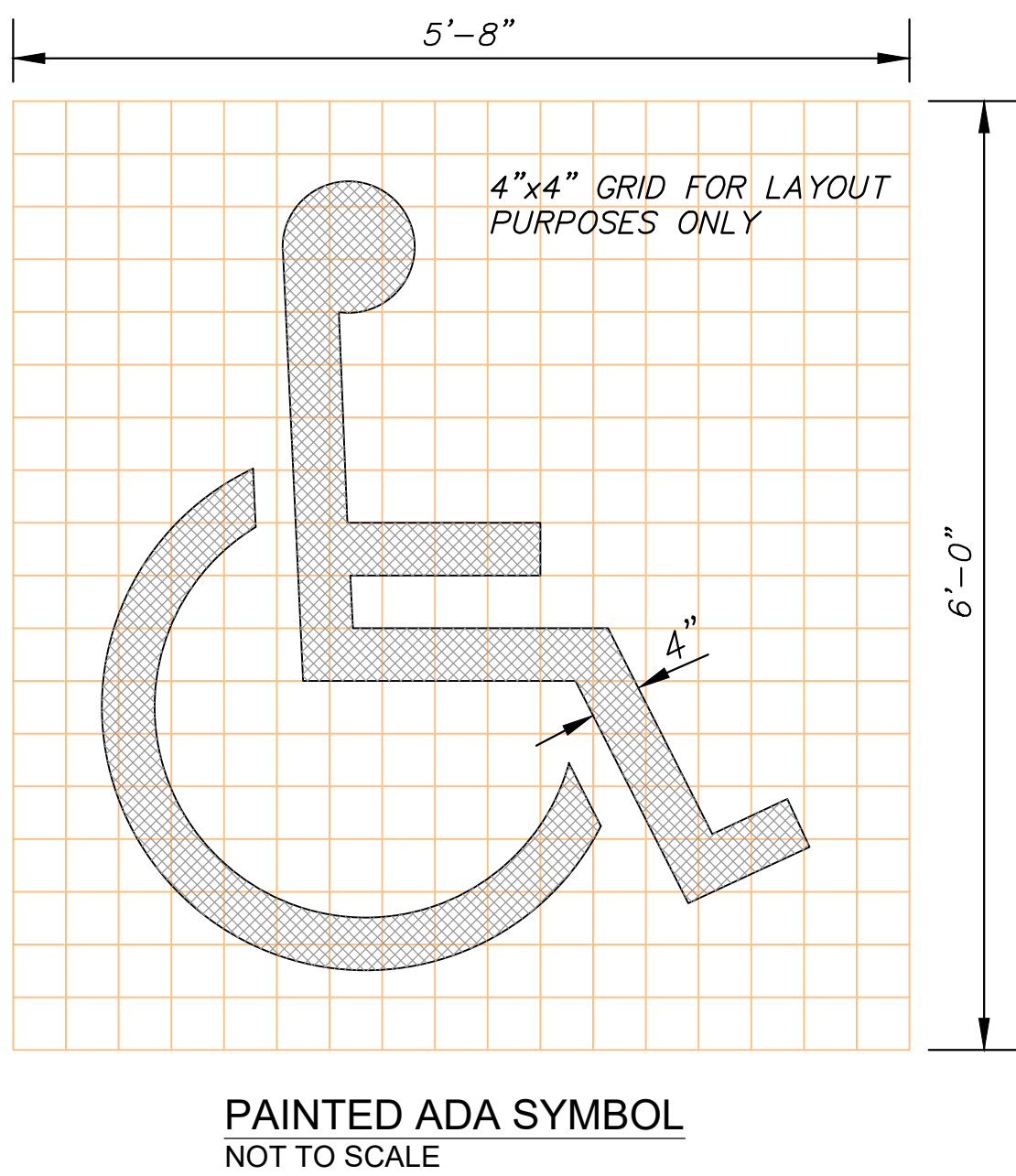


SILT FENCE
NOT TO SCALE

8E14: Tracking Pad



TRACKING PAD
NOT TO SCALE



PAINTED ADA SYMBOL
NOT TO SCALE

ACCESSIBLE PARKING SIGN
NOT TO SCALE

PARKING LOT
DIRECTIONAL ARROW
NOT TO SCALE

BLUE BAY RESTAURANT REDEVELOPMENT

DETAIL SHEET
927 MAIN STREET
MUKWONAGO, WI 53149

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Blue Bay Mixed Development

927 Main Street
Mukwonago, WI 53149



PROJECT TEAM:

OWNER:

Blue Bay Restaurant
927 Main Street
Mukwonago, WI 53149
TEL: (262) 363-8112
email: drn0210@gmail.com
ATTN: Victor Islam

ARCHITECT:

Schroeder and Holt Architects
311 E. Chicago, Suite 310
Milwaukee, WI 53202
TEL: (414) 276-1760
email: dbaum@sha-a2k.com
ATTN: David Baum

GENERAL CONTRACTOR/DEVELOPER:

Campbell Construction
461 River Crest Court
Mukwonago, WI 53149
TEL: (262) 436-4760
email: jay@campbellconstructionbbg.com
ATTN: Jay Campbell

CIVIL ENGINEER

Endpoint Solutions
6871 S. Lovers Lane
Franklin, WI 53132
TEL: (414) 427-1200
email: jason@endpointcorporation.com
ATTN: Jason Heinonen

SHEET INDEX:

PHASE 1

ARCHITECTURAL DRAWINGS

A0.1	ARCHITECTURAL SITE PLAN
A1.1	GROUND FLOOR PLANS
A1.2	SECOND AND THIRD FLOOR PLANS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS

CIVIL DRAWINGS

C5	COVER SHEET
C1	PRE-CONSTRUCTION CONDITIONS & DEMOLITION PLAN
C2	PROPOSED SITE PLAN
C3	PROPOSED GRADING AND EROSION CONTROL PLAN
C4	PROPOSED UTILITY PLAN
C5	DETAIL SHEET
C6	DETAIL SHEET

LANDSCAPE DRAWINGS & PHOTOMETRICS

LSP1.1	PROPOSED OVERALL LANDSCAPE PLAN, SITE INFORMATION, GENERAL NOTES
LSP1.2	PROPOSED PARTIAL LANDSCAPE PLAN, AND PLANT MATERIAL TABLE
LSP1.3	PROPOSED PARTIAL LANDSCAPE PLAN, AND PLANT MATERIAL TABLE
LSP1.4	PROPOSED LANDSCAPE PLAN, PLANTING DETAILS
PHO1.1	PROPOSED OVERALL LIGHTING PLAN, GENERAL NOTES, AND LIGHT FIXTURE TABLE
PHO1.2	PURPOSED PARTIAL PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN
PHO1.3	PROPOSED PARTIAL PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN
PHO1.4	PROPOSED LIGHT FIXTURES

PHASE 2

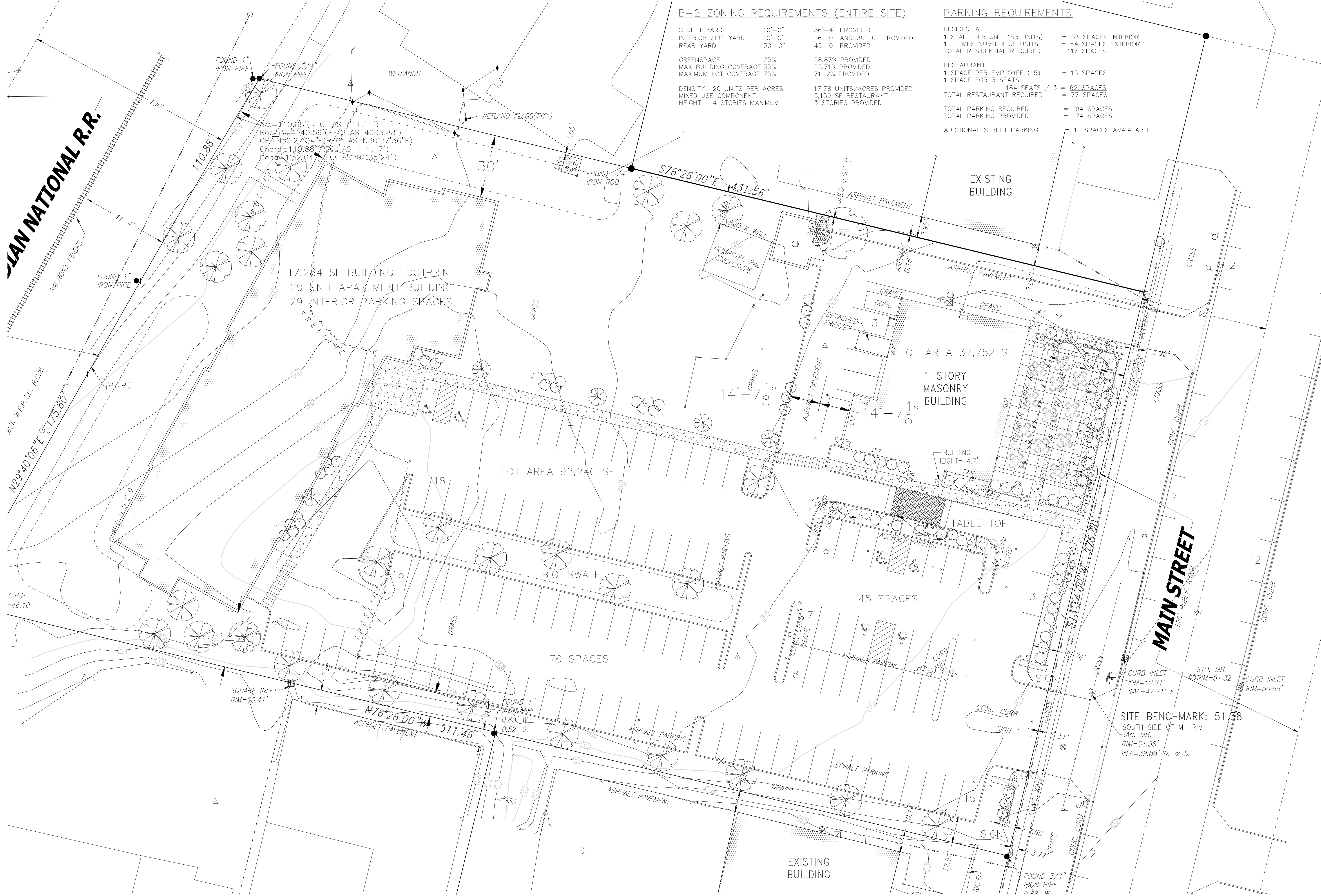
ARCHITECTURAL DRAWINGS

SP1.0	SITE PLAN
A1.1	GROUND FLOOR PLANS
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS

PLAN NATIONAL R.R.

N29°40'06"E @ 175.80'

C.P.P.
=46.10'



B-2 ZONING REQUIREMENTS (ENTIRE SITE)

STREET YARD	10'-0"	56'-4" PROVIDED
INTERIOR SIDE YARD	10'-0"	26'-0" AND 30'-0" PROVIDED
REAR YARD	30'-0"	45'-0" PROVIDED
GREENSPACE	25%	28.87% PROVIDED
MAX BUILDING COVERAGE	35%	25.71% PROVIDED
MAXIMUM LOT COVERAGE	75%	71.12% PROVIDED
DENSITY	20 UNITS PER ACRES	17.78 UNITS/ACRES PROVIDED
MIXED USE COMPONENT		5,159 SF RESTAURANT
HEIGHT	4 STORIES MAXIMUM	3 STORIES PROVIDED

PARKING REQUIREMENTS

RESIDENTIAL		
1 STALL PER UNIT (53 UNITS)	=	53 SPACES INTERIOR
1.2 TIMES NUMBER OF UNITS	=	64 SPACES EXTERIOR
TOTAL RESIDENTIAL REQUIRED	=	117 SPACES
RESTAURANT		
1 SPACE PER EMPLOYEE (15)	=	15 SPACES
1 SPACE FOR 3 SEATS	=	184 SEATS / 3 = 62 SPACES
TOTAL RESTAURANT REQUIRED	=	77 SPACES
TOTAL PARKING REQUIRED	=	194 SPACES
TOTAL PARKING PROVIDED	=	174 SPACES
ADDITIONAL STREET PARKING	=	11 SPACES AVAILABLE

1 SITE PLAN

SCALE: 1" = 20'-0"

BLUE BAY MIXED USE DEVELOPMENT

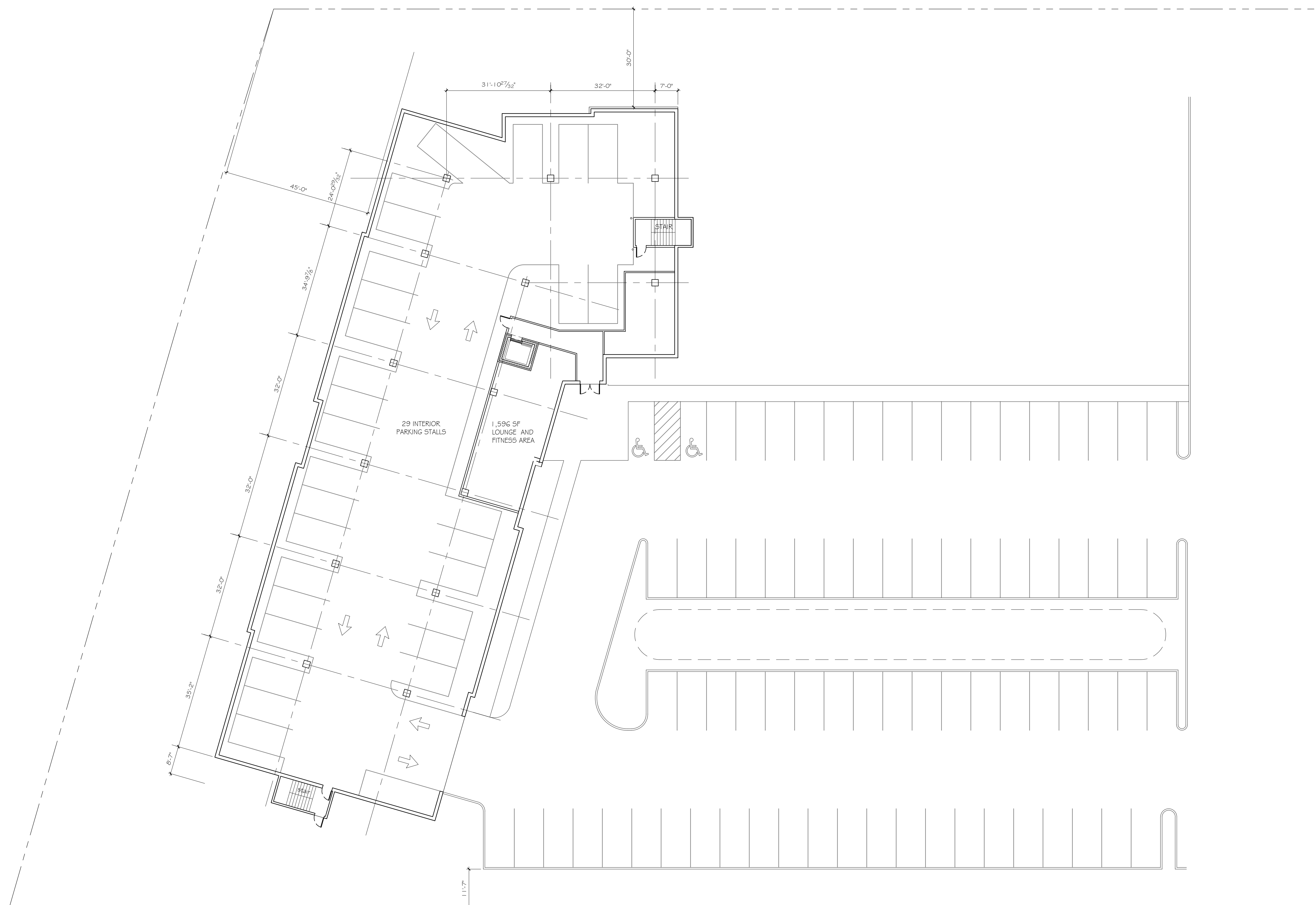
927 MAIN STREET
MUKWONAGO, WI 53149

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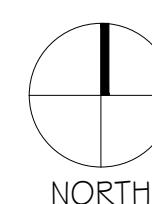
PROJECT #: 4036

DATE: SEPTEMBER 10, 2021

SITE PLAN



SCALE: 1/16" = 1'-0"



927 MAIN STREET
MUKWONAGO, WI 53149

[illegible]

PROJECT #: 4036

DATE: OCTOBER 05, 2021

FIRST FLOOR PLAN

A1.1



2

SECOND FLOOR PLAN
17,264 SF

SCALE: 1/16" = 1'-0"

NORTH



3

THIRD FLOOR PLAN
17,264 SF

SCALE: 1/16" = 1'-0"

NORTH

CONCEPTUAL DRAWING - NOT FOR CONSTRUCTION

BLUE BAY MIXED USE DEVELOPMENT

927 MAIN STREET
MUKWONAGO, WI 53149

NO.	DATE	DESCRIPTION
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PROJECT #:

4036

DATE:

OCTOBER 05, 2021

FIRST FLOOR PLAN

A1.2



1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

BLUE BAY MIXED USE DEVELOPMENT

927 MAIN STREET
MUKWONAGO, WI 53149

NO.	DATE	DESCRIPTION
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PROJECT #: 4036

DATE: OCTOBER 05, 2021

EXTERIOR ELEVATIONS

A2.1



3 WEST ELEVATION

SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

BLUE BAY MIXED USE DEVELOPMENT

927 MAIN STREET
MUKWONAGO, WI 53149

xx DRAWING - NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
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PROJECT #: 4036

DATE: OCTOBER 05, 2021

EXTERIOR ELEVATIONS

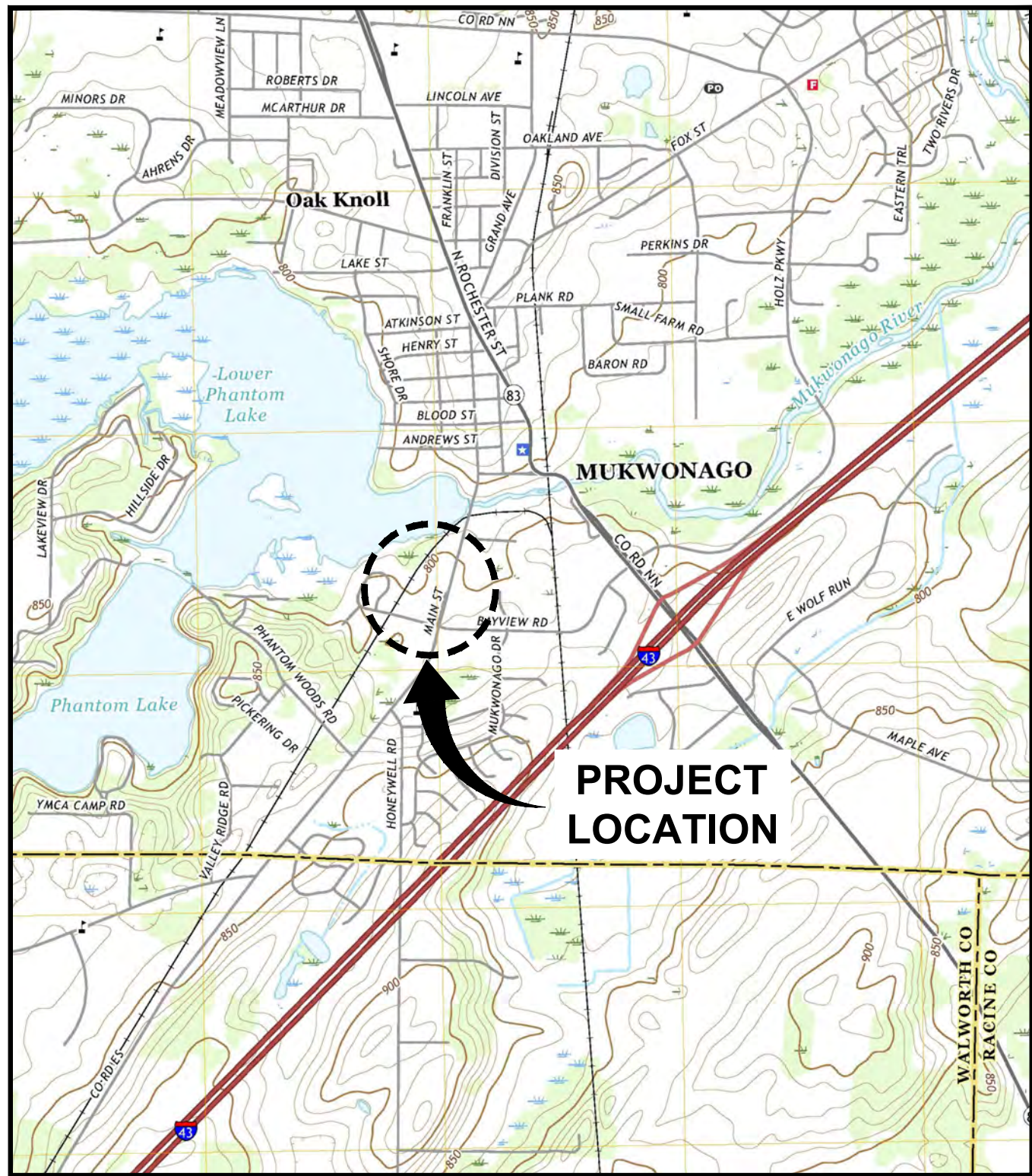
A2.2

BLUE BAY RESTAURANT REDEVELOPMENT

BLUE BAY RESTAURANT
MUKWONAGO, WISCONSIN

CALL OR CLICK 3 WORKING DAYS BEFORE YOU DIG

Help Us...
Help You...
Protect
Your Facilities!



LOCATION MAP



PROJECT
LOCATION



DATE ISSUED
DECEMBER 3, 2021
927 MAIN STREET
MUKWONAGO, WISCONSIN 53149

Endpoint Solutions

CONTACTS

SITE ADDRESS/OWNER:
BLUE BAY RESTAURANT
927 MAIN STREET
MUKWONAGO, WISCONSIN 53149
CONTACT: VICTOR ISLAMI
PHONE: (262) 378-8888
EMAIL: VLAZNIMISLAMI@YAHOO.COM

ENGINEER/AGENT:
ENDPOINT SOLUTIONS CORP.
6871 S. LOVERS LANE
FRANKLIN, WI 53132
CONTACT: JASON HEINONEN, P.E.
PHONE: 414-858-1920
EMAIL: JASON@ENDPOINTCORPORATION.COM

DRAWING SHEET INDEX

- | | |
|-------|---|
| CS | COVER SHEET |
| C1 | PRE-CONSTRUCTION CONDITIONS & DEMOLITION PLAN |
| C2 | PROPOSED SITE PLAN |
| C3 | PROPOSED GRADING AND EROSION CONTROL PLAN |
| C4 | PROPOSED UTILITY PLAN |
| C5-C6 | DETAIL SHEETS |

REVISION LOG

REVISION	ISSUE DATE	REVISED SHEETS	ISSUED FOR

Dec 03, 2021 2:31pm PLOTTED BY: jhelonen SAVED BY: jhelonen C:\666-001-001-Proposed Grading Plan.dwg Layout1
P:\Victor Islami - 666\001 - Blue Bay Restaurant\CAD\001-001\SHF
IMAGES: ..\..\Blue bay restaurant - mukwonago - copy from campbell folder\2019-07-13 info from client\20190626-alktopo-3251-dmb - standard\research_docs\vinmap.png; .\Extract\Pages\1.tif; .\Figure 2 - Wetland Boundary Map.tif; .\Template Forms\CADD\Logs\Endpoint\Endpoint Solution
XREFS: P:\Victor Islami - 666\001 - Blue Bay Restaurant\CAD\001-001\Base Map from Chaput.dwg; P:\Victor Islami - 666\001 - Blue Bay Restaurant\CAD\001-001\Blue Bay - Proposed Grading Plan.dwg

- EXISTING MAJOR CONTOUR, (5' INTERVAL)
- EXISTING MINOR CONTOUR, (1' INTERVAL)
- PROPOSED MAJOR CONTOUR, (5' INTERVAL)
- PROPOSED MINOR CONTOUR, (1' INTERVAL)
- PROPOSED SPOT GRADE
- PROPOSED SPOT GRADE, MATCH EXISTING
- PROPOSED SPOT GRADE, BOTTOM OF CURB
- PROPOSED SPOT GRADE, TOP OF CURB
- PROPOSED SPOT GRADE, TOP OF WALL
- PROPOSED SPOT GRADE, BOTTOM OF WALL
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- IRON PIPE FOUND
- POST
- UTILITY POLE

CANADIAN NATIONAL R.R.

EXISTING WETLAND,
PROTECT DURING
CONSTRUCTION

PROPOSED BIORETENTION (B2)
BASE: 44.50
IE: 42.00
OVERFLOW: 46.50

PROPOSED
SILT FENCE
TYP

PROPOSED MULTI-FAMILY
RESIDENTIAL
3-STORY
17,280 SF/FLOOR
FF 50.50

EXISTING MULTI-USE
PATH

ADJACENT BUILDING
(THE POINTE
APARTMENTS)

PROPOSED BIORETENTION (B1)
BASE: 47.00
IE: 45.00
OVERFLOW: 48.50

PROPOSED 3-FT.
CURB CUT

PROPOSED 3-FT.
CURB CUT

PROPOSED WISDOT LIGHT
RIPRAP AT ALL CURB CUTS.
MIN. 5' WIDE AND 5' INTO BASE
OF BIORETENTION BASE

PROPOSED TRACKING PAD
(LOCATION TO BE
DETERMINED BASED ON
PROJECT PHASING)

PROPOSED INLET
PROTECTION

MAIN STREET

PROPOSED INLET
PROTECTION

GENERAL GRADING NOTES

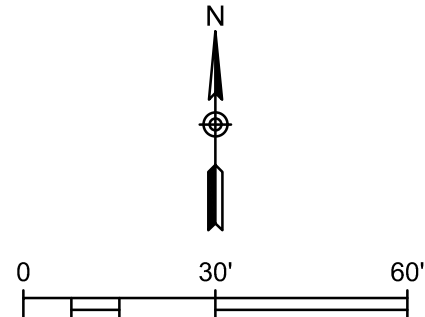
- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
- GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
- THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION.
- EROSION AND SEDIMENT CONTROL MEASURES ARE REQUIRED AS PART OF THIS PROJECT. CONSTRUCTION ACTIVITIES MUST COMPLY WITH ALL PROVISIONS OF LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS THE SITE SPECIFIC SWPPP (IF APPLICABLE). ALL LAND DISTURBING ACTIVITIES MAY BE SUBJECT TO INSPECTION BY LOCAL AUTHORITIES AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.
- CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE EXTENT POSSIBLE. CONTRACTOR RESPONSIBLE FOR RESTORATION OF ALL DISTURBED AREAS.
- RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE REMOVAL OF CONSTRUCTION WASTE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
- SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE SITE HAS STABILIZED.
- NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
- ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.
- TEMPORARY EROSION CONTROL MATTING SHALL BE PLACED ON ALL SLOPES THAT ARE STEEPER THAN 4:1.
- ALL PROPOSED CONTOURS REPRESENT FINAL FINISHED GRADE ELEVATIONS.

EROSION AND SEDIMENT CONTROL

- CONSTRUCT AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) CHAPTERS NR 151 AND NR 216, WISCONSIN ADMINISTRATIVE CODE, AND APPROPRIATE WDNR TECHNICAL STANDARDS. EROSION AND SEDIMENT CONTROL PRODUCTS SHALL BE LISTED IN THE WISCONSIN DEPARTMENT OF TRANSPORTATION PRODUCT ACCEPTABILITY LIST (WisDOT PAL). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF THESE STATE REQUIREMENTS, TECHNICAL STANDARDS, AND WisDOT PAL.
- IMPLEMENT EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) PRIOR TO SOIL DISTURBING ACTIVITIES (E.G., CLEARING, GRUBBING, TOPSOIL STRIPPING, EXCAVATION, MATERIAL STOCKPILING, ETC.). INSTALL EROSION CONTROL MEASURES AROUND STOCKPILE LOCATIONS.
- MINIMIZE DISTURBED AREA BY PHASING OR SEQUENCING CONSTRUCTION AND PRESERVING EXISTING VEGETATION WHERE POSSIBLE.
- DIVERT STORM WATER AWAY FROM DISTURBED OR EXPOSED AREAS WHEN POSSIBLE.
- PROTECT ADJACENT PROPERTIES WITH SEDIMENT BALE BARRIERS OR SILT FENCE UNTIL CONSTRUCTION IS COMPLETE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1055 OR 1056, RESPECTIVELY.
- INSTALL A GRAVEL TRACKING PAD AT EACH NONPAVED CONSTRUCTION AREA ENTRANCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPPED PERIODICALLY TO REMOVE SOIL, DIRT, AND/OR DUST.

CONSTRUCTION SEQUENCE

- INSTALL SILT FENCE AND INLET PROTECTION AS SHOWN ON PLAN. MAINTAIN AS NECESSARY DURING CONSTRUCTION. INSPECT FOLLOWING RAIN EVENTS.
- INSTALL TRACKING PAD.
- CLEAR AND GRUB SITE AND STRIP TOPSOIL. TEMPORARILY STOCKPILE TOPSOIL ON SITE (EXCESS TO BE REMOVED FROM SITE ACCORDING TO GENERAL CONTRACTORS CONSTRUCTION PHASING PLAN).
- GRADE SITE.
- STABILIZE DISTURBED GROUND WITH TEMPORARY SEED, FERTILIZER, AND MULCH.
- CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL BMPs WHEN DISTURBED AREAS ARE PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.
- FOLLOWING STABILIZATION, VERIFY POND DEPTH AND REMOVE SEDIMENT IF NECESSARY TO MEET DESIGN GRADES.



BLUE BAY RESTAURANT REDEVELOPMENT
PROPOSED GRADING AND
EROSION CONTROL PLAN

927 MAIN STREET
MUKWONAGO, WI 53149

DRAWN BY: NWD/JAH DATE:
CHECKED BY: JAH 12/03/2021
APPROVED BY:

PROJECT NO.
666-001-001

SHEET NO.
C3

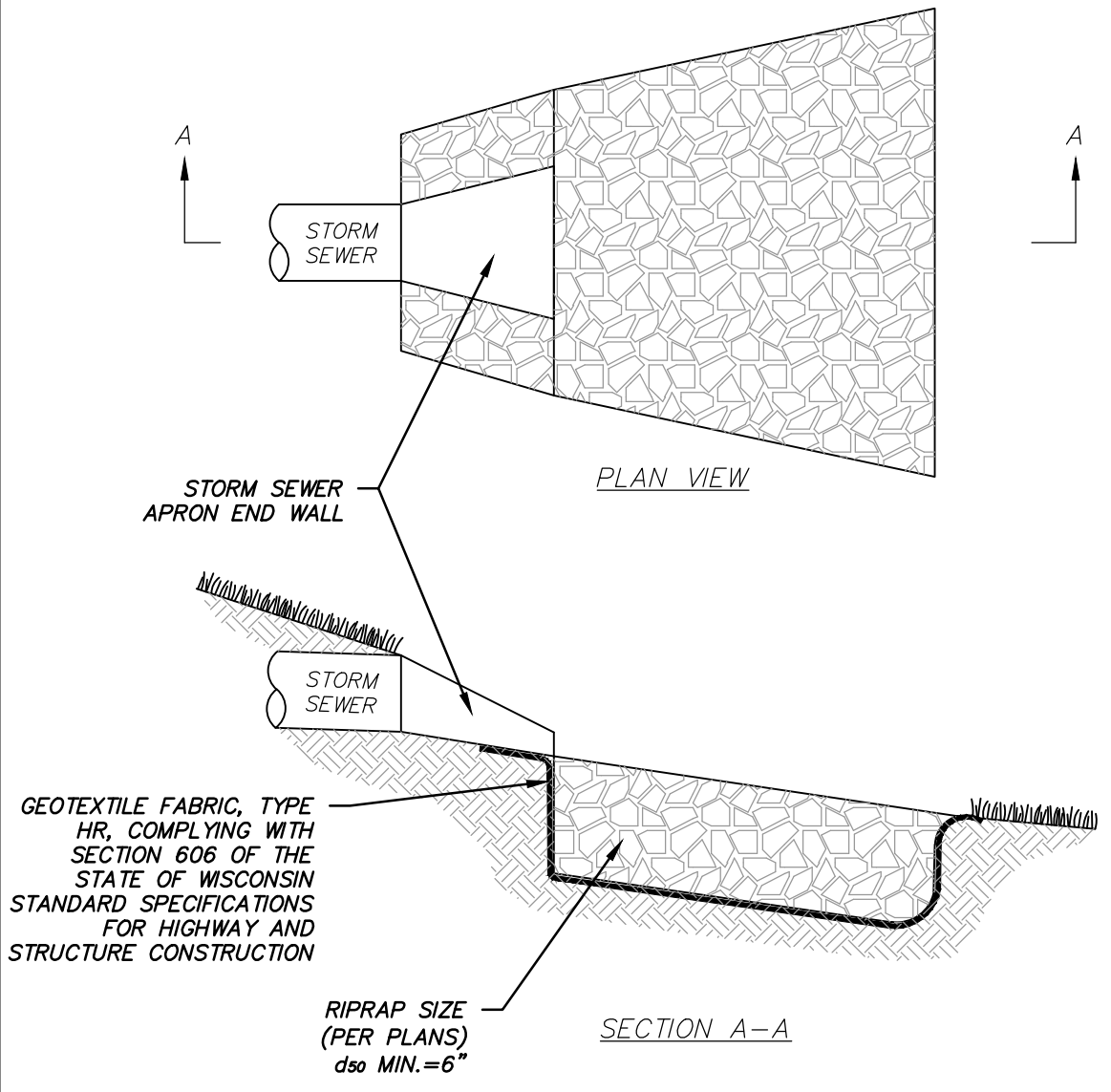
Endpoint Solutions

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

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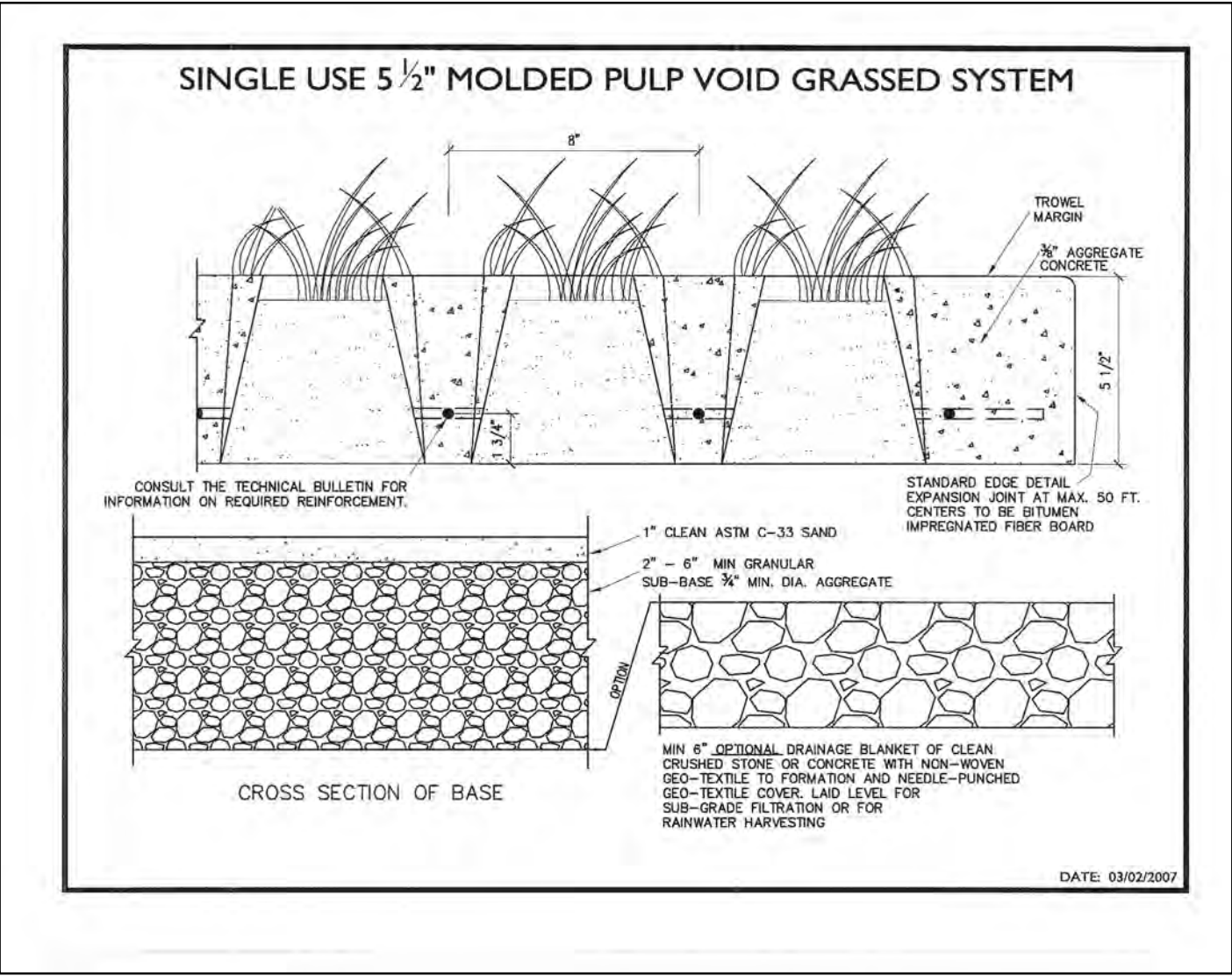
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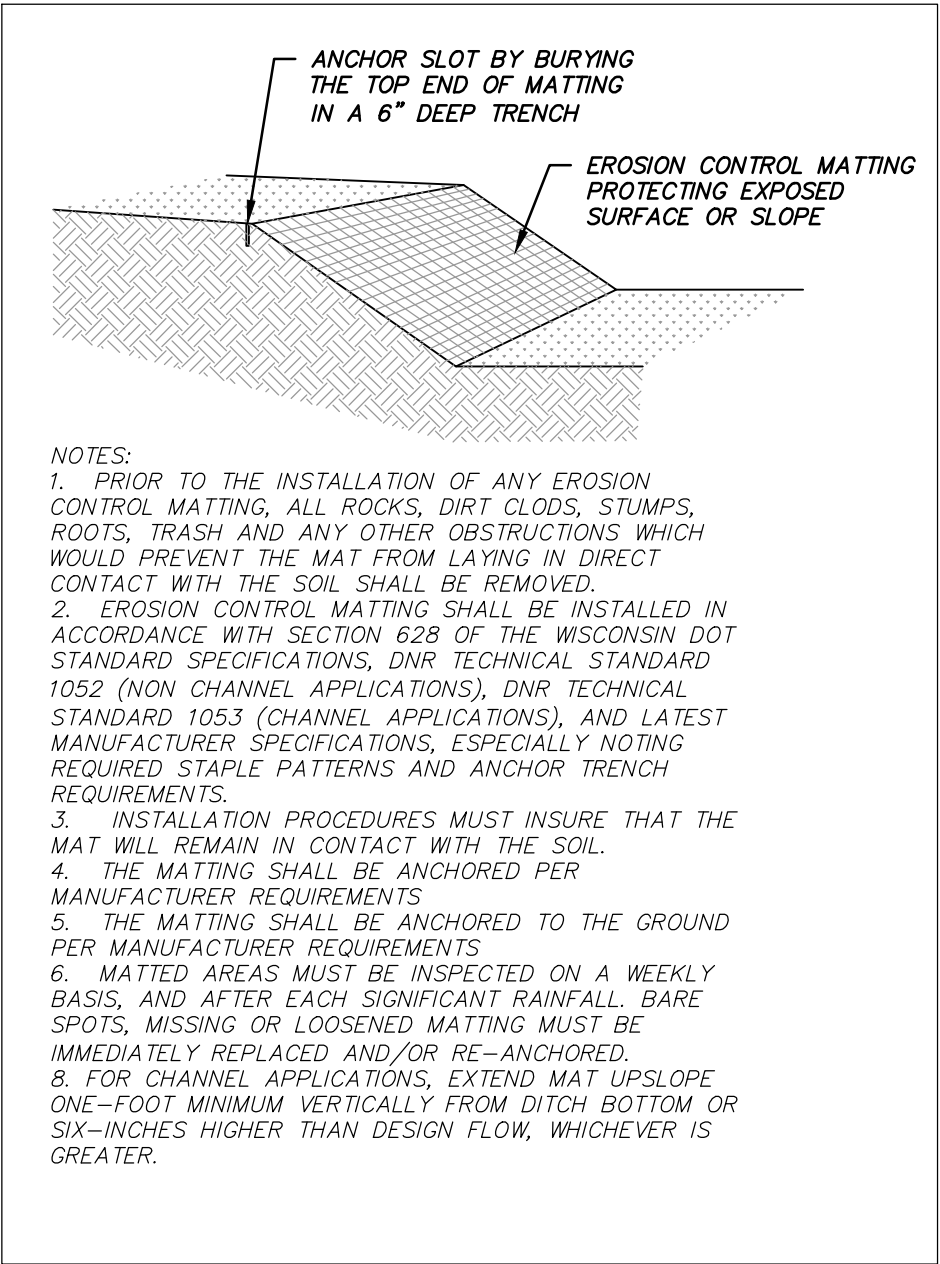
RIPRAP SHALL COMPLY WITH THE SECTION 606 OF THE STATE OF WISCONSIN STANDARD FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

PLAN VIEW CONTOURS AND GRADES REPRESENT PROPOSED TOP OF RIPRAP ELEVATIONS.

RIPRAP DETAIL

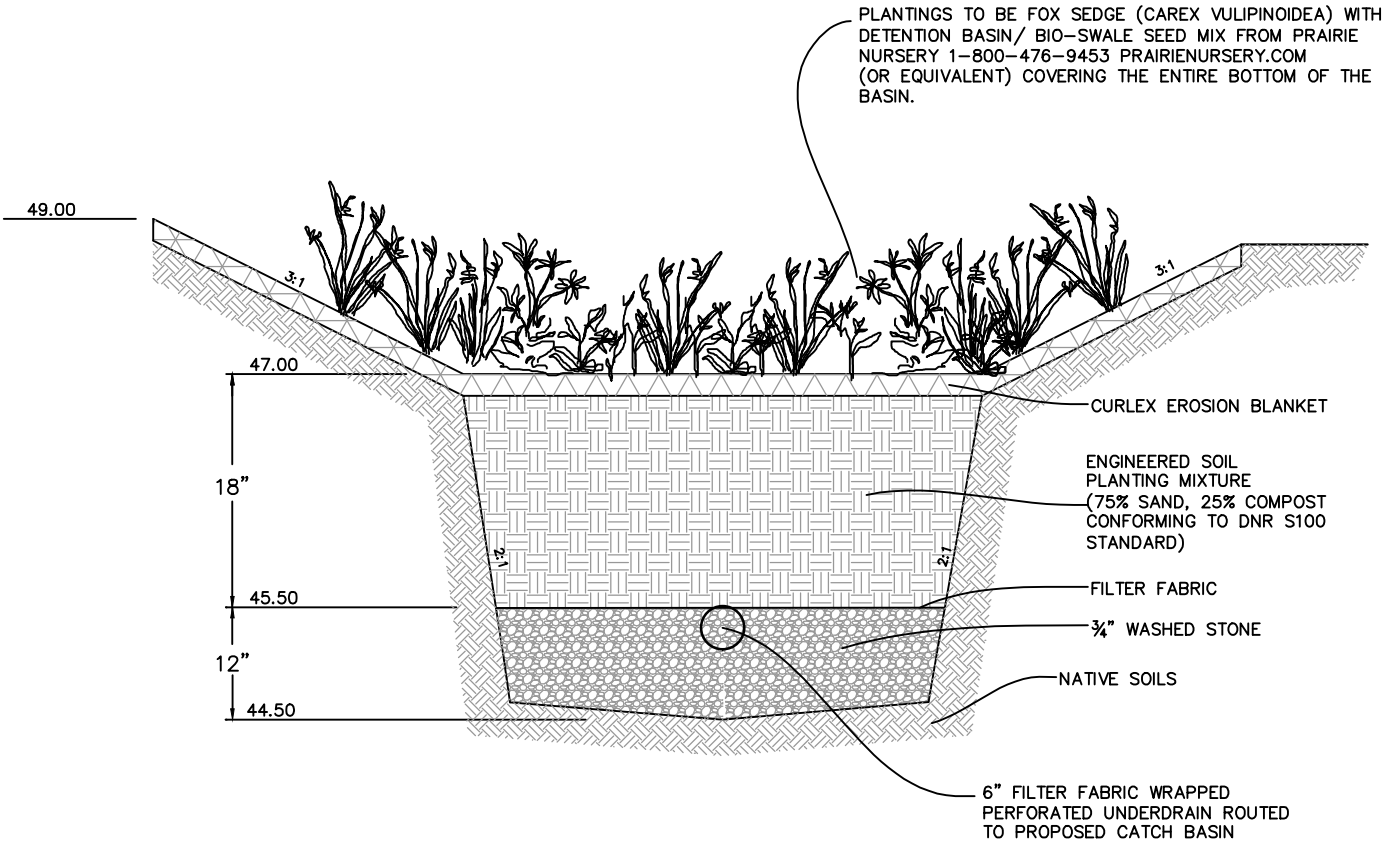


GRASSCRETE DETAIL



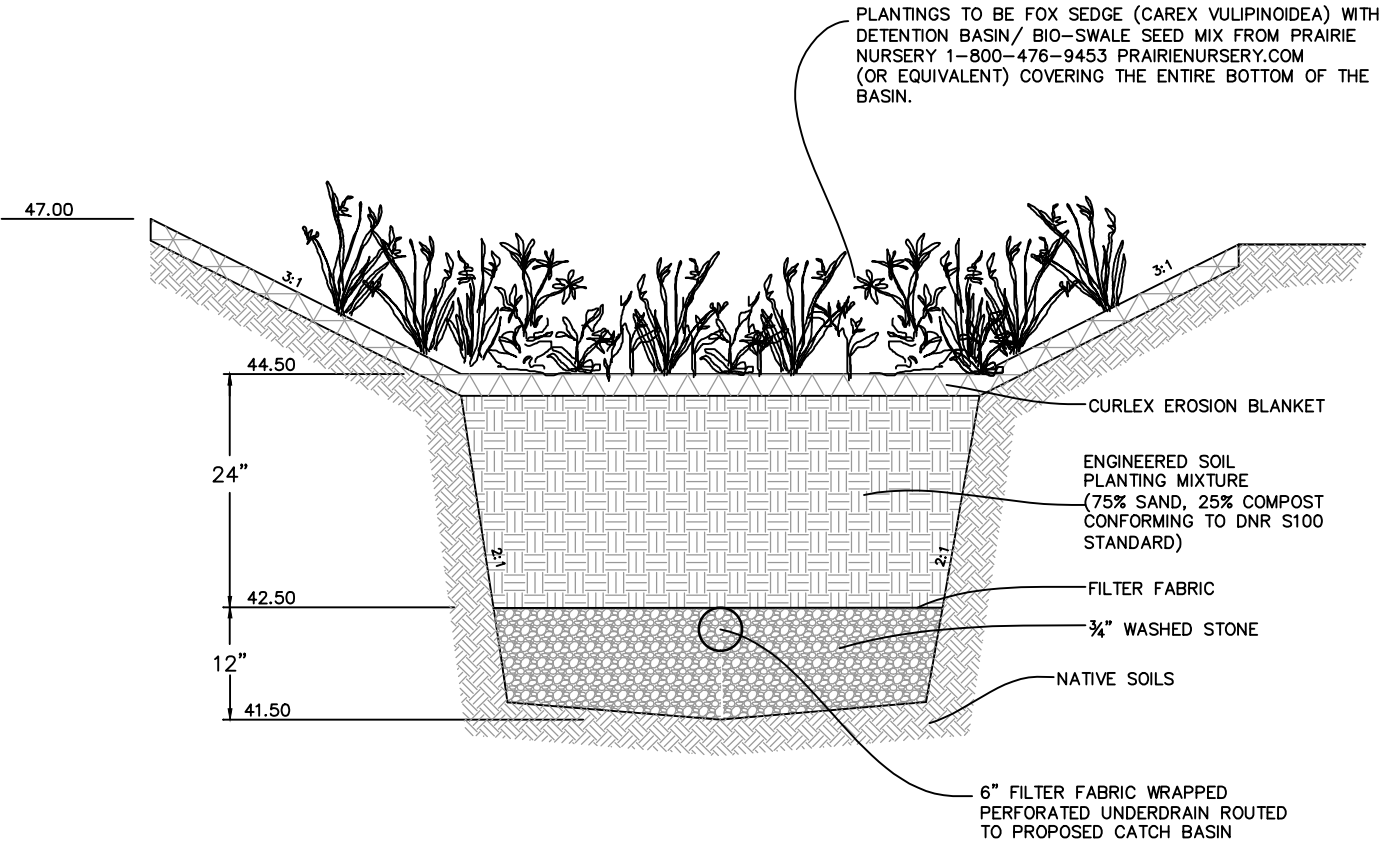
EROSION CONTROL MATTING DETAIL

NOTES:
1. PROVIDE EROSION CONTROL MATTING ON ALL SLOPES 4:1 AND GREATER.



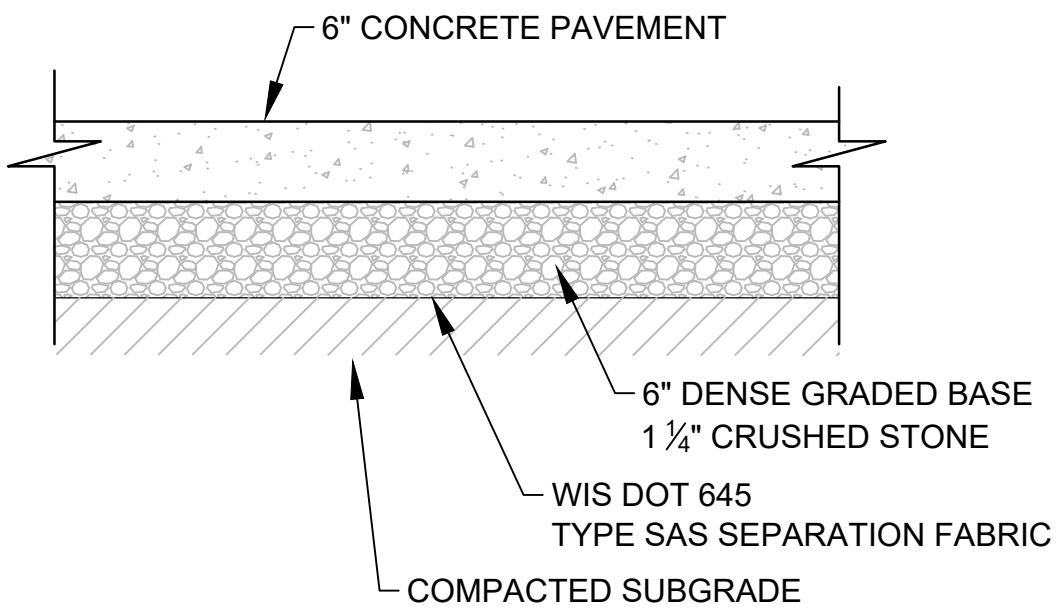
NOTES:
1. CONSTRUCT IN ACCORDANCE WITH MNR TECHNICAL STANDARDS.
2. IF USING SUPPLIER PROVIDED SOIL MIX, PRIOR TO CONSTRUCTION CONTRACTOR SHALL SUBMIT TO ENGINEER SUPPLIER CERTIFICATION THAT THE SOIL MIXTURE & COMPOST USED IN BIORETENTION BASIN MEET S100 AND 1004 REQUIREMENTS.
3. IF MIXING SOIL USING ON-SITE SAND, COORDINATE WITH OWNER'S GEOTECHNICAL ENGINEER TO IDENTIFY WHAT ON-SITE SAND TO USE. DOCUMENT WHAT ON-SITE SAND WAS USED. SUBMIT PROPOSED SOIL MIXING METHOD THAT WILL ENSURE PROPER MIXING. SUBMIT SAMPLE OF MIXED MATERIAL TO GEOTECHNICAL ENGINEER.
4. IF MIXING SOIL USING ON-SITE SAND, PRIOR TO CONSTRUCTION CONTRACTOR SHALL SUBMIT TO ENGINEER SUPPLIER CERTIFICATION THAT THE COMPOST USED IN BIORETENTION BASIN MEETS S100 REQUIREMENTS.
2. FOLLOWING SITE STABILIZATION, IF THERE ARE ANY CLOGGED/PONDING AREAS WITHIN THE BIORETENTION BASIN, THOSE AREAS SHALL HAVE THE TOP 1 FOOT OF MATERIAL REMOVED AND REPLACED WITH NEW ENGINEERED SOIL AND MULCH.

BIORETENTION B-1 DETAIL



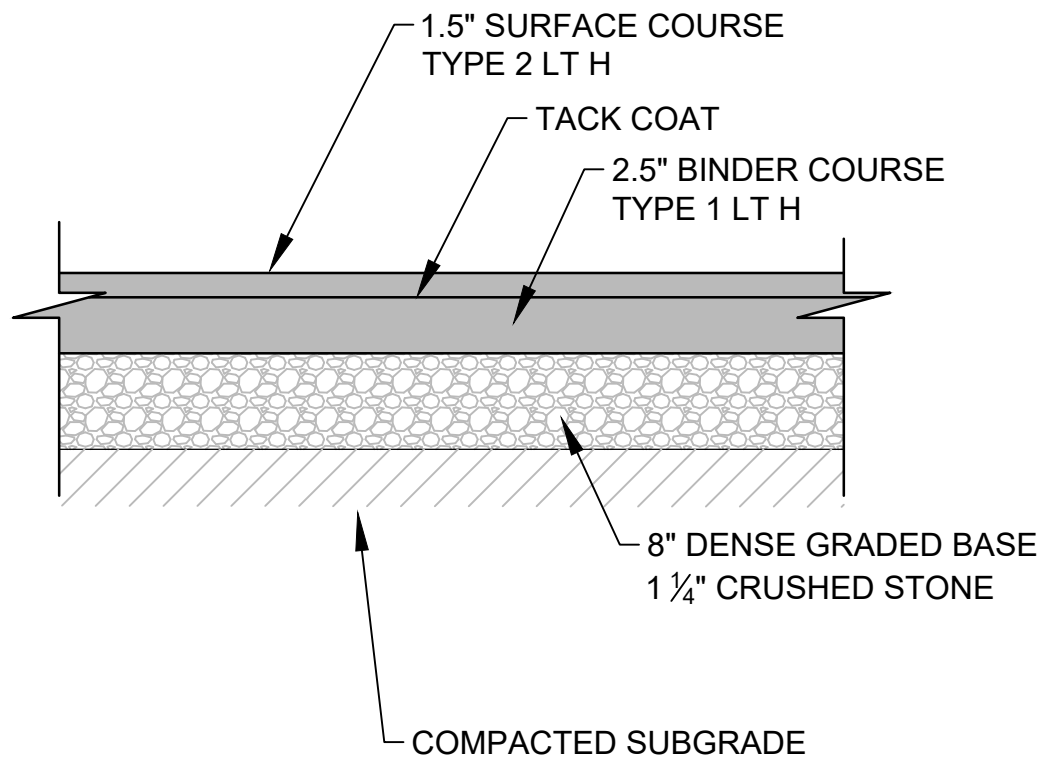
NOTES:
1. CONSTRUCT IN ACCORDANCE WITH MNR TECHNICAL STANDARDS.
2. IF USING SUPPLIER PROVIDED SOIL MIX, PRIOR TO CONSTRUCTION CONTRACTOR SHALL SUBMIT TO ENGINEER SUPPLIER CERTIFICATION THAT THE SOIL MIXTURE & COMPOST USED IN BIORETENTION BASIN MEET S100 AND 1004 REQUIREMENTS.
3. IF MIXING SOIL USING ON-SITE SAND, COORDINATE WITH OWNER'S GEOTECHNICAL ENGINEER TO IDENTIFY WHAT ON-SITE SAND TO USE. DOCUMENT WHAT ON-SITE SAND WAS USED. SUBMIT PROPOSED SOIL MIXING METHOD THAT WILL ENSURE PROPER MIXING. SUBMIT SAMPLE OF MIXED MATERIAL TO GEOTECHNICAL ENGINEER.
4. IF MIXING SOIL USING ON-SITE SAND, PRIOR TO CONSTRUCTION CONTRACTOR SHALL SUBMIT TO ENGINEER SUPPLIER CERTIFICATION THAT THE COMPOST USED IN BIORETENTION BASIN MEETS S100 REQUIREMENTS.
2. FOLLOWING SITE STABILIZATION, IF THERE ARE ANY CLOGGED/PONDING AREAS WITHIN THE BIORETENTION BASIN, THOSE AREAS SHALL HAVE THE TOP 1 FOOT OF MATERIAL REMOVED AND REPLACED WITH NEW ENGINEERED SOIL AND MULCH.

BIORETENTION B-2 DETAIL



TYPICAL CONCRETE PAVEMENT
NOT TO SCALE

NOTES:
1. A GEOTECHNICAL REPORT WILL BE COMPLETED PRIOR TO CONSTRUCTION. THE ABOVE DETAILS ARE SHOWN FOR REFERENCE ONLY.



TYPICAL ASPHALT PAVEMENT
NOT TO SCALE

NOTES:
1. A GEOTECHNICAL REPORT WILL BE COMPLETED PRIOR TO CONSTRUCTION. THE ABOVE DETAILS ARE SHOWN FOR REFERENCE ONLY.

BLUE BAY RESTAURANT REDEVELOPMENT

DETAIL SHEET
927 MAIN STREET
MUKWONAGO, WI 53149

DRAWN BY: NWD/JAH DATE:
CHECKED BY: JAH 12/03/2021
APPROVED BY:

PROJECT NO.
666-001-001

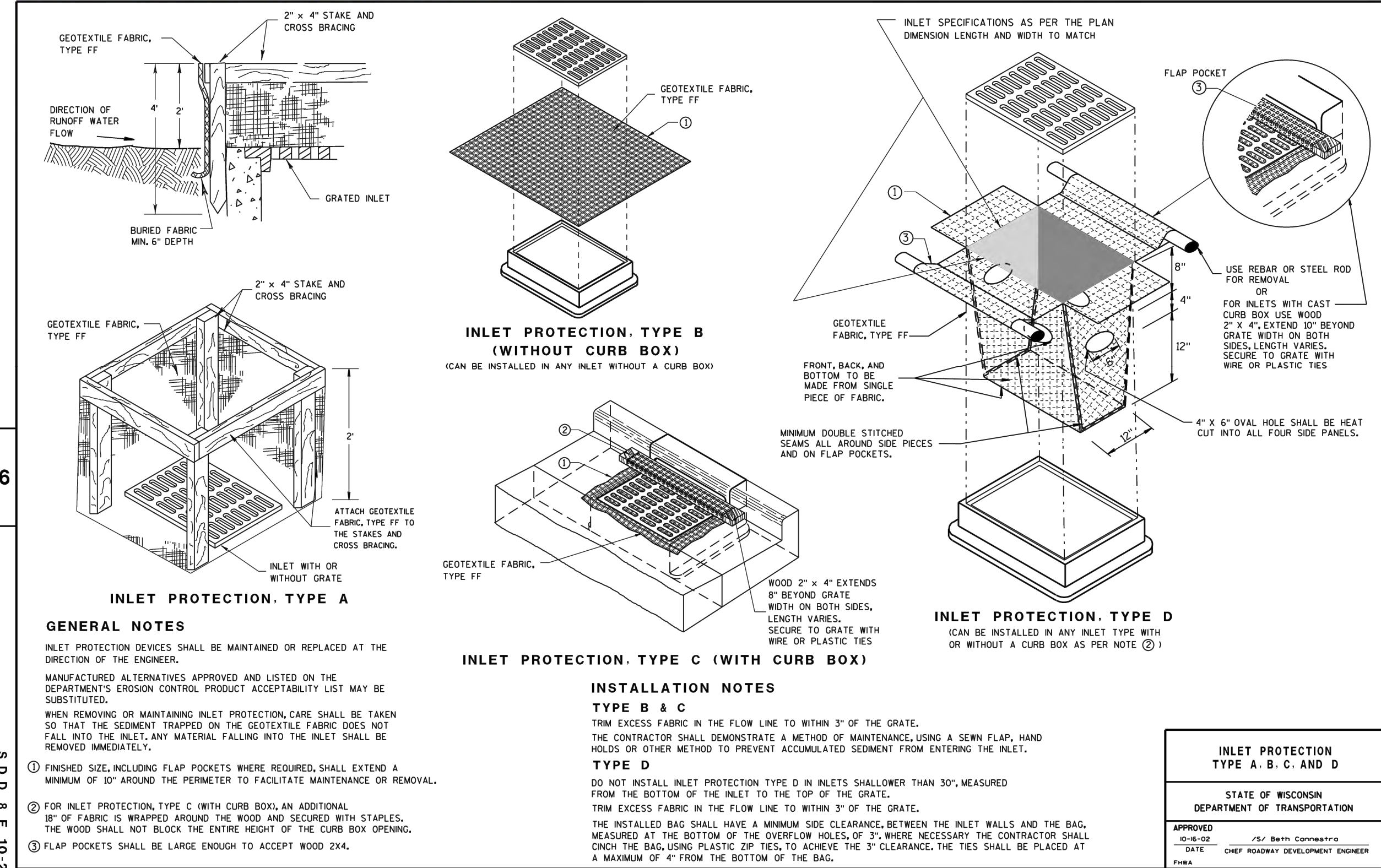
SHEET NO.
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REV.	DATE:	1	2	3	4	5	6

Endpoint Solutions

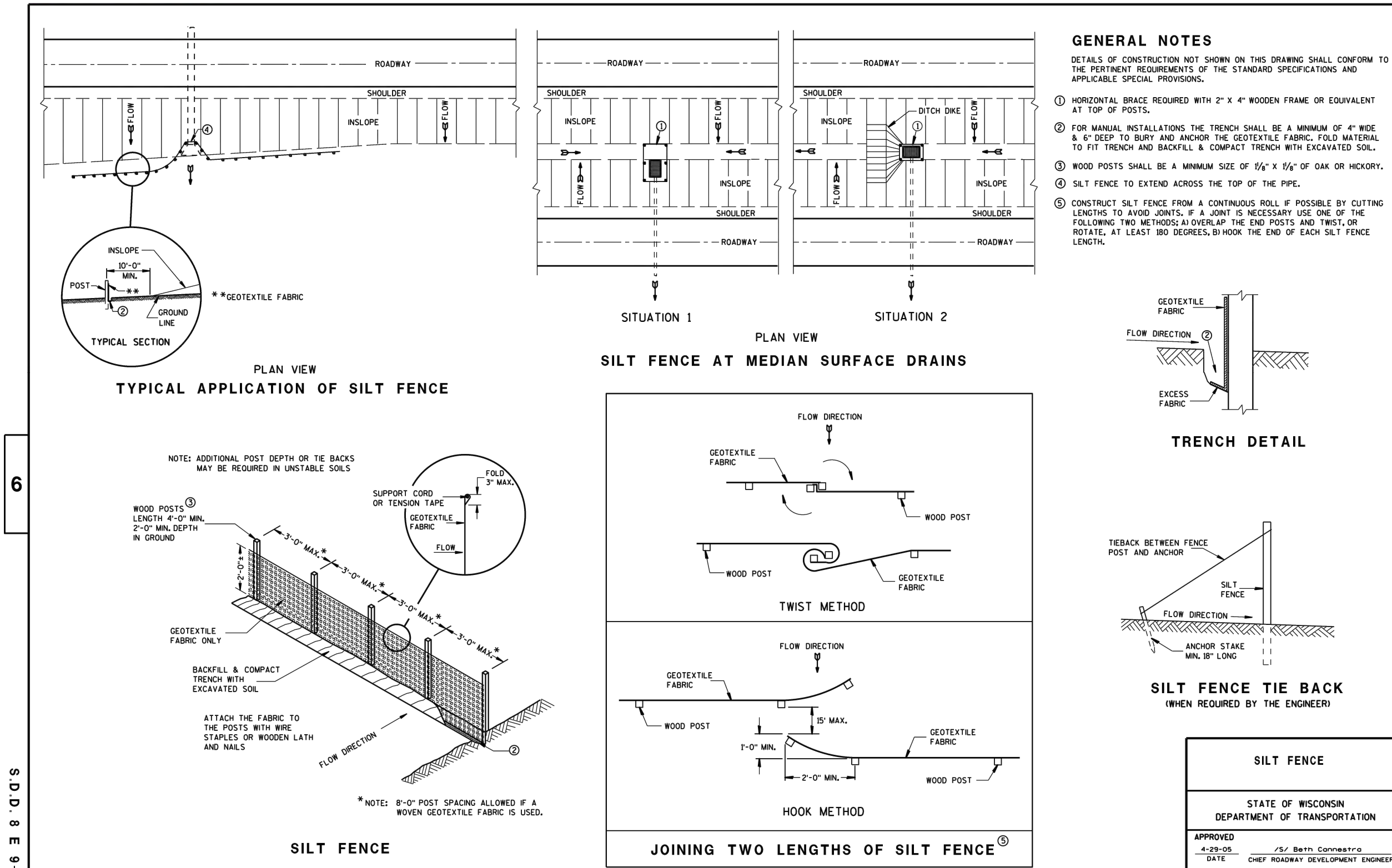
6871 S. LOVERS LANE
FRANKLIN, WI 53132
PHONE: (414) 427-1200

8E10: Inlet Protection Type A, B, C and D



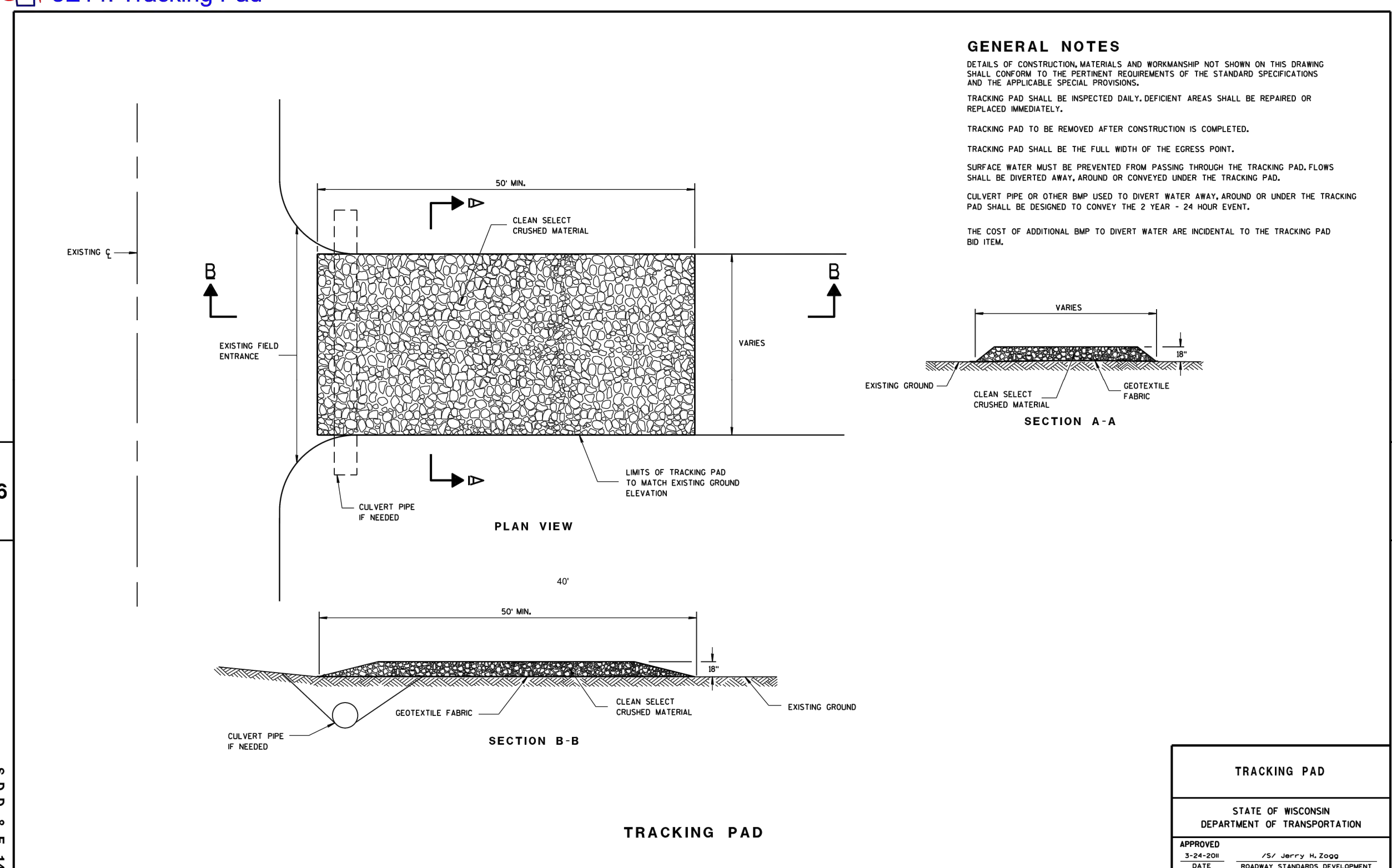
INLET PROTECTION
NOT TO SCALE

8E9: Silt Fence



SILT FENCE
NOT TO SCALE

8E14: Tracking Pad



TRACKING PAD
NOT TO SCALE

BLUE BAY RESTAURANT REDEVELOPMENT

DETAIL SHEET
927 MAIN STREET
MUKWONAGO, WI 53149

DRAWN BY: NWD/JAH
CHECKED BY: JAH
APPROVED BY:

PROJECT NO.
666-001-001

SHEET NO.
C6

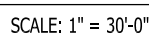
Endpoint Solutions

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



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

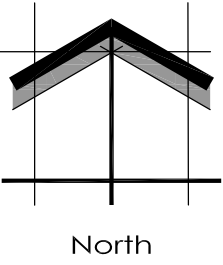
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT SERVICE AT (800) 242-5811. (262) 432-7970 (877) 500-9592
www.DiggerHotline.com
 OR
**Know what's below.
 Call before you dig.**



1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO THEIR USE. CONTRACTOR TO REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO ANY CONSTRUCTION / CONSTRUCTION.
4. VERIFY LOCATION OF ACCESS PANELS W/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS. VERIFY LOCATIONS OF ALL BURIED UTILITIES AND STRUCTURES AND LOCATIONS OF ALL OVERHEAD WIRES.
5. VERIFY LOCATION OF ALL EXISTING EASEMENTS.
6. INSITE LANDSCAPE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITIES OR COSTS RESULTING FROM ANY CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.



Comments
1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
3. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
4. Evenly shaped upright tree/shrub with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.
7. Male only



1 PROPOSED PARTIAL LANDSCAPE PLAN

Project:

BLUE BAY
RESTAURANT
REDEVELOPMENT

927 Main Street
Mukwonago, WI 53149

Issuance and Revisions:

Date	Number	Description
12/03/21		Plan Commission Submittal

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Sheet Title:

PROPOSED PARTIAL
LANDSCAPE PLAN,
AND PLANT MATERIAL TABLE

Date of Drawing: 12/03/21

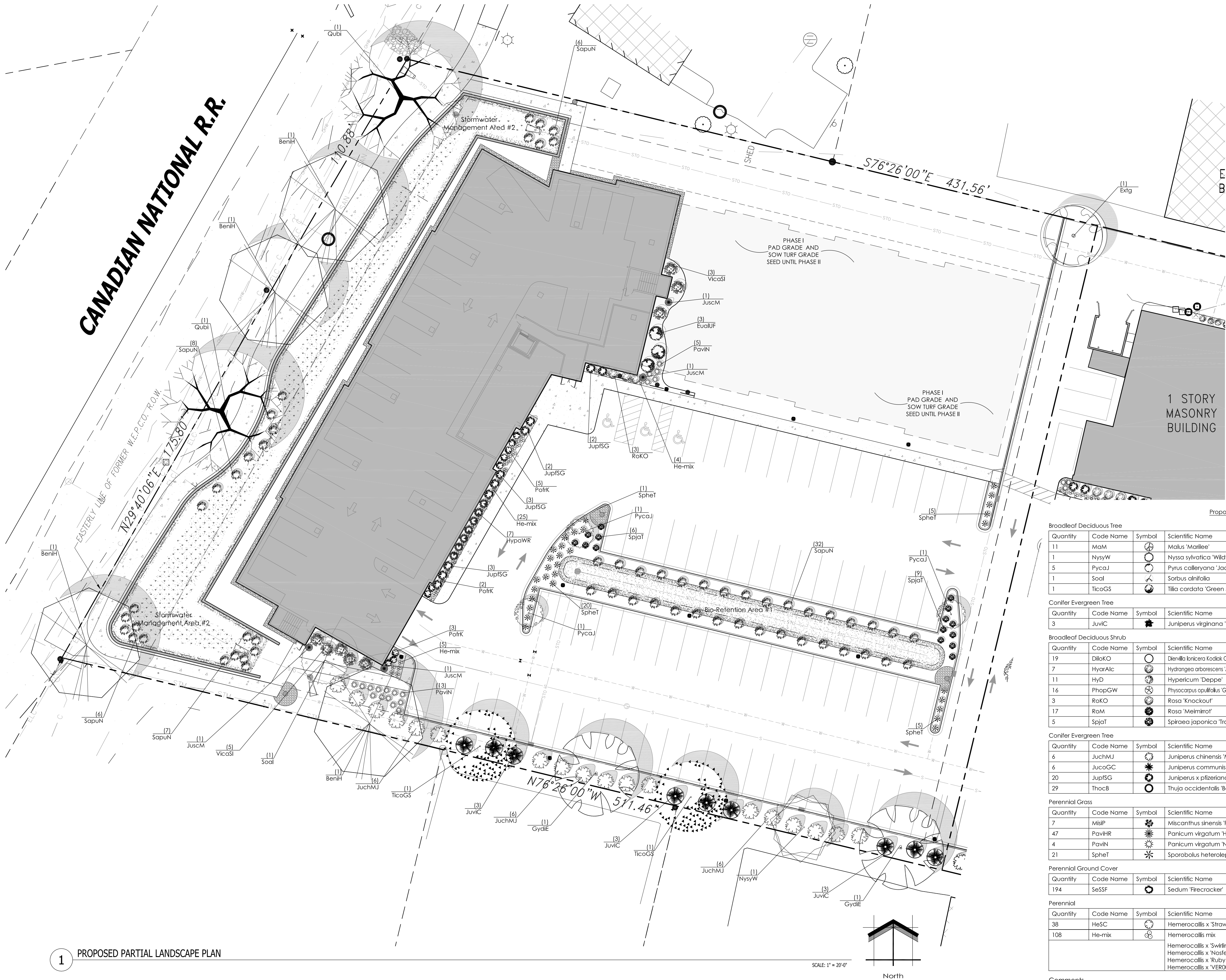
Scale: 1" = 20'-0"

Drawn By: MCD

Job Number: L21-013

Sheet Number:

LSP1.3



Proposed Plant Material Table LSP1.2

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
11	MaM		Malus 'Mulle'	Malus 'Mulle'	2'-Cal - B&B	1
1	NysW		Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2'-Cal - B&B	1
5	Pycal		Pyrus calleryana 'Jazzam'	Jack Flowering Pear	2'-Cal - B&B	1
1	Saal		Sorbus alnifolia	Korean mountain ash	2'-Cal - B&B	1
1	TicoGS		Tilia cordata 'Green Spire'	Green Spire Linden	2 1/2'-Cal - B&B	1

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	JuvIC		Juniperus virginiana 'Cupressifolia'	Hillspire Juniper	5' - 6' - B&B	4

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
19	DlaKO		Diervilla lonicera 'Kodak Orange'	Kodak Orange Bush Honeysuckle	18" - Cont	5
7	HyaAlc		Hydrangea arborescens 'Abetwa'	Incrediball Smooth Hydrangea	18" - 24" - Cont	5
11	HyD		Hypericum 'Deppie'	Sunny Boulevard St. John's Wort	18" - Cont	5
14	PhapGW		Physocarpus opulifolius 'Ginger Wine'	Ginger Wine Ninebark	18" - 24" - Cont	5
3	RaKO		Rosa 'Knockout'	Knock Out Rose	18" - Cont	5
17	RoM		Rosa 'Meimiro'	Apricot Drift Groundcover Ros	18" - Cont	5
5	SplaT		Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	18" - Cont	5

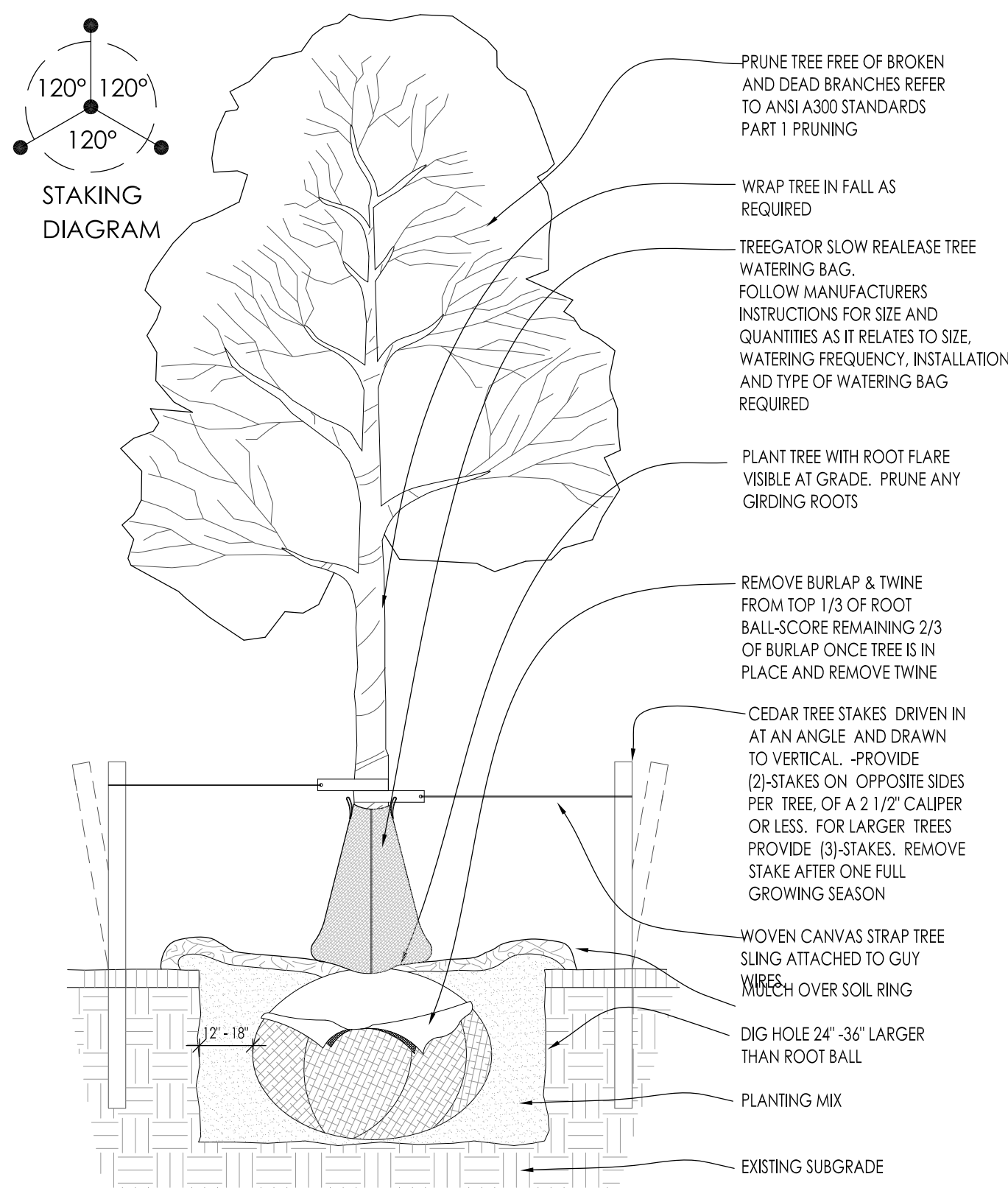
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
6	JuchMJ		Juniperus chinensis 'Mint julep'	Mint julep juniper	18" - 24" - B&B	5
6	JucoGC		Juniperus communis 'Gold Cone'	Gold Cone Juniper	18" - 24" - Cont	5
20	JupISG		Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	5
29	ThacB		Thuja occidentalis 'Bobazam'	Mr. Bowling Ball Arborvitae	18" - 24" - Cont	5

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
7	MisP		Miscanthus sinensis 'Purpurascens'	Purple Silver Grass	1-Gal - Cont	6
47	PavHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	6
4	PavIN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	6
21	SpheT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	6

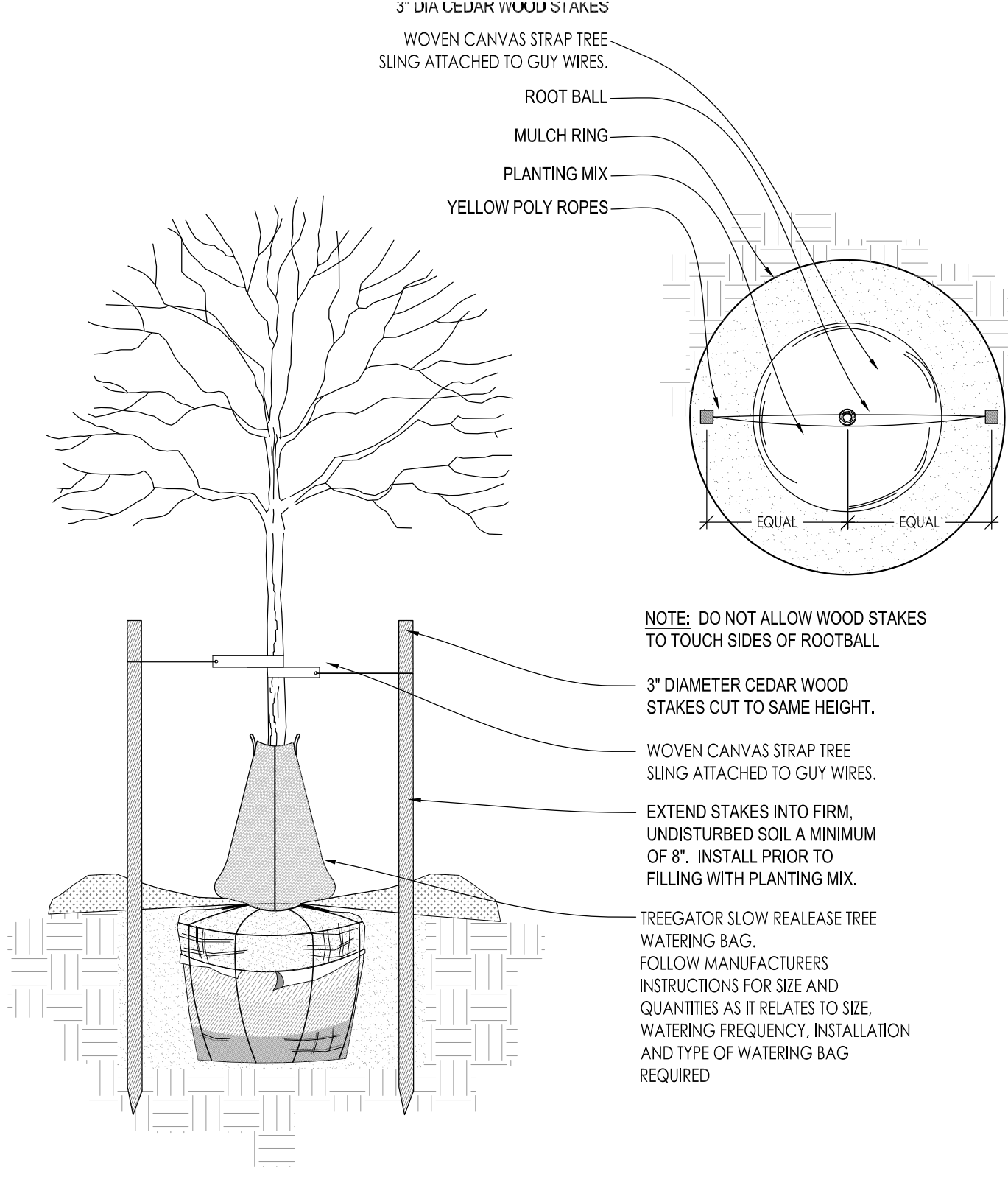
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
194	SeSSF		Sedum 'Firecracker'	SunSparkler Firecracker Sedum	4 1/2" pot	6

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
38	HeSC		Hemerocallis x 'Strawberry Candy'	Strawberry Candy Daylily	4 1/2" pot	6
108	He-mix		Hemerocallis mix	Equal Random Mix of Daylily	4 1/2" pot	6
			Hemerocallis x 'Swirling Water'	Swirling Water Daylily		
			Hemerocallis x 'Nosferatu'	Trophytaker Nosferatu Daylily		
			Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily		
			Hemerocallis x 'VER00204'	Yellow Punch Daylily		

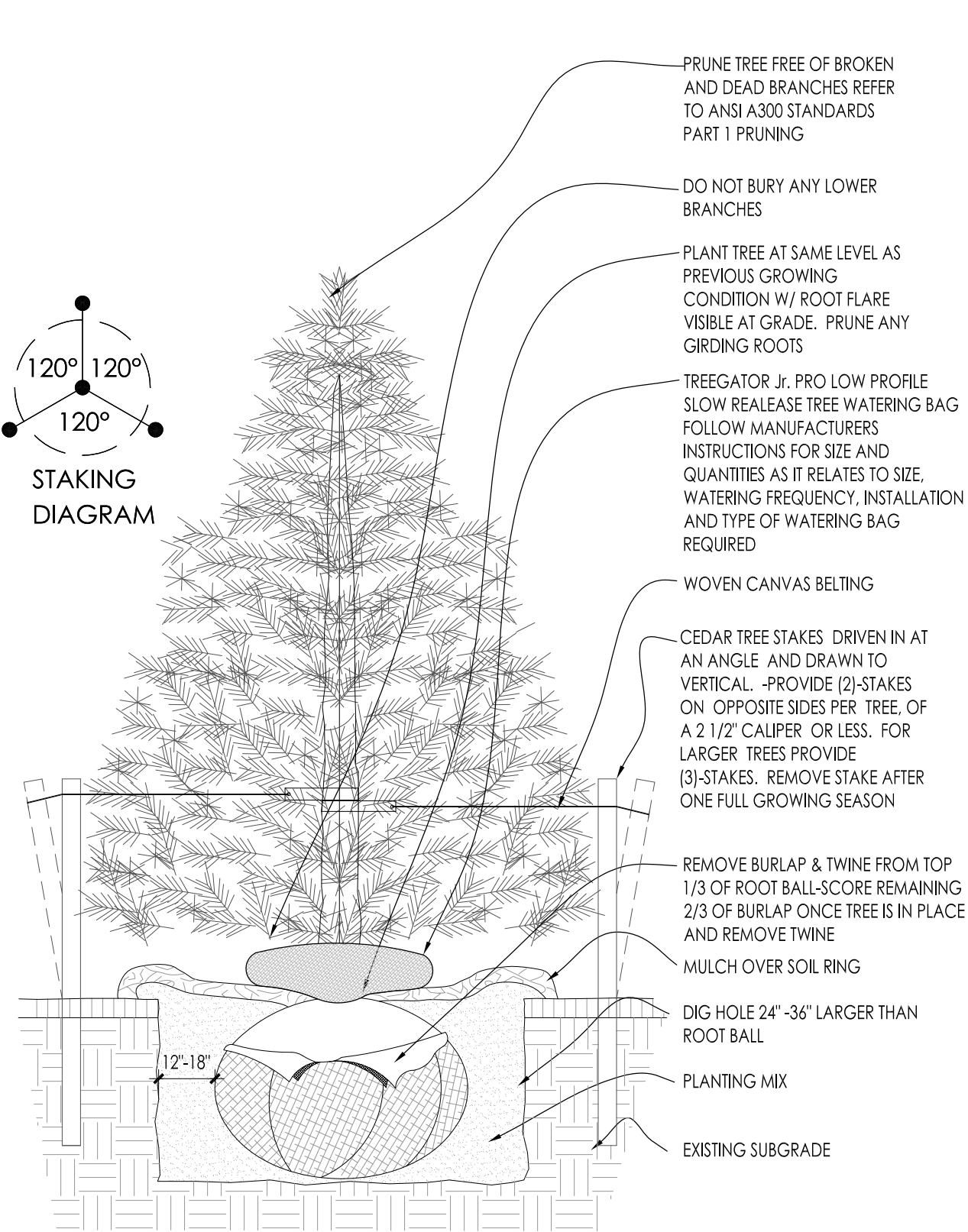
- Comments
1. Straight central leader, full & even crown. Prune only after planting.
 2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
 3. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
 4. Evenly shaped upright tree/shrub with full branching to the ground.
 5. Full, well rooted plant, evenly shaped.
 6. Full, well rooted plant.
 7. Male only



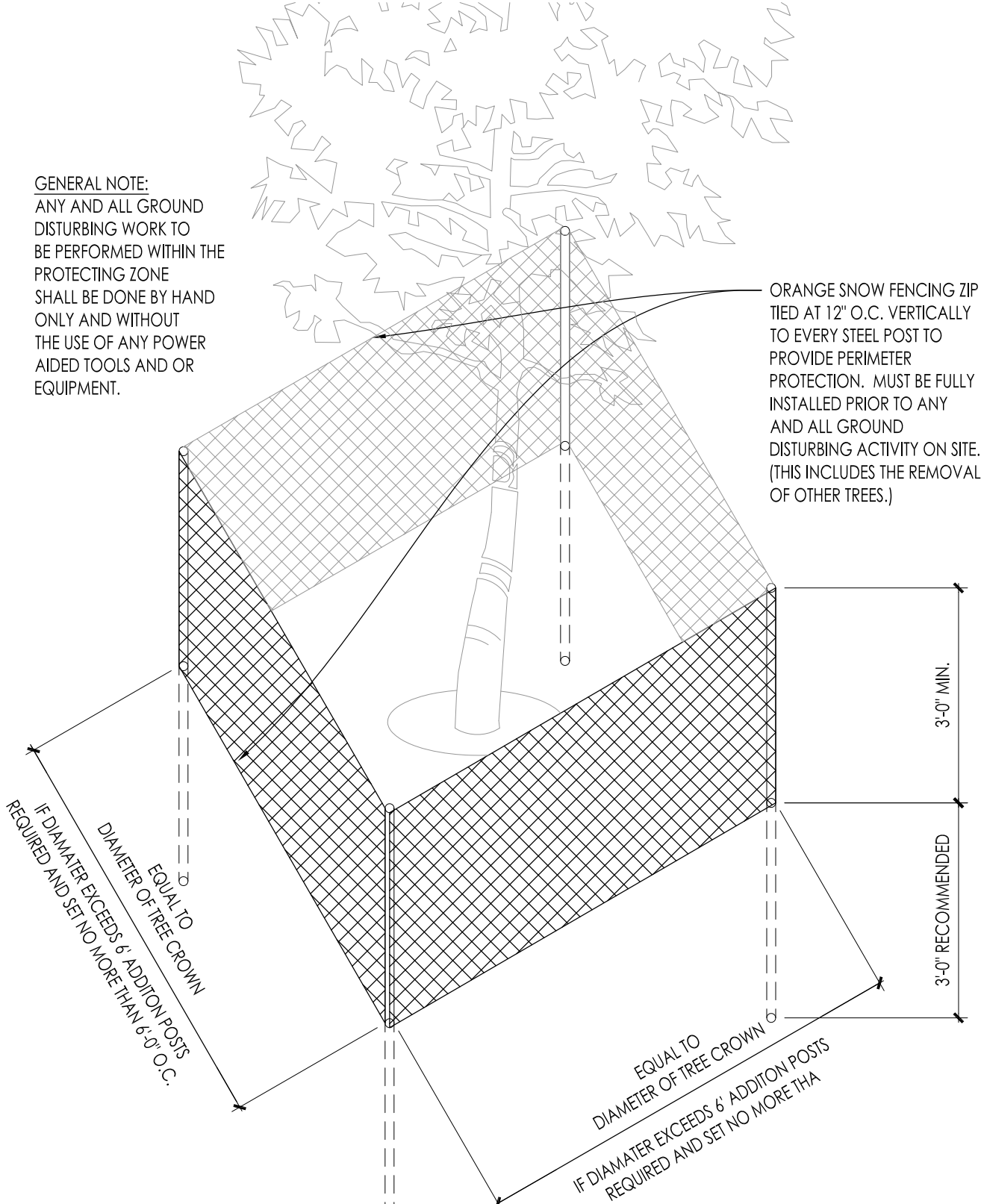
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



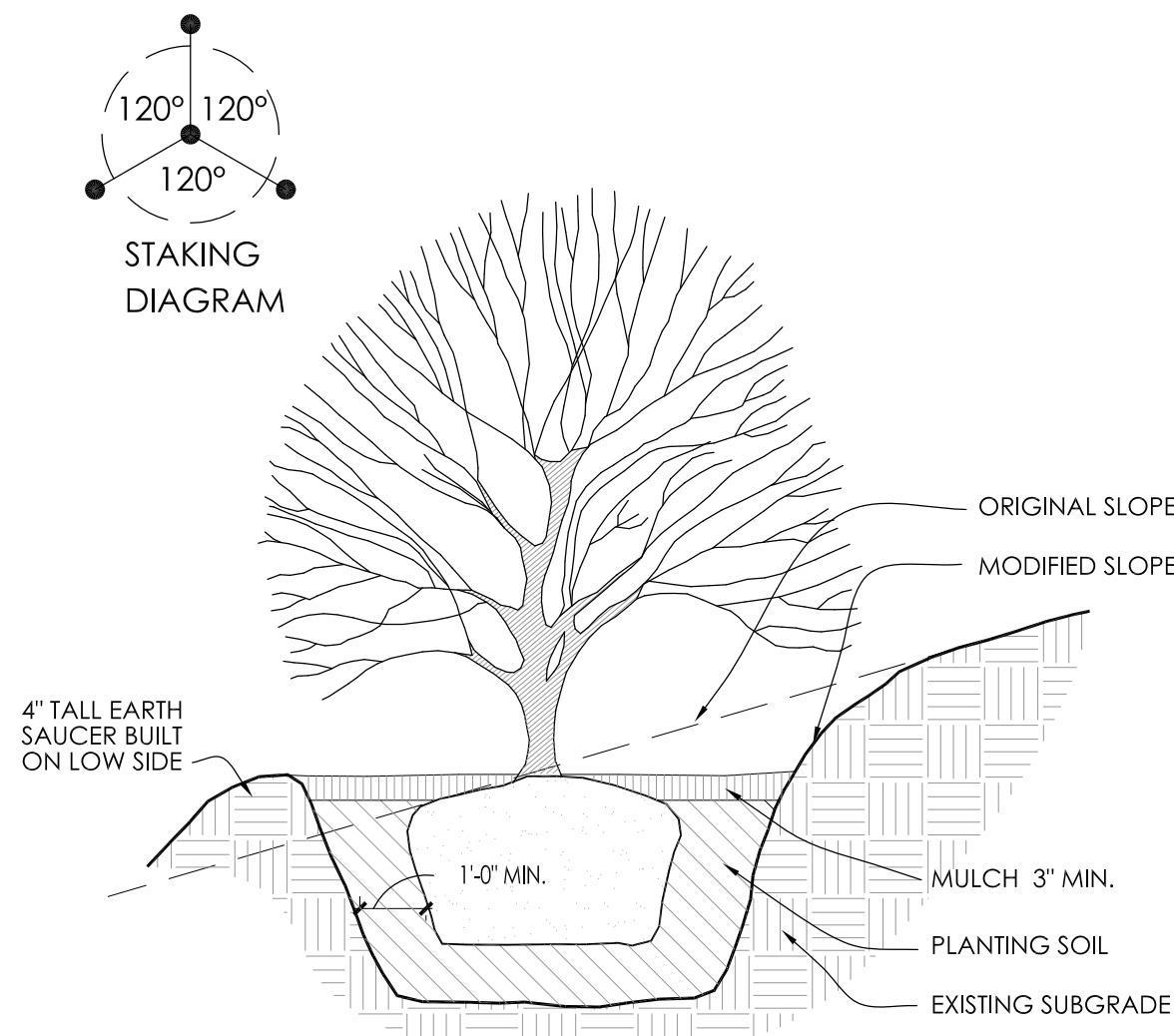
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



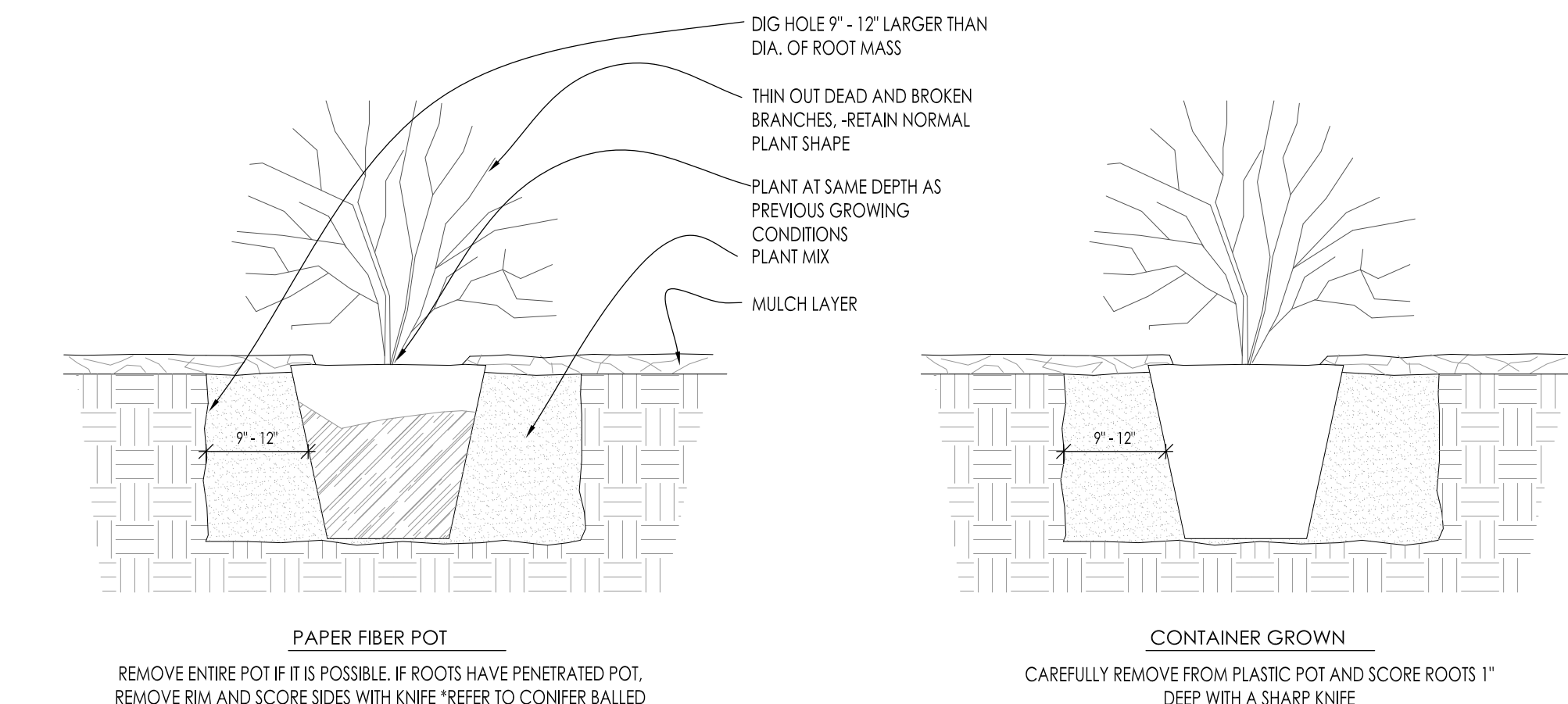
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



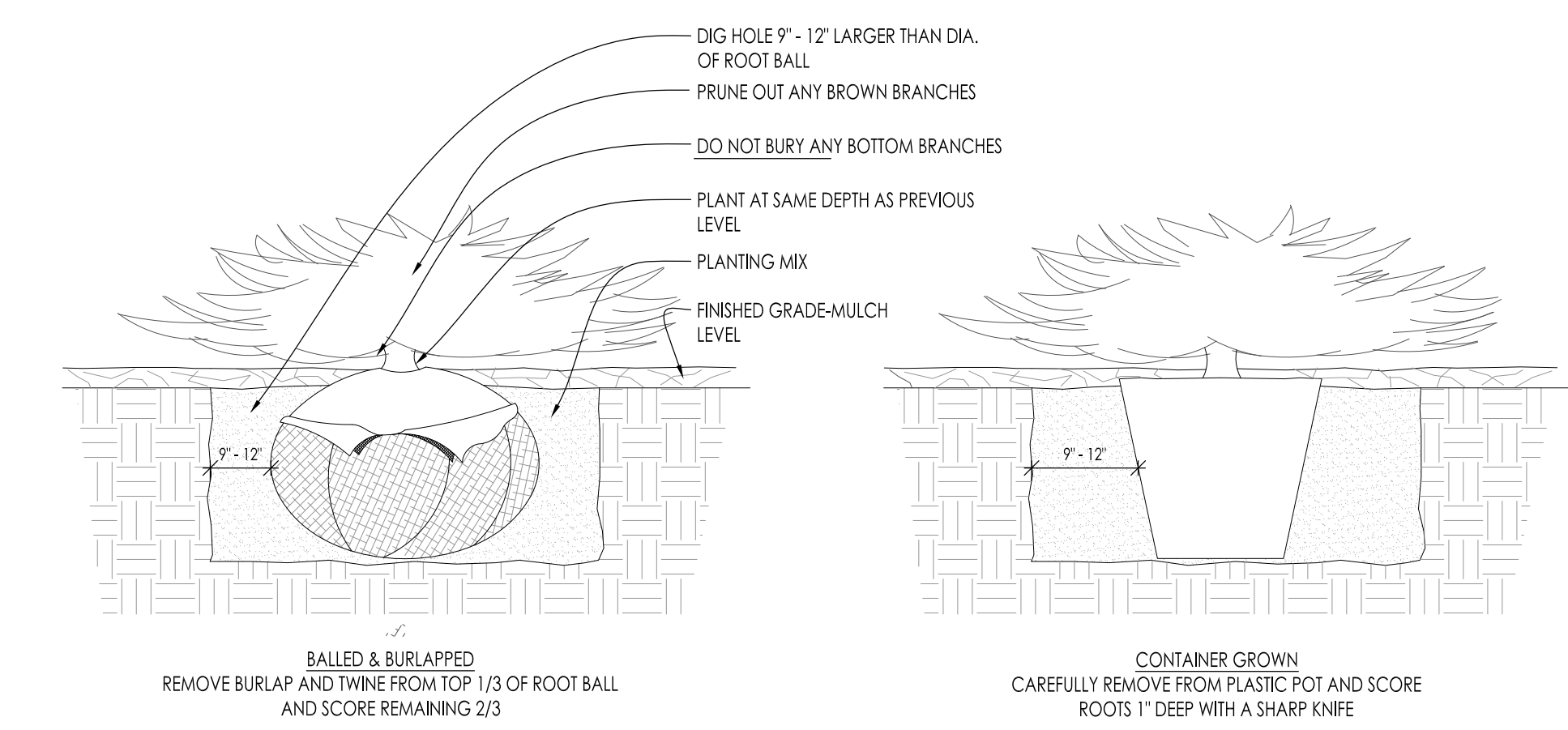
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



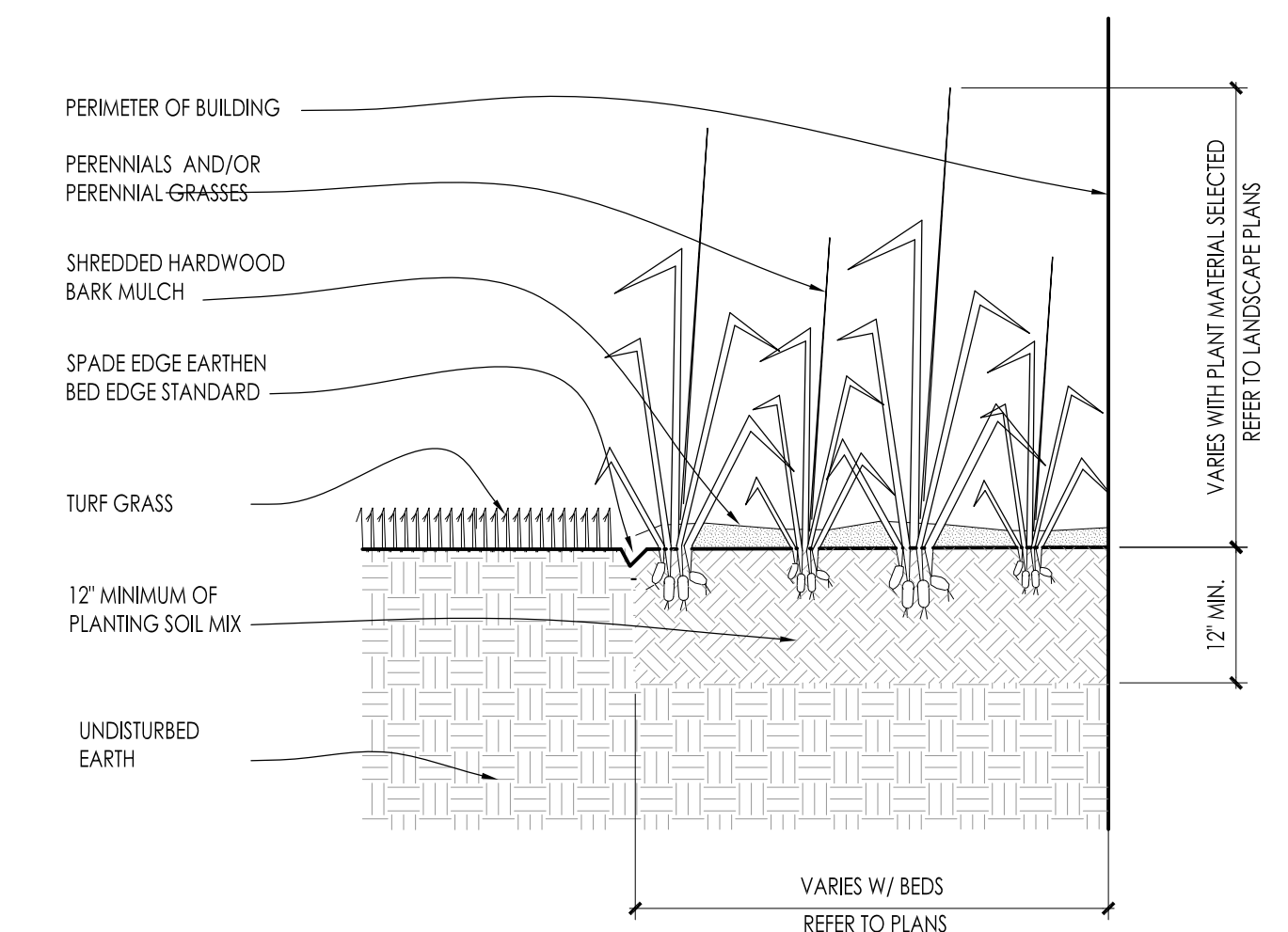
5 SLOPE PLANTING DETAIL SCALE: NONE



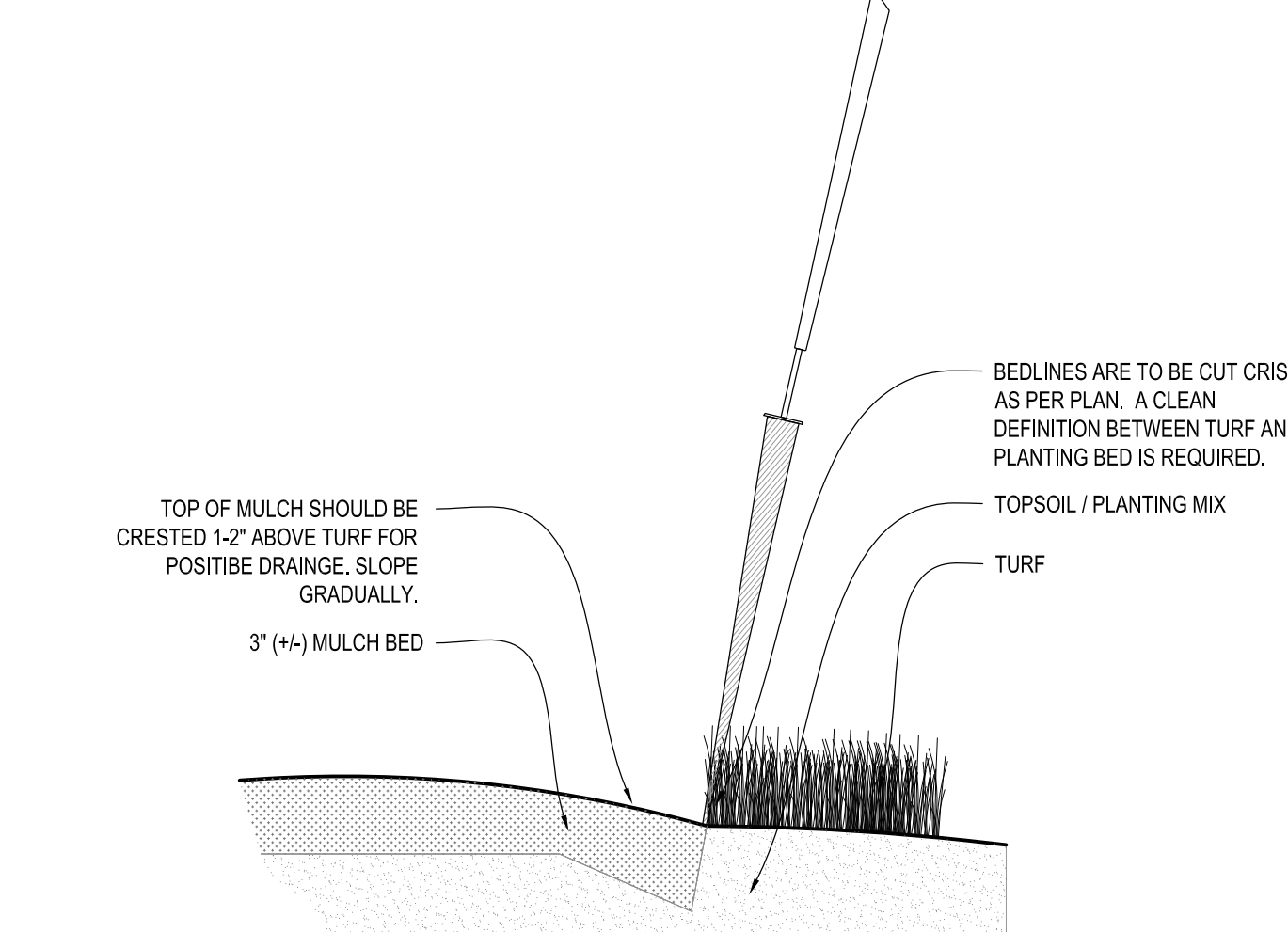
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



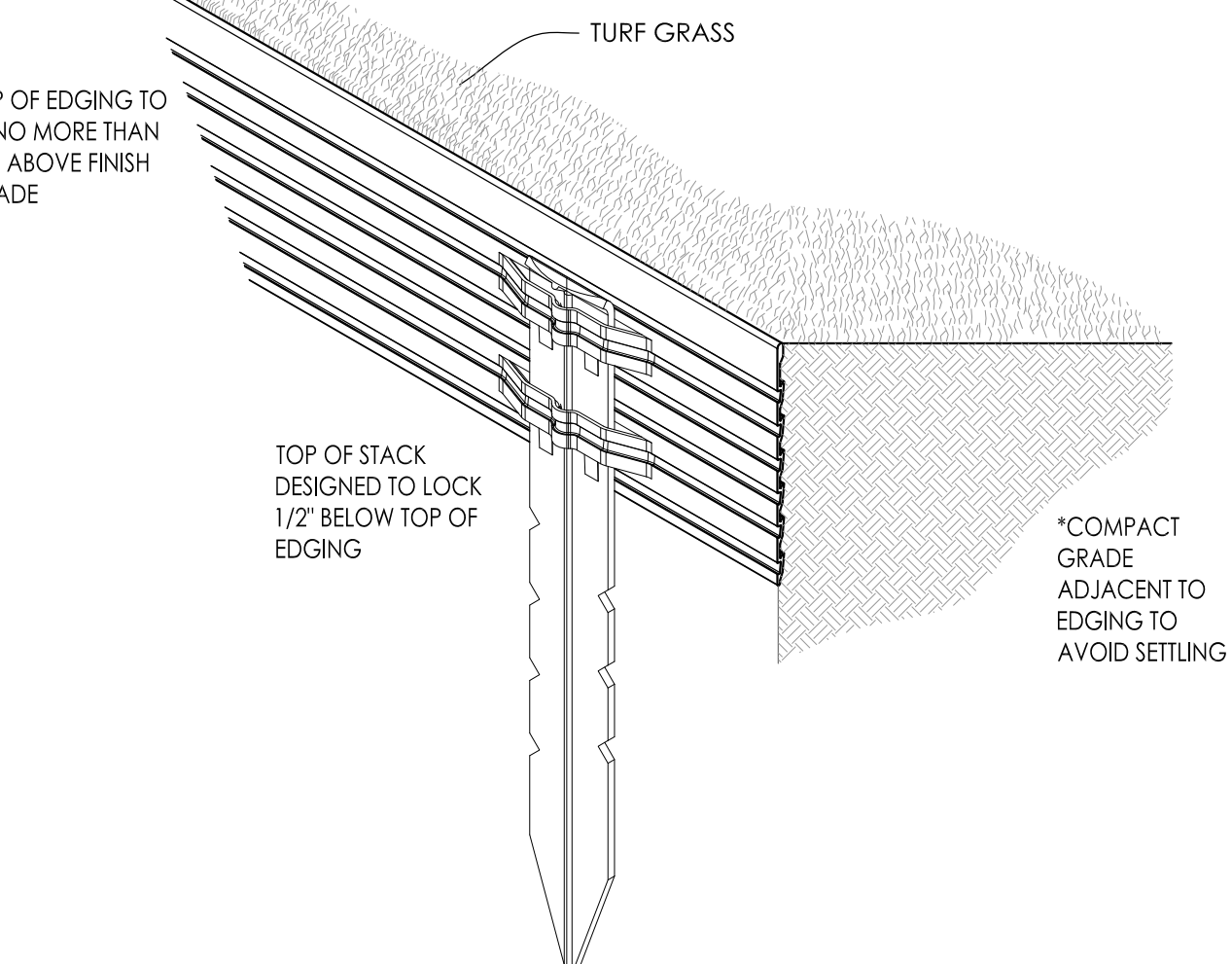
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



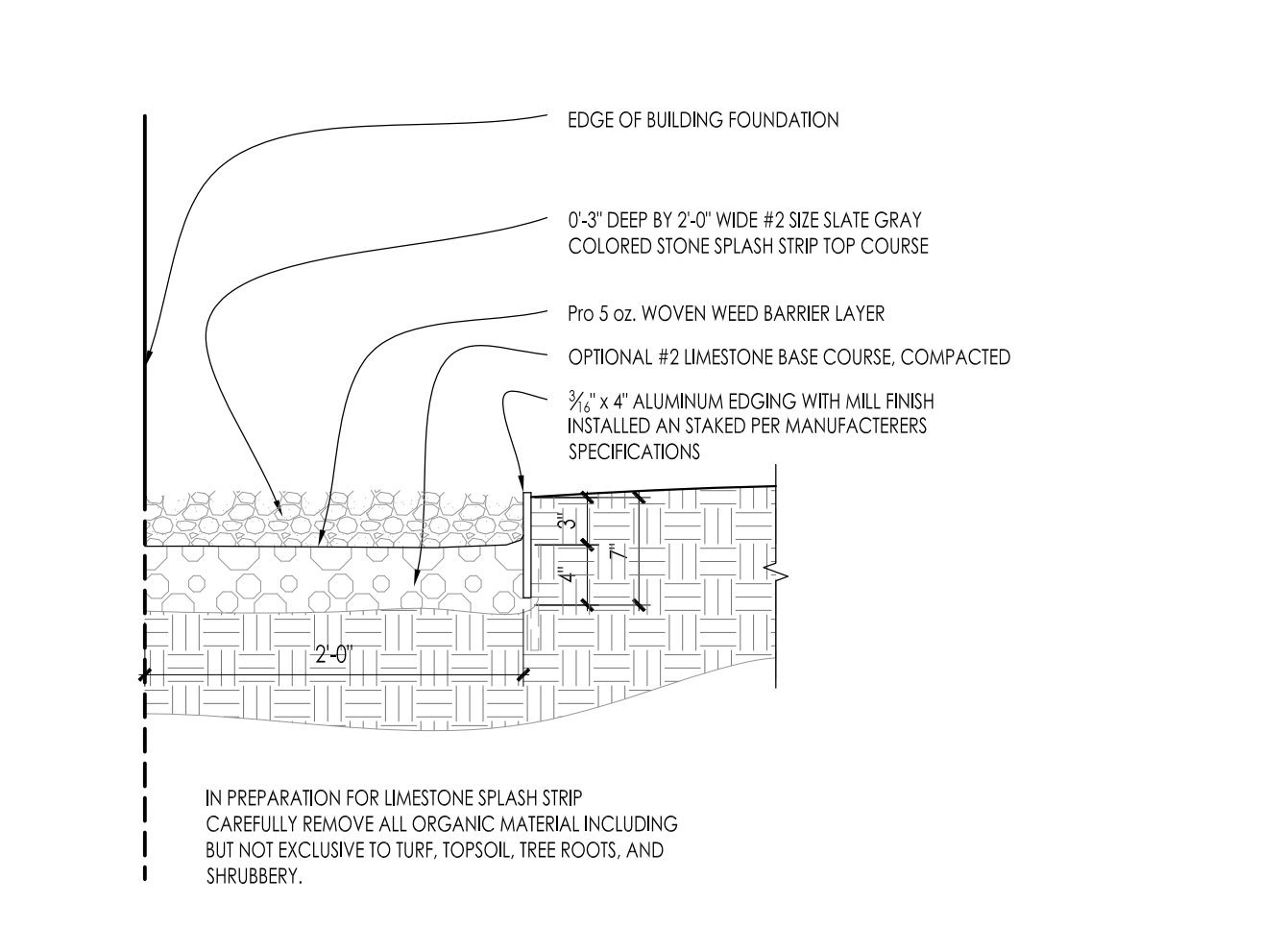
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2" = 1'-0"



11 COMPACTED GRAVEL SPLASH STRIP SCALE: 1" = 1'-0"

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Project:
**BLUE BAY
RESTAURANT
REDEVELOPMENT**
927 Main Street
Mukwonago, WI 53149

Issuance and Revisions:		
Date	Number	Description
12/03/21		Plan Commission Submittal

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Sheet Title:
**PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS**

Date of Drawing:	12/03/21
Scale:	As Noted
Drawn By:	MCD
Job Number:	L21-013
Sheet Number:	

LSP1.4

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BLUE BAY RESTAURANT REDEVELOPMENT

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Issuance and Revisions

Date	Number	Description
12/03/21		Plan Commission Submittal

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Sheet Title

PROPOSED OVERALL LIGHTING PLAN, GENERAL NOTES, AND LIGHT FIXTURE TABLE

Date of Drawing: 12/02/21

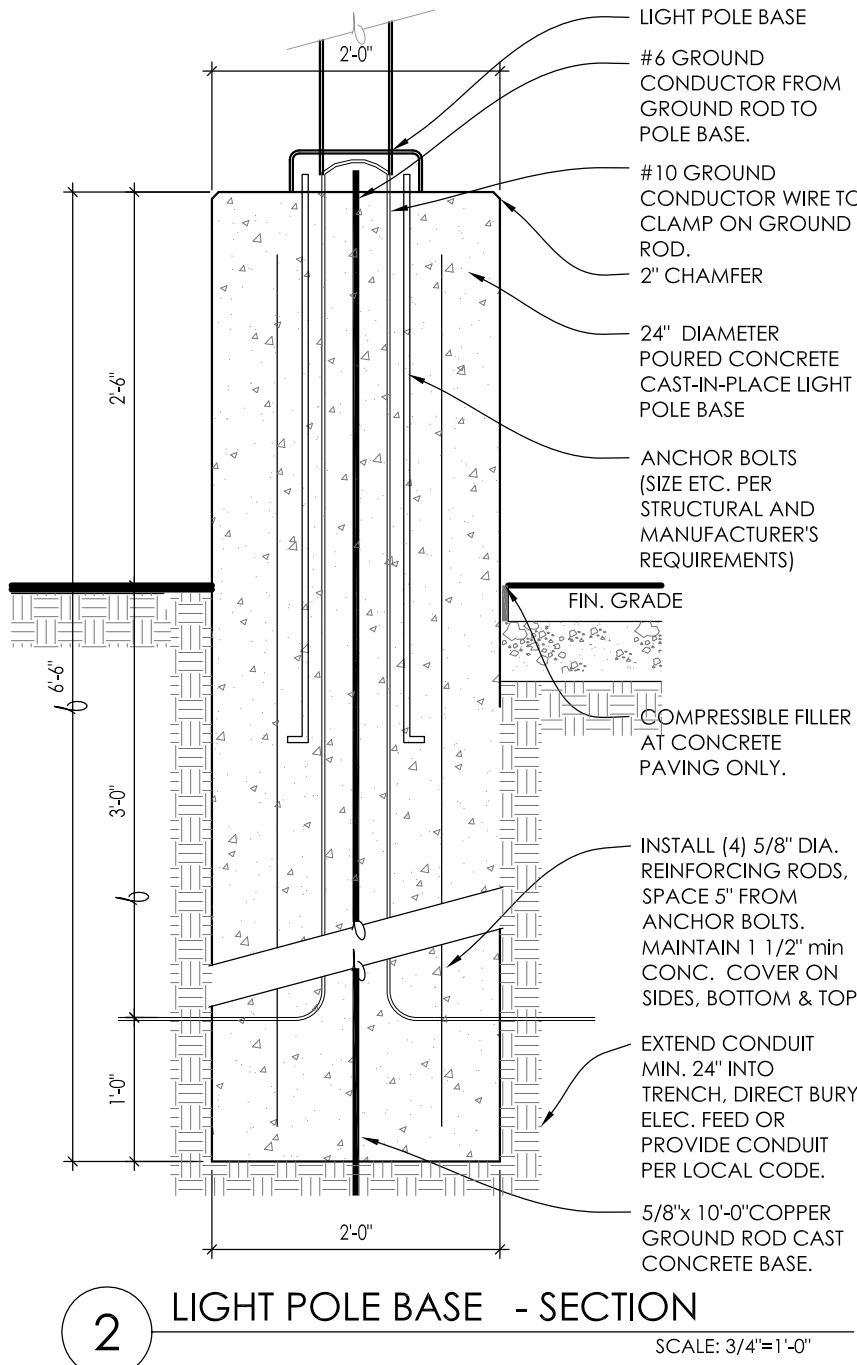
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Drawn By: MCD

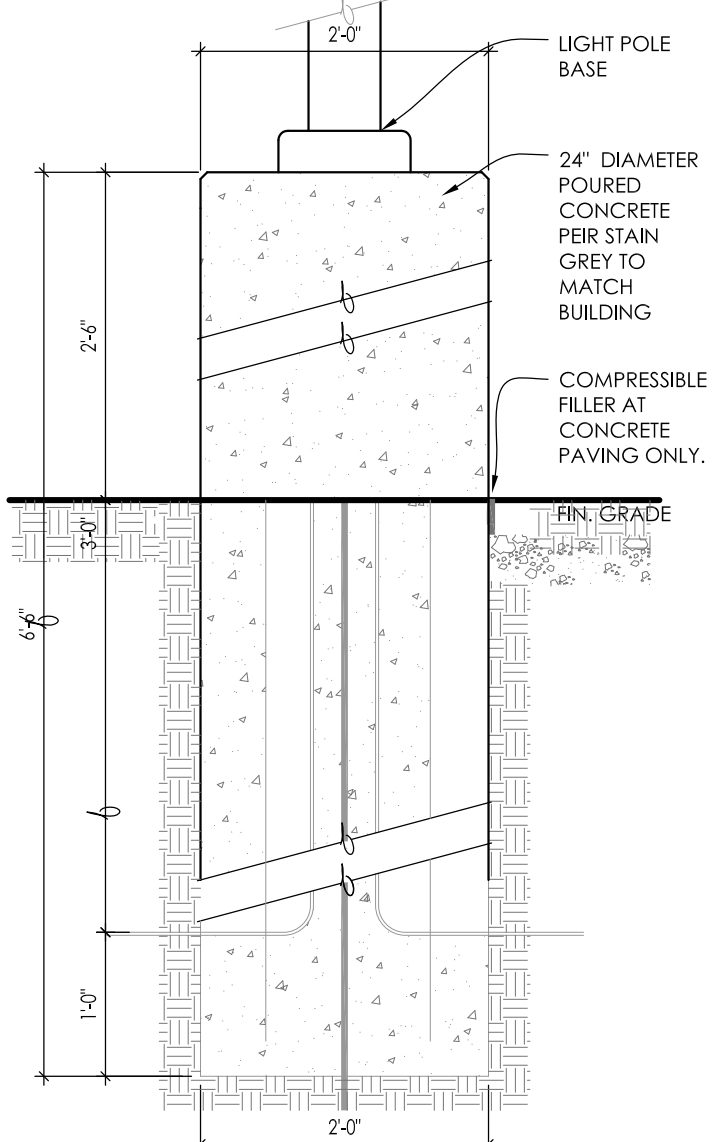
Job Number: 121 012

Sheet Number:

PHO1.1



LIGHT POLE BASE - SECTION



LIGHT POLE BASE - ELEVATION

1 PROPOSED OVERALL LIGHTING PLAN

EXISTING CONDITIONS GENERAL NOTES:

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY FOR REVIEW. AND/OR REPERFORMED PRIOR TO RESOLUTION OF DISCREPANCY. CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE COST OF ANY REMEDIATION REQUIRED SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS, BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
3. VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES I.E. WATER, SEWER, TELECOMMUNICATION AND ACCESS PANELS W/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.

PHOTOMETRIC GENERAL NOTES:

1. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
2. THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
3. IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATIONS OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATES.
4. ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED. GROUND FINISH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG-LASTING AESTHETIC.

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	2	CPY250-A-DM-F -C-UL-CS	Cree CPY250 Canopy 1" Square Luminaire w- Flat Lens, 122W, 4000K Platinum Silver Factory Finish, Provide Canopy Mounting Plate	72 type XTE AWT LEDs on white square PCB, 4000K color temperature.	CPY250-A-xx- F-AJUL-xx- 40K_RESTL- 2013-0002.ies	Absolute	1.00	43.4
	B	12	P5642-3030K9-M -C-UL-CS	P5642-3030K9 6" diameter up/down wall mount LED cylinder with LEDs moved closer to opening.	40-Nichia LEDs 3000K	P5642- 3030K_160002 0.IES	Absolute	1.00	58
	C	6	XSPW-A-0-3-M -C-UL-CS	Cree XSPW Series Wallpack Luminaire, Type III Medium, 5700K, C Input Power Designator, Platinum Silver factory Finish, U.L. listed for Wet Locations	4 type MDA LEDs	XSPWax3FC- U_RESTL-2014- -0018.IES	Absolute	1.00	42.7
	D	2	673-WP-CF2/26- BC	EXTERIOR WALL MOUNT LUMINAIRE WITH WHITE INTERIOR AND WHITE PLASTIC LENS	TWO SYLVANIA 26 WATT CPFL LAMPS	B-LM-63- 673.ies	3600	1.00	44

LUMINAIRE SCHEDULE										
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	
	E	8	1750LED-1L40T4-MDL10-CA	1750LED Medium Chateau, COB LED Type T4	Citizen COB	1750LED-1L40T4-MDL10-CA.JES	Absolute	1.00	75	
	F	8	1750LED-1L40T4-MDL10-CA-SV2C	1750LED Medium Chateau, COB LED Type T4, Clear Acrylic, Top Hat Lens	Citizen COB	1750LED-1L40T4-MDL10-CA-SV2C.JES	Absolute	1.00	58.2	
	G	107	LED-S14-CW-GLASS	S14 RETROFIT LED DIMMABLE BISTRO BULB Clear GLASS Lens	120V 60HZ 1.5W 2700K	1004161_JESN A95.JES	182	1.00	1.5	
STATISTICS										
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG	CV	Avg/Max	
Calc Zone #6	+	1.8 fc	25.4 fc	0.0 fc	N / A	N / A	-1.0	2.2	0.0:1	

LUMINAIRE NOTES

1. FIXTURE "E" (3) IS A NEW POLE LOCATION. WITH A NEW POST TOP LED 1750 CHATEAU FIXTURE WITH DECORATIVE RINGS. CLEAR LENS. PHOTOCELL CONTROL WITH AN URBAN BRONZE MATE FINISH ON A 20'-0" TALL URBAN BRONZE MATE FINISH 4" DIAMETER ROUND STEEL POLE ON TOP OF A NEW 2'-6" REINFORCED POURED CONCRETE FOUNDATION.
2. FIXTURE "F" (4) IS A EXISTING POLE LOCATION. REUSE EXISTING 6" POURED CONCRETE FOUNDATION. MOUNT A NEW POST TOP LED 1750 CHATEAU FIXTURE WITH DECORATIVE RINGS. CLEAR LENS. PHOTOCELL CONTROL WITH AN URBAN BRONZE MATE FINISH ON A 20'-0" TALL URBAN BRONZE MATE FINISH 4" DIAMETER ROUND STEEL POLE ON TOP (GENERAL CONTRACTOR TO FIELD VERIFY FOR POSSIBLE CORROSION AND INCOMPATIBILITY OF EXISTING POLES WITH NEW POLE PRIOR TO ORDERING).
3. FIXTURE "F" (4) IS A NEW POLE LOCATION. WITH A NEW POST TOP LED 1750 CHATEAU FIXTURE WITH DECORATIVE RINGS. CLEAR LENS. PHOTOCELL CONTROL WITH AN URBAN BRONZE MATE FINISH ON A 20'-0" TALL URBAN BRONZE MATE FINISH 4" DIAMETER ROUND STEEL POLE ON TOP OF A NEW 2'-6" REINFORCED POURED CONCRETE FOUNDATION.
4. FIXTURE "F" (2) IS A EXISTING POLE LOCATION. REUSE EXISTING 6" POURED CONCRETE FOUNDATION. MOUNT A NEW POST TOP LED 1750 CHATEAU FIXTURE WITH DECORATIVE RINGS. CLEAR LENS. PHOTOCELL CONTROL WITH AN URBAN BRONZE MATE FINISH ON A 20'-0" TALL URBAN BRONZE MATE FINISH 4" DIAMETER ROUND STEEL POLE ON TOP (GENERAL CONTRACTOR TO FIELD VERIFY FOR POSSIBLE CORROSION AND INCOMPATIBILITY OF EXISTING POLES WITH NEW POLE PRIOR TO ORDERING).
5. ALL PROPOSED FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT AND HAVE HARDWARE WITH IESNA FULL CUT-OFF SHIELD HOUSE SIDE SHIELDING WHERE REQUIRED. NEW PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) FINISH IS TO MATCH EXISTING W/ OPTIONAL PHOTOCELL CONTROL.
6. ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIN COAT OF APPROVED THICKNESS TO ACHIEVE A DIVISIBLE SURFACE AND LONG LASTING AESTHETIC.
7. ALL NEW PROPOSED AREA LIGHT POLES SHALL BE LOCATED 3'-0" FROM BACK OF CURB TO THE EDGE OR FACE OF THE REINFORCED LIGHT POLE BASE. UNLESS NOTED OTHERWISE.
8. INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF LIGHT POLES AND SIGNAGE LIGHTING CONTROL AND WIRING.
9. CONTRACTOR TO REFER TO REINFORCED LIGHT POLE BASE SECTION AND DETAIL FOR FURTHER INFORMATION.
10. PROPOSED POLE MOUNTED FIXTURE HEADS ARE TO HAVE A URBAN BRONZE MATE FINISH W/ OPTIONAL PHOTOCELL CONTROL.
11. ALL EXISTING AND NEW LIGHT FIXTURES ARE TO BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS FOR EXACT MOUNTING HEIGHTS AND LOCATIONS. FOR PURPOSES OF CALCULATING THE SITE LIGHTING AND PHOTOMETRIC OUTPUT ALL BUILDING MOUNTED FLOOD LIGHTS WERE PLACED AT 22'-0" ABOVE FINISHED FLOOR ELEVATION

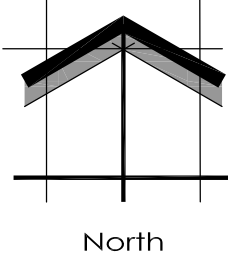
THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENTS

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.



1 PROPOSED PARTIAL PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

SCALE: 1" = 20'-0"



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Project:

**BLUE BAY
RESTAURANT
REDEVELOPMENT**

927 Main Street
Mukwonago, WI 53149

Issuance and Revisions:

Date	Number	Description
12/03/21		Plan Commission Submittal

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Sheet Title:

PROPOSED PARTIAL PHOTOMETRIC
LIGHT LEVEL CALCULATIONS PLAN

Date of Drawing:	12/03/21
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L21-013
Sheet Number:	

PHO1.2

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS

HOT LINE

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

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

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK
(800)-242-8511, (262) 492-7910
(877) 500-9592
www.DiggersHotline.com
OR

811

Know what's below.
Call before you dig.

Project:

BLUE BAY
RESTAURANT
REDEVELOPMENT

927 Main Street
Mukwonago, WI 53149

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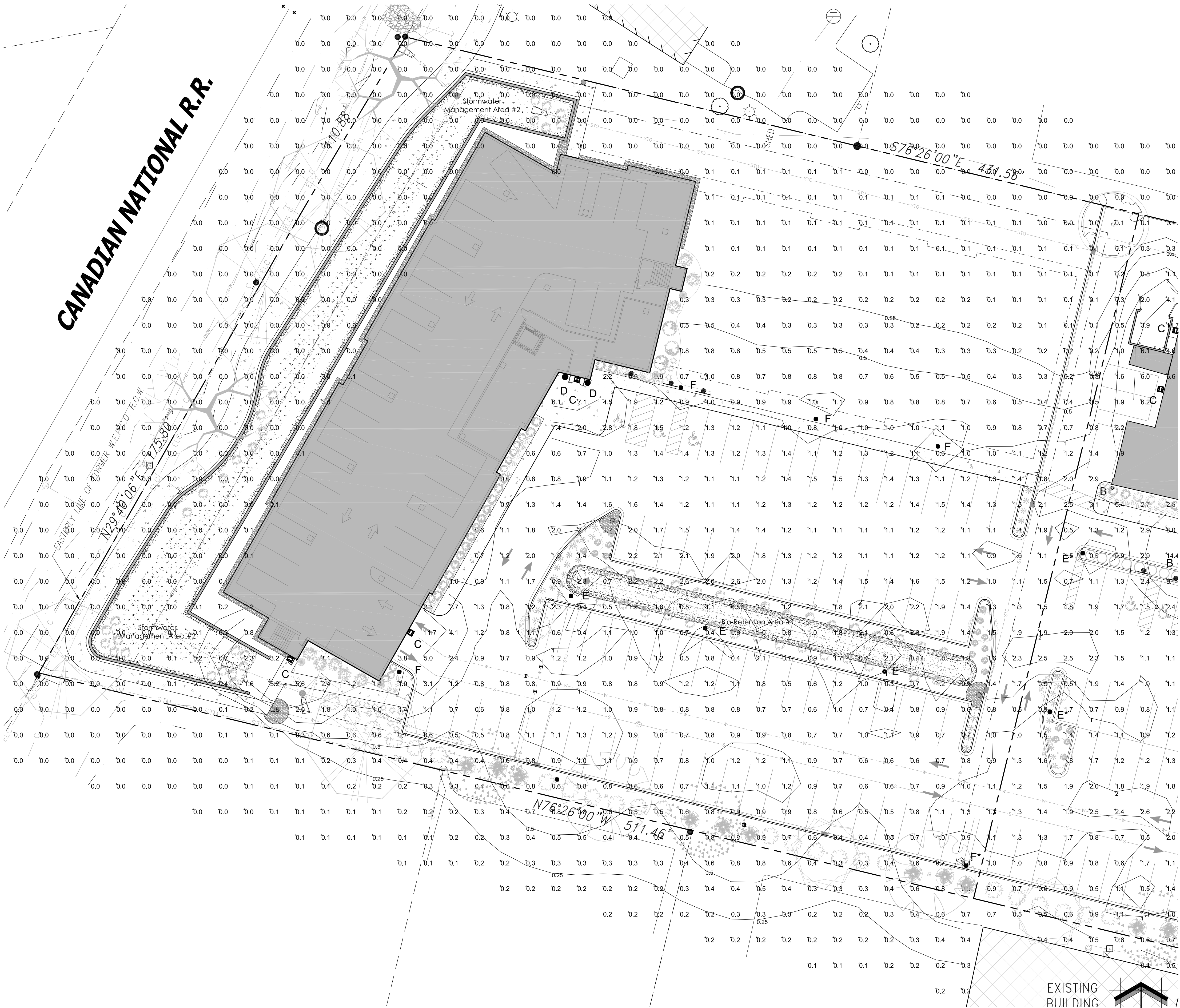
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Sheet Title:

PROPOSED PARTIAL PHOTOMETRIC
LIGHT LEVEL CALCULATIONS PLAN

Date of Drawing:	12/03/21
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L21-013
Sheet Number:	

PHO1.3



1 PROPOSED PARTIAL PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

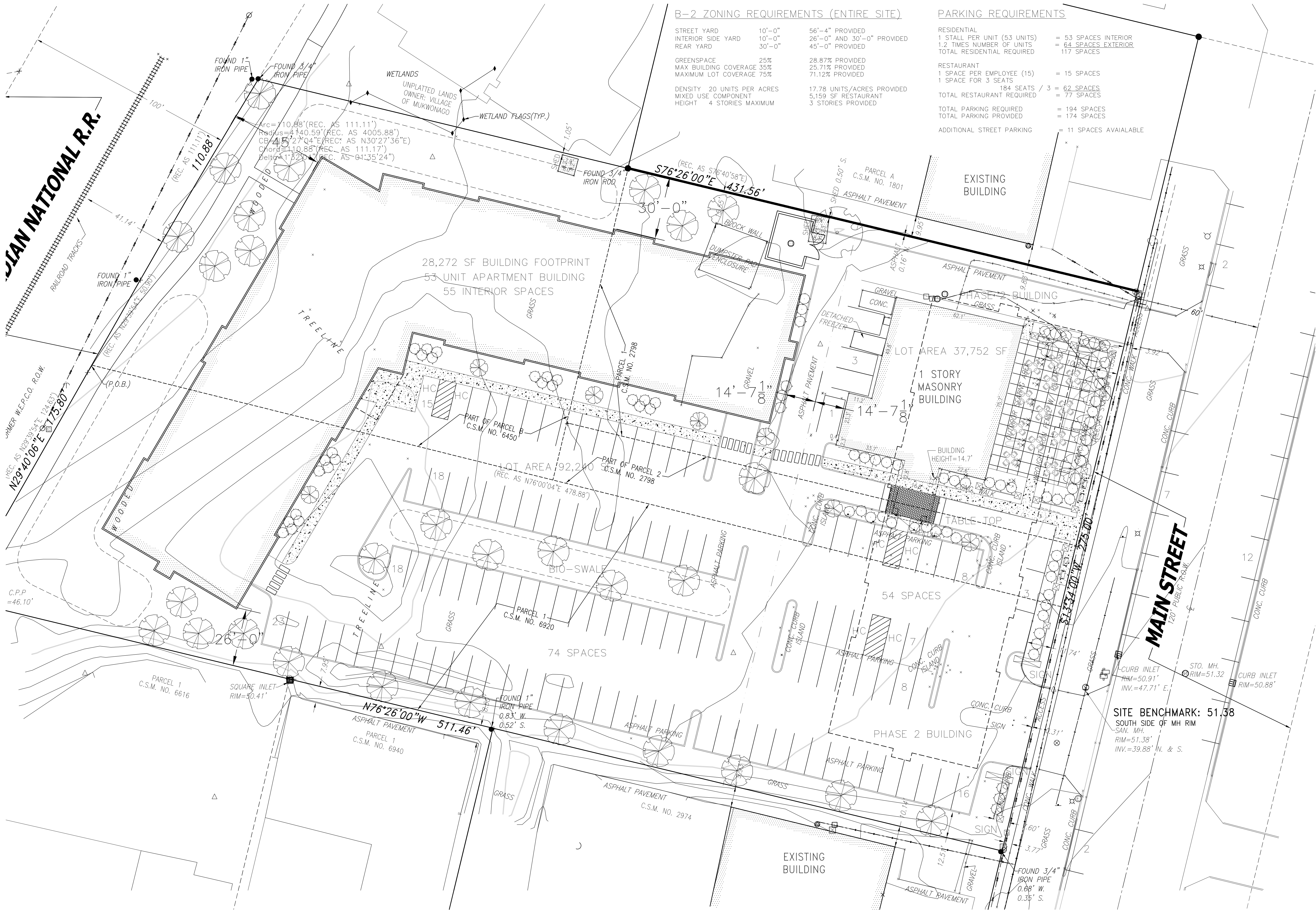
DIGGERS HOT LINE

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

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800)-242-8511, (262) 432-7910 (877) 500-9392 www.DiggersHotline.com OR

Know what's below.
Call before you dig.



B-2 ZONING REQUIREMENTS (ENTIRE SITE)

STREET YARD	10'-0"	56'-4" PROVIDED
INTERIOR SIDE YARD	10'-0"	26'-0" AND 30'-0" PROVIDED
REAR YARD	30'-0"	45'-0" PROVIDED
GREENSPACE	25%	28.87% PROVIDED
MAX. BUILDING COVERAGE	35%	25.71% PROVIDED
MAXIMUM LOT COVERAGE	75%	71.12% PROVIDED
DENSITY	20 UNITS PER ACRES	17.78 UNITS/ACRES PROVIDED
MIXED USE COMPONENT		5,159 SF RESTAURANT
HEIGHT	4 STORIES MAXIMUM	3 STORIES PROVIDED

PARKING REQUIREMENTS

RESIDENTIAL		
1 STALL PER UNIT (53 UNITS)	=	53 SPACES INTERIOR
1.2 TIMES NUMBER OF UNITS	=	64 SPACES EXTERIOR
TOTAL RESIDENTIAL REQUIRED		117 SPACES
RESTAURANT		
1 SPACE PER EMPLOYEE (15)	=	15 SPACES
1 SPACE FOR 3 SEATS		
184 SEATS / 3	=	62 SPACES
TOTAL RESTAURANT REQUIRED		77 SPACES
TOTAL PARKING REQUIRED	=	194 SPACES
TOTAL PARKING PROVIDED	=	174 SPACES
ADDITIONAL STREET PARKING	=	11 SPACES AVAILABLE

BLUE BAY MIXED USE DEVELOPMENT

927 MAIN STREET
MUKWONAGO, WI 53149

CONCEPTUAL DRAWING - NOT FOR CONSTRUCTION

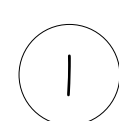
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PROJECT #: 4036

DATE: JULY 13, 2021

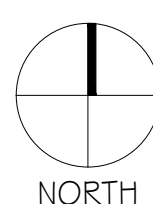
SITE PLAN

SP1.0



GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"



NORTH

CONCEPTUAL DRAWING - NOT FOR CONSTRUCTION

BLUE BAY MIXED USE DEVELOPMENT

927 MAIN STREET
MUKWONAGO, WI 53149

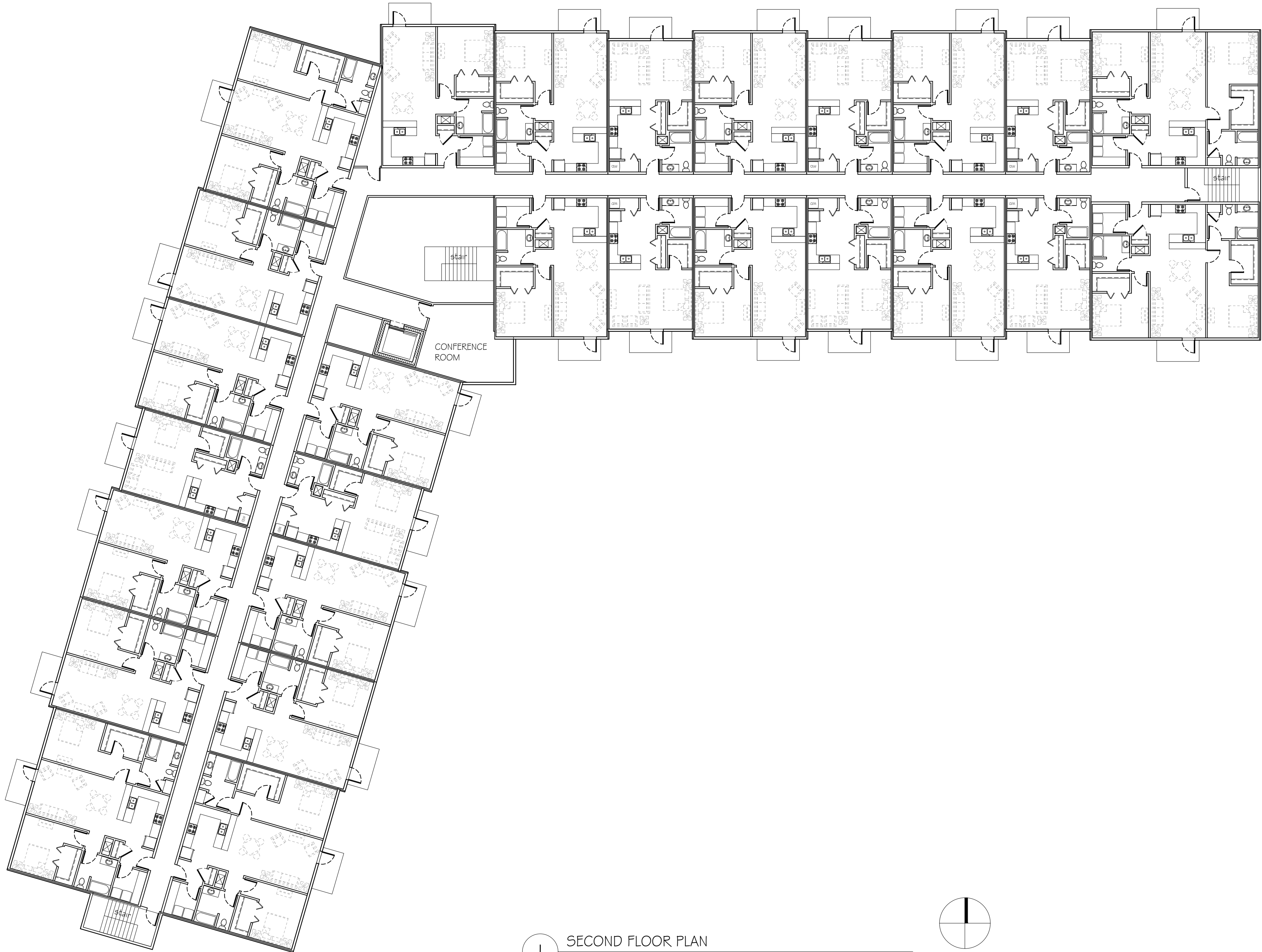
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PROJECT #: 4036

DATE: APRIL 05, 2021

FIRST FLOOR PLAN

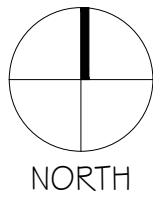
A1.1



1

SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



NORTH

CONCEPTUAL DRAWING - NOT FOR CONSTRUCTION

BLUE BAY MIXED USE DEVELOPMENT

927 MAIN STREET
MUKWONAGO, WI 53149

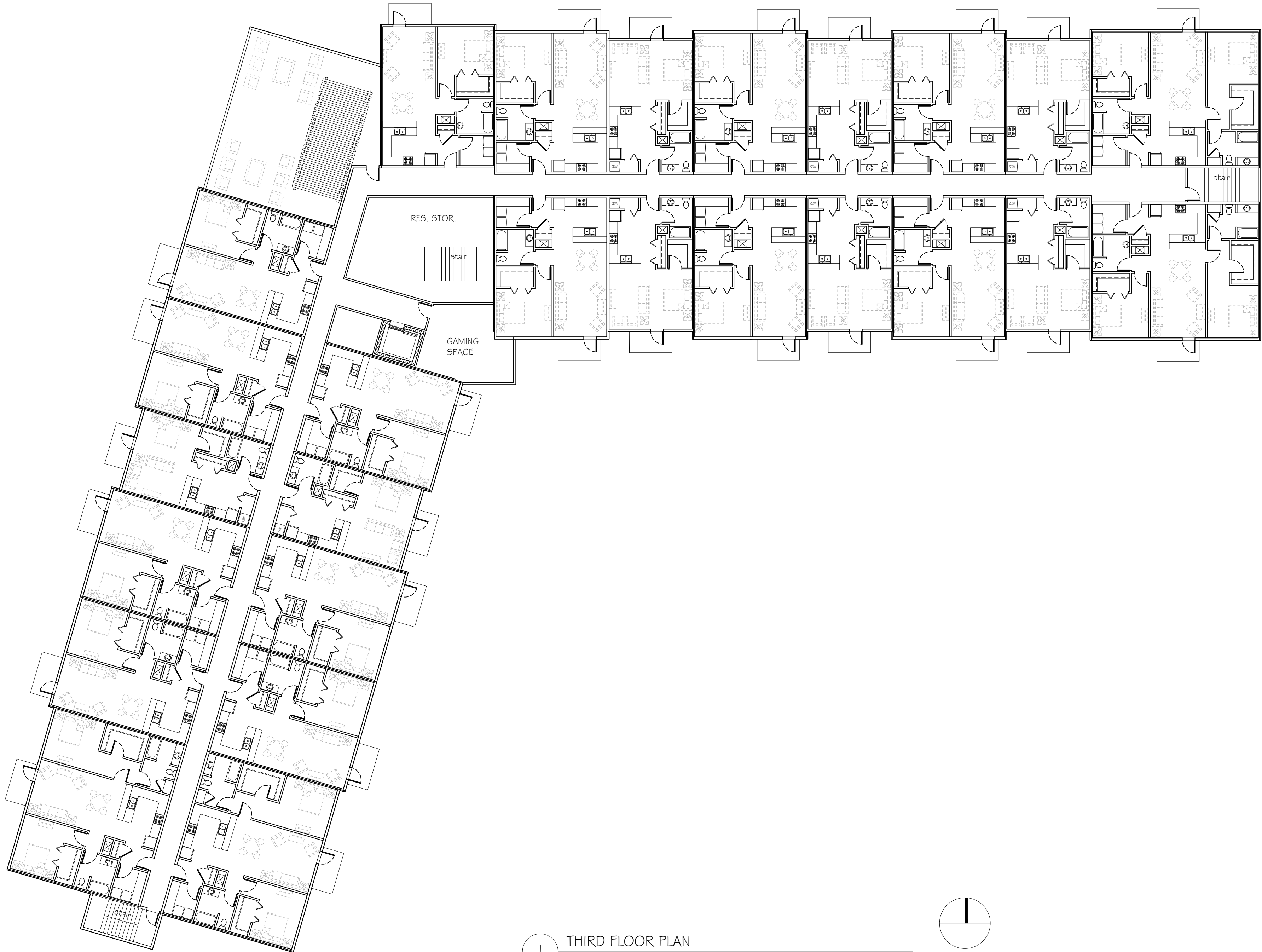
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PROJECT #: 4036

DATE: APRIL 05, 2021

FIRST FLOOR PLAN

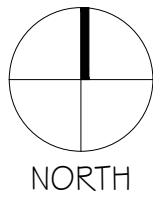
A1.2



1

THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"



CONCEPTUAL DRAWING - NOT FOR CONSTRUCTION

BLUE BAY MIXED USE DEVELOPMENT

927 MAIN STREET
MUKWONAGO, WI 53149

NO.	DATE	DESCRIPTION
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PROJECT #: 4036

DATE: APRIL 05, 2021

FIRST FLOOR PLAN

A1.3



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

BLUE BAY MIXED USE DEVELOPMENT
927 MAIN STREET
MUKWONAGO, WI 53149

xx DRAWING - NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
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PROJECT #: 4036

DATE: OCTOBER 05, 2021

EXTERIOR ELEVATIONS

A2.1



3 WEST ELEVATION

SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

NO.	DATE	DESCRIPTION
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PROJECT #:		4036
DATE:		OCTOBER 05, 2021
EXTERIOR ELEVATIONS		



PLANNING COMMISSION
January 11, 2022 at 6:30pm
Mukwonago, WI

**Zoning Map Amendment,
Site Plan and Architectural Review,
And *Parking Exception**

Parcel Number: **MUKV 2009-964-004 and MUKV 2009-964-001**

*Parking Exceptions are approved by Planning Commission and do not require VB approval.

Case Summary

Parcel Data

Proposal:	1. <u>Zoning Map Amendment</u> : Consideration to a Zoning District Boundary Change from B-2 General Business to B-2 General Business /BMX – Business Mixed Use Overlay 2. <u>Site Plan and Architectural Review</u> 3. <u>Parking Exception</u>
Applicant:	Vlaznim Islami aka Viktor Islami Sani Islami
Owner:	Vlaznim Islami aka Viktor Islami Sani Islami
Request:	Rezoning Request
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	1.6354 and 1.34acres
Current Use:	Parking/Vacant and Restaurant/Vacant
Proposed Use:	Parking/Apartment and Parking/Apartment and Restaurant
CSM:	A CSM will be required and process in the near future
Reason for Request:	Rezoning to BMX overlay
Current: Land Use Classification:	Low Intensity Commercial/ Business with Business Mixed Use Overlay

Proposed: Land Use Classification:	No Change
Current: Zoning Classification:	B-2 General Business
Proposed: Zoning Classification:	B-2 General Business /BMX – Business Mixed Use Overlay
Census Tract:	2039.01

Public Notice

A public hearing notice was published two times in the Waukesha Freeman, and letters were mailed to surrounding property owners. Public comment as of this date, staff has not received any comments or other communications regarding this proposal.

Rezoning Request

The applicant is requesting to rezone the property from B-2 General Business to B-2 General Business /BMX – Business Mixed Use Overlay. This rezoning if approved will allow for residential uses to be able to be permitted on the two (future combined) parcels.

Comprehensive Plan / Land Use Plan

The property is classified on the comprehensive plan / land use plan as Low Intensity Commercial/ Business with Business Mixed Use Overlay. The intent of the Business Mixed Use Overlay is to allow for a mix of residential and commercial uses on one property or area with a density of 20 dwelling units per acre and within the Main Street/South Planning District a maximum of 3 stories.

Upon review staff supports the request based upon compliance with the Comprehensive Plan.

Site and Architectural Review

Overall Site	Two properties are being considered for rezoning one being 1.6354 and 1.34acres
Utilities	All utilities will be underground, sewer and water is available. Service laterals will need to be provided.
Stormwater Management	Stormwater management is planned for the site. Currently, there is no stormwater management on the property. A bioretention facility is planned for the western portion of the lot parallel to the multi-use path and wrapping around the southern and northern portions of the budling. A bioretention facility is also planned for the central landscaping area of the parking lot. The preliminary concepts have been reviewed by R-M and they have provided an attached letter.

Wetlands	Wetlands have been reviewed and a report prepared. Please see attached.			
Easements	Existing easements are unknown at this time. New easements will need to be prepared and granted for the multi-use path for public access and village maintenance, etc.			
Units	Phase 1A (north south wing) = 29 Phase 1B (east west wing) = 24 Phase 1 Total = 53 Phase 2 (new multi-use building) = unknown			
Green Space (B-2)	Required	25%.	Provided	28.87%
Max Building Coverage (B-2)	Required	35%	Provided	25.71%
Maximum Lot Coverage (B-2)	Required	75%	Provided	71.12%
Height	Maximum	4 stories	Provided	3 stories
Density	Maximum	20 Units/Acre	Provided	17.78 Units/Acre (Phase I)
Restaurant	Existing and Proposed 5,159 SF			
Parking	Phase 1A and 1B Apartment Summary: Residential: 1 stall per unit enclosed = Required 53/Provided 53 Residential: 1.25 x # of units = Required 66/Provided 31 Total Residential = Required/Provided 119 / 84 Deficit of Apartment parking = 35 Restaurant Summary: Restaurant: 1 space per employee (15) = Required/Provided = 15/15 Restaurant: 1 space for 3 seats (184 seats / 3) = Required/Provided = 62/62 Total Restaurant = Required/Provided 77/77 Additional Street Parking = 23 Total Parking Required = 196 spaces On Site Parking Provided = 173 spaces Total Spaces Short = 23 spaces – <i>See section regarding parking exception.</i>			
Landscaping	Summary: The applicant has provided a robust landscaping plan for the property. The plan calls for a variety of deciduous trees including flowering crab, black gum, flowering pear, mountain ash, and Linden. The evergreen species include Hillspire Juniper. The plan			

calls for seven deciduous shrubs species, four species of evergreen shrubs, four types of ornamental grasses and Sunsparkler Firecracker Sedum as a ground cover. Perennials will provide a burst of seasonal color with six different daylily species.

Comments:

- There does appear to be a discrepancy between the plans and the plant schedule. For example, the plant schedule indicated 3 Hillspire Juniper however the plans appear to indicate 9 along the southern edge of the property. Staff is recommending the approval of the landscaping plans be condition upon the final plans being the higher plant count to be approved by planning prior to issuance of grading permits.
- Staff is concerned about the landscaping plans for the northern portion of the property. Original conceptual plans indicated that this area would be filled with paintings and grass, however final plans being presented provide for a 26 ft wide grasscrete fire lane. There is an area 29'8" of space between the building and the property line and additional space in areas where the building bumps in. The reason the above noted concerns is that this area on the first floor is a parking garage with no building articulation and staff is concerned about the appearance of a flat un-articulated building façade. Staff is recommending that within the bump in areas some upright and ground level planting be provided along with an ornamental tree. In areas where there are bump outs of the building staff recommends that a greenwall system be provided in these areas with details to be approved by staff.

Bike Parking

The applicant has not provided any bike parking at this time.

- Staff recommend, since this property is located along the greenway trail, that at least a three rack bike rack be integrated into the landscaping near the restaurant and that at least 25 spaces be provided for the apartment building with spaces to be located within the parking area as well as outside the apartment building with exact locations and numbers to be determined by the developer and planner prior to building permits.

Patio	The applicant is proposing to remodel and extend the outdoor dining area of the restaurant towards Main Street. This patio will feature masonry piers, metal fencing and additional landscaping. The plans indicate a scored concrete pavement pattern. Specific details have not been provided. Comments: • Staff recommends that details of the fence, piers, pavement details, landscaping and lighting be deferred to staff for approval prior to issuance of a grading permit.
Lighting	The applicant is proposing coordinating building and site lighting. They are proposing a Sternberg Chateau Series fixture and a urban line pole for the stie lighting and a Brownlee 7610 LED budling light as well as a Cree xsp series security fixture. The chosen fixtures are all high-quality fixtures. The lighting plans do show lighting levels compliant with zero at the property line. Please note this proposal does not provide any lighting along the multi-use path. ○ Please note that the lighting selection is not identical or similar to the point or the Lumec pole and fixture that has been used in other locations of the Village. Staff recommends that the lighting be provide with this development along the multi-use path and that the lighting be identical to the fixtures located on the multi-use path just to the north through the Point Apartment Development.
Dumpsters:	The applicant has not provided details with regard to the exterior dumpsters planned for the restaurant or apartments or interior locations for garage and recycling services within the apartments. • Staff recommends that design of the dumpsters with regard to color, design, and location be approved by planning staff prior to issuance of building permits, subject to the designs integrating with the materials and design of the property.
Architecture Review Restaurant:	No exterior modification to the architecture of the restaurant is being proposed at this time. See comments above regarding patio.
Architectural Review	

Apartments:

The applicant has provided architectural drawings for Phase 1A. As well as Drawings for Phase 1A and 1B. At this time the applicant is requesting approval for both phases to allow the flexibility which may be dependent upon financing.

Phase 1A includes 29 units with structured parking as well as the main core of the facility include lobby, elevators, stairs, and common rooms and amenities.

Phase 1B includes 24 units with additional structure parking.

The building consists of a combination of unit types which include:

- Efficiency Units = 16
- One Bedroom Units = 28
- Two Bedroom Units = 9

The building is designed as a modified “L” shape building to correspond with the property lines and greenway that will go through the western portion of the property. The Community Room and roof top deck area is designed to view Lower Phantom Lake from the third level of the building.

The exterior design of the building features a first-floor parking garage and is expressed in the architectural drawings as a solid wall with limited openings except for entry and exists and some openings aligned with upper-level balconies. Architecturally, the facades have minimal articulation and present as a masonry product. In some instances, the panelized product from the upper levels is brought to the 1st level near the openings that are aligned to the upper balconies.

The faces for the second level of the building have masonry elements mostly defined at the projecting elements of the building which are capped by gables. Those portions of the building that are recessed have a panel system.

The third level of the budling has no masonry products and consist of panelized system as the primary building material. The balconies and windows within the project gabled details have small awnings located above the fenestration elements.

Overall, the budling has a gabled roof with smaller gables and at corner elements there are layered gabled details.

The applicant does not have line drawings or detailed architectural drawings.

- Staff recommends that the building design be approved in concept at this time and that detail line drawings and larger scale drawings be submitted to the Planning Commission for final approval.

Building Materials: Material samples and colors have not been provided.

- Staff recommends that final materials and colors be submitted to the Planning Commission for final approval.

Parking Exception

Section 100-402 (b) (2) d. allows for parking exceptions to be granted by the planning commission when there is a change of use of land may at its discretion grant an exception to the requirements of constructing additional parking spaces. The applicant is required to demonstrate how the site constraints and other standard of this chapter do not allow construction of additional on-site parking space and shall provide justification that there are sufficient spaces available for overflow parking such as street parking or shared parking on neighboring or nearby properties.

The applicant has indicated the following:

Good afternoon John,

I have reviewed the parking as shown on the submitted Civil Drawings. We are currently recognizing 173 available parking spaces. Our tabulation, for Phase 2, requires the following;

- *53 Interior spaces for the Apartment Building*
- *66 Exterior spaces for the Apartment Building*
- *15 Employee Spaces for the Restaurant*
- *62 Customer Spaces for the Restaurant*
- *196 Spaces Required*
- *173 Spaces Provided*
- *23 On-Street spaces required (to meet code)*

There are two issues that make us believe that we have adequate parking for the proposed development.

First, we are planning to maintain the hours of operation that currently exist for the Restaurant, (6:00 AM – 3:00 PM). Historically we are not filling the current Restaurant parking lot at 6:00. We would expect to see the lot filling up around the 7:30 time frame. This would give the Apartment Occupants time to leave for work in the morning freeing up spaces for Restaurant Customers during the morning.

Secondly, we view the required 1.25 times the number of interior spaces as excessive when considering a shared parking format. If we were to provide 1 parking stall per bed, we would need 61 spaces. In addition, we would provide 15 guest parking spaces (25% of the Apartment demand). This would require a total of 76 Spaces needed for the Apartment Building. The restaurant requires 15 spaces for Staff and 62 spaces for Customers totaling 77 spaces. This establishes a requirement of 153 spaces for the development. With the potential of 76 Residential spaces accounted for and the 77 restaurant Staff and Customers accounted for, we would still have 20 additional parking spaces for visiting guests. This would bring the guest parking total up to 35 spaces which would allow 66% of the units to have a guest.

When you recognize that the majority of guest will be visiting in the evening hours, the 77 restaurant spaces will be freed up during that time. This will allow for 112 parking spaces to be available for visitor during the evening hours. Conversely, there would be 35 spaces in the morning that the restaurant could use for waiting customers during turnover periods.

- 61 Resident Spaces (53 Interior, 8 exterior)
- 15 Apartment Guest Spaces
- 76 Apartment Spaces Needed

- 15 Employee Spaces for the Restaurant (Not used 3:00 PM to 6:00 AM)
- 62 Customer Spaces for the Restaurant (Not used 3:00 PM to 6:00 AM)
- 77 Restaurant Spaces/Visitor Spaces (when Restaurant is closed)
- 153 Total Spaces needed
- 173 Provided
- 20 Additional Spaces

For the Apartment Guest

- 15 Apartment Guest Spaces
- 20 Extra Spaces
- 77 Shared Restaurant Spaces
- 112 Spaces available for evening guests / 35 spaces during the day

It is based on this shared parking arrangement that we believe the we currently have enough parking on the Site. To that end, we are requesting an exception to allow the other 23 parking spaces, should they be necessary, to utilize the adjacent street parking. We do not see the need for 58 guest parking spaces to be provided.

Thank you for your consideration. If you have any further questions feel free to contact me.

Sincerely,

David Baum AIA

Schroeder and Holt Architects

Staff Review

Engineering	Please see attached letter from R-M. <i>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.</i>
Public Works	The multi-use path shall be dedicated to the Village through an easement. A development agreement shall be entered into with regard to the multi use path and any other public improvements. Construction details of the multi-use path shall be to Village specification with plans approved by the Village Engineer and Public Works Director. Inspections shall be conducted by the Village Engineer during construction of the multi-use path. Nonstandard details such as a fence between the retention pond and path or any other nonstandard details shall be provided as requested by the Village Engineer and Public Works Director.
Utilities	Comments are note on marked up drawings attached to this report and noted in the resolution. That include the following: • An easement shall be provided on the CSM on the north side of the property to allow utility access to be able to access the sewer utilities on the bath for maintenance. This shall include associated easement documents. • Public Sanitary Sewer easement shall be shown on all drawings. The applicant shall ensure that no structures will encroach into the sanitary ewer easement including retaining walls etc. • The applicant shall eliminate the second connection to the public water main. • The North South water main connection shall be an 8" connection to avoid the need for the second connection and minimize the cost of fire protection charges. • The fire hydrant connections shall be 6" • The east west water main line on the southern portion of the building shall be increased as well as the connection to the public water line shall be increased from 6" to 8".
Police	No Concerns at this time.
Fire	No Concerns at this time.
Building Inspection	No Concerns at this time.
Planning	Planning has the following site plan recommendations: 1. Landscaping:

- Staff is recommending the approval of the landscaping plans be condition upon the final plans being the higher plant count to be approved by planning prior to issuance of grading permits.
 - Staff is recommending that within the bump in areas on the north side of the building some upright and ground level planting be provided along with an ornamental tree. In areas where there are bump outs of the building a greenwall system shall be provided, details to be approved by staff.
2. Bike Parking
 - Staff recommend, 25 spaces be provided for the apartment building with spaces to be located within the parking area as well as outside the apartment building, exact locations and numbers to be determined by the developer and planner prior to building permits.
 3. Patio
 - Staff recommends that details of the fence, piers, pavement details, landscaping and lighting be deferred to staff for approval prior to issuance of a grading permit.
 4. Lighting
 - Staff recommends that the lighting along the trail be identical to the lighting along the trail adjacent to the Point. Plans and details to be provided to planning and public works staff prior to issuance of a building permit for approval.
 5. Dumpsters
 - Staff recommends that design of the dumpsters with regard to color, design, and location be approved by planning staff prior to issuance of building permits, subject to the designs integrating with the materials and design of the property.
 6. Architecture
 - Restaurant: Any exterior modifications to the restaurant other than specifically related to the patio or other site amenities shall be returned to the Planning Commission and Village Board for approval.
 - Apartments: Staff recommends that the building design be approved in concept at this time and that detail line drawings and larger scale drawings be submitted to the Planning Commission for final approval.

Recommendation

Rezoning:

Staff recommends that the Planning Commission recommend to the Village Board approval of a zoning map amendment and approve the attached ordinance.

Parking Exception:

Staff recommend that the Planning Commission approve an exception for parking for 23 parking spaces based upon the unit typologies approved for the budling, the ability to allow the mix of uses to share parking, and the availability of on street parking along Main Street, as well as the accessibility to the Multi-Use Trail as an alternative transportation.

Site Plan and Architectural Review:

Staff recommends that the Planning Commission recommend to the Village Board approval of a resolution that includes:

- a whereas statement addressing the Planning Commission approval of an exception for 23 parking spaces based upon the unit typologies approved for the budling, the ability to allow the mix of uses to share parking, and the availability of on street parking along Main Street, as well as the accessibility to the Multi-Use Trail as an alternative transportation.

And includes the following conditions of approval:

1. Prior to any land disturbing activity, the applicant must submit a complete and 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 the Village Engineering, Public Works, Utilities, Police, Fire, Inspections, and Planning Departments.
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 comply with all conditions of approval from the Village Engineer as noted in their preliminary and final reviews.
5. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.

6. All work related to this project must comply with all project plans approved by the Village.
7. The developer must comply with all requirements related to impact fees imposed by the Village.
8. The developer shall comply with all parts of the Municipal Code as it relates to this project.
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. Prior to issuance of any preliminary start or building permit a CSM and associated easement documents shall be approved by the Village and recorded with the Register of Deeds.
11. This approval is subject to detailed technical review of the construction drawings for the requirements of the Village Engineer, Department Heads and Village Ordinances. Permits to allow construction shall be withheld until this technical review is complete and all plans including stormwater, utilities, fire, police, planning, building inspections etc. have been completed and approved. The applicant shall make changes and provide updated drawings as requested by the Village Engineer or other department heads, if necessary, prior to approval and issuance of any permits.
12. The multi-use path shall be dedicated to the Village through an easement. A development agreement shall be entered into with regard to the multi-use path and any other public improvements. Construction details of the multi-use path shall be to Village specification with plans approved by the Village Engineer and Public Works Director. Inspections shall be conducted by the Village Engineer during construction of the multi-use path. Nonstandard details such as a fence between the retention pond and path or any other nonstandard details shall be provided as requested by the Village Engineer and Public Works Director.
13. Comments are note on marked up drawings attached to this report and noted in the resolution. They include the following:
 - An easement shall be provided on the CSM on the north side of the property to allow utility access to be able to access the sewer utilities on the bath for maintenance. This shall include associated easement documents.
 - Public Sanitary Sewer easement shall be shown on all drawings. The applicant shall ensure that no structures will encroach into the sanitary sewer easement including retaining walls etc.
 - The applicant shall eliminate the second connection to the public water main.

- The North South water main connection shall be an 8" connection to avoid the need for the second connection and minimize the cost of fire protection charges.
- The fire hydrant connections shall be 6"
- The east west water main line on the southern portion of the building shall be increased as well as the connection to the public water line shall be increased from 6" to 8".

14. The plans are approved condition upon the following modification, revisions, and clarifications:

Landscaping:

The approval of the landscaping plans be condition upon the final plans being the higher plant count to be approved by planning prior to issuance of grading permits.

Additional plantings shall be provided within the bump in areas on the north side of the building some upright and ground level planting be provided along with an ornamental tree. In areas where there are bump outs of the building a greenwall system shall be provided, details to be approved by staff.

Bike Parking

25 spaces be provided for the apartment building with spaces to be located within the parking area as well as outside the apartment building, exact locations, and numbers to be determined by the developer and planner prior to building permits.

Patio

Details of the fence, piers, pavement details, landscaping and lighting be deferred to staff for approval prior to issuance of a grading permit.

Lighting

The lighting along the trail be identical to the lighting along the trail adjacent to the Point. Plans and details to be provided to planning and public works staff prior to issuance of a building permit for approval.

Dumpsters

The design of the dumpsters with regard to color, design, and location be approved by planning staff prior to issuance of building permits, subject to the designs integrating with the materials and design of the property.

Architecture

Restaurant: Any exterior modifications to the restaurant other than specifically related to the patio or other site amenities shall be returned to the Planning Commission and Village Board for approval.

Apartments: The building design shall be approved in concept at this time and that detail line drawings and larger scale drawings be submitted to the Planning Commission for final approval.

15. Any future modification as required by ordinance, standards, or policy shall require an update to this site plan and architectural review.

Attachments

1. Maps
2. Drawings

December 7, 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 submittal contained civil site plans and a storm water management plan, both dated December 3, 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.



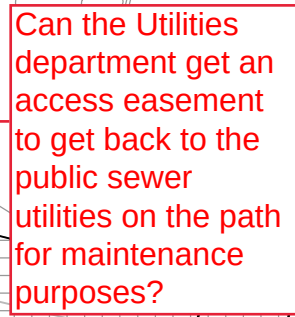
Peter W. Gesch, E.I.T.
Project Engineer
pgesch@ruekertmielke.com

PWG:pwg

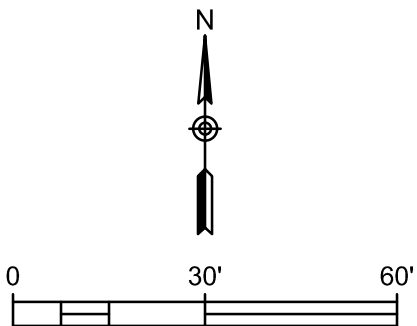
cc: Tim Rutenbeck, Village of Mukwonago
Dave Brown, Village of Mukwonago
Wayne Castle, Village of Mukwonago
Ron Bittner, Village of Mukwonago
Daniel Streit, Village of Mukwonago
Jeff Stien, Village of Mukwonago
Jerad J. Wegner, P.E., Ruekert & Mielke, Inc.

COMBINED USES	
PROPOSED PARKING:	
INTERIOR SPACES	57
EXTERIOR SPACES	116
AVAILABLE STREET PARKING SPACES	12
TOTAL SPACES	185

AREAS:	
TOTAL SITE:	129,751 SF (2.98 AC)
GREENSPACE	34,650 SF (0.80 AC)
PERCENT OF TOTAL	26.7%
BUILDING	33,682 SF (0.77 AC)
PERCENT OF TOTAL	26.0%

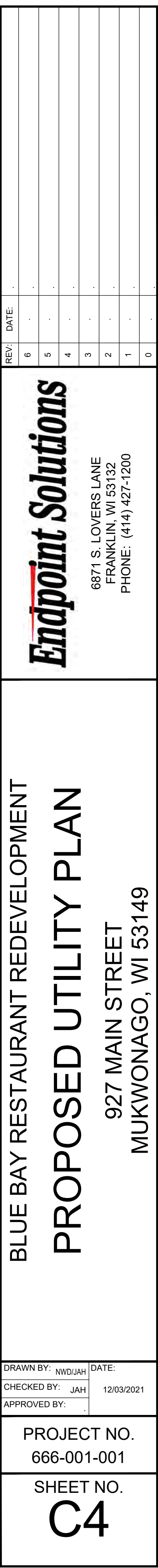


- PARKING STALLS: WHITE
PEDESTRIAN CROSSWALKS: WHITE
ADA SYMBOLS: BLUE OR PER LOCAL CODE
EXTERIOR SIDEWALK CURBED, LIGHTPOLE BASES, AND GUARD POSTS:
YELLOW



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

SHEET NO.
C2





Village of Mukwonago GIS
Aerial Photo North Parcel

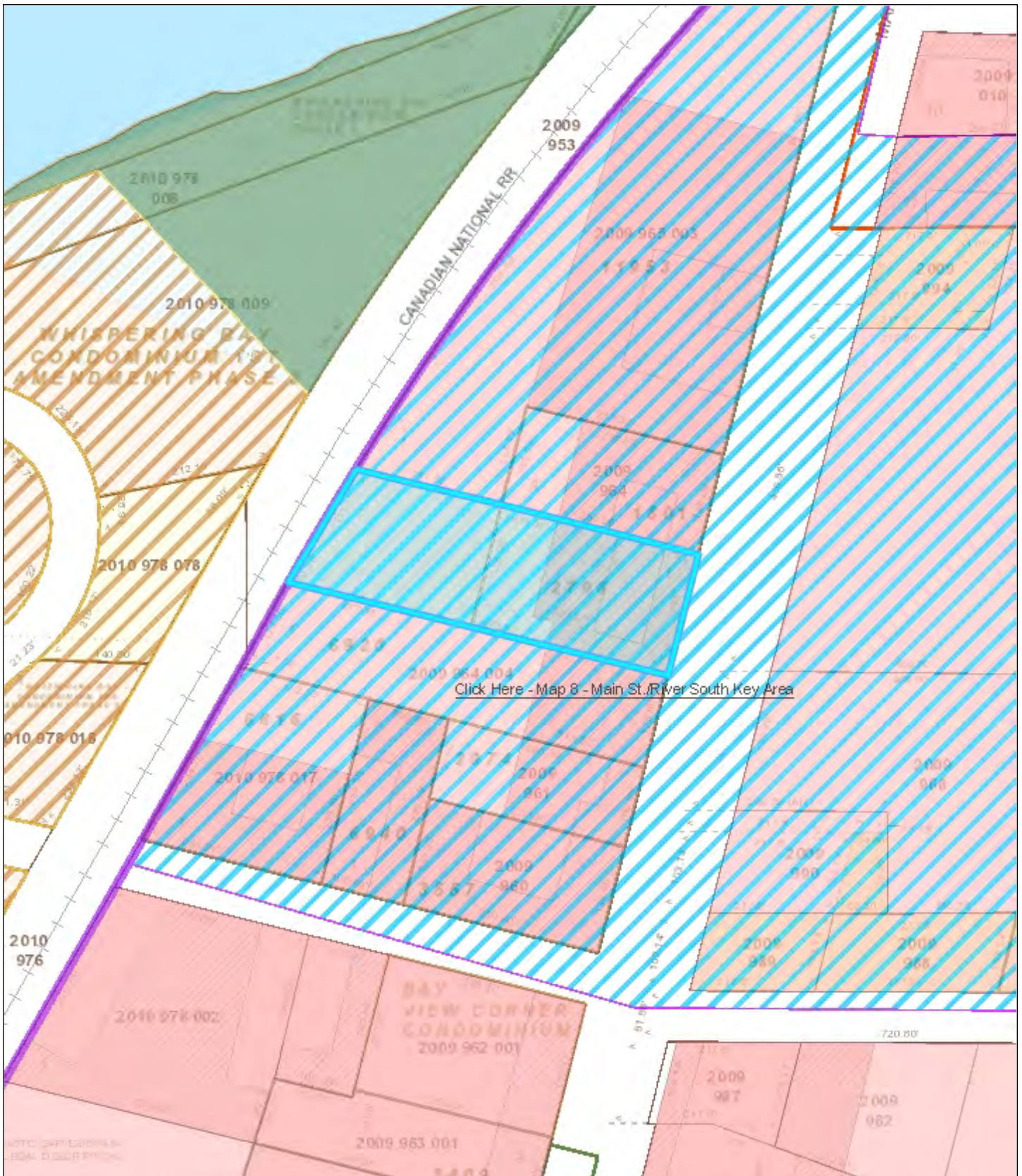
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SCALE: 1" = 200'

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

Print Date: 1/5/2022



Village of Mukwonago GIS Land Use Plan North Parcel

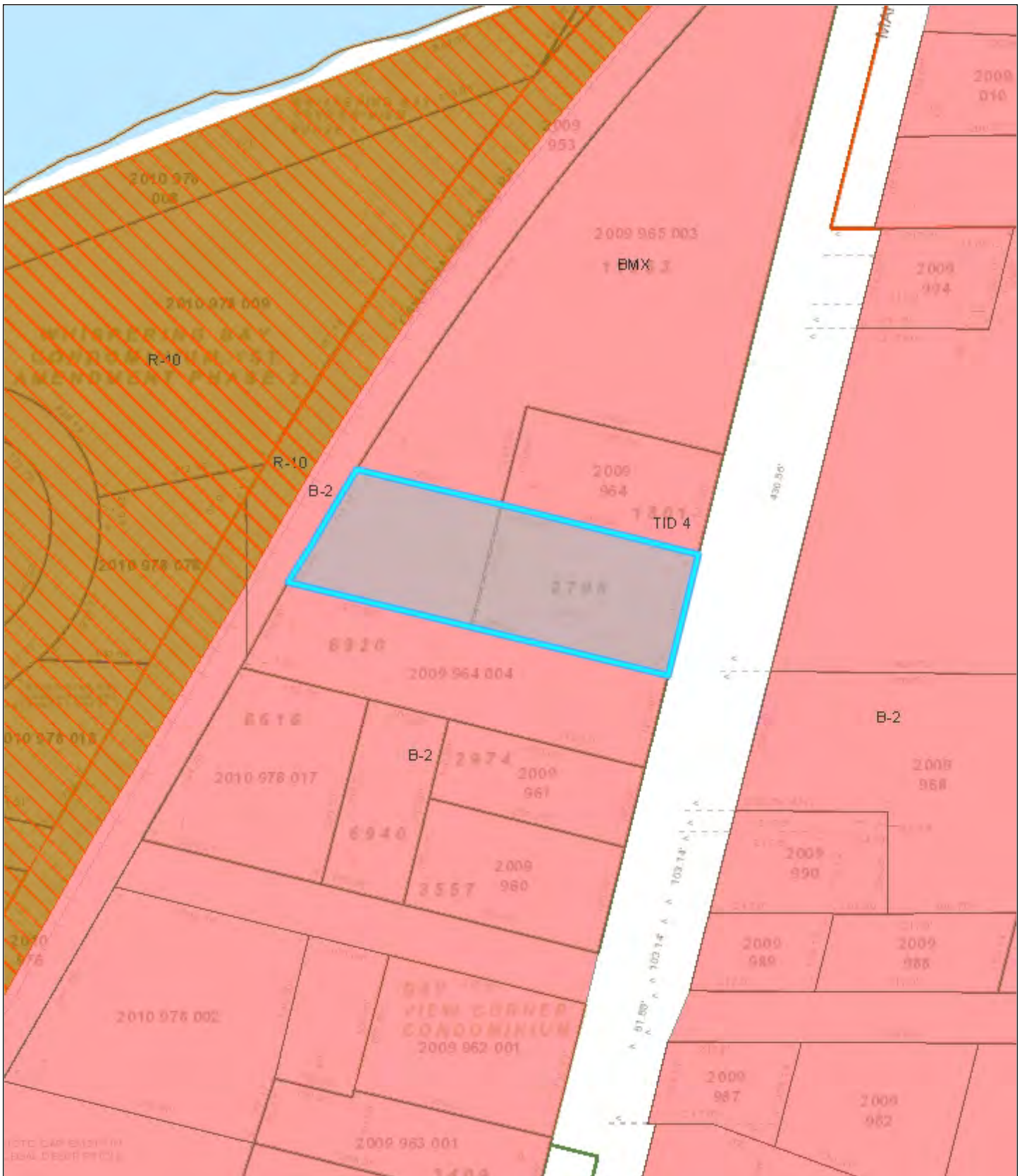
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SCALE: 1" = 167'

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

Print Date: 1/5/2022



Village of Mukwonago GIS Zoning North 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: 1/5/2022



Village of Mukwonago GIS
Aerial South Parcel

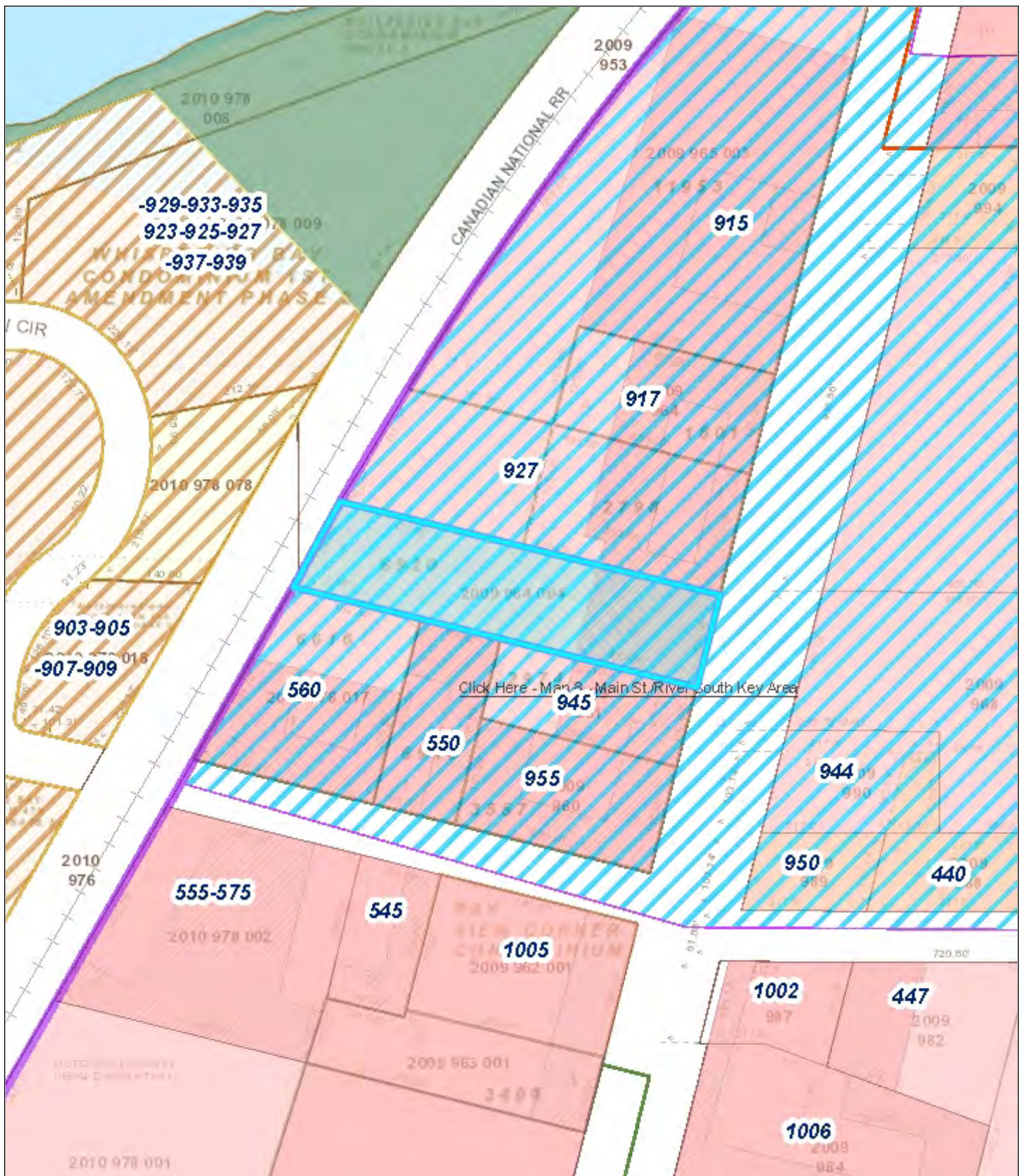
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SCALE: 1" = 167'

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

Print Date: 1/5/2022



Village of Mukwonago GIS

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: 1/5/2022



December 7, 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 submittal contained civil site plans and a storm water management plan, both dated December 3, 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

PWG:pwg

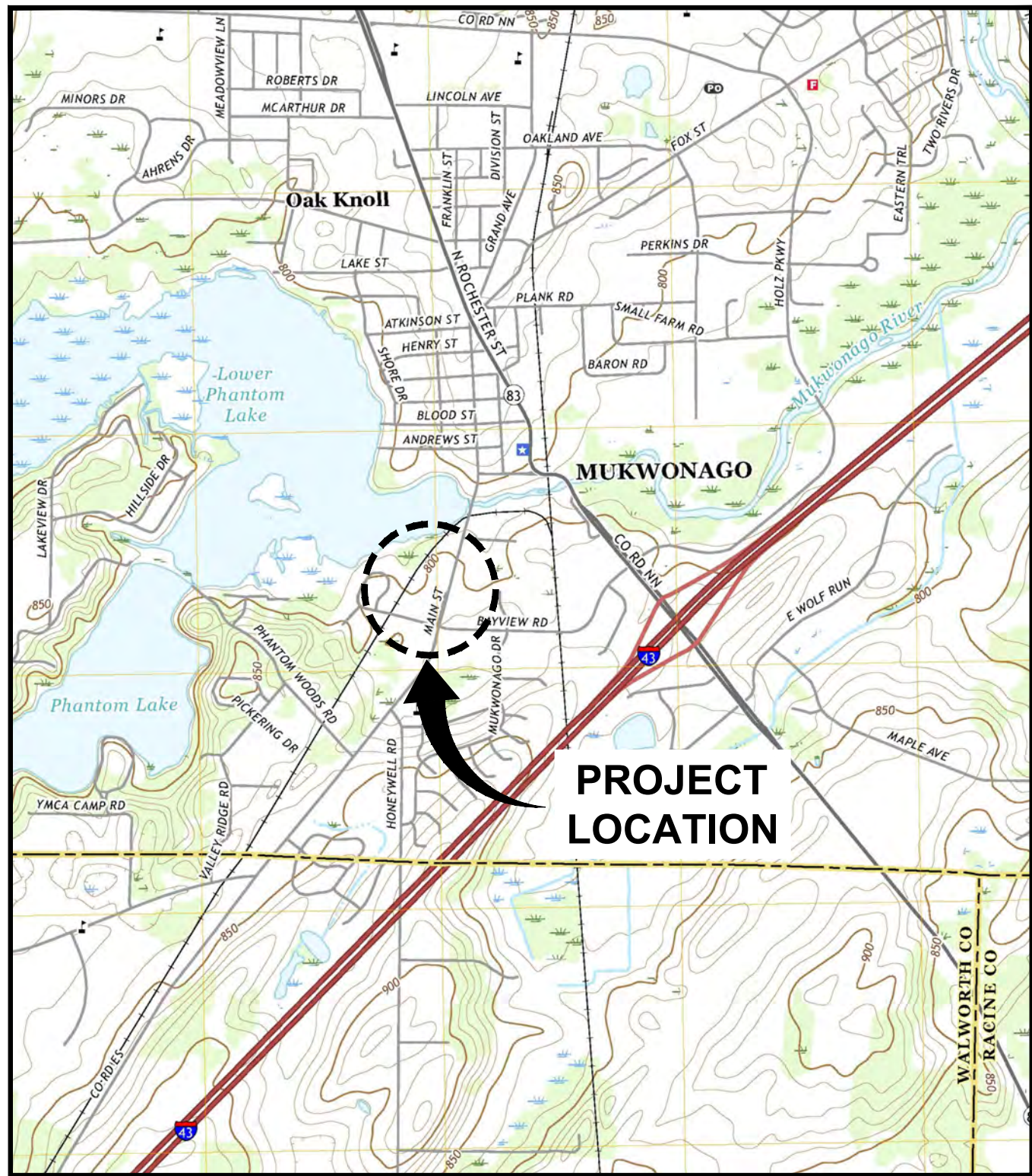
cc: Tim Rutenbeck, Village of Mukwonago
Dave Brown, Village of Mukwonago
Wayne Castle, Village of Mukwonago
Ron Bittner, Village of Mukwonago
Daniel Streit, Village of Mukwonago
Jeff Stien, Village of Mukwonago
Jerad J. Wegner, P.E., Ruekert & Mielke, Inc.

BLUE BAY RESTAURANT REDEVELOPMENT

BLUE BAY RESTAURANT
MUKWONAGO, WISCONSIN

CALL OR CLICK 3 WORKING DAYS BEFORE YOU DIG

Help Us...
Help You...
Protect
Your Facilities!



LOCATION MAP



PROJECT
LOCATION



DATE ISSUED
DECEMBER 3, 2021

927 MAIN STREET
MUKWONAGO, WISCONSIN 53149

Endpoint Solutions

CONTACTS

SITE ADDRESS/OWNER:
BLUE BAY RESTAURANT
927 MAIN STREET
MUKWONAGO, WISCONSIN 53149
CONTACT: VICTOR ISLAMI
PHONE: (262) 378-8888
EMAIL: VLAZNIMISLAMI@YAHOO.COM

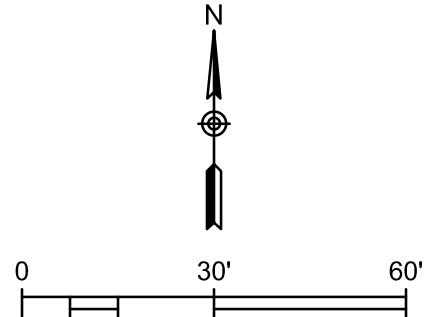
ENGINEER/AGENT:
ENDPOINT SOLUTIONS CORP.
6871 S. LOVERS LANE
FRANKLIN, WI 53132
CONTACT: JASON HEINONEN, P.E.
PHONE: 414-858-1920
EMAIL: JASON@ENDPOINTCORPORATION.COM

DRAWING SHEET INDEX

- | | |
|-------|---|
| CS | COVER SHEET |
| C1 | PRE-CONSTRUCTION CONDITIONS & DEMOLITION PLAN |
| C2 | PROPOSED SITE PLAN |
| C3 | PROPOSED GRADING AND EROSION CONTROL PLAN |
| C4 | PROPOSED UTILITY PLAN |
| C5-C6 | DETAIL SHEETS |

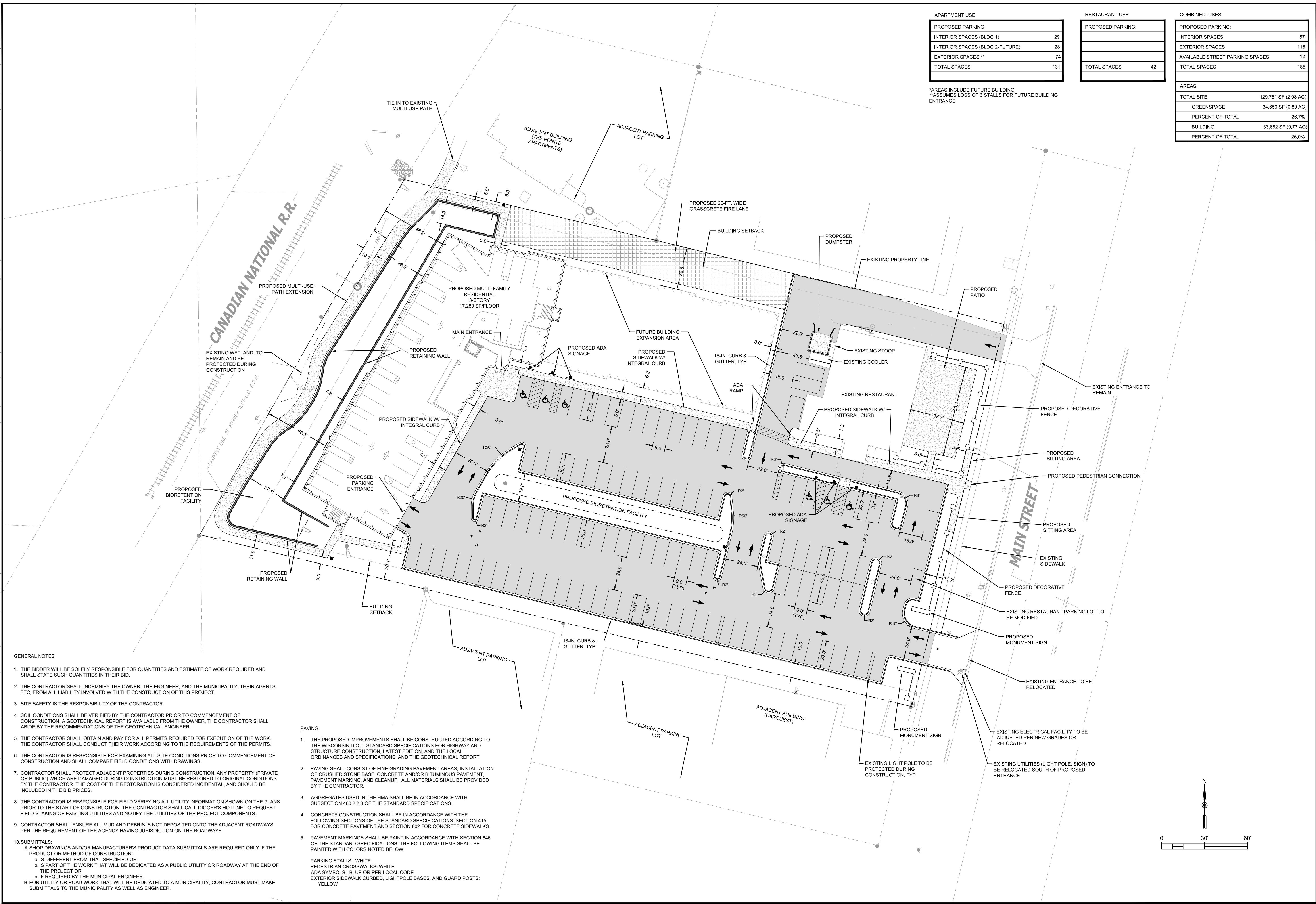
REVISION LOG

REVISION	ISSUE DATE	REVISED SHEETS	ISSUED FOR



SHEET NO.
C1

Dec 03, 2021 2:31pm PLOTTED BY: jheinenon - SAVED BY: jheinenon - C2_666-001-001-Proposed Site Plan.dwg Layout
P:\Victor Islami - 666\001 - Blue Bay Restaurant\CAD\001-001-SHT - Mukwonago - copy from campbell folder\20190626-awtopo-3251-dmb - standard\research docs\vinmap.png - \Figure 2 - Wetland Blue Bay
IMAGES: T:\Template Forms\CADD\Logs\Endpoint\Endpoint Solutions HI-Res.jpg; A:\Blue bay restaurant - mukwonago - 666\001 - Blue Bay Restaurant\CAD\001-001-Endpoint Border
XREFS: P:\Victor Islami - 666\001 - Blue Bay Restaurant\CAD\001-001-Base Map from Chapul.dwg; P:\Victor Islami - 666\001 - Blue Bay Restaurant\CAD\001-001-Endpoint Border



APARTMENT USE	
PROPOSED PARKING:	
INTERIOR SPACES (BLDG 1)	29
INTERIOR SPACES (BLDG 2-FUTURE)	28
EXTERIOR SPACES **	74
TOTAL SPACES	131

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

RESTAURANT USE	
PROPOSED PARKING:	
TOTAL SPACES	42

COMBINED USES	
PROPOSED PARKING:	
INTERIOR SPACES	57
EXTERIOR SPACES	116
AVAILABLE STREET PARKING SPACES	12
TOTAL SPACES	185

AREAS:	
TOTAL SITE:	129,751 SF (2.98 AC)
GREENSPACE	34,650 SF (0.80 AC)
PERCENT OF TOTAL	26.7%
BUILDING	33,682 SF (0.77 AC)
PERCENT OF TOTAL	26.0%

GENERAL NOTES

1. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR QUANTITIES AND ESTIMATE OF WORK REQUIRED AND SHALL STATE SUCH QUANTITIES IN THEIR BID.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT.
3. SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. SOIL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
7. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES DURING CONSTRUCTION. ANY PROPERTY (PRIVATE OR PUBLIC) WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE TO REQUEST FIELD STAKING OF EXISTING UTILITIES AND NOTIFY THE UTILITIES OF THE PROJECT COMPONENTS.
9. CONTRACTOR SHALL ENSURE ALL MUD AND DEBRIS IS NOT DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE AGENCY HAVING JURISDICTION ON THE ROADWAYS.
10. SUBMITTALS:
A. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION:
a. IS DIFFERENT FROM THAT SPECIFIED OR
b. IS PART OF THE WORK THAT WILL BE DEDICATED AS A PUBLIC UTILITY OR ROADWAY AT THE END OF THE PROJECT OR
c. IF REQUIRED BY THE MUNICIPAL ENGINEER.
B. FOR UTILITY OR ROAD WORK THAT WILL BE DEDICATED TO A MUNICIPALITY, CONTRACTOR MUST MAKE SUBMITTALS TO THE MUNICIPALITY AS WELL AS ENGINEER.

PAVING

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS, AND THE GEOTECHNICAL REPORT.
2. PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREAS, INSTALLATION OF CRUSHED STONE BASE, CONCRETE AND/OR BITUMINOUS PAVEMENT, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
3. AGGREGATES USED IN THE HMA SHALL BE IN ACCORDANCE WITH SUBSECTION 460.2.2.3 OF THE STANDARD SPECIFICATIONS.
4. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SECTIONS OF THE STANDARD SPECIFICATIONS: SECTION 415 FOR CONCRETE PAVEMENT AND SECTION 602 FOR CONCRETE SIDEWALKS.
5. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

PARKING STALLS: WHITE
PEDESTRIAN CROSSWALKS: WHITE
ADA SYMBOLS: BLUE OR PER LOCAL CODE
EXTERIOR SIDEWALK CURBED, LIGHTPOLE BASES, AND GUARD POSTS: YELLOW

BLUE BAY RESTAURANT REDEVELOPMENT

PROPOSED SITE PLAN

927 MAIN STREET
MUKWONAGO, WI 53149

Endpoint Solutions

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

DRAWN BY: NWD/JAH

CHECKED BY: JAH

APPROVED BY:

DATE:

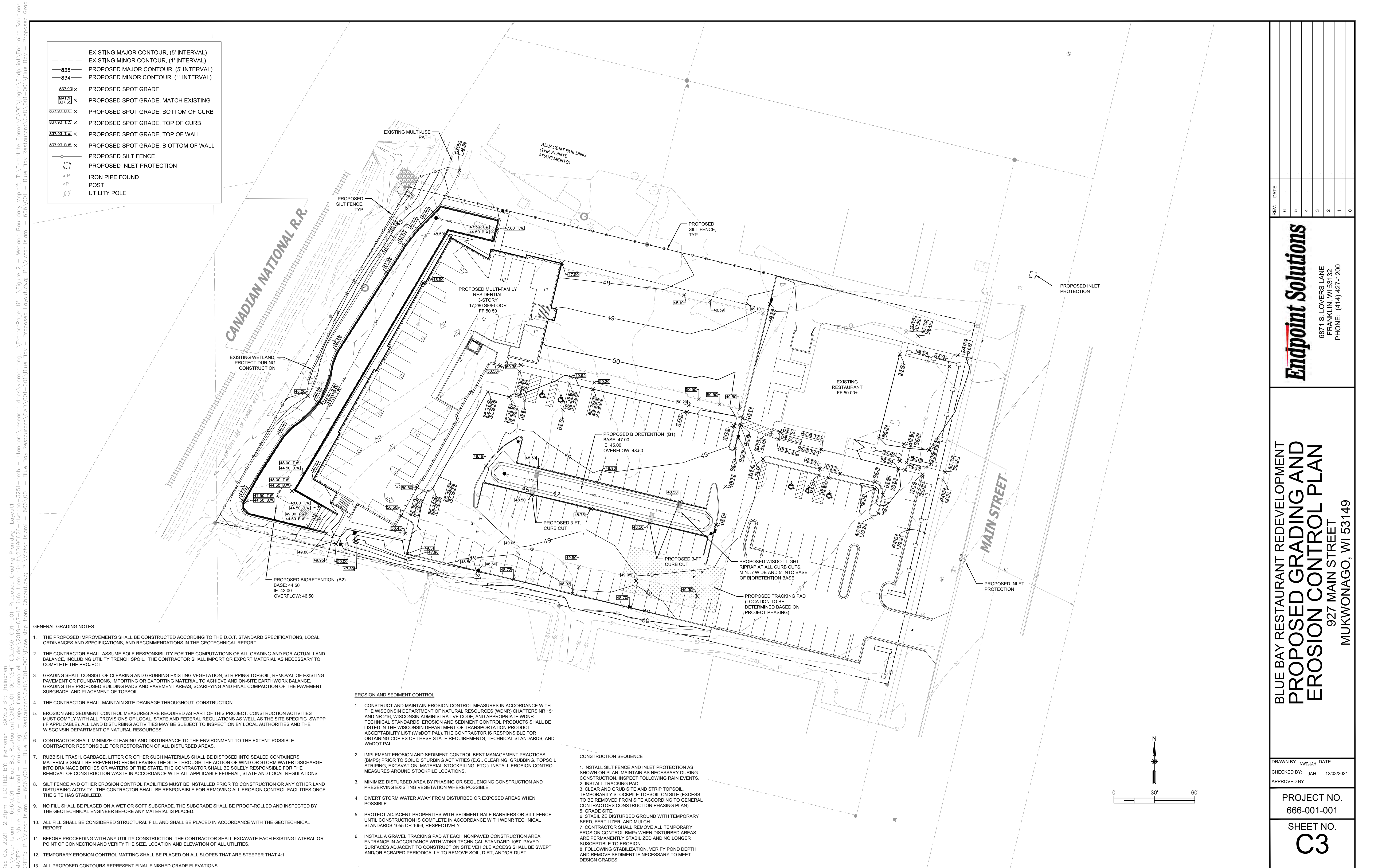
12/03/2021

PROJECT NO.

666-001-001

SHEET NO.

C2



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Endpoint Solutions

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FRANKLIN, WI 53132
PHONE: (414) 427-1200

BLUE BAY RESTAURANT REDEVELOPMENT

**PROPOSED GRADING AND
EROSION CONTROL PLAN**

927 MAIN STREET
MUKWONAGO, WI 53149

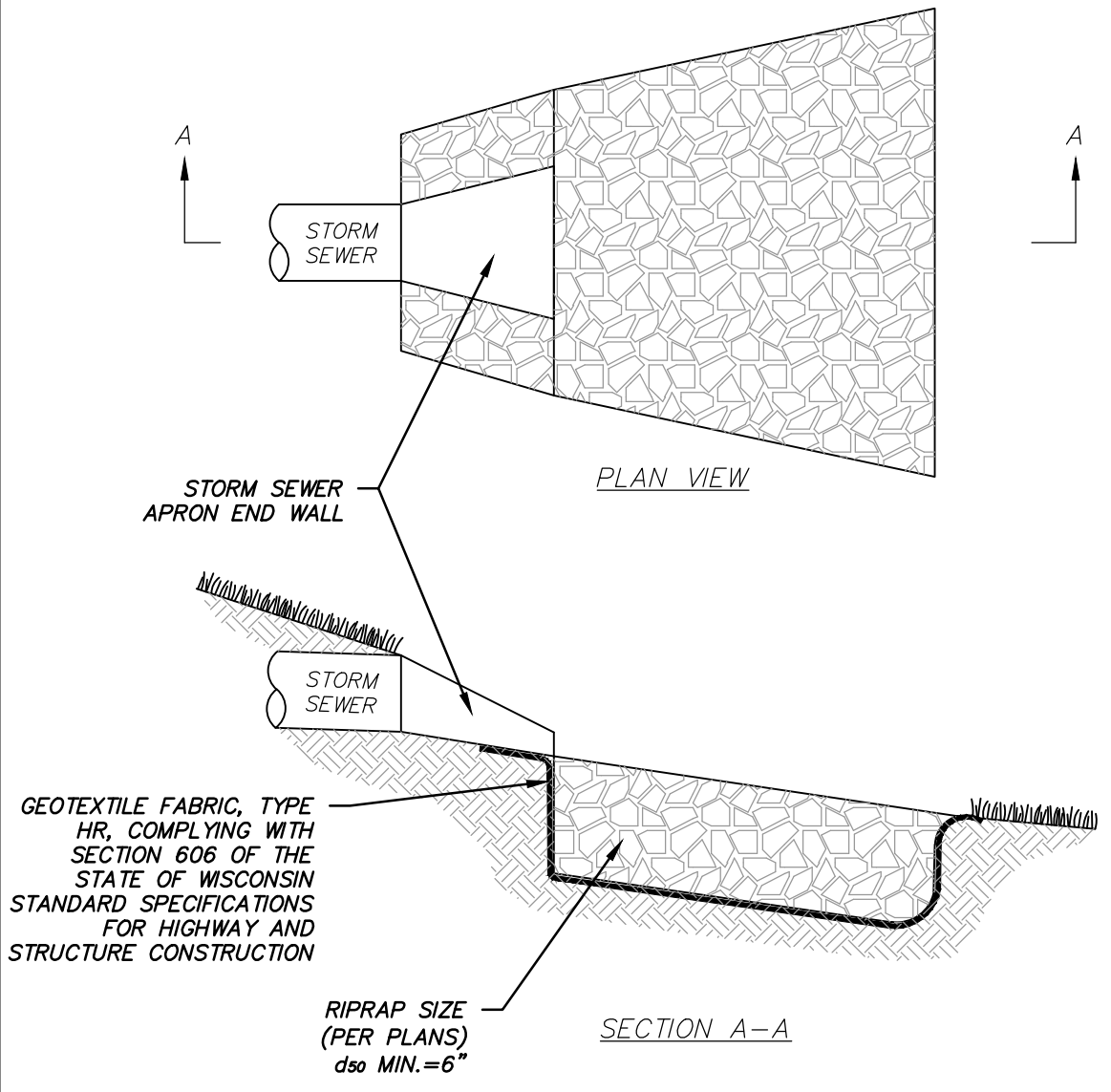
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CHECKED BY: JAH	12/03/2021
APPROVED BY:	

PROJECT NO.
666-001-001

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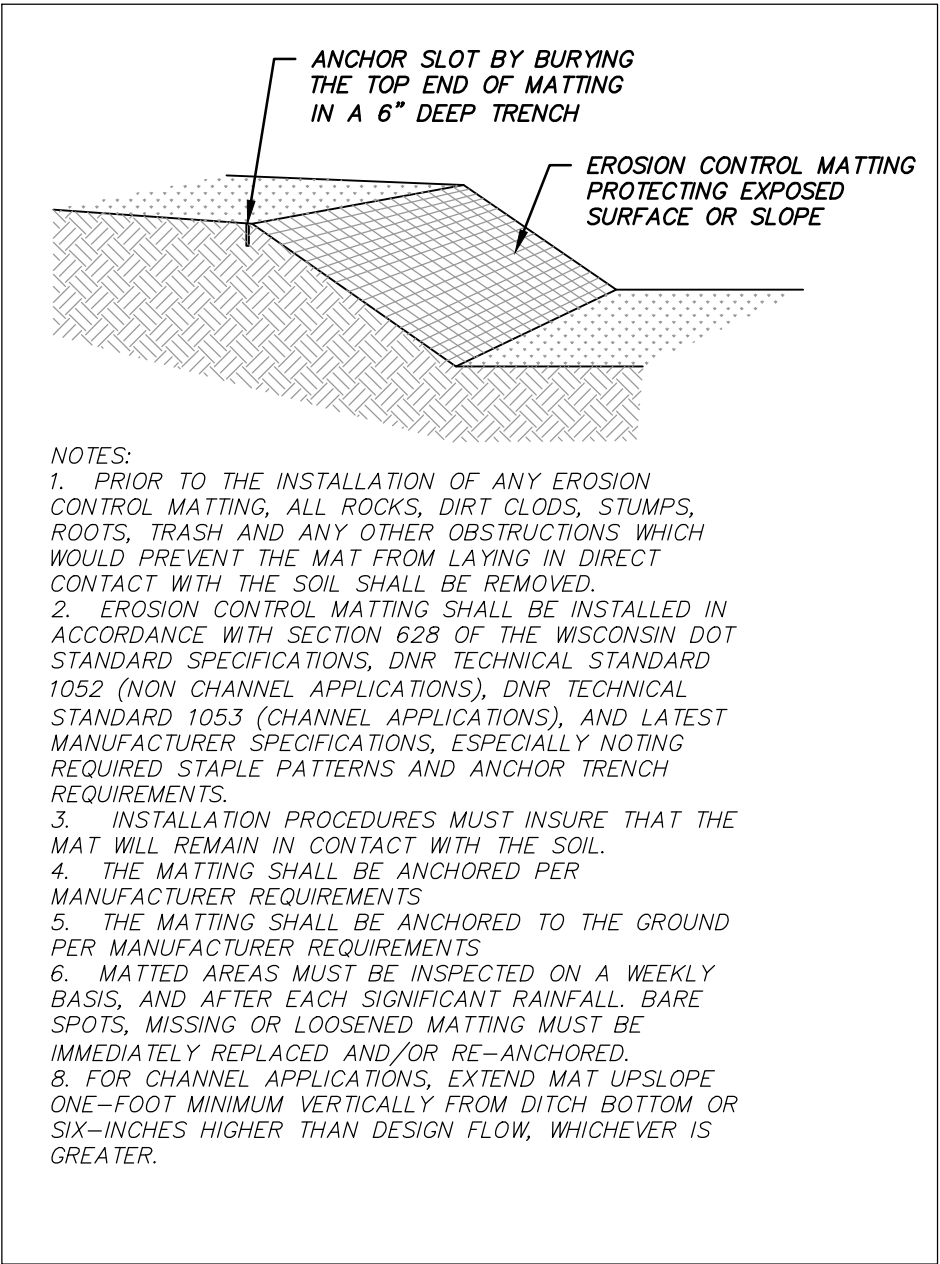
Dec 03, 2021 2:31pm PLOTTED BY: jheinonen SAVED BY: jheinonen C:\5666-001-001 Detail Sheet.dwg Layout1
P:\Victor Islami - 666\001 - Blue Bay Restaurant\CAD\001-001-SHT
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XREFS: P:\Victor Islami - 666\001 - Blue Bay Restaurant\CAD\001-001-Endpoint Border Blue Boy.dwg



RIPRAP SHALL COMPLY WITH THE SECTION 606 OF THE STATE OF WISCONSIN STANDARD FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

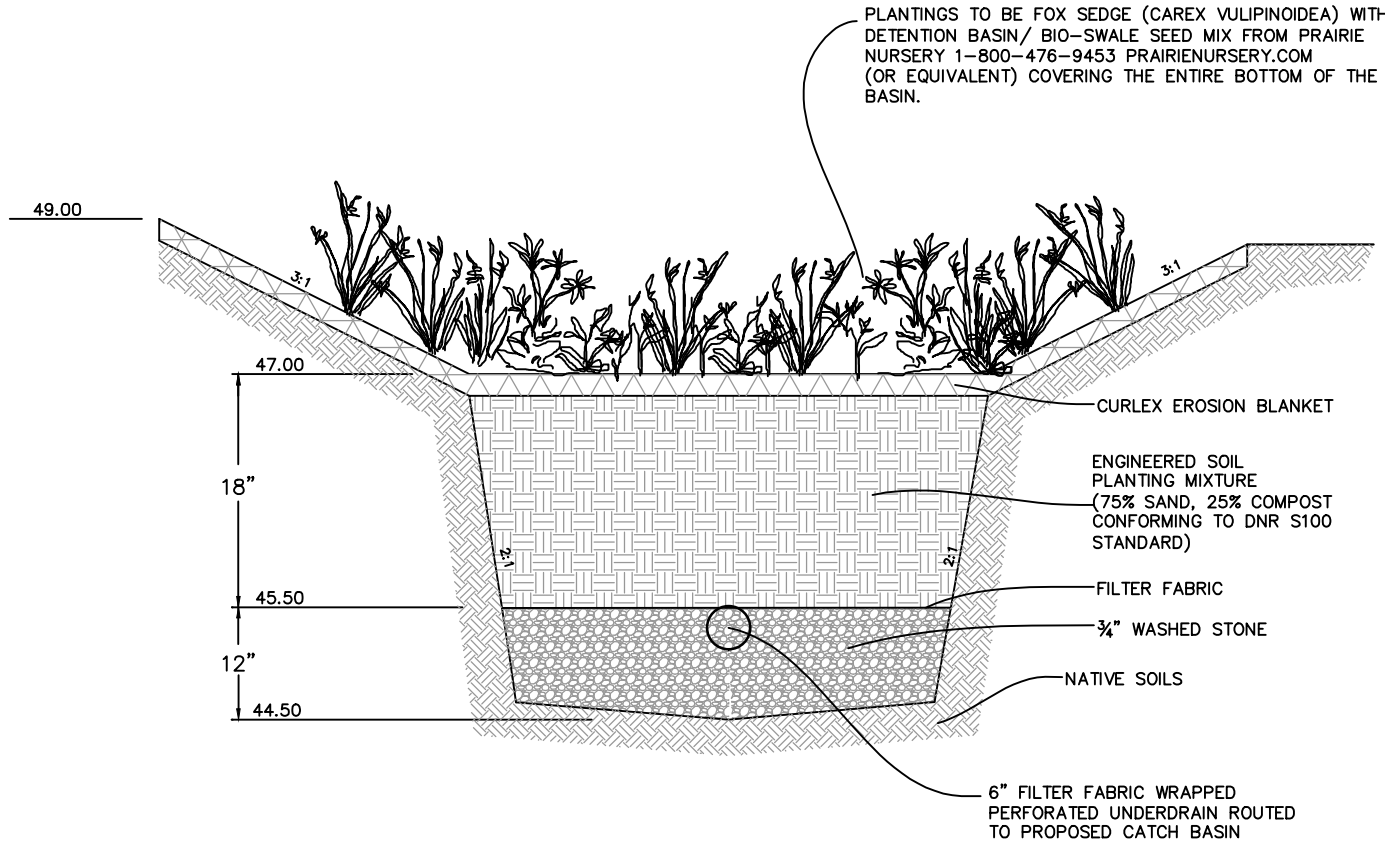
PLAN VIEW CONTOURS AND GRADES REPRESENT PROPOSED TOP OF RIPRAP ELEVATIONS.

RIPRAP DETAIL



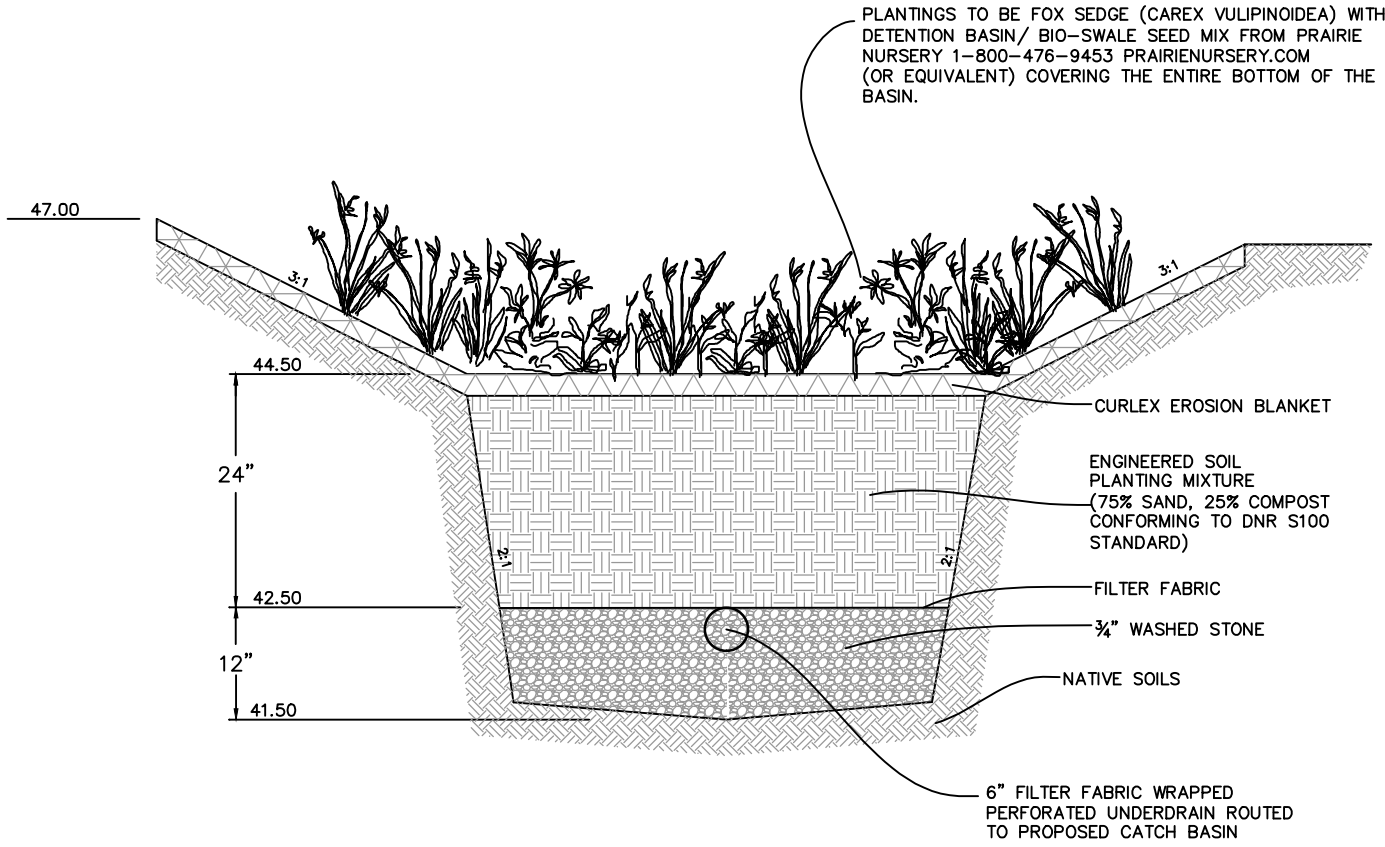
EROSION CONTROL MATTING DETAIL

NOTES:
1. PROVIDE EROSION CONTROL MATTING ON ALL SLOPES 4:1 AND GREATER.



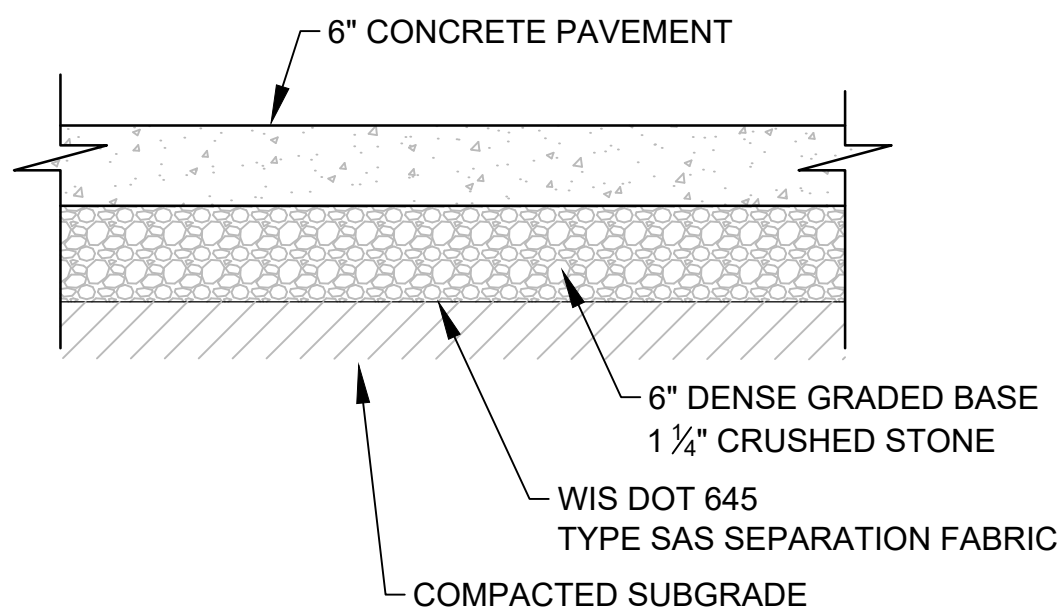
NOTES:
1. CONSTRUCT IN ACCORDANCE WITH WDR TECHNICAL STANDARDS.
2. IF USING SUPPLIER PROVIDED SOIL MIX, PRIOR TO CONSTRUCTION CONTRACTOR SHALL SUBMIT TO ENGINEER SUPPLIER CERTIFICATION THAT THE SOIL MIXTURE & COMPOST USED IN BIORETENTION BASIN MEET S100 AND 1004 REQUIREMENTS.
3. IF MIXING SOIL USING ON-SITE SAND, COORDINATE WITH OWNER'S GEOTECHNICAL ENGINEER TO IDENTIFY WHAT ON-SITE SAND TO USE. DOCUMENT WHAT ON-SITE SAND WAS USED. SUBMIT PROPOSED SOIL MIXING METHOD THAT WILL ENSURE PROPER MIXING. SUBMIT SAMPLE OF MIXED MATERIAL TO GEOTECHNICAL ENGINEER.
4. IF MIXING SOIL USING ON-SITE SAND, PRIOR TO CONSTRUCTION CONTRACTOR SHALL SUBMIT TO ENGINEER SUPPLIER CERTIFICATION THAT THE COMPOST USED IN BIORETENTION BASIN MEETS S100 REQUIREMENTS.
2. FOLLOWING SITE STABILIZATION, IF THERE ARE ANY CLOGGED/PONDING AREAS WITHIN THE BIORETENTION BASIN, THOSE AREAS SHALL HAVE THE TOP 1 FOOT OF MATERIAL REMOVED AND REPLACED WITH NEW ENGINEERED SOIL AND MULCH.

BIORETENTION B-1 DETAIL



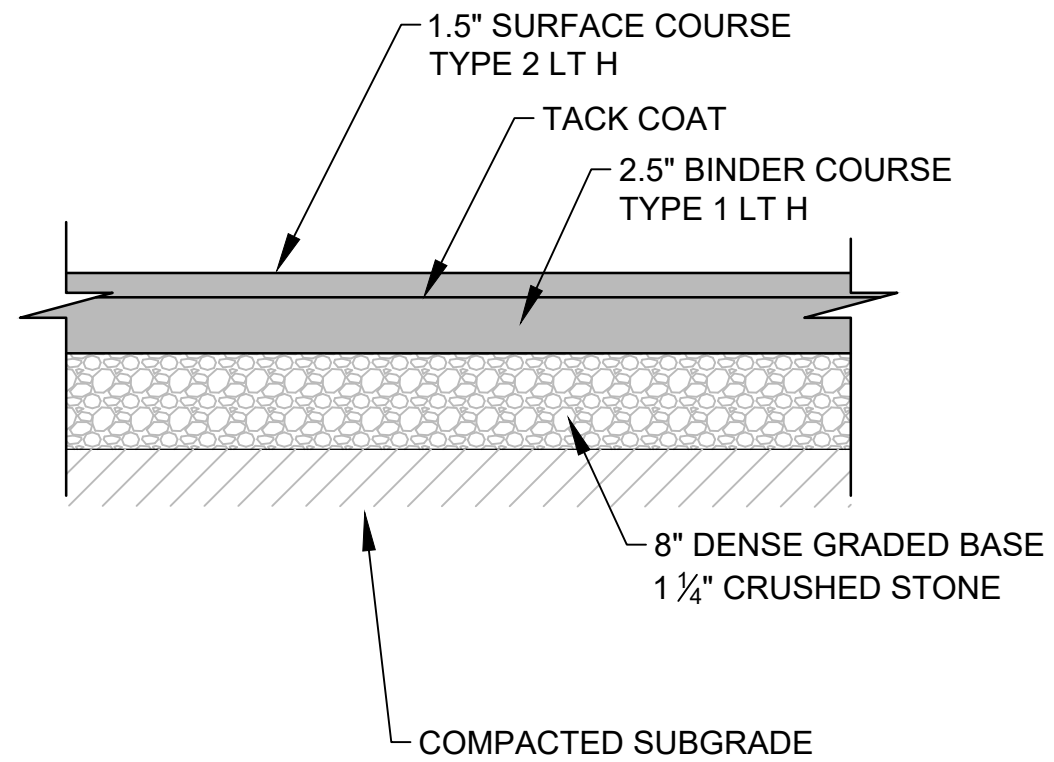
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BIORETENTION B-2 DETAIL



TYPICAL CONCRETE PAVEMENT
NOT TO SCALE

NOTES:
1. A GEOTECHNICAL REPORT WILL BE COMPLETED PRIOR TO CONSTRUCTION. THE ABOVE DETAILS ARE SHOWN FOR REFERENCE ONLY.



TYPICAL ASPHALT PAVEMENT
NOT TO SCALE

NOTES:
1. A GEOTECHNICAL REPORT WILL BE COMPLETED PRIOR TO CONSTRUCTION. THE ABOVE DETAILS ARE SHOWN FOR REFERENCE ONLY.

BLUE BAY RESTAURANT REDEVELOPMENT

DETAIL SHEET
927 MAIN STREET
MUKWONAGO, WI 53149

DRAWN BY: NWD/JAH DATE:
CHECKED BY: JAH 12/03/2021
APPROVED BY:

PROJECT NO.
666-001-001

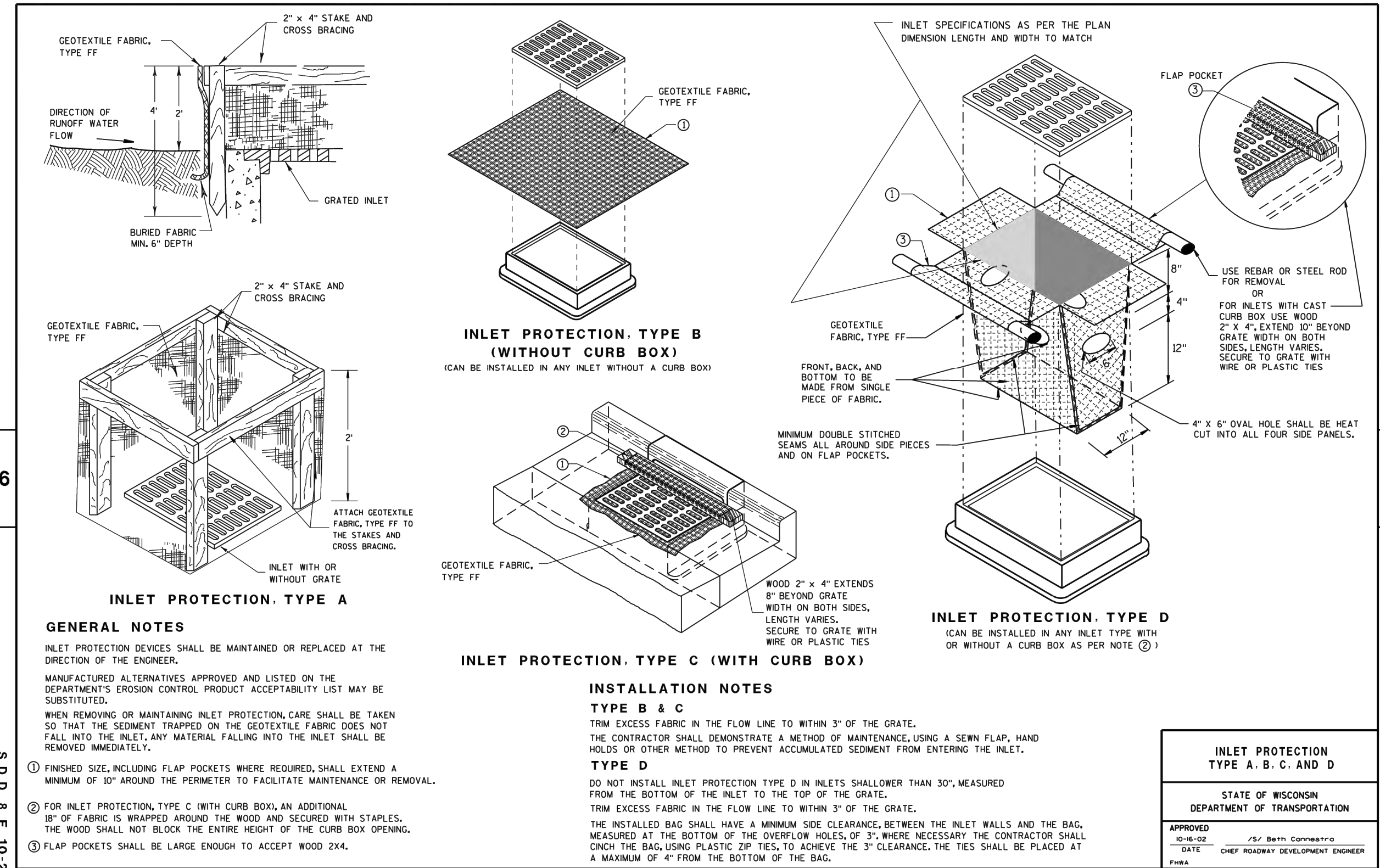
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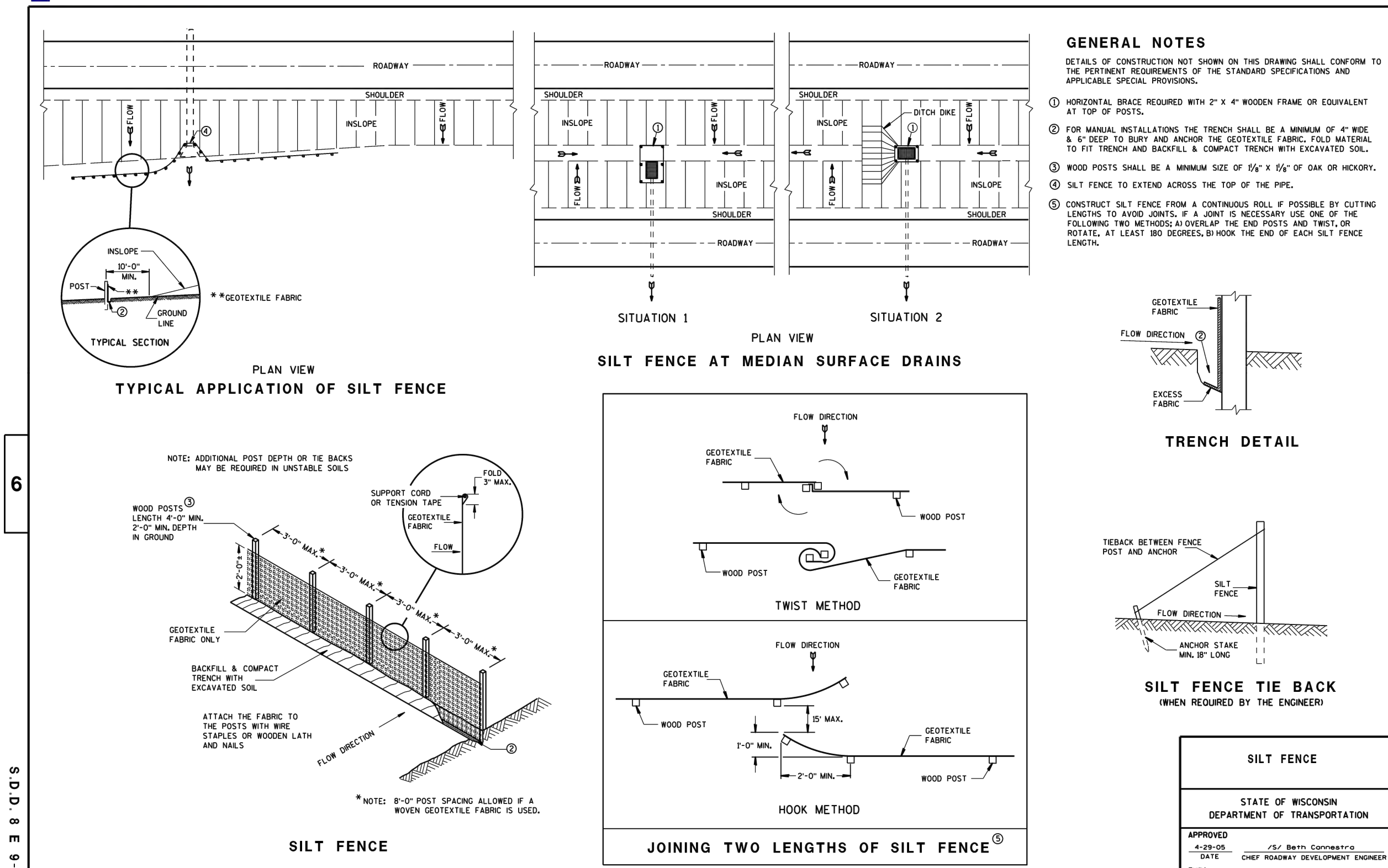
6871 S. LOVERS LANE
FRANKLIN, WI 53132
PHONE: (414) 427-1200

8E10: Inlet Protection Type A, B, C and D



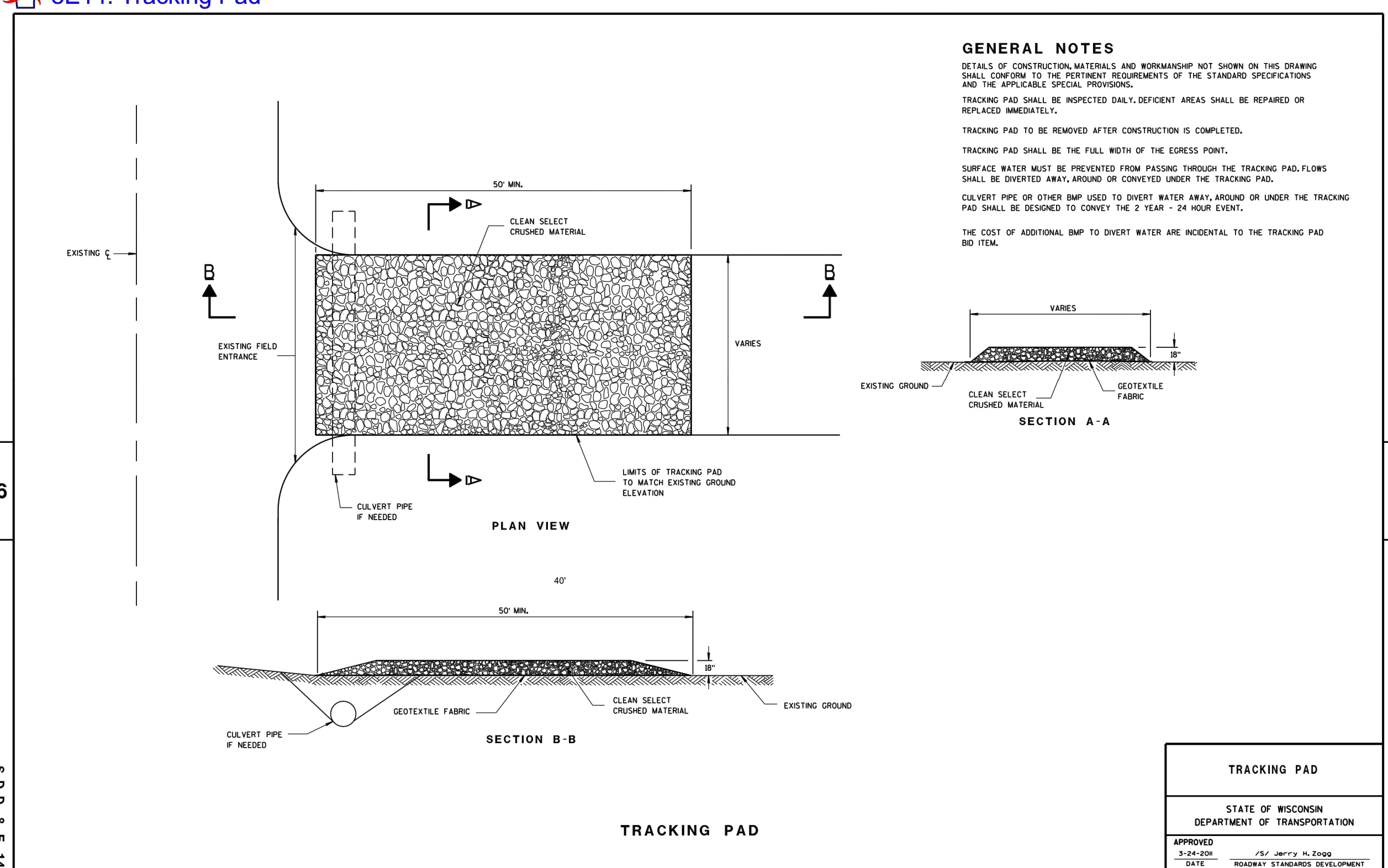
INLET PROTECTION
NOT TO SCALE

8E9: Silt Fence



SILT FENCE
NOT TO SCALE

8E14: Tracking Pad



TRACKING PAD
NOT TO SCALE

BLUE BAY RESTAURANT REDEVELOPMENT

DETAIL SHEET

927 MAIN STREET
MUKWONAGO, WI 53149

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CHECKED BY: JAH
APPROVED BY:

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SHEET NO.
C6

Endpoint Solutions

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FRANKLIN, WI 53132
PHONE: (414) 427-1200

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Blue Bay Mixed Development

927 Main Street
Mukwonago, WI 53149



PROJECT TEAM:

OWNER:

Blue Bay Restaurant
927 Main Street
Mukwonago, WI 53149
TEL: (262) 363-8112
email: dnn0210@gmail.com
ATTN: Victor Islam

ARCHITECT:

Schroeder and Holt Architects
311 E. Chicago, Suite 310
Milwaukee, WI 53202
TEL: (414) 276-1760
email: dbaum@sha-a2k.com
ATTN: David Baum

GENERAL CONTRACTOR/DEVELOPER:

Campbell Construction
461 River Crest Court
Mukwonago, WI 53149
TEL: (262) 436-4760
email: jay@campbellconstructionbbg.com
ATTN: Jay Campbell

CIVIL ENGINEER

Endpoint Solutions
6871 S. Lovers Lane
Franklin, WI 53132
TEL: (414) 427-1200
email: jason@endpointcorporation.com
ATTN: Jason Heinonen

SHEET INDEX:

PHASE 1

ARCHITECTURAL DRAWINGS

- A0.1 ARCHITECTURAL SITE PLAN
- A1.1 GROUND FLOOR PLANS
- A1.2 SECOND AND THIRD FLOOR PLANS
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS

CIVIL DRAWINGS

- C5 COVER SHEET
- C1 PRE-CONSTRUCTION CONDITIONS & DEMOLITION PLAN
- C2 PROPOSED SITE PLAN
- C3 PROPOSED GRADING AND EROSION CONTROL PLAN
- C4 PROPOSED UTILITY PLAN
- C5 DETAIL SHEET
- C6 DETAIL SHEET

LANDSCAPE DRAWINGS & PHOTOMETRICS

- LSP1.1 PROPOSED OVERALL LANDSCAPE PLAN, SITE INFORMATION, GENERAL NOTES
- LSP1.2 PROPOSED PARTIAL LANDSCAPE PLAN, AND PLANT MATERIAL TABLE
- LSP1.3 PROPOSED PARTIAL LANDSCAPE PLAN, AND PLANT MATERIAL TABLE
- LSP1.4 PROPOSED LANDSCAPE PLAN, PLANTING DETAILS
- PHO1.1 PROPOSED OVERALL LIGHTING PLAN, GENERAL NOTES, AND LIGHT FIXTURE TABLE
- PHO1.2 PURPOSED PARTIAL PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN
- PHO1.3 PROPOSED PARTIAL PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN
- PHO1.4 PROPOSED LIGHT FIXTURES

PHASE 2

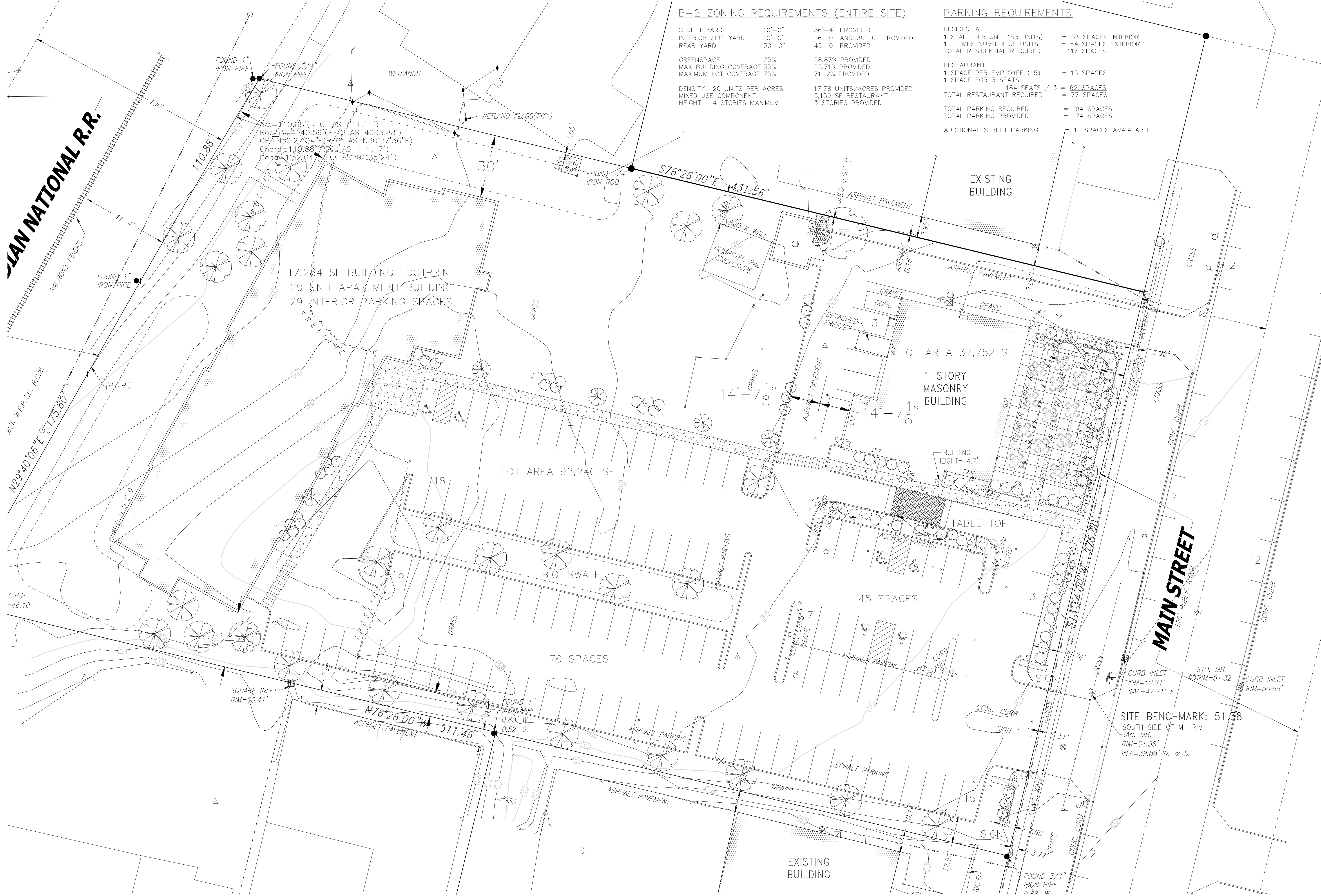
ARCHITECTURAL DRAWINGS

- SP1.0 SITE PLAN
- A1.1 GROUND FLOOR PLANS
- A1.2 SECOND FLOOR PLAN
- A1.3 THIRD FLOOR PLAN
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS

PLAN NATIONAL R.R.

N29°40'06"E @ 175.80'

C.P.P.
=46.10'



B-2 ZONING REQUIREMENTS (ENTIRE SITE)

STREET YARD	10'-0"	56'-4" PROVIDED
INTERIOR SIDE YARD	10'-0"	26'-0" AND 30'-0" PROVIDED
REAR YARD	30'-0"	45'-0" PROVIDED
GREENSPACE	25%	28.87% PROVIDED
MAX BUILDING COVERAGE	35%	25.71% PROVIDED
MAXIMUM LOT COVERAGE	75%	71.12% PROVIDED
DENSITY	20 UNITS PER ACRES	17.78 UNITS/ACRES PROVIDED
MIXED USE COMPONENT		5,159 SF RESTAURANT
HEIGHT	4 STORIES MAXIMUM	3 STORIES PROVIDED

PARKING REQUIREMENTS

RESIDENTIAL		
1 STALL PER UNIT (53 UNITS)	=	53 SPACES INTERIOR
1.2 TIMES NUMBER OF UNITS	=	64 SPACES EXTERIOR
TOTAL RESIDENTIAL REQUIRED	=	117 SPACES
RESTAURANT		
1 SPACE PER EMPLOYEE (15)	=	15 SPACES
1 SPACE FOR 3 SEATS	=	184 SEATS / 3 = 62 SPACES
TOTAL RESTAURANT REQUIRED	=	77 SPACES
TOTAL PARKING REQUIRED	=	194 SPACES
TOTAL PARKING PROVIDED	=	174 SPACES
ADDITIONAL STREET PARKING	=	11 SPACES AVAILABLE

1 SITE PLAN

SCALE: 1" = 20'-0"

BLUE BAY MIXED USE DEVELOPMENT

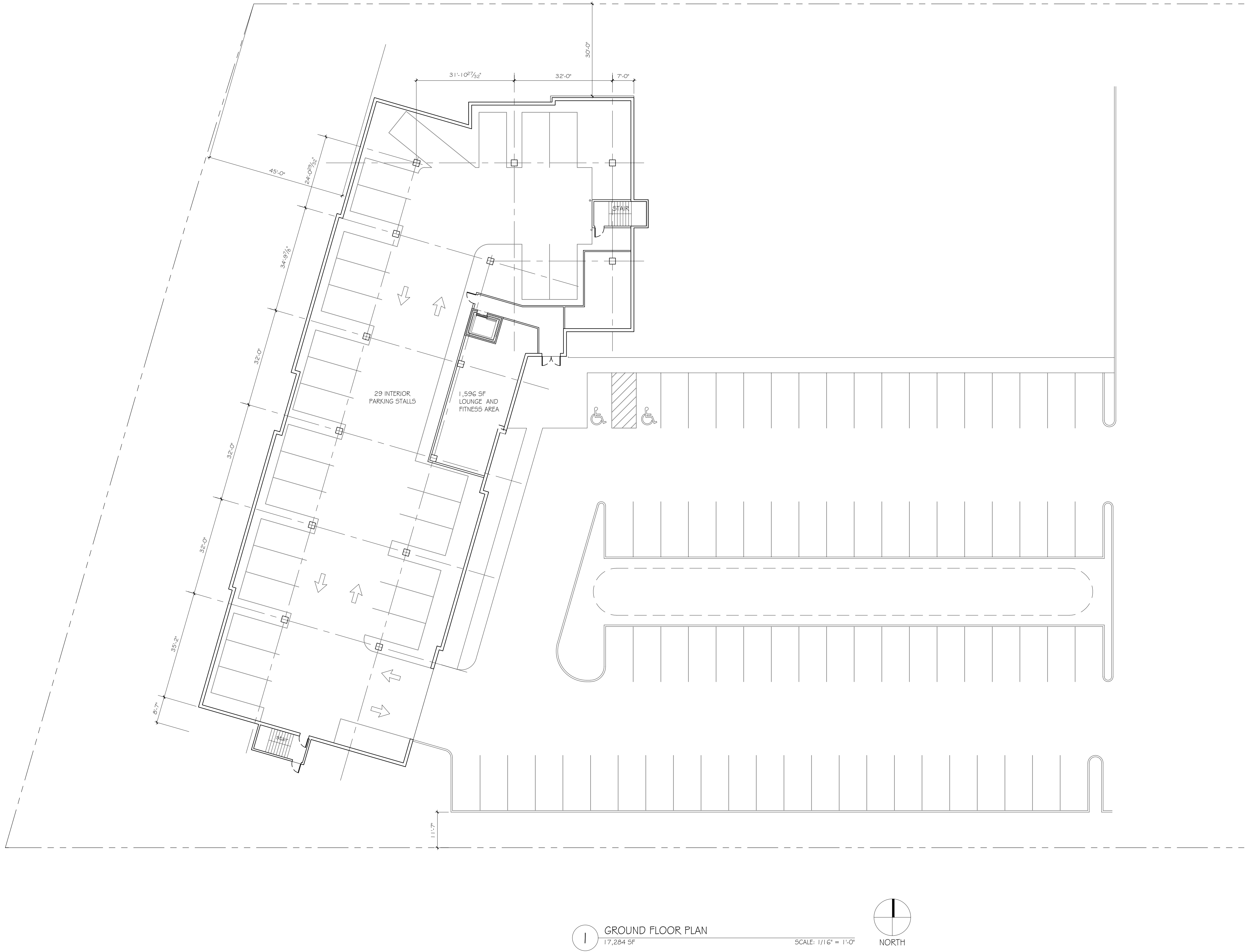
927 MAIN STREET
MUKWONAGO, WI 53149

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PROJECT #: 4036

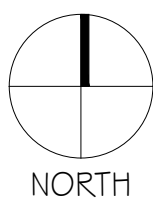
DATE: SEPTEMBER 10, 2021

SITE PLAN



1 GROUND FLOOR PLAN
17,284 SF

SCALE: 1/16" = 1'-0"



CONCEPTUAL DRAWING - NOT FOR CONSTRUCTION

BLUE BAY MIXED USE DEVELOPMENT

927 MAIN STREET
MUKWONAGO, WI 53149

NO.	DATE	DESCRIPTION
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PROJECT #: 4036

DATE: OCTOBER 05, 2021

FIRST FLOOR PLAN

A1.1



2 SECOND FLOOR PLAN
17,264 SF

SCALE: 1/16" = 1'-0"



3 THIRD FLOOR PLAN
17,264 SF

SCALE: 1/16" = 1'-0"



CONCEPTUAL DRAWING - NOT FOR CONSTRUCTION

BLUE BAY MIXED USE DEVELOPMENT

927 MAIN STREET
MUKWONAGO, WI 53149

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PROJECT #: 4036

DATE: OCTOBER 05, 2021

FIRST FLOOR PLAN

A1.2



1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

BLUE BAY MIXED USE DEVELOPMENT

927 MAIN STREET
MUKWONAGO, WI 53149

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PROJECT #:		4036
DATE:		OCTOBER 05, 2021
EXTERIOR ELEVATIONS		

A2.1



3 WEST ELEVATION

SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

BLUE BAY MIXED USE DEVELOPMENT

MUKWONAGO, WI 53149

[illegible]

PROJECT #: 4036

DATE: OCTOBER 05, 2021

EXTERIOR ELEVATIONS

A2.2

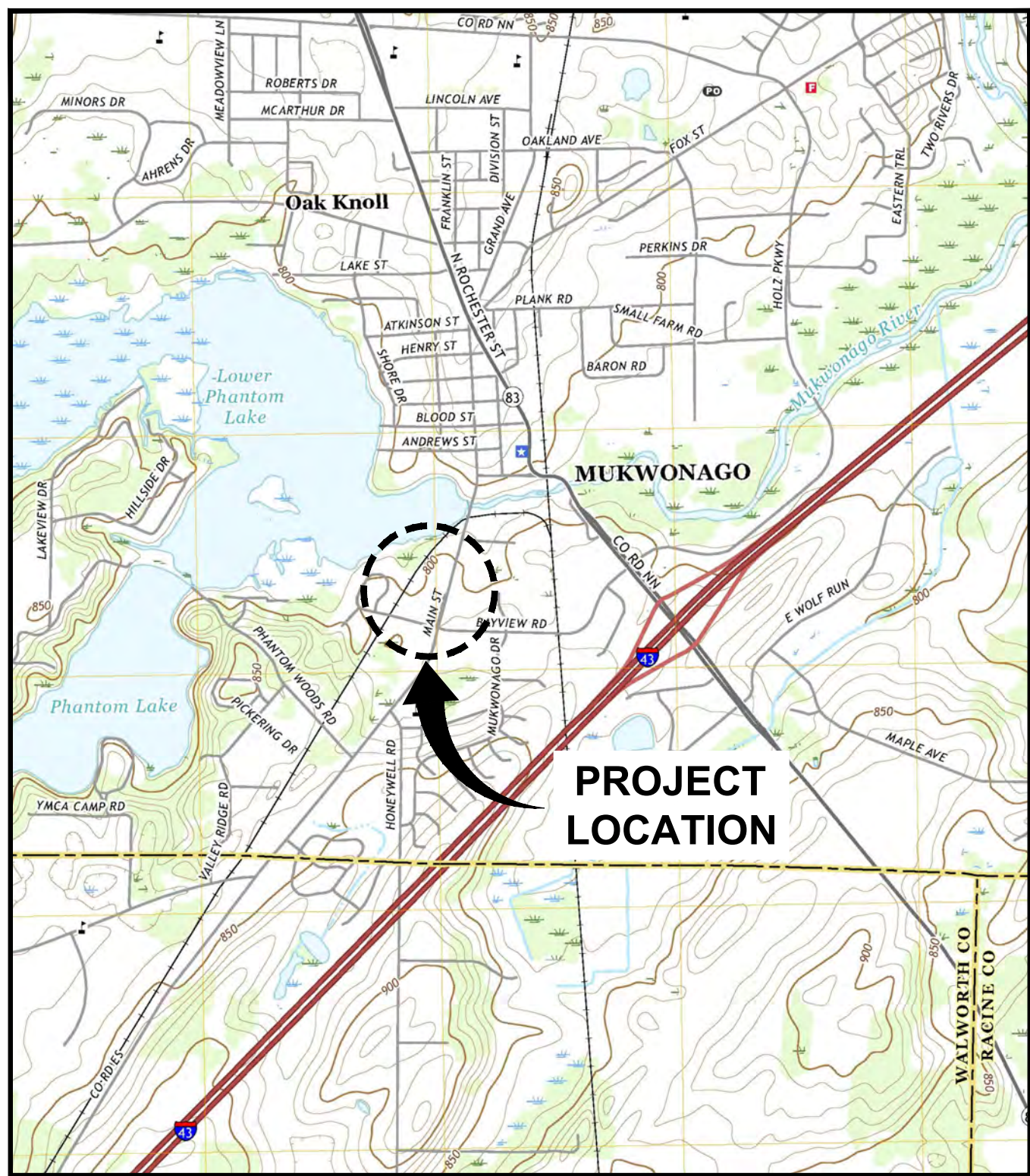
xx DRAWING - NOT FOR CONSTRUCTION

BLUE BAY RESTAURANT REDEVELOPMENT

BLUE BAY RESTAURANT
MUKWONAGO, WISCONSIN

CALL OR CLICK 3 WORKING DAYS BEFORE YOU DIG

Help Us...
Help You...
Protect
Your Facilities!



LOCATION MAP



PROJECT
LOCATION



DATE ISSUED
DECEMBER 3, 2021
927 MAIN STREET
MUKWONAGO, WISCONSIN 53149

Endpoint Solutions

CONTACTS

SITE ADDRESS/OWNER:
BLUE BAY RESTAURANT
927 MAIN STREET
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PHONE: (262) 378-8888
EMAIL: VLAZNIMISLAMI@YAHOO.COM

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PHONE: 414-858-1920
EMAIL: JASON@ENDPOINTCORPORATION.COM

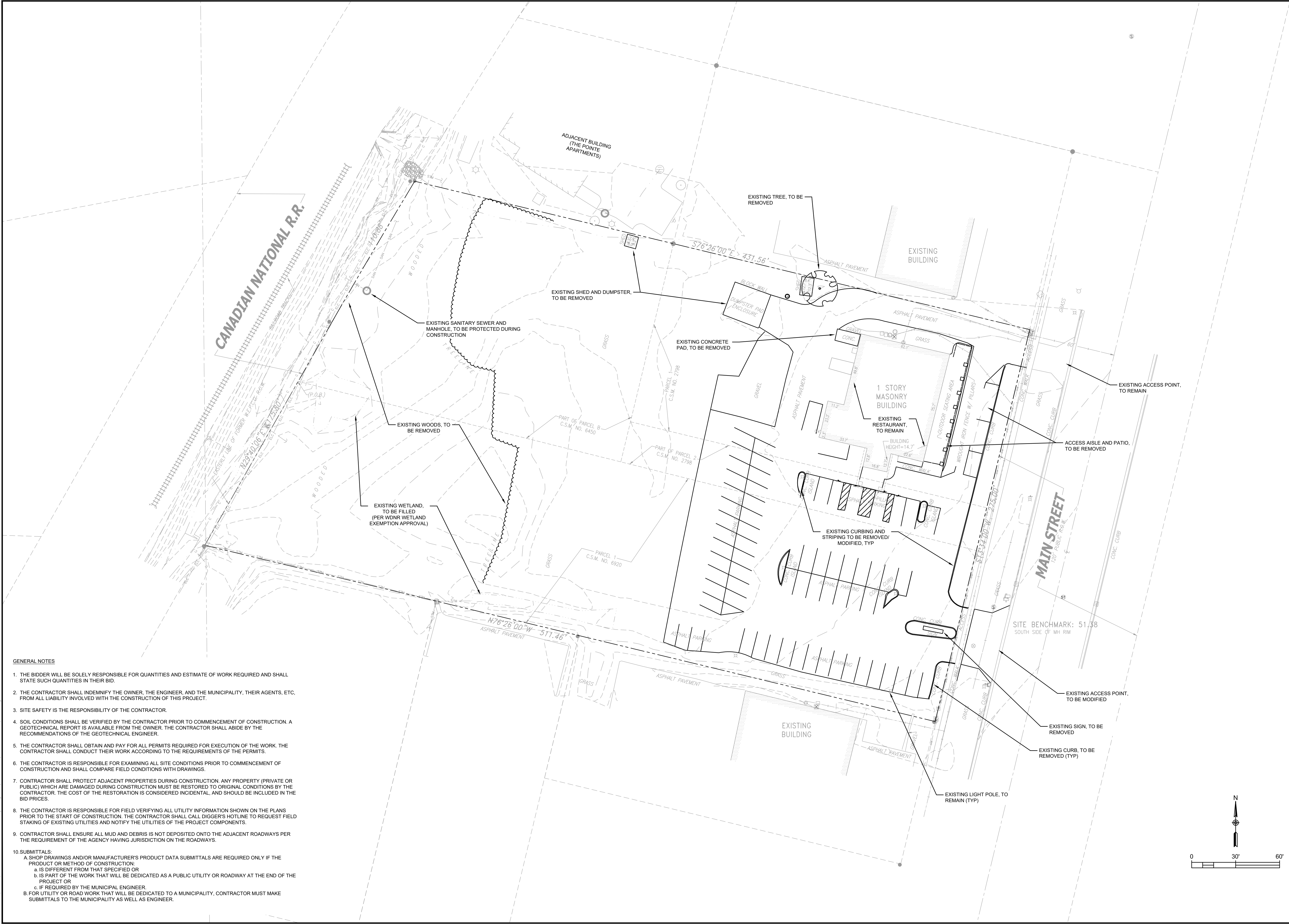
DRAWING SHEET INDEX

- | | |
|-------|---|
| CS | COVER SHEET |
| C1 | PRE-CONSTRUCTION CONDITIONS & DEMOLITION PLAN |
| C2 | PROPOSED SITE PLAN |
| C3 | PROPOSED GRADING AND EROSION CONTROL PLAN |
| C4 | PROPOSED UTILITY PLAN |
| C5-C6 | DETAIL SHEETS |

REVISION LOG

REVISION	ISSUE DATE	REVISED SHEETS	ISSUED FOR

Dec 03, 2021 2:30pm PLOTTED BY: jheinonen SAVED BY: jheinonen
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GENERAL NOTES

1. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR QUANTITIES AND ESTIMATE OF WORK REQUIRED AND SHALL STATE SUCH QUANTITIES IN THEIR BID.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT.
3. SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. SOIL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
7. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES DURING CONSTRUCTION. ANY PROPERTY (PRIVATE OR PUBLIC) WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE TO REQUEST FIELD STAKING OF EXISTING UTILITIES AND NOTIFY THE UTILITIES OF THE PROJECT COMPONENTS.
9. CONTRACTOR SHALL ENSURE ALL MUD AND DEBRIS IS NOT DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE AGENCY HAVING JURISDICTION ON THE ROADWAYS.
10. SUBMITTALS:
A. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION:
a. IS DIFFERENT FROM THAT SPECIFIED OR
b. IS PART OF THE WORK THAT WILL BE DEDICATED AS A PUBLIC UTILITY OR ROADWAY AT THE END OF THE PROJECT OR
c. IF REQUIRED BY THE MUNICIPAL ENGINEER.
B. FOR UTILITY OR ROAD WORK THAT WILL BE DEDICATED TO A MUNICIPALITY, CONTRACTOR MUST MAKE SUBMITTALS TO THE MUNICIPALITY AS WELL AS ENGINEER.

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BLUE BAY RESTAURANT REDEVELOPMENT

PRE-CONSTRUCTION CONDITIONS
& DEMOLITION PLAN

927 MAIN STREET
MUKWONAGO, WI 53149

DRAWN BY: NWD/JAH DATE:

CHECKED BY: JAH 12/03/2021

APPROVED BY:

PROJECT NO.

666-001-001

SHEET NO.

C1

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- EXISTING MAJOR CONTOUR, (5' INTERVAL)
- EXISTING MINOR CONTOUR, (1' INTERVAL)
- PROPOSED MAJOR CONTOUR, (5' INTERVAL)
- PROPOSED MINOR CONTOUR, (1' INTERVAL)
- PROPOSED SPOT GRADE
- PROPOSED SPOT GRADE, MATCH EXISTING
- PROPOSED SPOT GRADE, BOTTOM OF CURB
- PROPOSED SPOT GRADE, TOP OF CURB
- PROPOSED SPOT GRADE, TOP OF WALL
- PROPOSED SPOT GRADE, BOTTOM OF WALL
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- IRON PIPE FOUND
- POST
- UTILITY POLE

CANADIAN NATIONAL R.R.

EXISTING WETLAND,
PROTECT DURING
CONSTRUCTION

PROPOSED BIORETENTION (B2)
BASE: 44.50
IE: 42.00
OVERFLOW: 46.50

PROPOSED MULTI-FAMILY
RESIDENTIAL
3-STORY
17,280 SF/FLOOR
FF 50.50

PROPOSED BIORETENTION (B1)
BASE: 47.00
IE: 45.00
OVERFLOW: 48.50

PROPOSED 3-FT.
CURB CUT

PROPOSED 3-FT.
CURB CUT

PROPOSED WISDOT LIGHT
RIPRAP AT ALL CURB CUTS.
MIN. 5' WIDE AND 5' INTO BASE
OF BIORETENTION BASE

PROPOSED TRACKING PAD
(LOCATION TO BE
DETERMINED BASED ON
PROJECT PHASING)

PROPOSED INLET
PROTECTION

MAIN STREET

PROPOSED INLET
PROTECTION

GENERAL GRADING NOTES

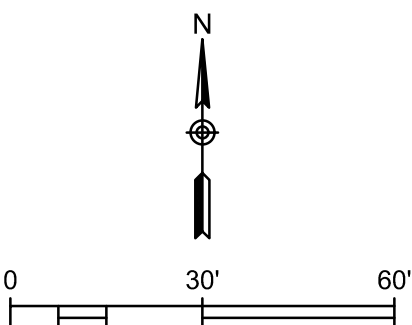
1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
2. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
3. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
4. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION.
5. EROSION AND SEDIMENT CONTROL MEASURES ARE REQUIRED AS PART OF THIS PROJECT. CONSTRUCTION ACTIVITIES MUST COMPLY WITH ALL PROVISIONS OF LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS THE SITE SPECIFIC SWPPP (IF APPLICABLE). ALL LAND DISTURBING ACTIVITIES MAY BE SUBJECT TO INSPECTION BY LOCAL AUTHORITIES AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.
6. CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE EXTENT POSSIBLE. CONTRACTOR RESPONSIBLE FOR RESTORATION OF ALL DISTURBED AREAS.
7. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE REMOVAL OF CONSTRUCTION WASTE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE SITE HAS STABILIZED.
9. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
10. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT
11. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.
12. TEMPORARY EROSION CONTROL MATTING SHALL BE PLACED ON ALL SLOPES THAT ARE STEEPER THAN 4:1.
13. ALL PROPOSED CONTOURS REPRESENT FINAL FINISHED GRADE ELEVATIONS.

EROSION AND SEDIMENT CONTROL

1. CONSTRUCT AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) CHAPTERS NR 151 AND NR 216, WISCONSIN ADMINISTRATIVE CODE, AND APPROPRIATE WDNR TECHNICAL STANDARDS. EROSION AND SEDIMENT CONTROL PRODUCTS SHALL BE LISTED IN THE WISCONSIN DEPARTMENT OF TRANSPORTATION PRODUCT ACCEPTABILITY LIST (WisDOT PAL). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF THESE STATE REQUIREMENTS, TECHNICAL STANDARDS, AND WisDOT PAL.
2. IMPLEMENT EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) PRIOR TO SOIL DISTURBING ACTIVITIES (E.G., CLEARING, GRUBBING, TOPSOIL STRIPPING, EXCAVATION, MATERIAL STOCKPILING, ETC.). INSTALL EROSION CONTROL MEASURES AROUND STOCKPILE LOCATIONS.
3. MINIMIZE DISTURBED AREA BY PHASING OR SEQUENCING CONSTRUCTION AND PRESERVING EXISTING VEGETATION WHERE POSSIBLE.
4. DIVERT STORM WATER AWAY FROM DISTURBED OR EXPOSED AREAS WHEN POSSIBLE.
5. PROTECT ADJACENT PROPERTIES WITH SEDIMENT BALE BARRIERS OR SILT FENCE UNTIL CONSTRUCTION IS COMPLETE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1055 OR 1056, RESPECTIVELY.
6. INSTALL A GRAVEL TRACKING PAD AT EACH NONPAVED CONSTRUCTION AREA ENTRANCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPPED PERIODICALLY TO REMOVE SOIL, DIRT, AND/OR DUST.

CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE AND INLET PROTECTION AS SHOWN ON PLAN. MAINTAIN AS NECESSARY DURING CONSTRUCTION. INSPECT FOLLOWING RAIN EVENTS.
2. INSTALL TRACKING PAD.
3. CLEAR AND GRUB SITE AND STRIP TOPSOIL. TEMPORARILY STOCKPILE TOPSOIL ON SITE (EXCESS TO BE REMOVED FROM SITE ACCORDING TO GENERAL CONTRACTORS CONSTRUCTION PHASING PLAN).
5. GRADE SITE.
6. STABILIZE DISTURBED GROUND WITH TEMPORARY SEED, FERTILIZER, AND MULCH.
7. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL BMPs WHEN DISTURBED AREAS ARE PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.
8. FOLLOWING STABILIZATION, VERIFY POND DEPTH AND REMOVE SEDIMENT IF NECESSARY TO MEET DESIGN GRADES.



BLUE BAY RESTAURANT REDEVELOPMENT
PROPOSED GRADING AND
EROSION CONTROL PLAN

927 MAIN STREET
MUKWONAGO, WI 53149

DRAWN BY: NWD/JAH DATE:
CHECKED BY: JAH 12/03/2021
APPROVED BY:

PROJECT NO.
666-001-001

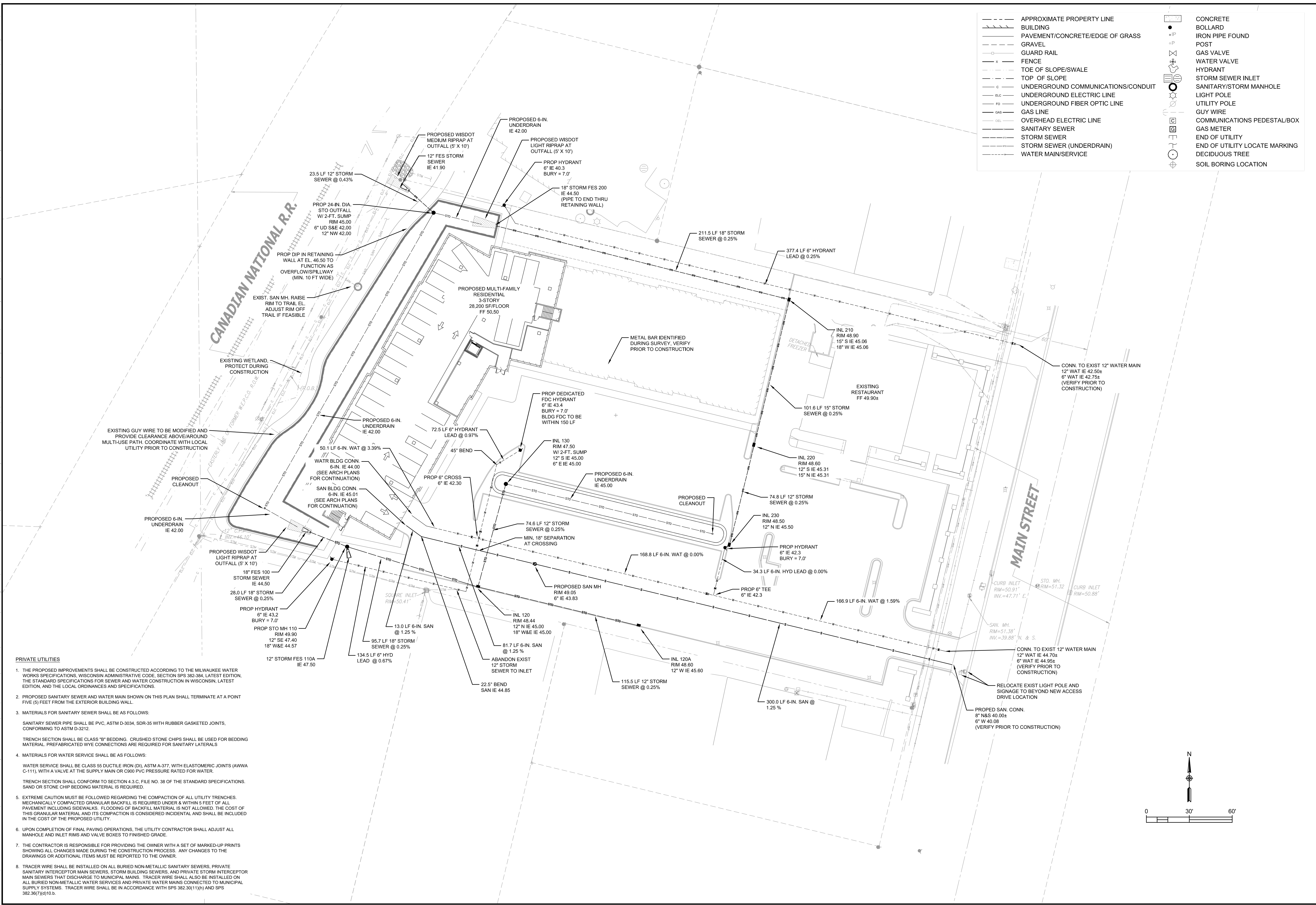
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PRIVATE UTILITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE MILWAUKEE WATER WORKS SPECIFICATIONS, WISCONSIN ADMINISTRATIVE CODE, SECTION SPS 382-384, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. PROPOSED SANITARY SEWER AND WATER MAIN SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL.
3. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS:

SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212.

TRENCH SECTION SHALL BE CLASS "B" BEDDING. CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. PREFABRICATED WYE CONNECTIONS ARE REQUIRED FOR SANITARY LATERALS.

4. MATERIALS FOR WATER SERVICE SHALL BE AS FOLLOWS:

WATER SERVICE SHALL BE CLASS 85 DUCTILE IRON (DI), ASTM A-377, WITH ELASTOMERIC JOINTS (AWWA C-111), WITH A VALVE AT THE SUPPLY MAIN OR C900 PVC PRESSURE RATED FOR WATER.

TRENCH SECTION SHALL CONFORM TO SECTION 4.3.C, FILE NO. 38 OF THE STANDARD SPECIFICATIONS. SAND OR STONE CHIP BEDDING MATERIAL IS REQUIRED.

5. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.

6. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.

8. TRACER WIRE SHALL BE INSTALLED ON ALL BURIED NON-METALLIC SANITARY SEWERS, PRIVATE SANITARY INTERCEPTOR MAIN SEWERS, STORM BUILDING SEWERS, AND PRIVATE STORM INTERCEPTOR MAIN SEWERS THAT DISCHARGE TO MUNICIPAL MAINS. TRACER WIRE SHALL ALSO BE INSTALLED ON ALL BURIED NON-METALLIC WATER SERVICES AND PRIVATE WATER MAINS CONNECTED TO MUNICIPAL SUPPLY SYSTEMS. TRACER WIRE SHALL BE IN ACCORDANCE WITH SPS 382.30(1)(n) AND SPS 382.36(7)(d)10.b.

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BLUE BAY RESTAURANT REDEVELOPMENT

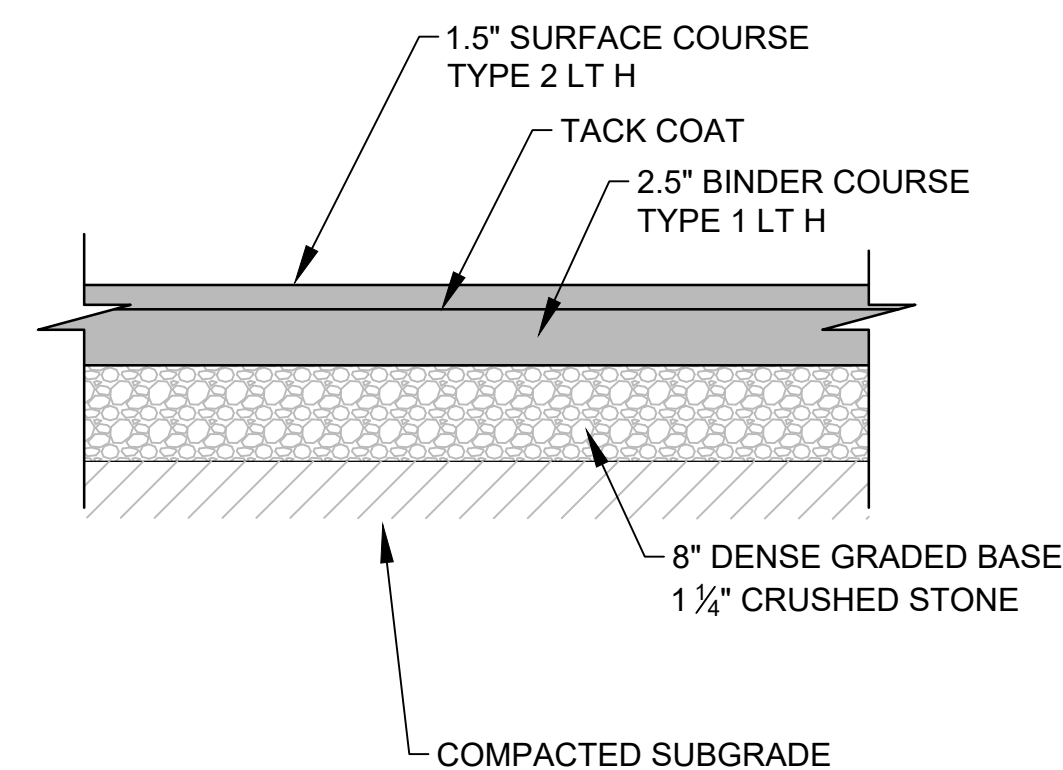
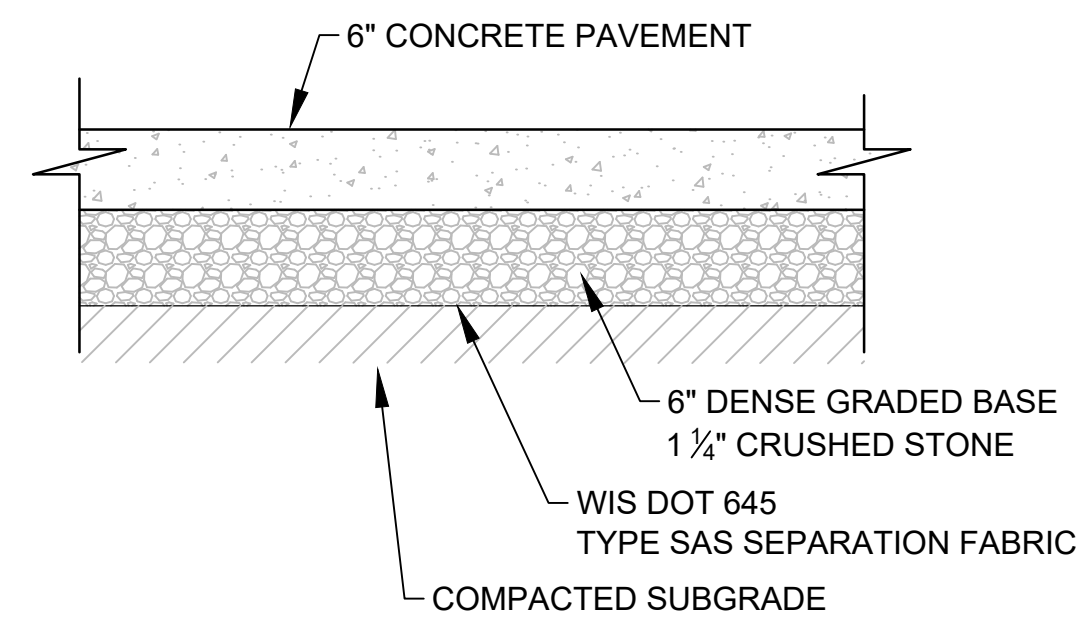
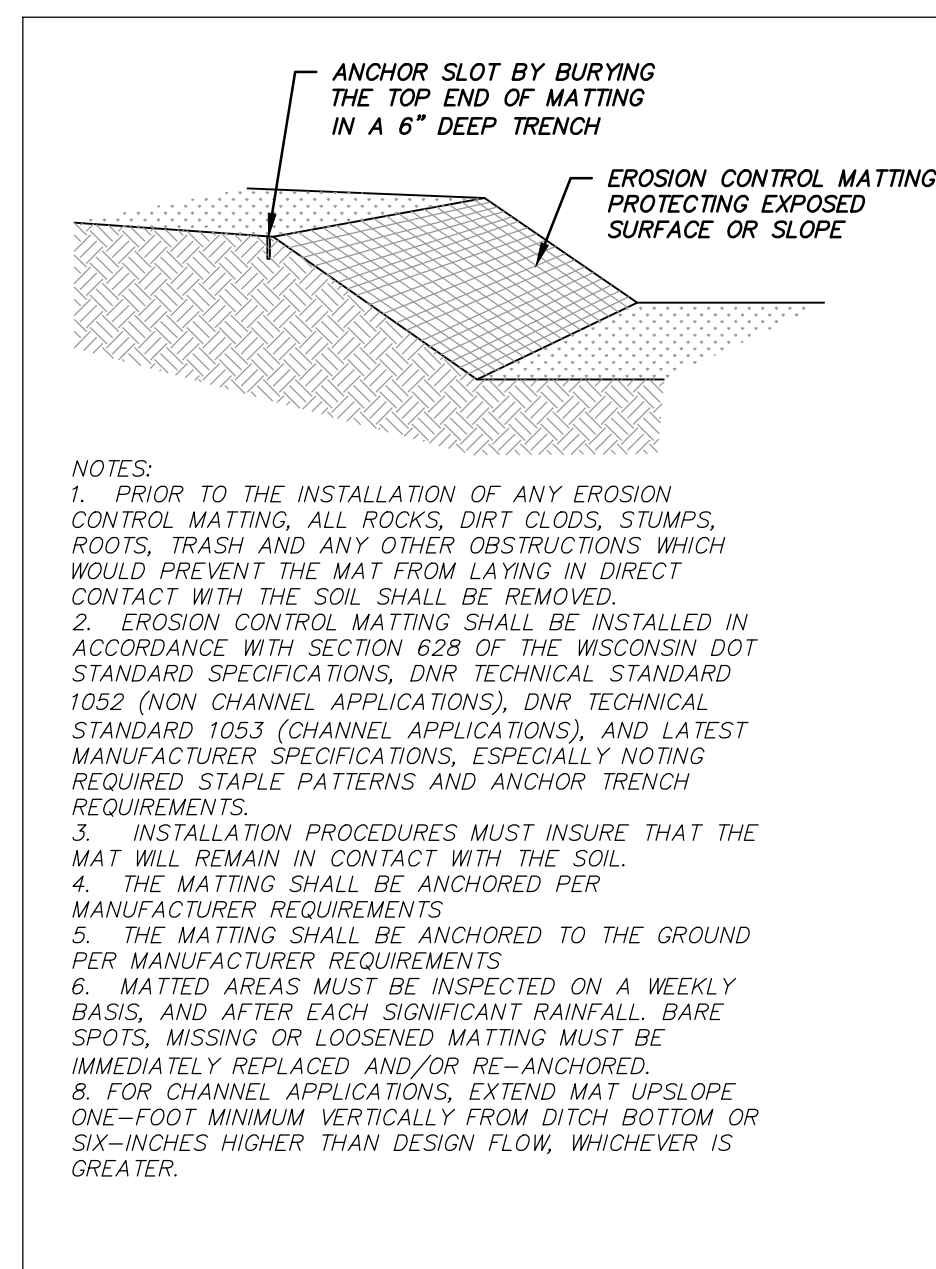
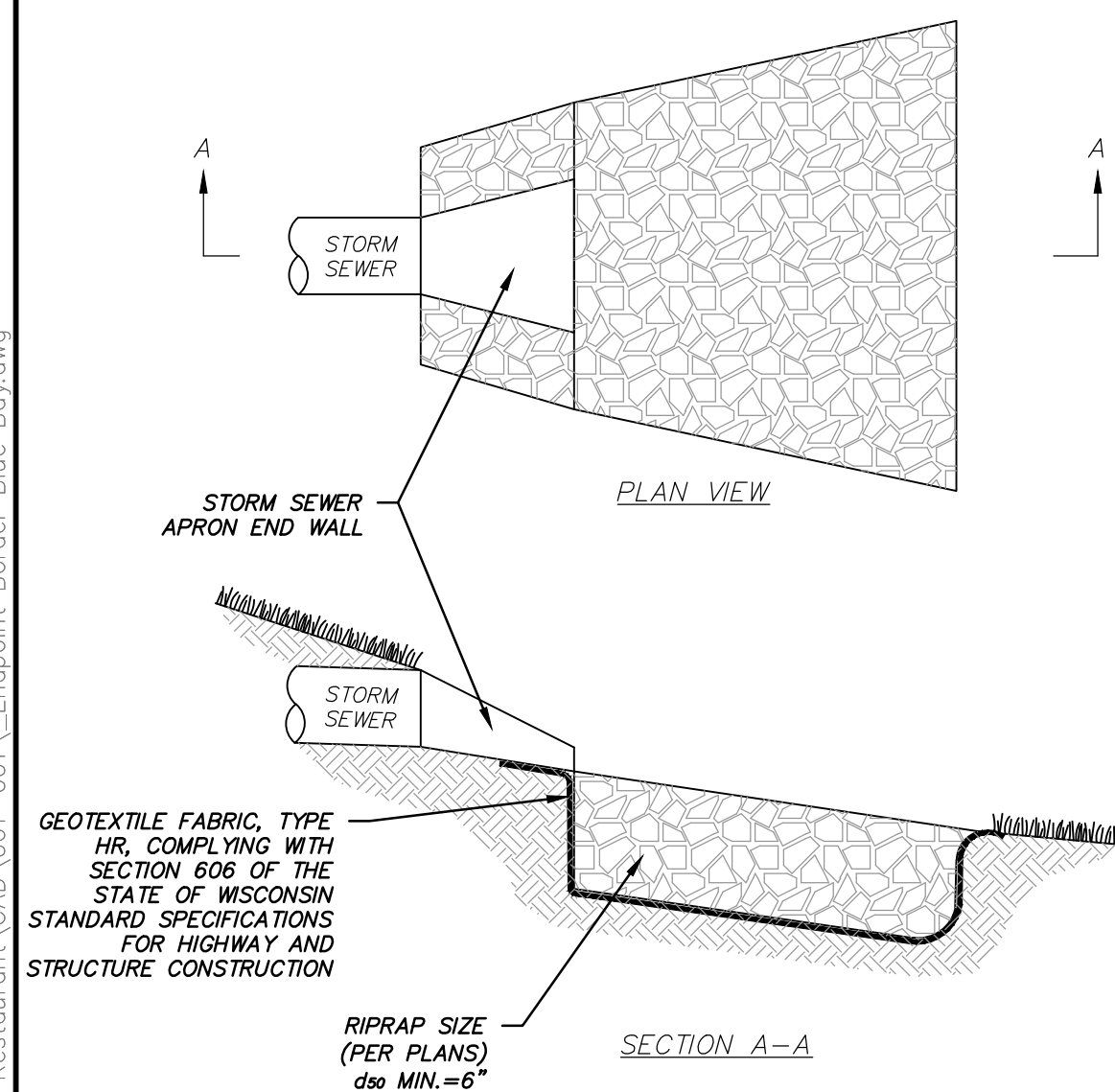
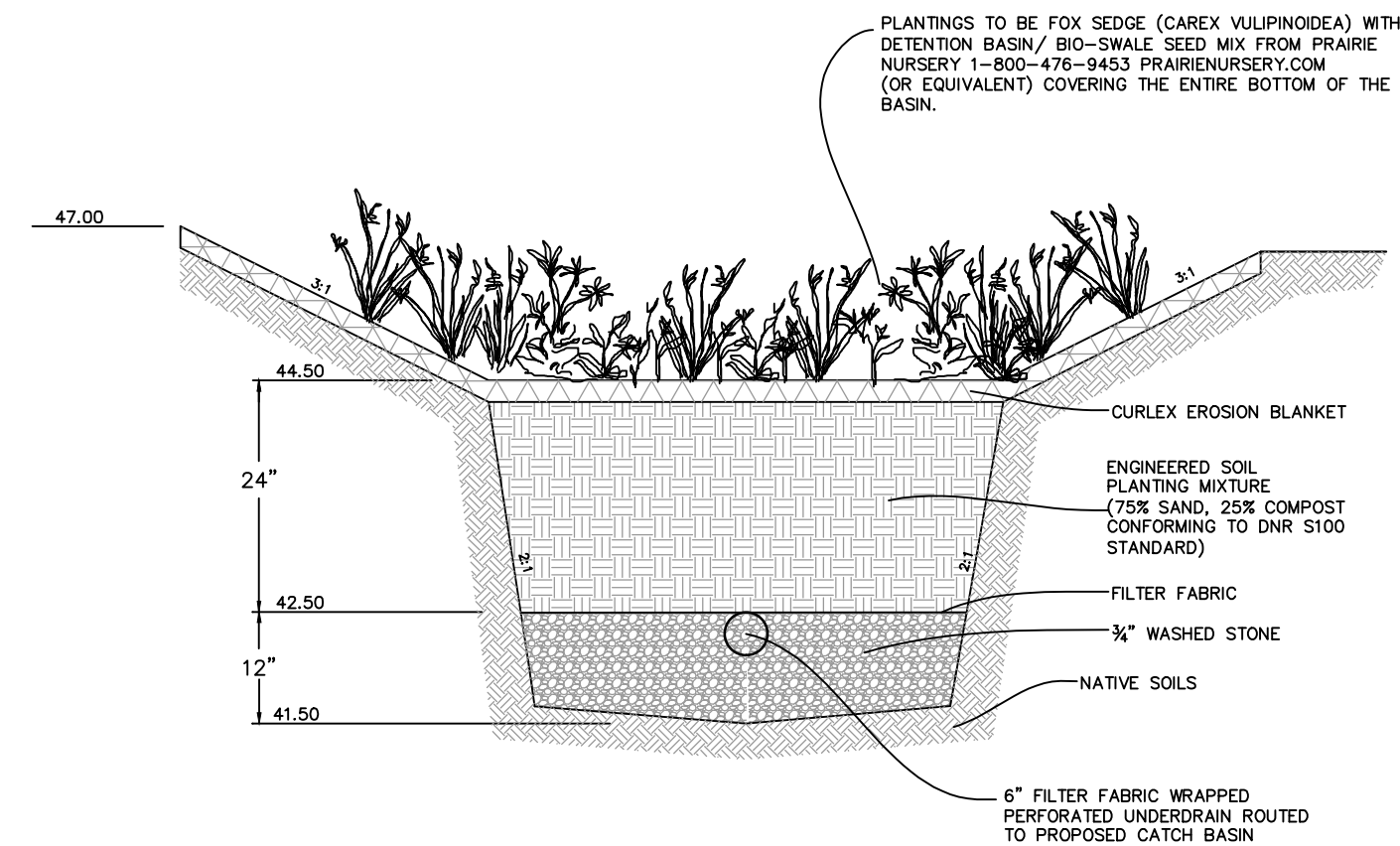
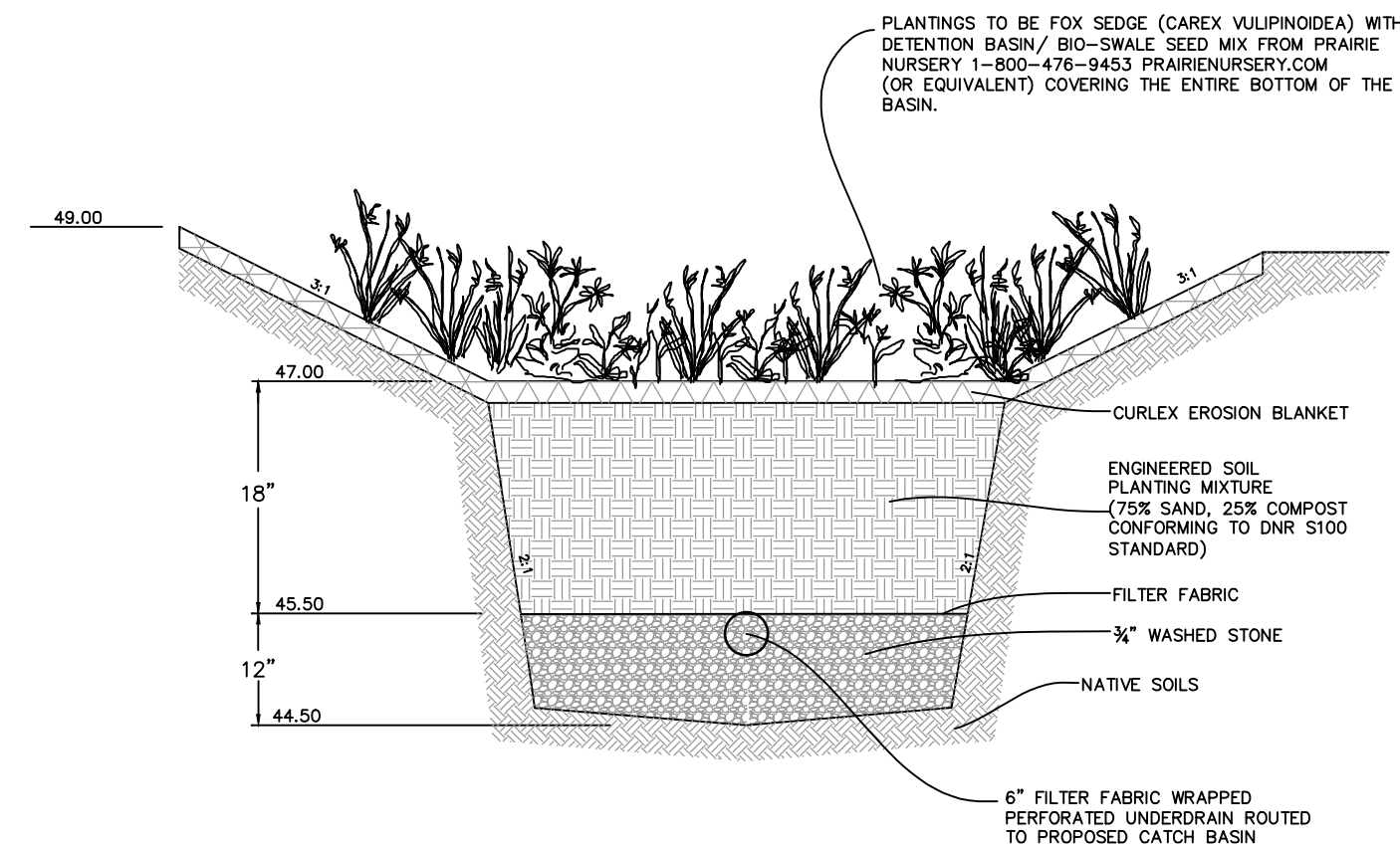
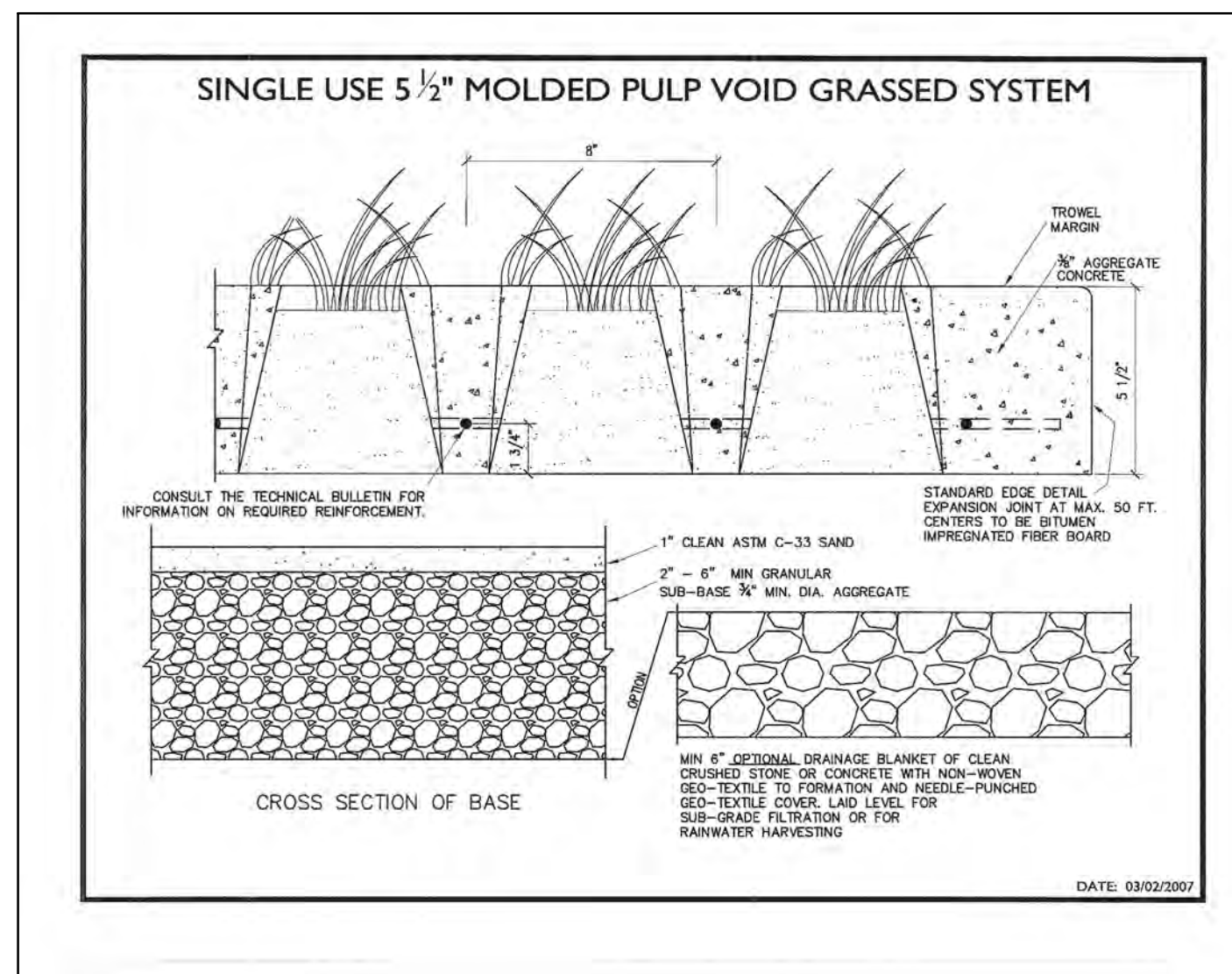
927 MAIN STREET
MUKWONAGO, WI 53149

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DATE:
12/03/2021

PROJECT NO.
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BLUE BAY RESTAURANT REDEVELOPMENT

DETAIL SHEET

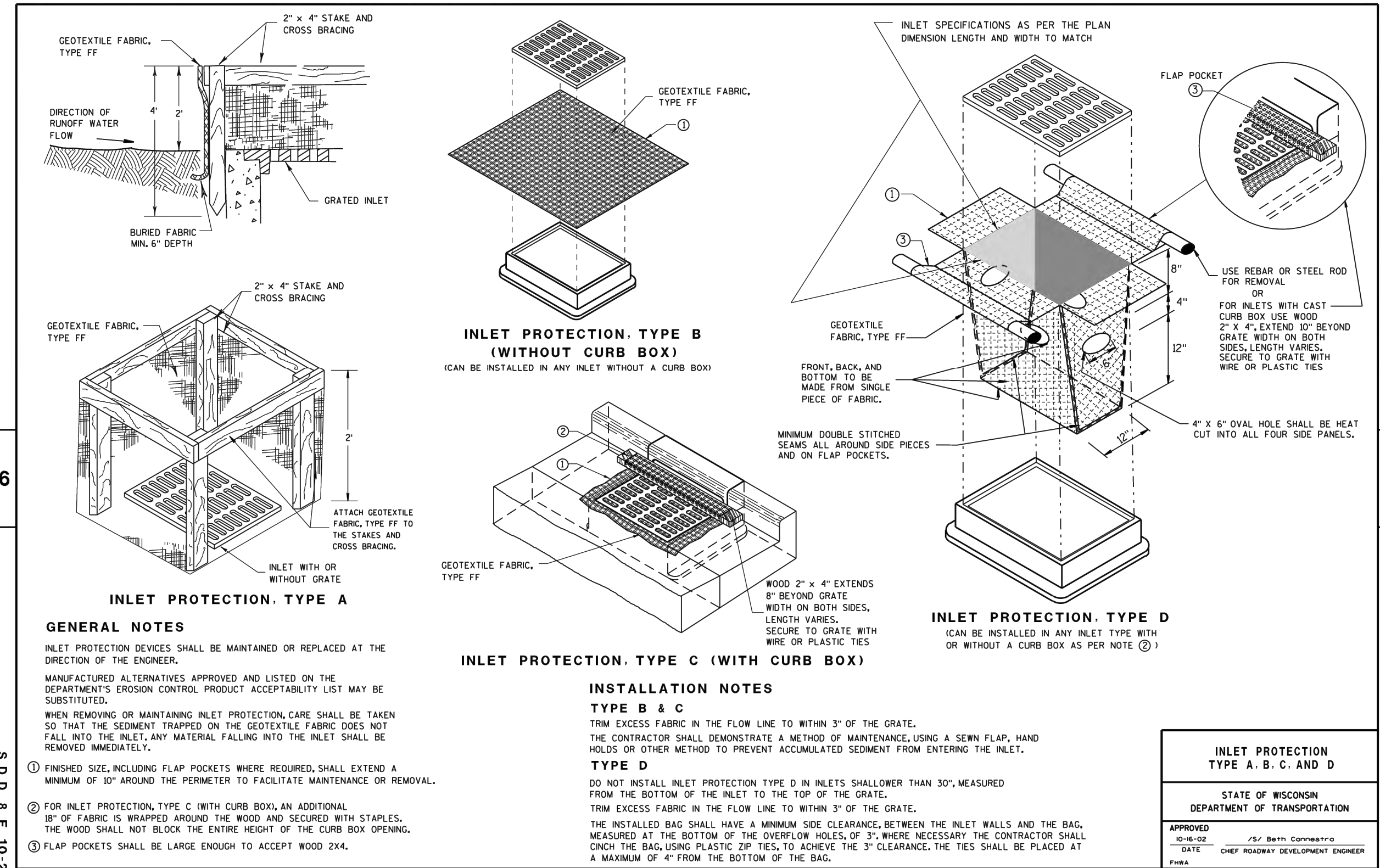
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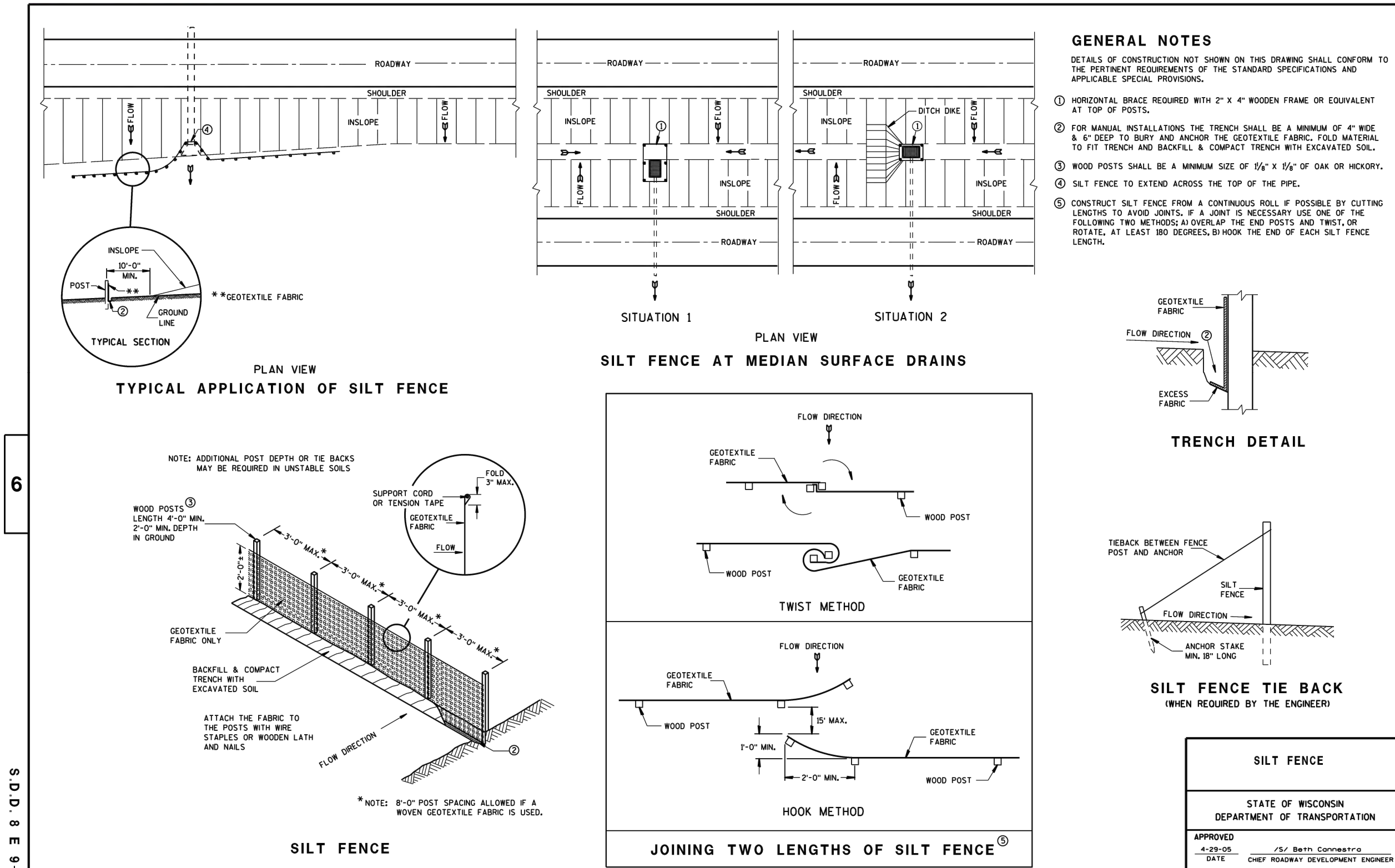
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8E10: Inlet Protection Type A, B, C and D



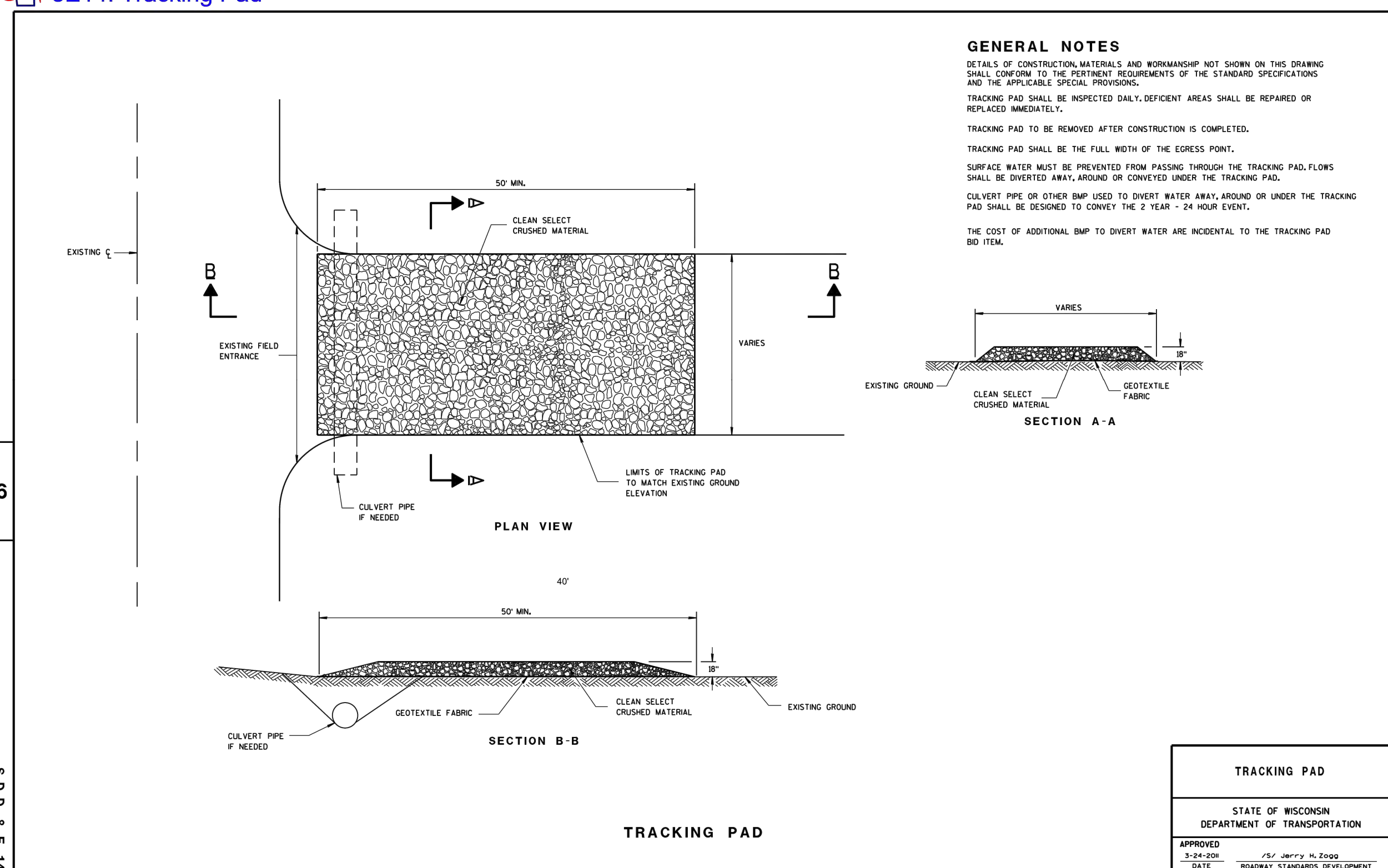
INLET PROTECTION
NOT TO SCALE

8E9: Silt Fence



SILT FENCE
NOT TO SCALE

8E14: Tracking Pad



TRACKING PAD
NOT TO SCALE

BLUE BAY RESTAURANT REDEVELOPMENT

DETAIL SHEET
927 MAIN STREET
MUKWONAGO, WI 53149

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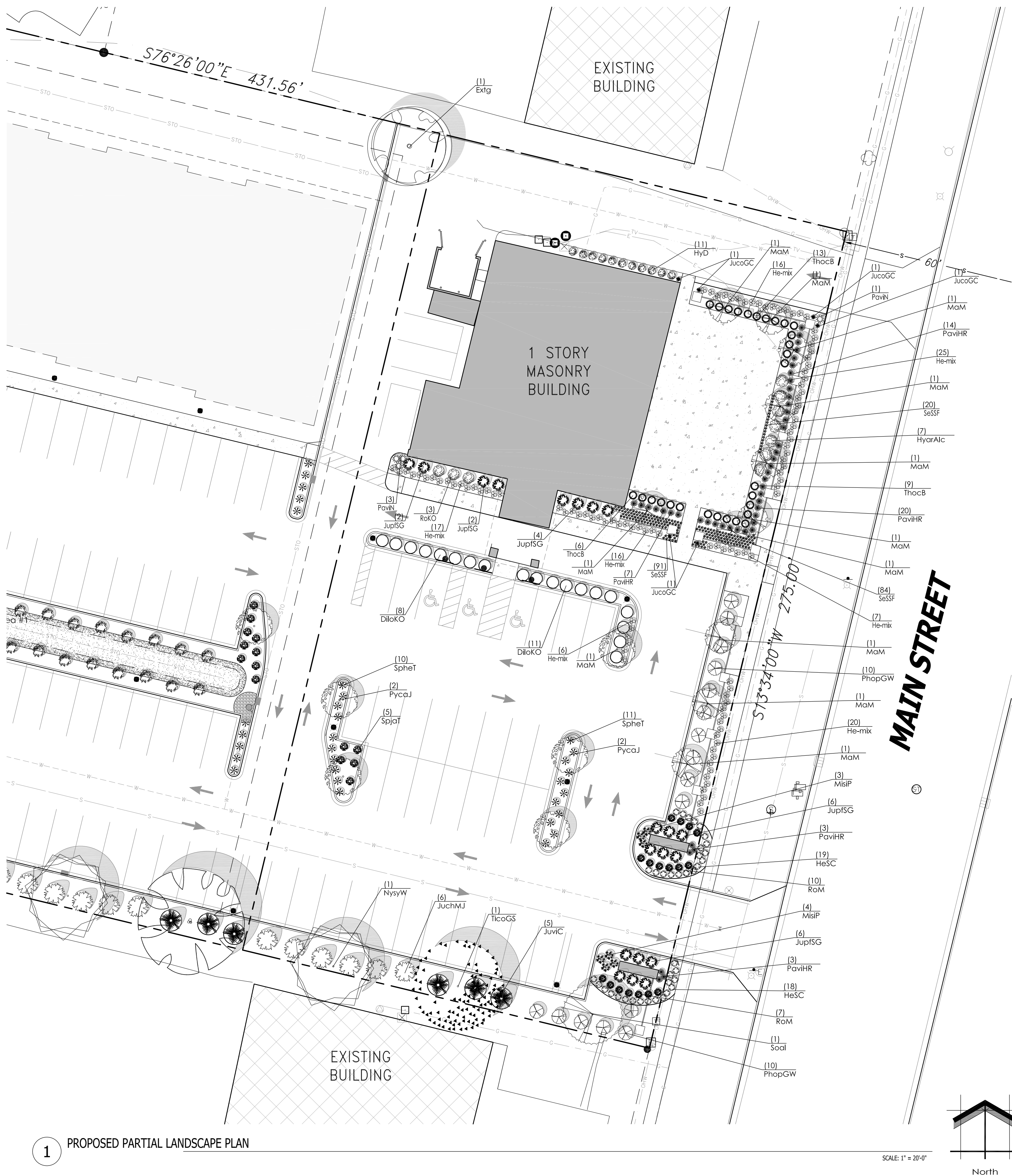
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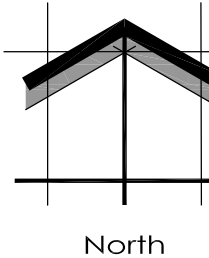
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1 PROPOSED PARTIAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"



Proposed Plant Material Table LSP1.2

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
11	MaM		Malus 'Marilee'	Marilee Flowering Crab	2'-Cal - B&B	1
1	NysyW		Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2'-Cal - B&B	1
5	Pycal		Pyrus calleryana 'Jazzam'	Jack Flowering Pear	2'-Cal - B&B	1
1	Soal		Sorbus alnifolia	Korean mountain ash	2'-Cal - B&B	1
1	TicoGS		Tilia cordata 'Green Spire'	Green Spire Linden	2 1/2'-Cal - B&B	1

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	JuvIC		Juniperus virginiana 'Cupressifolia'	Hillspire Juniper	5' - 6' - B&B	4

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
19	DiloKO		Diervilla lonicera Kodiak Orange	Kodiak Orange Bush Honeysuckle Diervilla	18" - Cont	5
7	HyarAlc		Hydrangea arborescens 'Abetwo'	Incrediball Smooth Hydrangea	18" - 24"- Cont	5
11	HyD		Hypericum 'Deppe'	Sunny Boulevard St. John's Wort	18" - Cont	5
16	PhopGW		Physocarpus opulifolius 'Ginger Wine'	Ginger Wine Ninebark	18" - 24"- Cont	5
3	RoKO		Rosa 'Knockout'	Knock Out Rose	18" - Cont	5
17	RoM		Rosa 'Meimran'	Apricot Drift Groundcover Ros	18" - Cont	5
5	SpjaT		Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	18" - Cont	5

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
6	JuchMJ		Juniperus chinensis 'Mint Julep'	Mint julep juniper	18" - 24" - B&B	5
6	JucGC		Juniperus communis 'Gold Cone'	Gold Cone Juniper	18" - 24"- Cont	5
20	JupISG		Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	5
29	ThocB		Thuja occidentalis 'Bobazam'	Mr. Bowling Ball Arborvitae	18" - 24"- Cont	5

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
7	MisiP		Miscanthus sinensis 'Purpurascens'	Purple Silver Grass	1-Gal - Cont	6
47	PavHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	6
4	PavIN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	6
21	SphET		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	6

Perennial Ground Cover

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
194	SeSSF		Sedum 'Firecracker'	SunSparkler Firecracker Sedum	4 1/2" pot	6

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
38	HeSC		Hemerocallis x 'Strawberry Candy'	Strawberry Candy Daylily	4 1/2" pot	6
108	He-mix		Hemerocallis mix	Equal Random Mix of Daylily	4 1/2" pot	6
			Hemerocallis x 'Swirling Water'	Swirling Water Daylily		
			Hemerocallis x 'Nasferatu'	Trophytaker Nasferatu Daylily		
			Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily EveryDaylily		
			Hemerocallis x 'VER00204'	Yellow Punch Daylily		

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
3. Prune existing trees, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
4. Evenly shaped upright tree/shrub with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.
7. Male only

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mdavis@insitedesigninc.com

Project:

BLUE BAY RESTAURANT REDEVELOPMENT

927 Main Street
Mukwonago, WI 53149

Issuance and Revisions:

Date	Number	Description
12/03/21		Plan Commission Submittal

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Sheet Title:

PROPOSED PARTIAL
LANDSCAPE PLAN,
AND PLANT MATERIAL TABLE

Date of Drawing:	12/03/21
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L21-013
Sheet Number:	

LSP1.2

Project:

BLUE BAY
RESTAURANT
REDEVELOPMENT

927 Main Street
Mukwonago, WI 53149

Issuance and Revisions:

Date	Number	Description
12/03/21		Plan Commission Submittal

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AND PLANT MATERIAL TABLE

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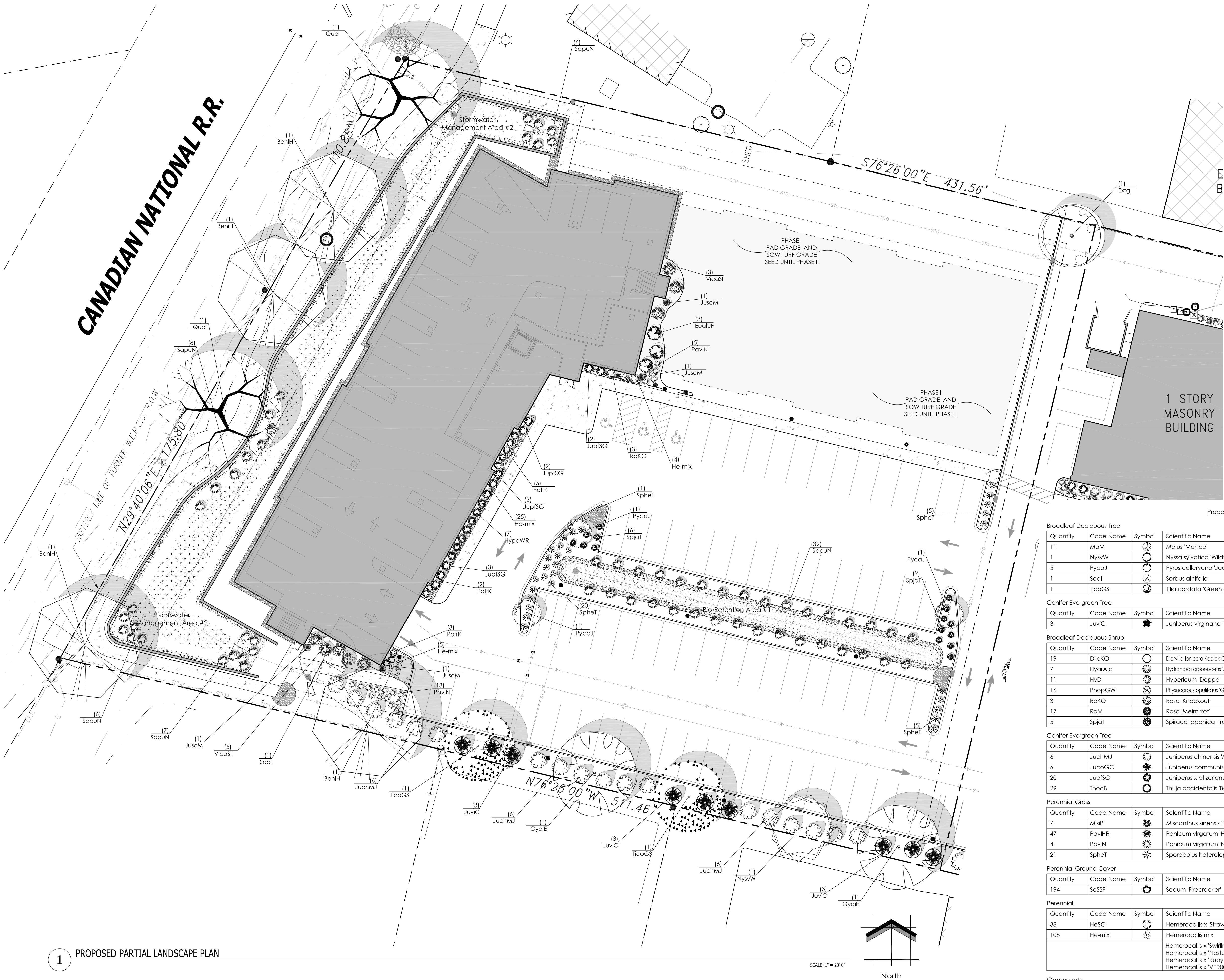
Scale: 1" = 20'-0"

Drawn By: MCD

Job Number: L21-013

Sheet Number:

LSP1.3



Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
11	MaM		Malus 'Mulle'.	Maline Flowering Crab	2'-Cal - B&B	1
1	NysW		Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2'-Cal - B&B	1
5	Pycal		Pyrus calleryana 'Jazzam'	Jack Flowering Pear	2'-Cal - B&B	1
1	Saal		Sorbus alnifolia	Korean mountain ash	2'-Cal - B&B	1
1	TicoGS		Tilia cordata 'Green Spire'	Green Spire Linden	2 1/2'-Cal - B&B	1

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	Juvic		Juniperus virginiana 'Cupressifolia'	Hillspire Juniper	5' - 6' - B&B	4

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
19	DlaKO		Diervilla lonicera Kodak Orange	Kodak Orange Bush Honeysuckle Diervilla	18" - Cont	5
7	HyaAlc		Hydrangea arborescens 'Abetwa'	Incrediball Smooth Hydrangea	18" - 24" - Cont	5
11	HyD		Hypericum 'Deppes'	Sunny Boulevard St. John's Wort	18" - Cont	5
14	PhapGW		Physocarpus opulifolius 'Ginger Wine'	Ginger Wine Ninebark	18" - 24" - Cont	5
3	RaKO		Rosa 'Knockout'	Knock Out Rose	18" - Cont	5
17	RoM		Rosa 'Meimiro'	Apricot Drift Groundcover Ros	18" - Cont	5
5	SpijT		Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	18" - Cont	5

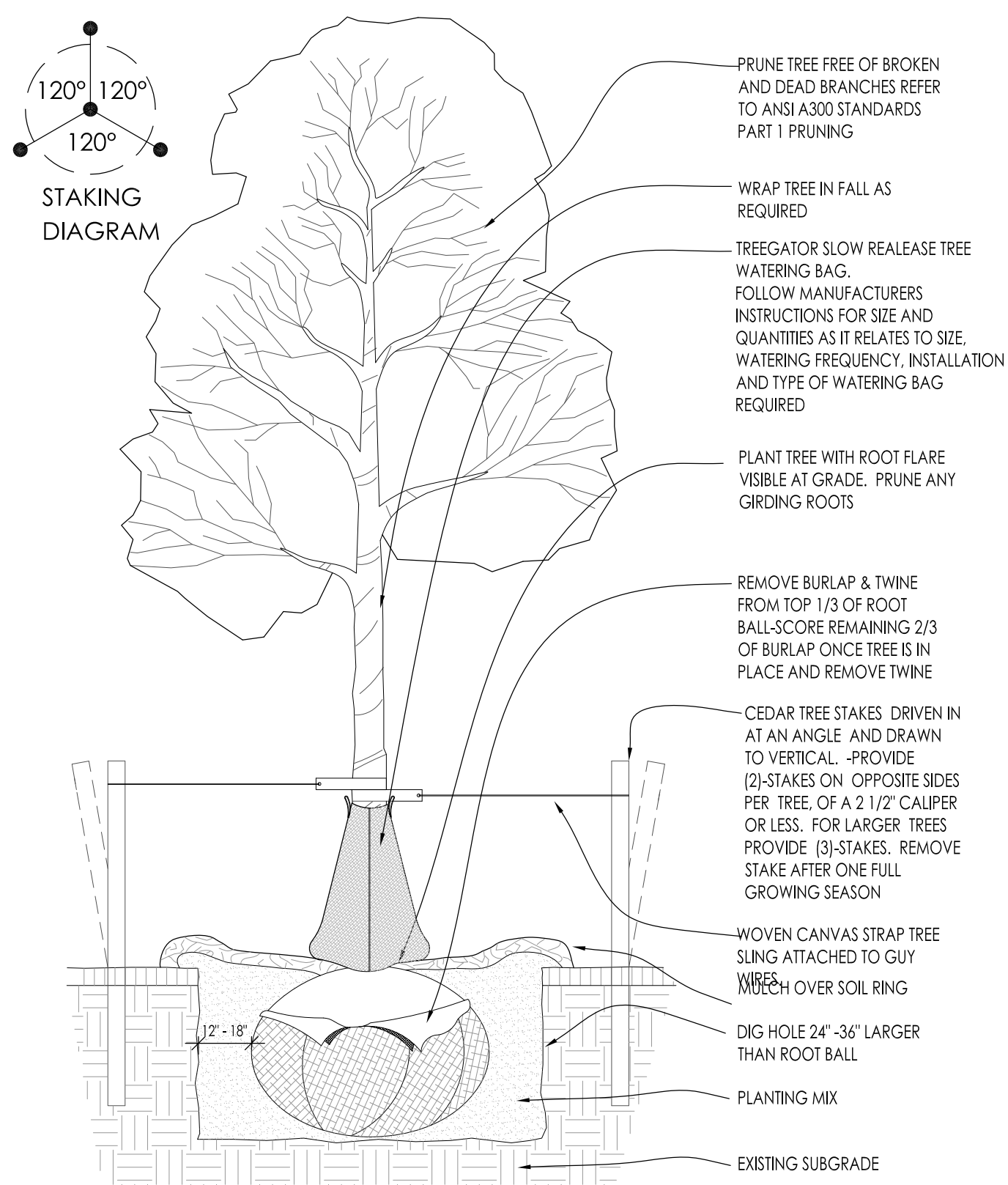
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
6	JuchMJ		Juniperus chinensis 'Mint julep'	Mint julep juniper	18" - 24" - B&B	5
6	JucoGC		Juniperus communis 'Gold Cone'	Gold Cone Juniper	18" - 24" - Cont	5
20	JupISG		Juniperus x pfizeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	5
29	ThacB		Thuja occidentalis 'Bobazam'	Mr. Bowling Ball Arborvitae	18" - 24" - Cont	5

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
7	MisP		Miscanthus sinensis 'Purpurascens'	Purple Silver Grass	1-Gal - Cont	6
47	PavHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	6
4	PavIN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	6
21	SpheT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	6

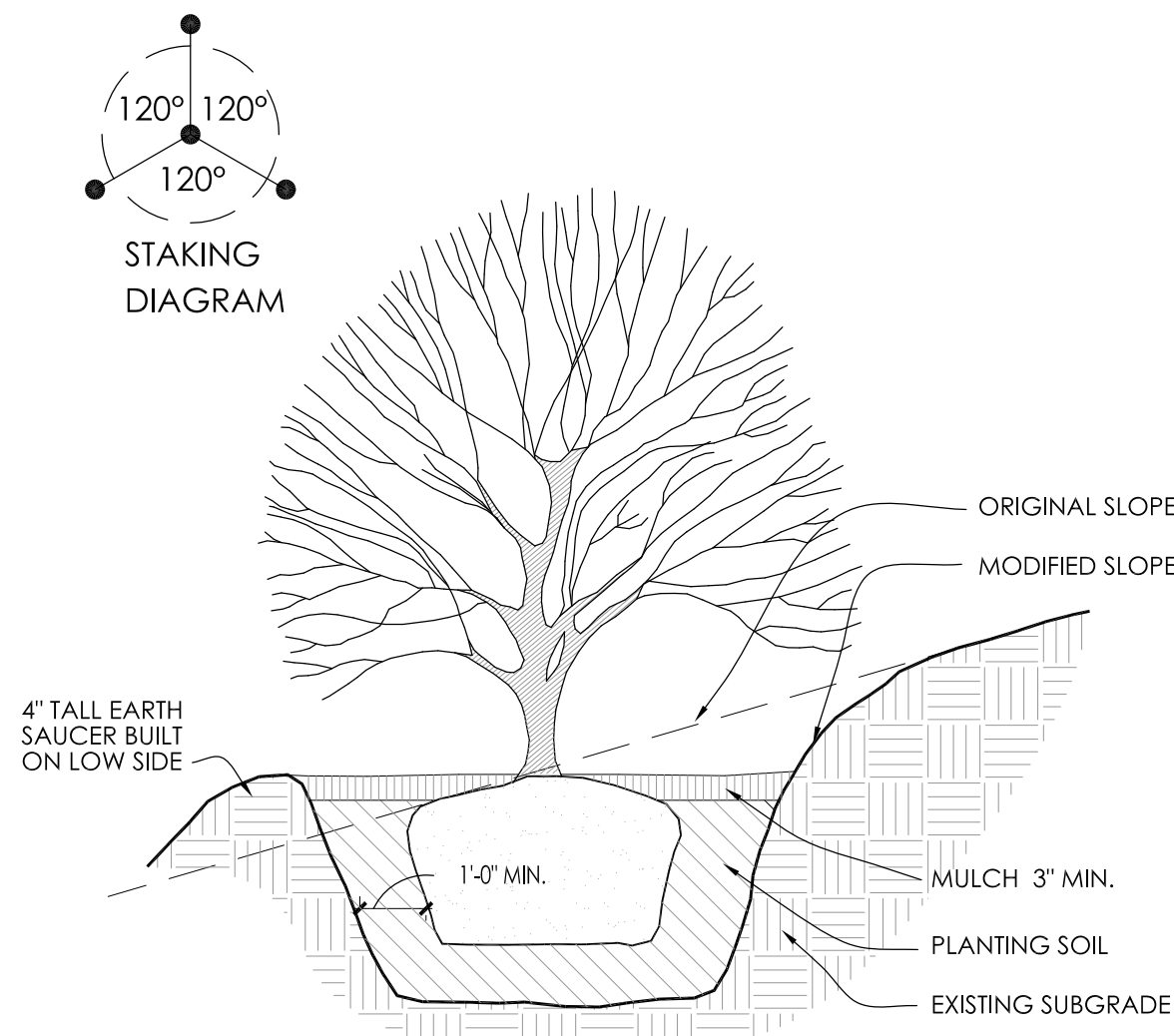
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
194	SeSSF		Sedum 'Firecracker'	SunSparkler Firecracker Sedum	4 1/2" pot	6

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
38	HeSC		Hemerocallis x 'Strawberry Candy'	Strawberry Candy Daylily	4 1/2" pot	6
108	He-mix		Hemerocallis mix	Equal Random Mix of Daylily	4 1/2" pot	6
			Hemerocallis x 'Swirling Water'	Swirling Water Daylily		
			Hemerocallis x 'Nosteratu'	Trophytaker Nosteratu Daylily		
			Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily EveryDaylily		
			Hemerocallis x 'VER00204'	Yellow Punch Daylily		

- Comments
1. Straight central leader, full & even crown. Prune only after planting.
 2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
 3. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
 4. Evenly shaped upright tree/shrub with full branching to the ground.
 5. Full, well rooted plant, evenly shaped.
 6. Full, well rooted plant.
 7. Male only

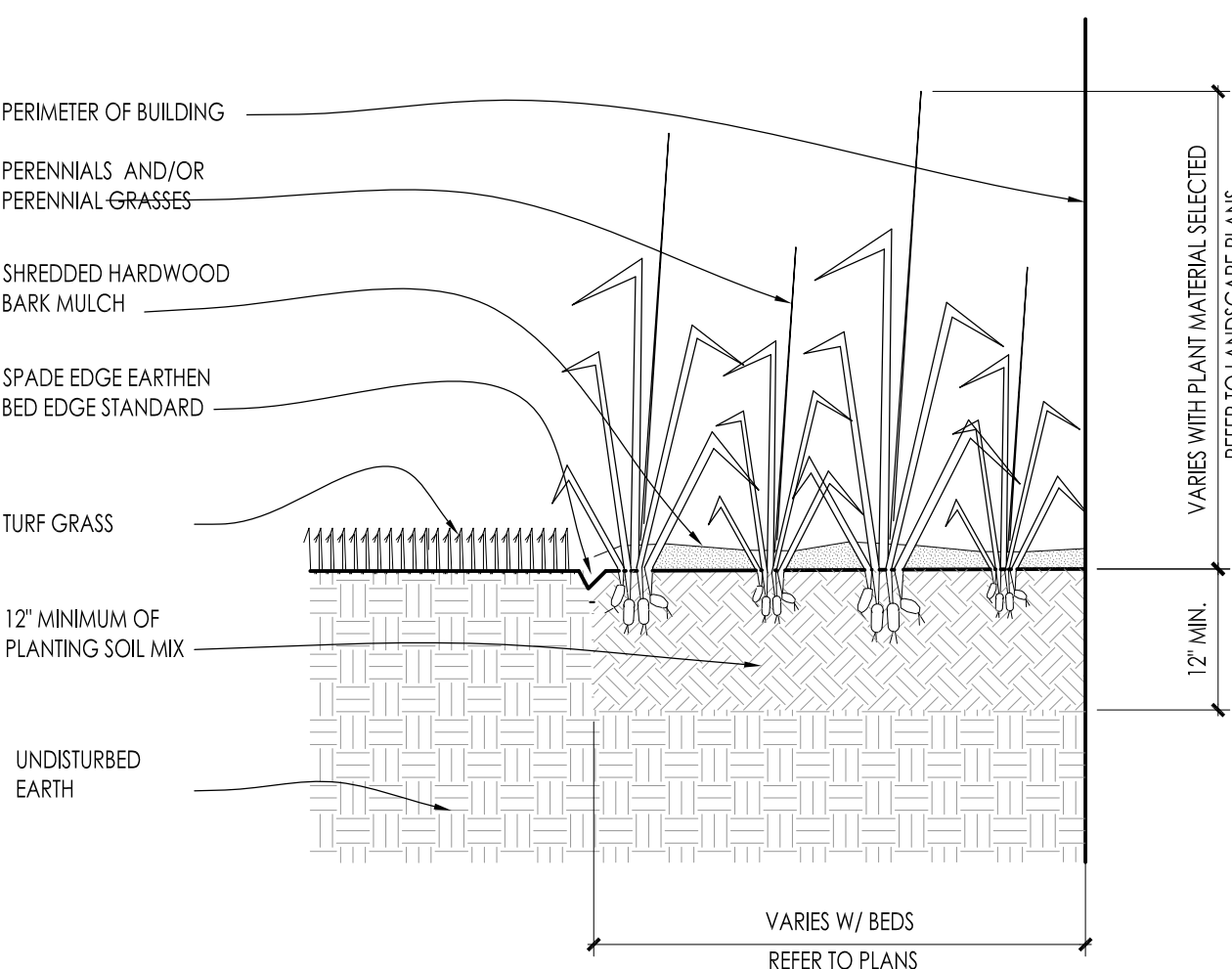


1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE

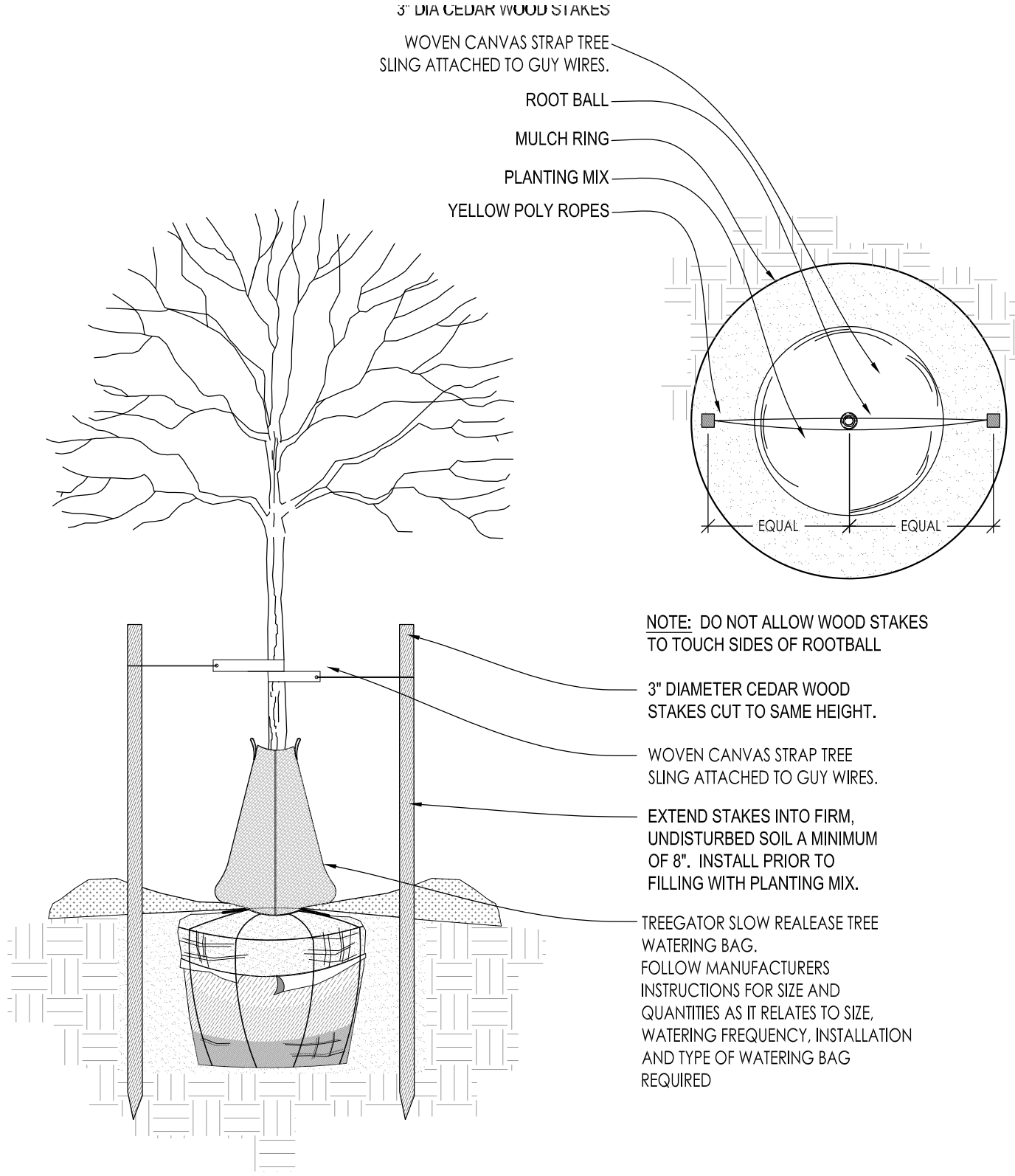


5 SLOPE PLANTING DETAIL SCALE: NONE

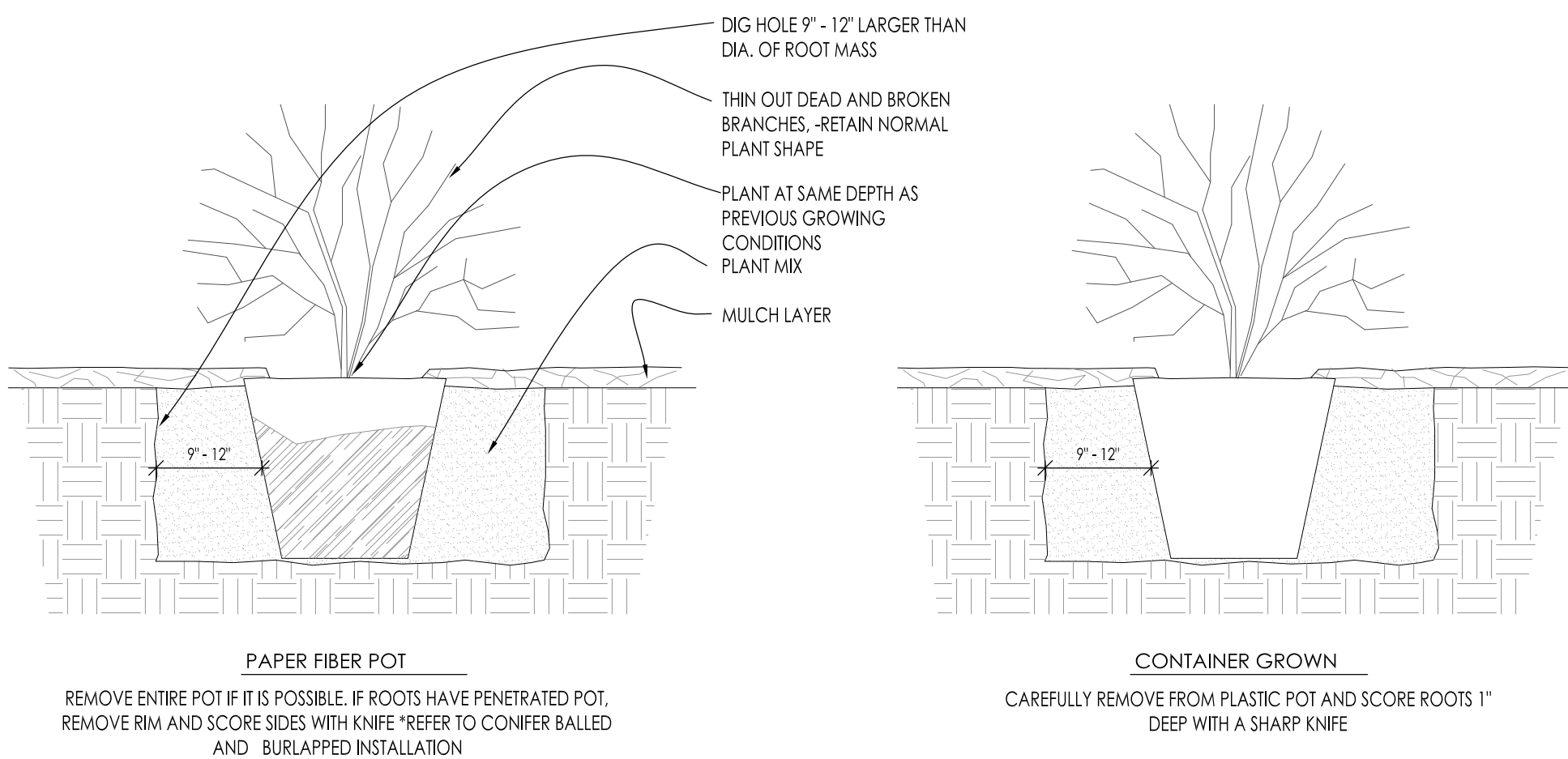
REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



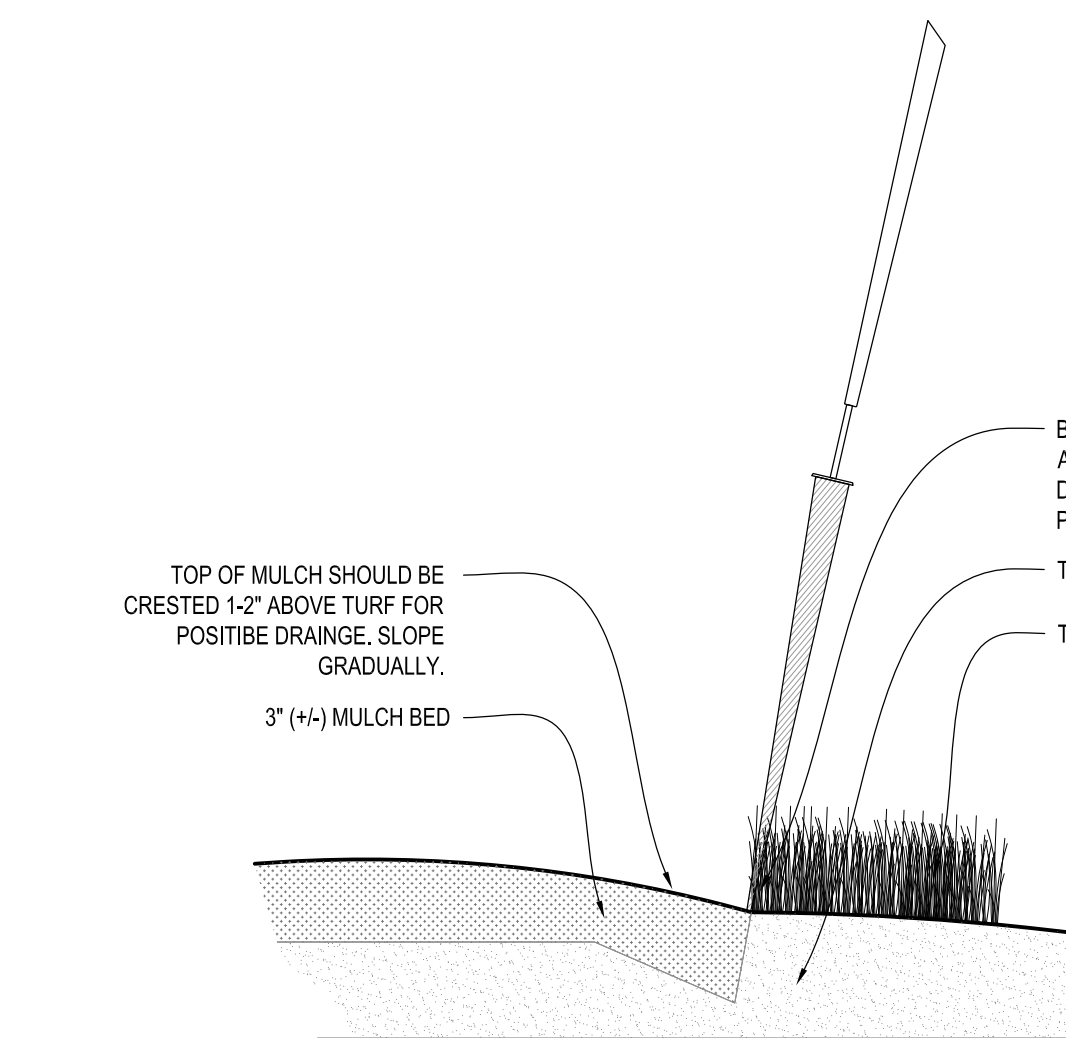
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



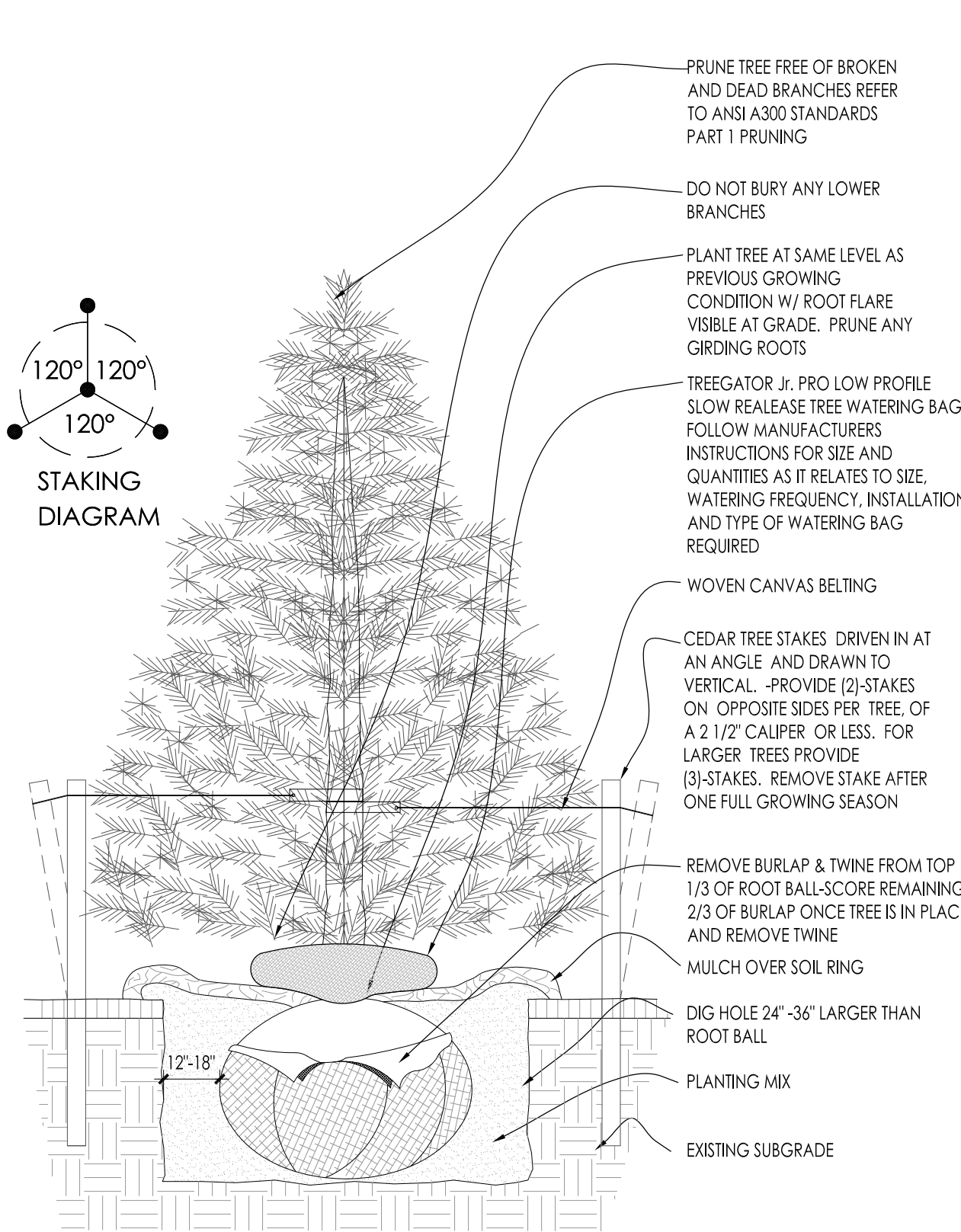
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



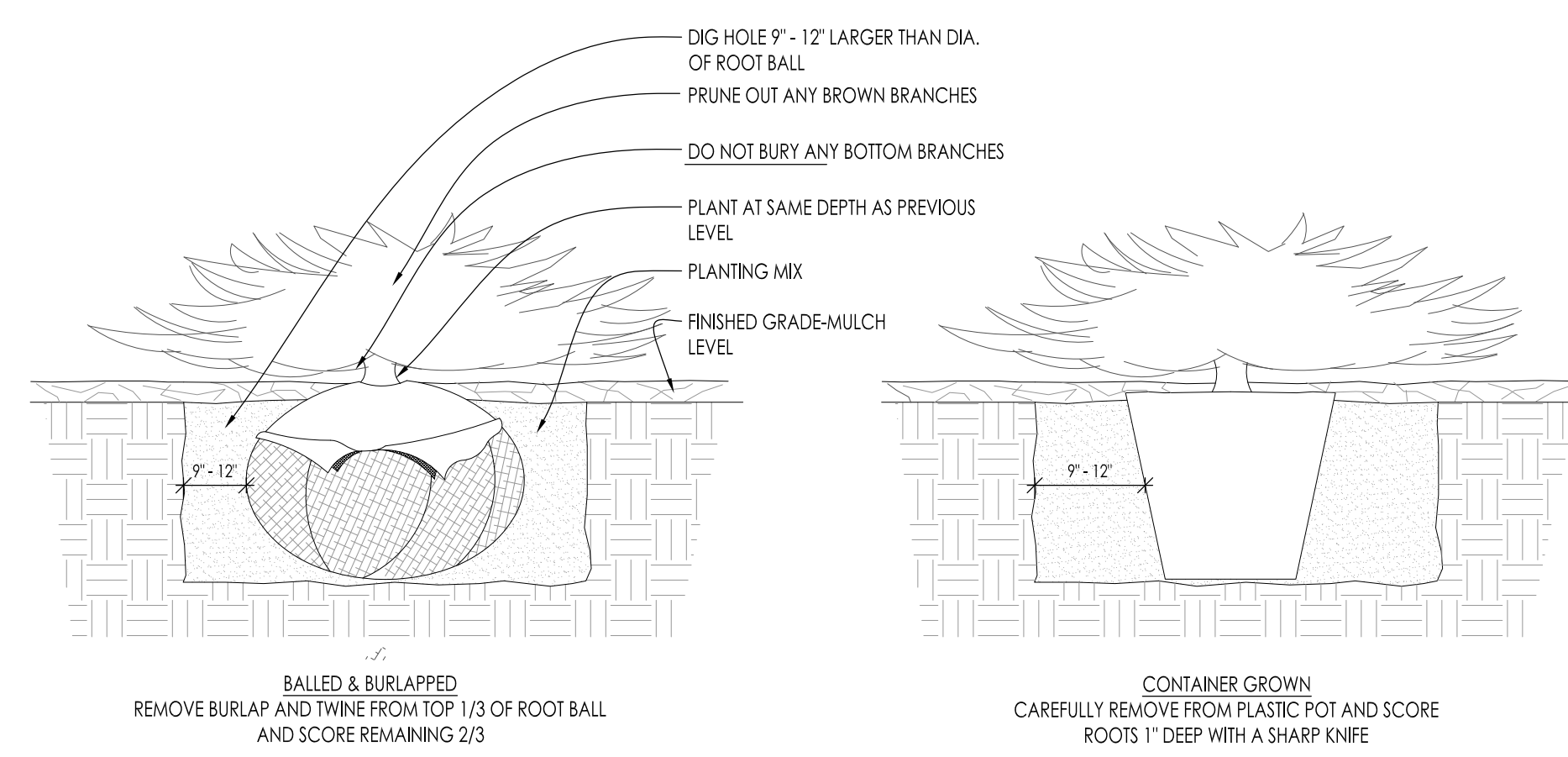
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



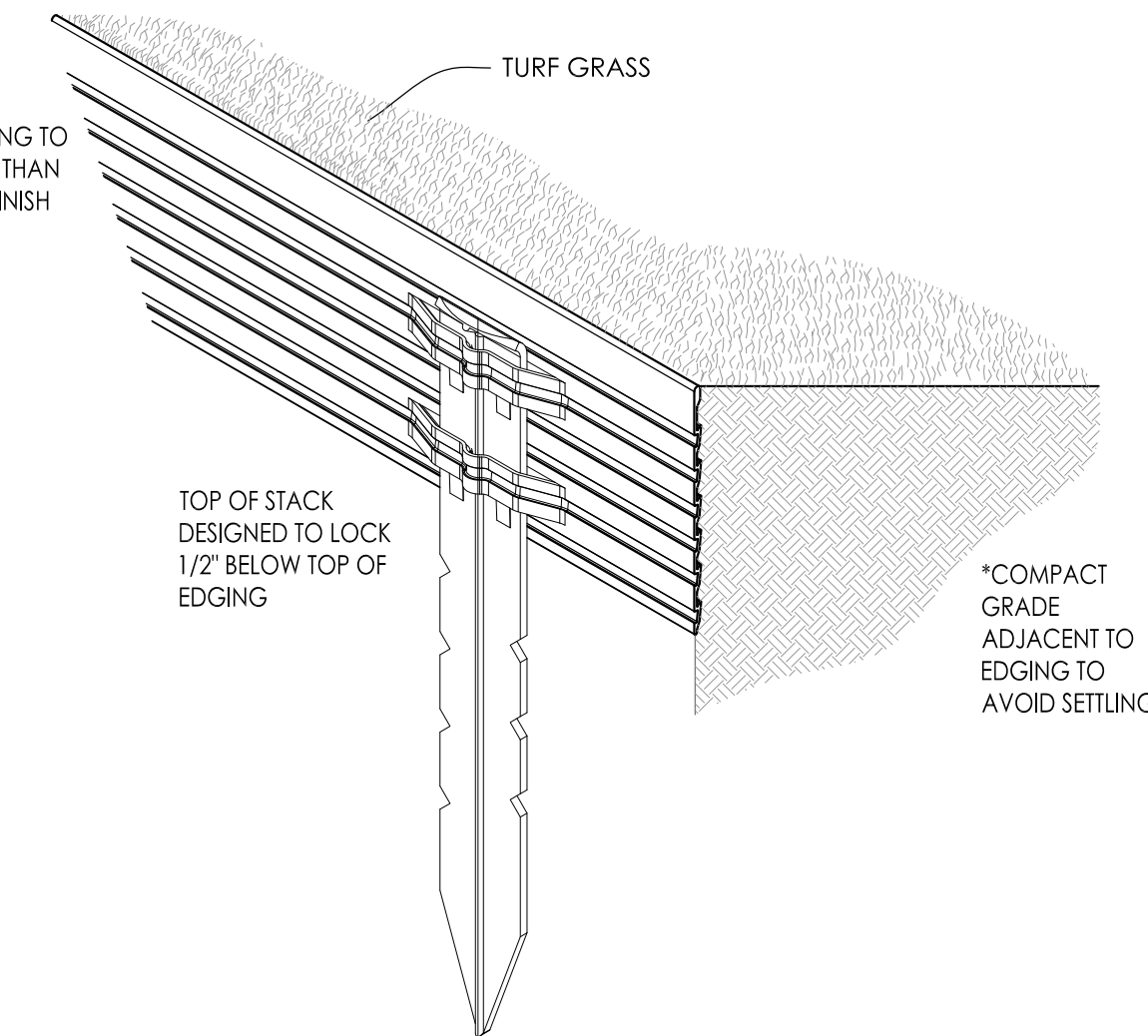
9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



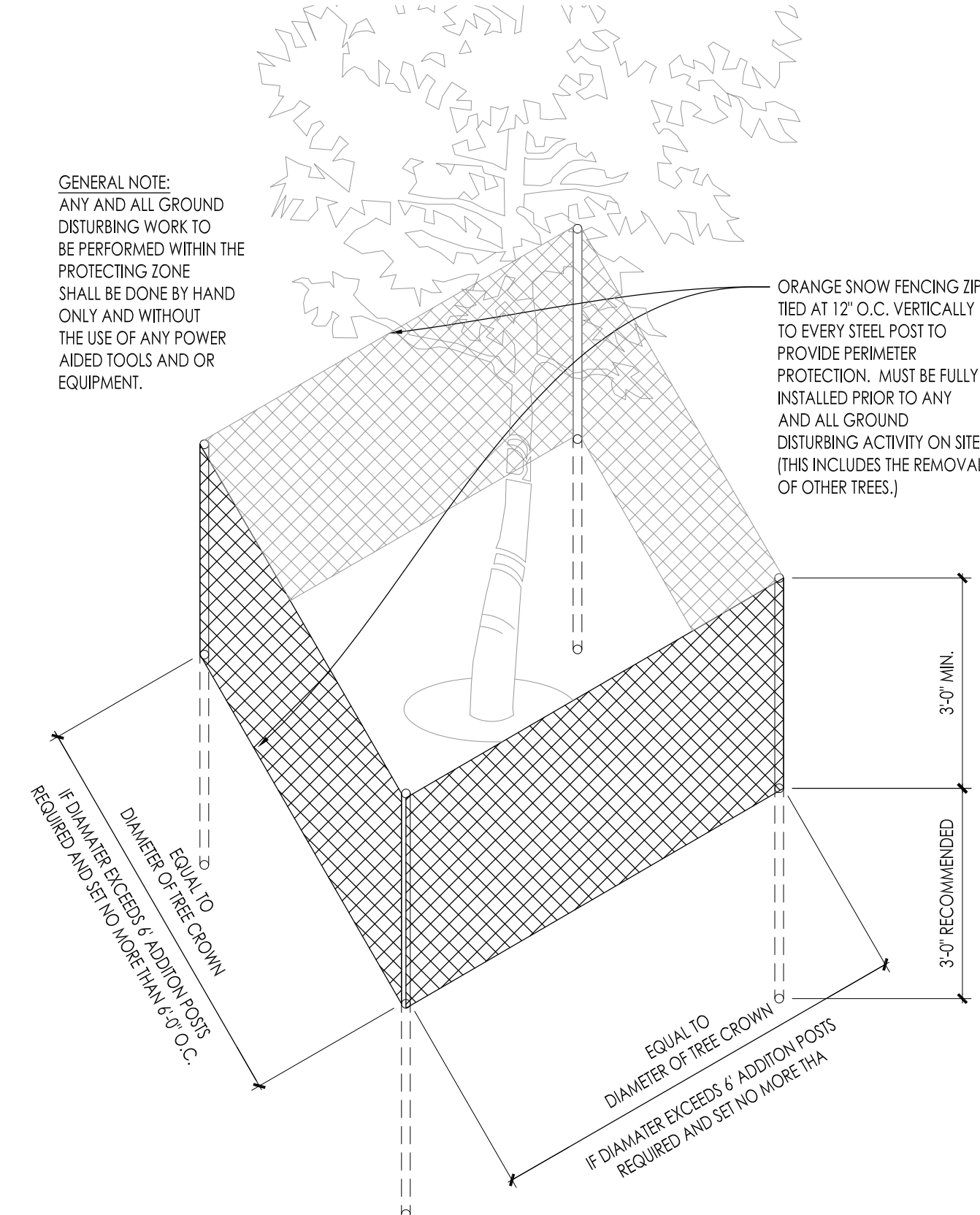
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2" = 1'-0"



4 EXISTING TREE PROTECTION DETAIL SCALE: NONE

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mdavis@insitedesigninc.com

Project:

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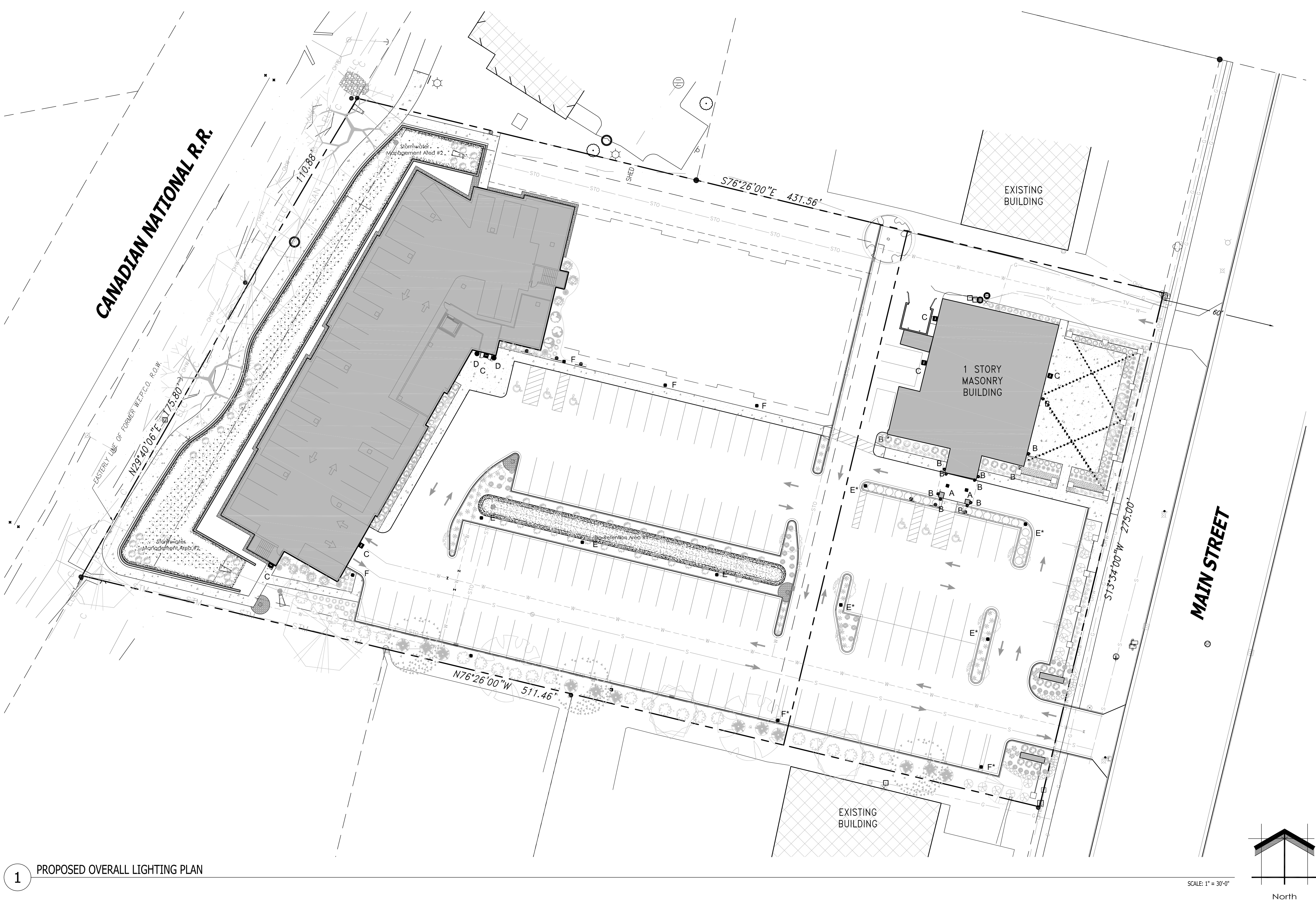
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Sheet Title:

PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS

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Drawn By:	MCD
Job Number:	L21-013
Sheet Number:	

LSP1.4



1 PROPOSED OVERALL LIGHTING PLAN

EXISTING CONDITIONS GENERAL NOTES:

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
3. VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES I.E. WATER, SEWER, TELECOMMUNICATION AND ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.

PHOTOMETRIC GENERAL NOTES:

1. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
2. THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
3. IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATIONS OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATIONS.
4. ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.

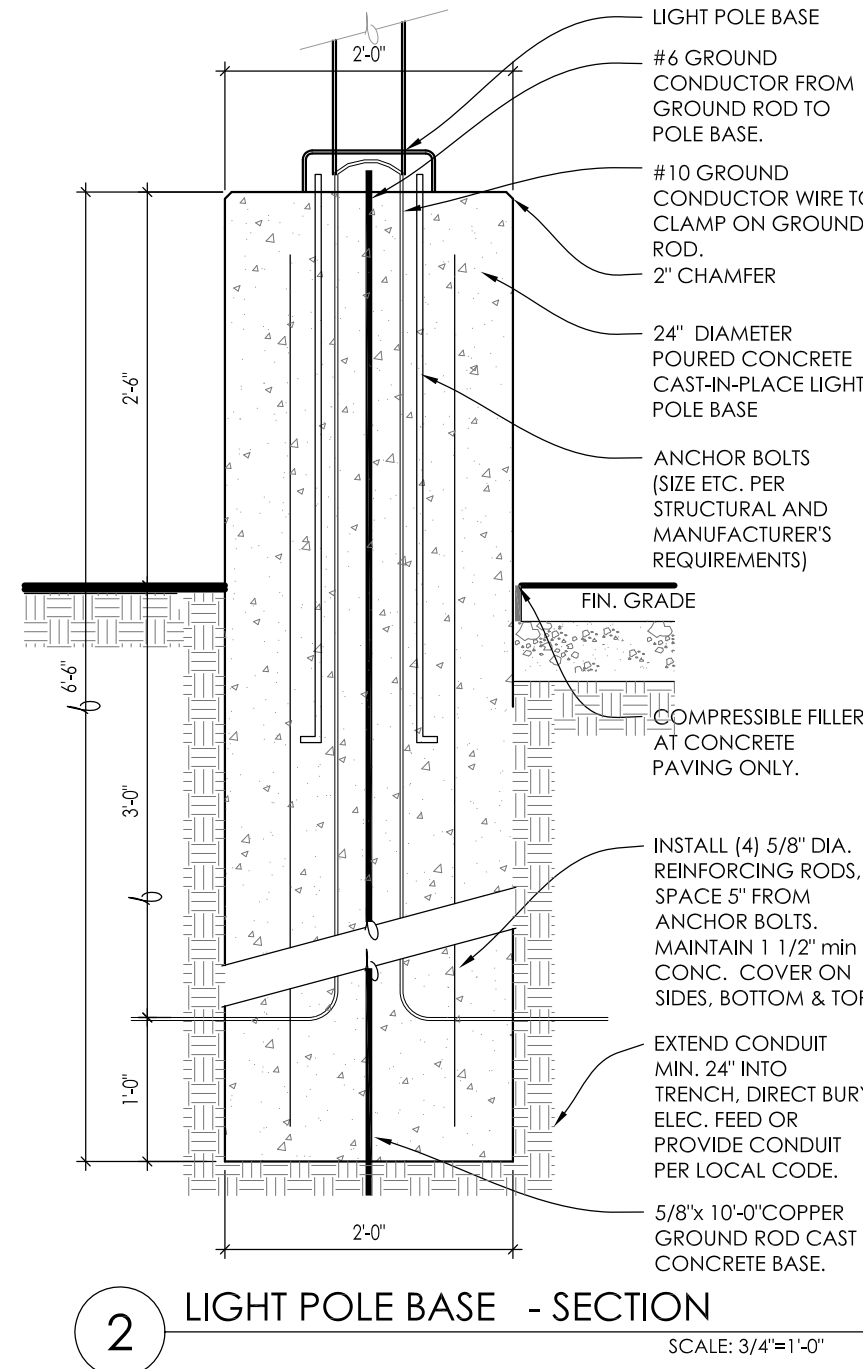
LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	2	CPY250-A-DM-F -C-UL-CS	Cree CPY250 Canopy / Soffit Luminaire w- Flat Lens, 122W, 4000K Platinum Silver Factory Finish, Provide Canopy Mounting Plate	72 type XTE AWT LEDs on white square PCB, 4000K color temperature.	CPY250-A-xx-F-A-UL-xx-40K_RESTL-2013-0002.ies	Absolute	1.00	43.4
	B	12	P5642-3030K9-M -C-UL-CS	P5642-3030K9 6" diameter up/down wall mount LED cylinder with LEDs moved closer to opening.	40-Nichia LEDs 3000K	P5642-3030K_160002 0.IES	Absolute	1.00	58
	C	6	XSPW-A-0-3-M -C-UL-CS	Cree XSPW Series Wallpack Luminaire, Type III Medium, 5700K, C Input Power Designator, Platinum Silver factory Finish, U.L. listed for Wet Locations	4 type MDA LEDs	XSPWax3FC-U_RESTL-2014-0018.IES	Absolute	1.00	42.7
	D	2	673-WP-CF2/26-BC	EXTERIOR WALL MOUNT LUMINAIRE WITH WHITE INTERIOR AND WHITE PLASTIC LENS	TWO SYLVANIA 26 WATT CPFL LAMPS	B-LM-63-673.ies	3600	1.00	44

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	E	8	1750LED-1L40T4-MDL10-CA	1750LED Medium Chateau, COB LED Type T4	Citizen COB	1750LED-1L40T4-MDL10-CA.IES	Absolute	1.00	75
	F	8	1750LED-1L40T4-MDL10-CA-SV2C	1750LED Medium Chateau, COB LED Type T4, Clear Acrylic, Top Hat Lens	Citizen COB	1750LED-1L40T4-MDL10-CA-SV2C.IES	Absolute	1.00	58.2
	G	107	LED-S14-CW-GLASS	S14 RETROFIT LED DIMMABLE BISTRO BULB Clear GLASS Lens	120V 60HZ 1.5W 2700K	1004161_IESN A95.IES	182	1.00	1.5
STATISTICS									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG	CV	Avg/Max
Calc Zone #6	+	1.8 fc	25.4 fc	0.0 fc	N / A	N / A	-1.0	2.2	0.0:1

LUMINAIRE NOTES									
1.	FIXTURE "E" (3) IS A NEW POLE LOCATION. WITH A NEW POST TOP LED 1750 CHATEAU FIXTURE WITH DECORATIVE RINGS, CLEAR LENS, PHOTOCELL CONTROL WITH AN URBAN BRONZE MATTE FINISH ON A 20'-0" TALL URBAN BRONZE MATTE FINISH 4" DIAMETER ROUND STEEL POLE ON TOP OF A NEW 2'-6" REINFORCED POURED CONCRETE FOUNDATION.								
2.	FIXTURE "E" (4) IS A EXISTING POLE LOCATION. REUSE EXISTING 6" POURED CONCRETE FOUNDATION. MOUNT A NEW POST TOP LED 1750 CHATEAU FIXTURE WITH DECORATIVE RINGS, CLEAR LENS, PHOTOCELL CONTROL WITH AN URBAN BRONZE MATTE FINISH ON A 20'-0" TALL URBAN BRONZE MATTE FINISH 4" DIAMETER ROUND STEEL POLE ON TOP. (GENERAL CONTRACTOR TO FIELD VERIFY FOR POSSIBLE CONFLICTS AND INCOMPATIBILITY OF EXISTING POLES WITH NEW POLE PRIOR TO ORDERING).								
3.	FIXTURE "F" (4) IS A NEW POLE LOCATION. WITH A NEW POST TOP LED 1750 CHATEAU FIXTURE WITH DECORATIVE RINGS, CLEAR LENS, PHOTOCELL CONTROL WITH AN URBAN BRONZE MATTE FINISH ON A 20'-0" TALL URBAN BRONZE MATTE FINISH 4" DIAMETER ROUND STEEL POLE ON TOP OF A NEW 2'-6" REINFORCED POURED CONCRETE FOUNDATION.								
4.	FIXTURE "F" (2) IS A EXISTING POLE LOCATION. REUSE EXISTING 6" POURED CONCRETE FOUNDATION. MOUNT A NEW POST TOP LED 1750 CHATEAU FIXTURE WITH DECORATIVE RINGS, CLEAR LENS, PHOTOCELL CONTROL WITH AN URBAN BRONZE MATTE FINISH ON A 20'-0" TALL URBAN BRONZE MATTE FINISH 4" DIAMETER ROUND STEEL POLE ON TOP. (GENERAL CONTRACTOR TO FIELD VERIFY FOR POSSIBLE CONFLICTS AND INCOMPATIBILITY OF EXISTING POLES WITH NEW POLE PRIOR TO ORDERING).								
5.	ALL PROPOSED FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT AND HAVE HARDWARE WITH IESNA FULL CUTOFF HOUSE SIDE SHIELDING WHERE REQUIRED. NEW PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) FINISH IS TO MATCH EXISTING W/ OPTIONAL PHOTOCELL CONTROL.								
6.	ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.								
7.	ALL NEW PROPOSED AREA LIGHT POLES SHALL BE LOCATED 3'-0" FROM BACK OF CURB TO THE EDGE OR FACE OF THE REINFORCED LIGHT POLE BASE, UNLESS NOTED OTHERWISE.								
8.	INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF LIGHT POLES AND SIGNAGE LIGHTING CONTROL AND WIRING.								
9.	CONTRACTOR TO REFER TO REINFORCED LIGHT POLE BASE SECTION AND DETAIL FOR FURTHER INFORMATION.								
10.	PROPOSED POLE MOUNTED FIXTURES HEADS ARE TO HAVE A URBAN BRONZE MATTE FINISH w/ OPTIONAL PHOTOCELL CONTROL.								
11.	ALL BUILDING MOUNTED LIGHT FIXTURES ARE TO BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS FOR EXACT MOUNTING HEIGHTS AND LOCATIONS. FOR PURPOSES OF CALCULATING THE SITE LIGHTING AND PHOTOMETRIC OUTPUT ALL BUILDING MOUNTED FLOOD LIGHTS WERE PLACED AT 22'-0" ABOVE FINISHED FLOOR ELEVATION								

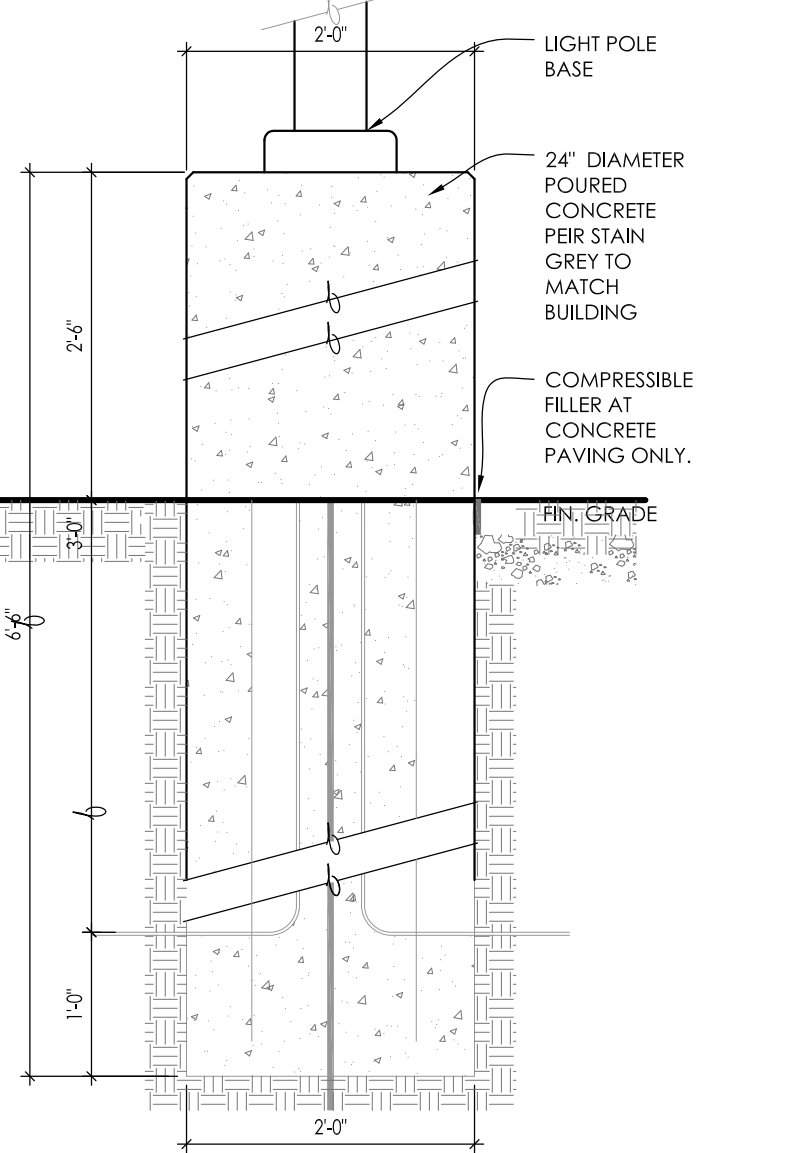
THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENTS.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.



2 LIGHT POLE BASE - SECTION

SCALE: 3/4"=1'-0"



3 LIGHT POLE BASE - ELEVATION

SCALE: 3/4"=1'-0"

Project:

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REDEVELOPMENT**

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Sheet Title:

PROPOSED OVERALL LIGHTING
PLAN,
GENERAL NOTES,
AND LIGHT FIXTURE TABLE

Date of Drawing: 12/03/21

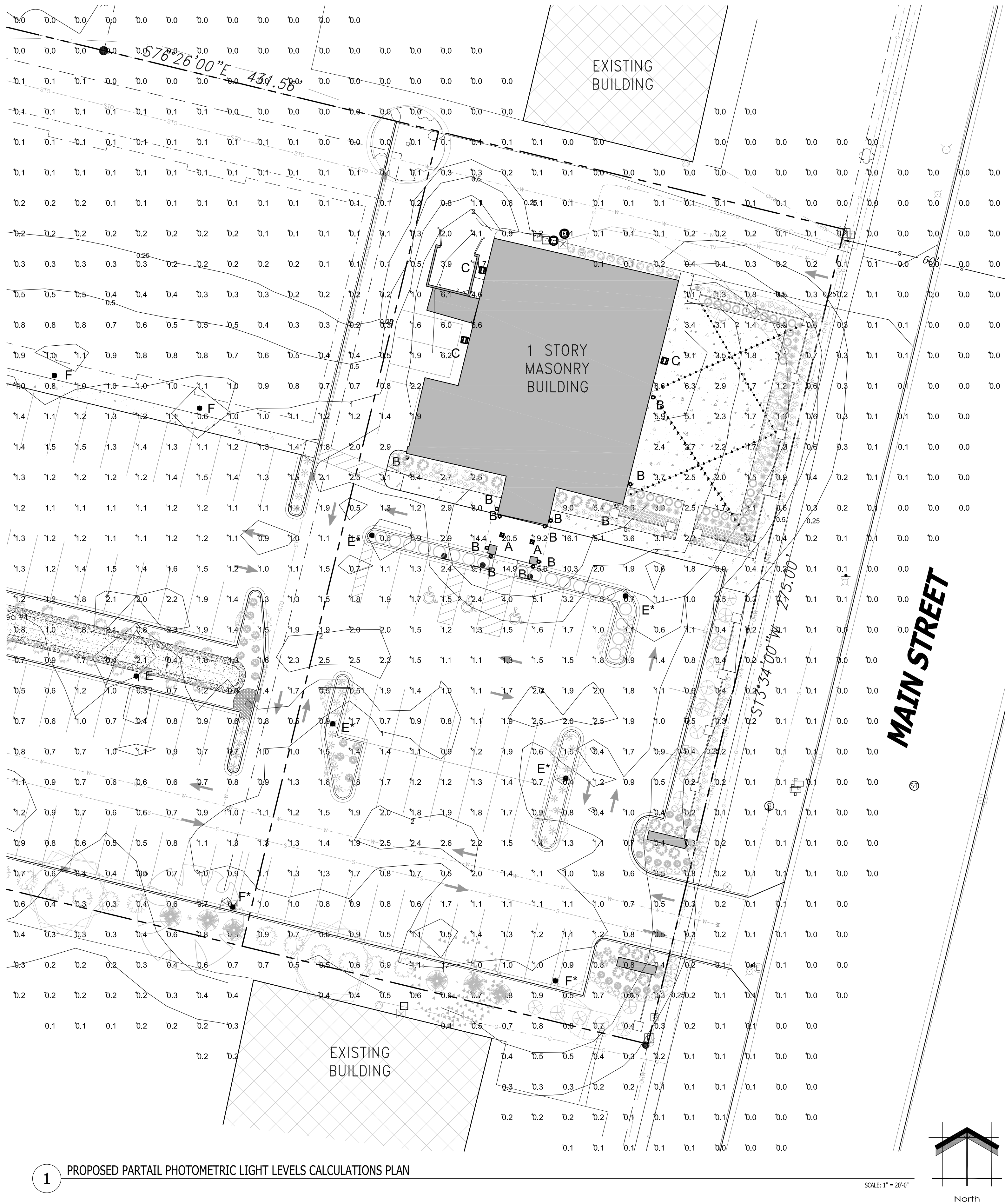
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Job Number: L21-013

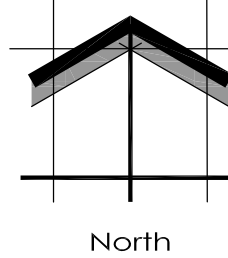
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PHO1.1



1 PROPOSED PARTIAL PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

SCALE: 1" = 20'-0"



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mdavis@insitedesigninc.com

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PROPOSED PARTIAL PHOTOMETRIC
LIGHT LEVEL CALCULATIONS PLAN

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PHO1.2

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

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

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

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK
(800)-242-8511, (262) 492-7910
(877) 500-9392
www.DiggersHotline.com
OR
811

Know what's below.
Call before you dig.

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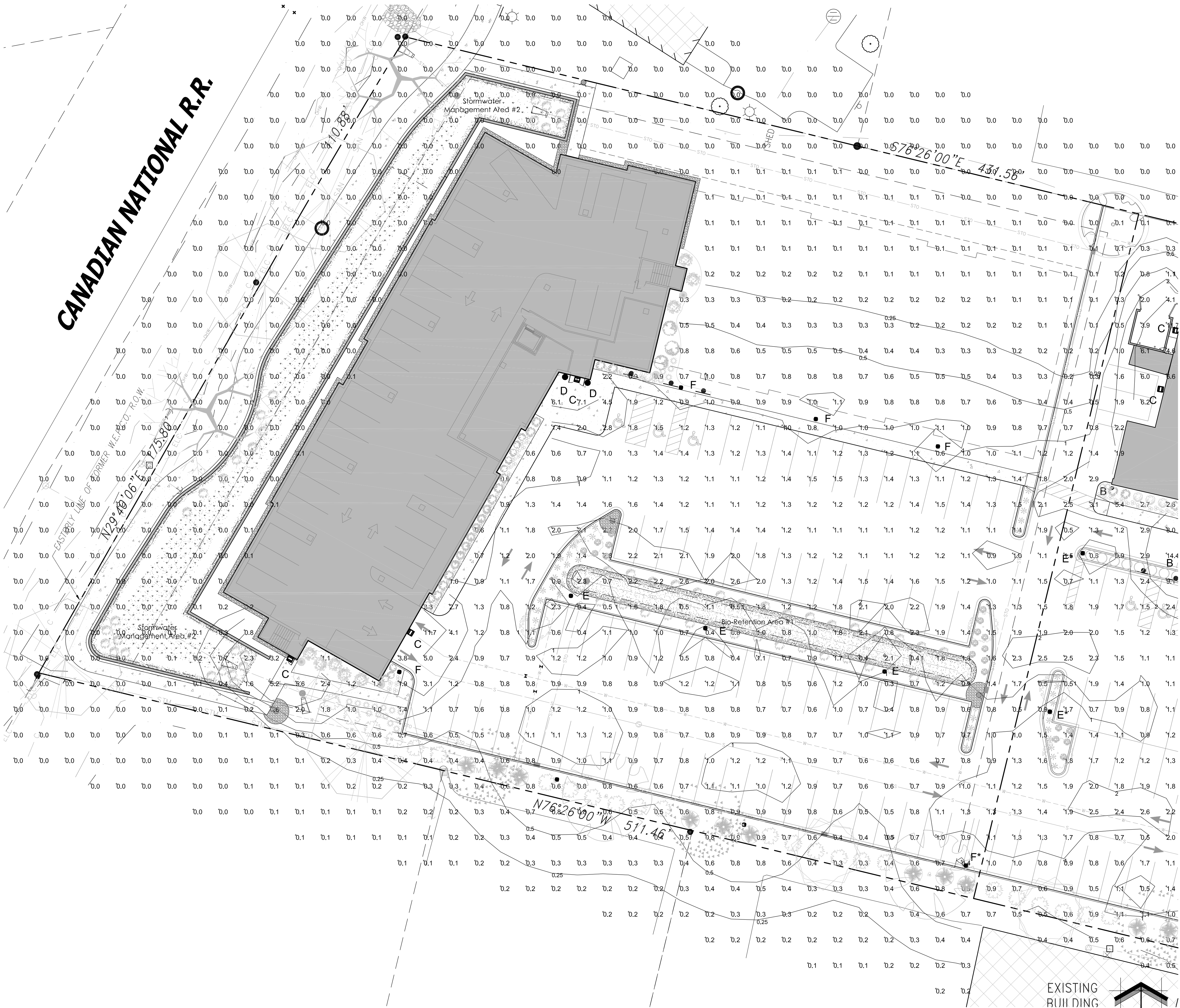
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PROPOSED PARTIAL PHOTOMETRIC
LIGHT LEVEL CALCULATIONS PLAN

Date of Drawing:	12/03/21
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L21-013
Sheet Number:	

PHO1.3



1 PROPOSED PARTIAL PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

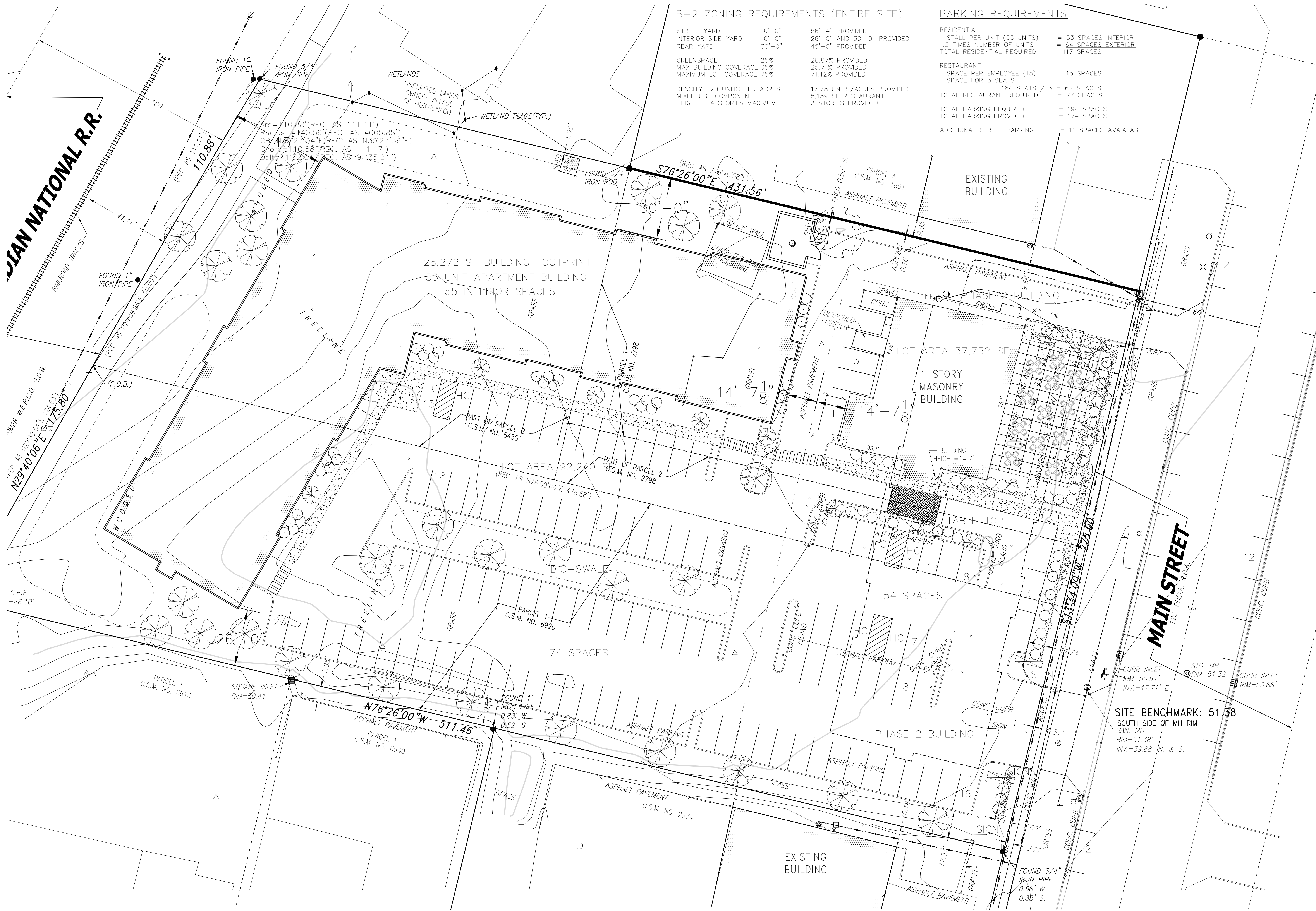
DIGGERS HOT LINE

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

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

TO OBTAIN LOCATION OF
PARTICIPANTS UNDERGROUND
FACILITIES BEFORE YOU DIG IN
WISCONSIN CALL THE MILWAUKEE
UTILITY ALERT NETWORK
(800)-242-8511, (262) 432-7910
(877) 500-9392
www.diggershotline.com
OR

811
Know what's below.
Call before you dig.



B-2 ZONING REQUIREMENTS (ENTIRE SITE)

STREET YARD	10'-0"	56'-4" PROVIDED
INTERIOR SIDE YARD	10'-0"	26'-0" AND 30'-0" PROVIDED
REAR YARD	30'-0"	45'-0" PROVIDED
GREENSPACE	25%	28.87% PROVIDED
MAX. BUILDING COVERAGE	35%	25.71% PROVIDED
MAXIMUM LOT COVERAGE	75%	71.12% PROVIDED
DENSITY	20 UNITS PER ACRES	17.78 UNITS/ACRES PROVIDED
MIXED USE COMPONENT		5,159 SF RESTAURANT
HEIGHT	4 STORIES MAXIMUM	3 STORIES PROVIDED

PARKING REQUIREMENTS

RESIDENTIAL		
1 STALL PER UNIT (53 UNITS)	=	53 SPACES INTERIOR
1.2 TIMES NUMBER OF UNITS	=	64 SPACES EXTERIOR
TOTAL RESIDENTIAL REQUIRED	=	117 SPACES
RESTAURANT		
1 SPACE PER EMPLOYEE (15)	=	15 SPACES
1 SPACE FOR 3 SEATS	=	62 SPACES / 3
184 SEATS	=	77 SPACES
TOTAL RESTAURANT REQUIRED	=	77 SPACES
TOTAL PARKING REQUIRED	=	194 SPACES
TOTAL PARKING PROVIDED	=	174 SPACES
ADDITIONAL STREET PARKING	=	11 SPACES AVAILABLE

SHA

Schroeder & Holt Architects

311 East Chicago Street
Suite 310
Milwaukee, WI 53202

p. 414-276-1760
f. 414-276-1764
www.sha-a2k.com

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BLUE BAY MIXED USE DEVELOPMENT

927 MAIN STREET
MUKWONAGO, WI 53149

CONCEPTUAL DRAWING - NOT FOR CONSTRUCTION

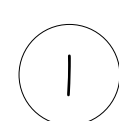
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PROJECT #: 4036

DATE: JULY 13, 2021

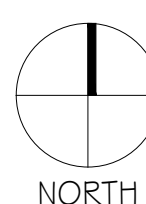
SITE PLAN

SP1.0



GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"



NORTH

CONCEPTUAL DRAWING - NOT FOR CONSTRUCTION

BLUE BAY MIXED USE DEVELOPMENT

9927 MAIN STREET
MUKWONAGO, WI 53149

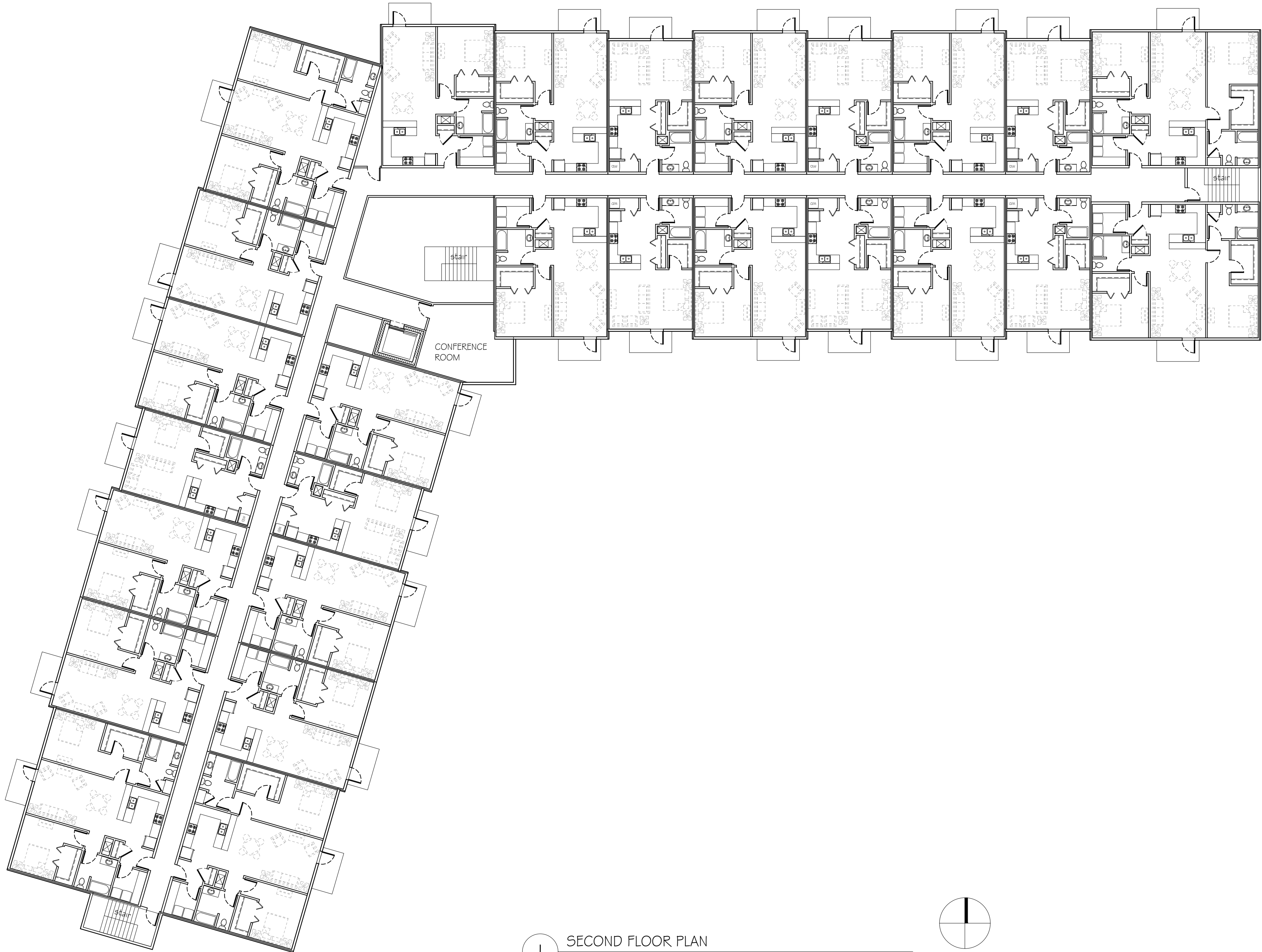
[illegible]

PROJECT #: 4036

DATE: APRIL 05, 2021

FIRST FLOOR PLAN

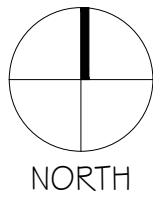
A1.1



1

SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



CONCEPTUAL DRAWING - NOT FOR CONSTRUCTION

BLUE BAY MIXED USE DEVELOPMENT

927 MAIN STREET
MUKWONAGO, WI 53149

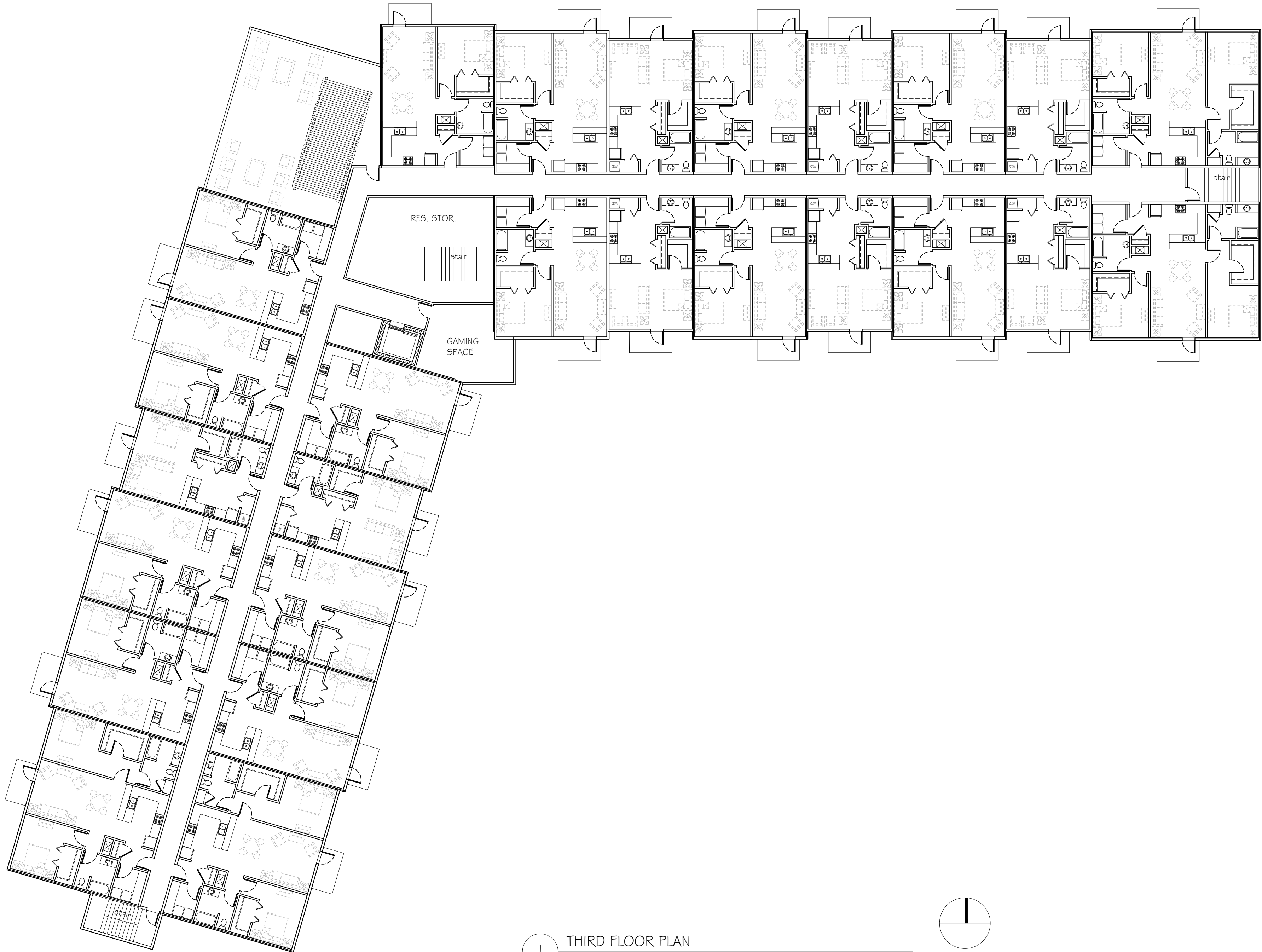
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PROJECT #: 4036

DATE: APRIL 05, 2021

FIRST FLOOR PLAN

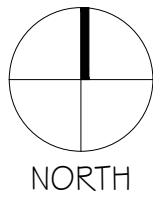
A1.2



1

THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"



CONCEPTUAL DRAWING - NOT FOR CONSTRUCTION

BLUE BAY MIXED USE DEVELOPMENT

927 MAIN STREET
MUKWONAGO, WI 53149

NO.	DATE	DESCRIPTION
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PROJECT #: 4036

DATE: APRIL 05, 2021

FIRST FLOOR PLAN

A1.3



1 EAST ELEVATION

SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

BLUE BAY MIXED USE DEVELOPMENT

927 MAIN STREET
MUKWONAGO, WI 53149

xx DRAWING - NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
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PROJECT #: 4036

DATE: OCTOBER 05, 2021

EXTERIOR ELEVATIONS

A2.1



3 WEST ELEVATION

SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

RESOLUTION NO. 2022-07

**A RESOLUTION FOR SITE PLAN AND ARCHTIEICTURAL REVIEW FOR VLAZNIM ISLAMI AKA
VIKTOR ISLAMI SANI ISLAMI, 927 SOUTH MAIN ST, UNADDRESSED SOUTH MAIN STREET,
PARCELS MUKV 2009-964-004 AND MUKV 2009-964-001**

WHEREAS, pursuant to Section 100-601, and 100-153 of the Zoning Code, an application for a site plan and architectural review has been filed for the approval 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 Vlaznim Islami aka Viktor Islami Sani Islami

WHEREAS, the use is permitted within the B-2 General Business /BMX – Business Mixed Use 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.

WHEREAS, the Planning Commission has granted a parking exception for a reduction in parking of 23 spaces based upon the unit typologies, the ability to allow the mix of uses to share parking, and the availability of on street parking along Main Street, as well as the accessibility to the Multi Use trail as an alternative transportation option.

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 927 South Main St, Unaddressed South Main Street, Parcel Numbers: MUKV 2009-964-004 and MUKV 2009-964-001 based upon the plan of operation and plans submitted to the Village.

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

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village. 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 the Village Engineering, Public Works, Utilities, Police, Fire, Inspections, and Planning Departments.
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 comply with all conditions of approval from the Village Engineer as noted in their preliminary and final reviews.
5. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
6. All work related to this project must comply with all project plans approved by the Village.
7. The developer must comply with all requirements related to impact fees imposed by the Village.
8. The developer shall comply with all parts of the Municipal Code as it relates to this project.
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. Prior to issuance of any preliminary start or building permit a CSM and associated easement documents shall be approved by the Village and recorded with the Register of Deeds.
11. This approval is subject to detailed technical review of the construction drawings for the requirements of the Village Engineer, Department Heads and Village Ordinances. Permits to allow construction shall be withheld until this technical review is complete and all plans including stormwater, utilities, fire, police, planning, building inspections etc. have been completed and approved. The applicant shall make changes and provide updated drawings as requested by the Village Engineer or other department heads, if necessary, prior to approval and issuance of any permits.
12. The multi-use path shall be dedicated to the Village through an easement. A development agreement shall be entered into with regard to the multi use path and any other public improvements. Construction details of the multi-use path shall be to Village specification with plans approved by the Village Engineer and Public Works Director. Inspections shall be conducted by the Village Engineer during construction of the multi-use path. Nonstandard details such as a fence between the retention pond and path or any other nonstandard details shall be provided as requested by the Village Engineer and Public Works Director.
13. Comments are noted on marked up drawings (Exhibit A) attached to this report and noted in the resolution. They include the following:
 - An easement shall be provided on the CSM on the north side of the property to allow utility access to be able to access the sewer utilities on the bath for maintenance. This shall include associated easement documents.
 - Public Sanitary Sewer easement shall be shown on all drawings. The applicant shall ensure that no structures will encroach into the sanitary sewer easement including retaining walls etc.
 - The applicant shall eliminate the second connection to the public water main.

- The North South water main connection shall be an 8" connection to avoid the need for the second connection and minimize the cost of fire protection charges.
- The fire hydrant connections shall be 6"
- The east west water main line on the southern portion of the building shall be increased as well as the connection to the public water line shall be increased from 6" to 8".

14. The plans are approved condition upon the following modification, revisions, and clarifications:

Landscaping:

The approval of the landscaping plans shall be conditioned upon the final plans being the higher plant count to be approved by planning prior to issuance of grading permits.

Additional plantings shall be provided within the bump in areas on the north side of the building some upright and ground level planting be provided along with an ornamental tree. In areas where there are bump outs of the building a greenwall system shall be provided, details to be approved by staff.

Bike Parking

25 spaces be provided for the apartment building with spaces to be located within the parking area as well as outside the apartment building, exact locations, and numbers to be determined by the developer and planner prior to building permits.

Patio

Details of the fence, piers, pavement details, landscaping and lighting be deferred to staff for approval prior to issuance of a grading permit.

Lighting

The lighting along the trail be identical to the lighting along the trail adjacent to the Pointe. Plans and details to be provided to planning and public works staff prior to issuance of a building permit for approval.

Dumpsters

The design of the dumpsters with regard to color, design, and location be approved by planning staff prior to issuance of building permits, subject to the designs integrating with the materials and design of the property.

Architecture

Restaurant: Any exterior modifications to the restaurant other than specifically related to the patio or other site amenities shall be returned to the Planning Commission and Village Board for approval.

Apartments: The building design shall be approved in concept at this time and that detail line drawings and larger scale drawings be submitted to the Planning Commission for final approval.

15. Any future modification as required by ordinance, standards, or policy shall require an update to this site plan and architectural review.

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

Approved and Adopted this 19th day of January 2022 by the Village Board of the Village of Mukwonago, Wisconsin.

ATTESTATION:

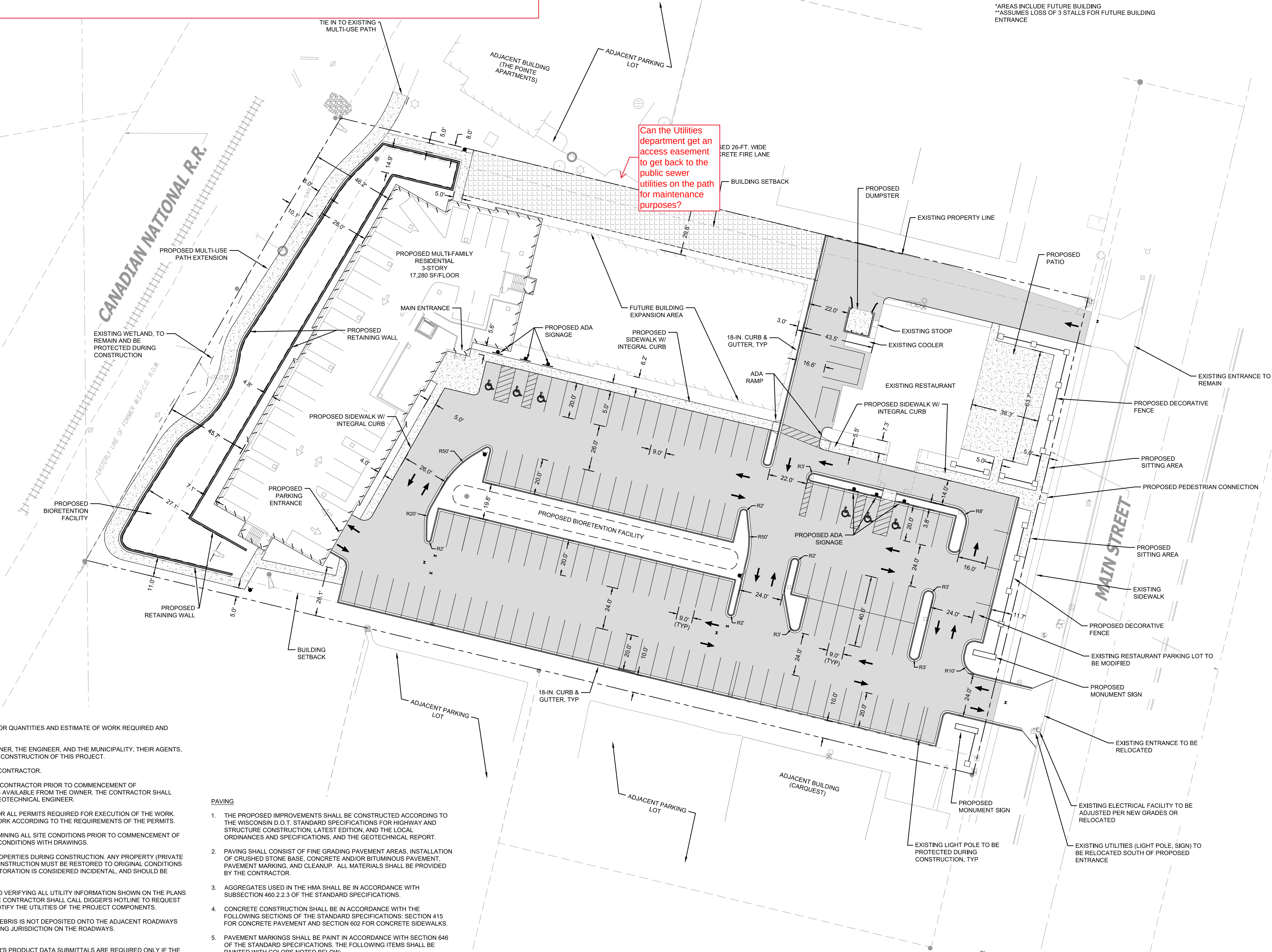
APPROVED:

Fred H. Winchowky, Village President

Diana Dykstra, MMC
Village Clerk-Treasurer

COMBINED USES		
PROPOSED PARKING:		
INTERIOR SPACES		57
EXTERIOR SPACES		116
AVAILABLE STREET PARKING SPACES		12
TOTAL SPACES		185
AREAS:		
TOTAL SITE:	129,751 SF (2.98 AC)	
GREENSPACE	34,650 SF (0.80 AC)	
PERCENT OF TOTAL		26.7%
BUILDING	33,682 SF (0.77 AC)	
PERCENT OF TOTAL		26.0%

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



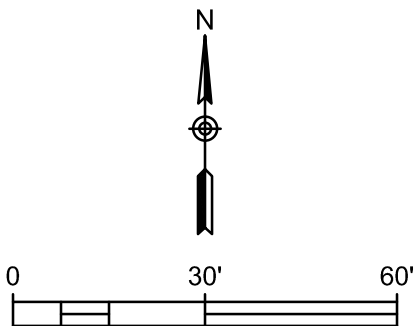
GENERAL NOTES

1. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR QUANTITIES AND ESTIMATE OF WORK REQUIRED AND SHALL STATE SUCH QUANTITIES IN THEIR BID.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT.
3. SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. SOIL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
7. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES DURING CONSTRUCTION. ANY PROPERTY (PRIVATE OR PUBLIC) WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE TO REQUEST FIELD STAKING OF EXISTING UTILITIES AND NOTIFY THE UTILITIES OF THE PROJECT COMPONENTS.
9. CONTRACTOR SHALL ENSURE ALL MUD AND DEBRIS IS NOT DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE AGENCY HAVING JURISDICTION ON THE ROADWAYS.
10. SUBMITTALS:
 - A. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PROJECT OR METHOD OF CONSTRUCTION:
 - a. IS DIFFERENT FROM THAT SPECIFIED OR
 - b. IS PART OF THE WORK THAT WILL BE DEDICATED AS A PUBLIC UTILITY OR ROADWAY AT THE END OF THE PROJECT OR
 - c. IF REQUIRED BY THE MUNICIPAL ENGINEER.
 - B. FOR UTILITY OR ROAD WORK THAT WILL BE DEDICATED TO A MUNICIPALITY, CONTRACTOR MUST MAKE SUBMITTALS TO THE MUNICIPALITY AS WELL AS ENGINEER.

PAVING

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS, AND THE GEOTECHNICAL REPORT.
2. PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREA, INSTALLATION OF CRUSHED STONE BASE, CONCRETE AND/OR BITUMINOUS PAVEMENT, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
3. AGGREGATES USED IN THE HMA SHALL BE IN ACCORDANCE WITH SUBSECTION 460.2.2.3 OF THE STANDARD SPECIFICATIONS.
4. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SECTIONS OF THE STANDARD SPECIFICATIONS: SECTION 415 FOR CONCRETE PAVEMENT AND SECTION 602 FOR CONCRETE SIDEWALKS.
5. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

PARKING STALLS: WHITE
PEDESTRIAN CROSSWALKS: WHITE
ADA SYMBOLS: BLUE OR PER LOCAL CODE
EXTERIOR SIDEWALK CURBED, LIGHTPOLE BASES, AND GUARD POSTS:
YELLOW



BLUE BAY RESTAURANT REDEVELOPMENT

PROPOSED SITE PLAN

927 MAIN STREET
MUKWONAGO, WI 53149

Endpoint Solutions

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

DRAWN BY: NWD/JAH	DATE:
CHECKED BY: JAH	12/03/2021
APPROVED BY:	

PROJECT NO.
666-001-001

SHEET NO.
C2

