

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, March 8, 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 February 8, 2022 meeting.
[20220208 PlanCommissionMinutesdraft.pdf](#)

5. Public Hearings

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

- 5.1 Public Hearing to consider a request for a contractor's shop/yard with a permitted or conditional use as a conditional use pursuant to Section 100-154 and 100-157 of the Village's Zoning Ordinance.
[Public Hearing Notice PC -CU - Campbell Construction.pdf](#)
- 5.2 Public Hearing to consider a request for Medical Services Facility with a permitted or conditional use as a conditional use pursuant to Section 100-152 and 100-157 of the Village's Zoning Ordinance.
[Public Hearing Notice PC -CU - Covid Solutions- MUKV 2010-978-002.pdf](#)

- 5.3 Public Hearing to consider a request for outdoor merchandise sales with a permitted or conditional use as a conditional use pursuant to Section 100-152 and 100-157 of the Village's Zoning Ordinance.

[Public Hearing Notice PC -CU - Pick N Save - MUKV 1963-999-001.pdf](#)

- 5.4 Public Hearing to consider a request for a structure within a park with a permitted or conditional use as a conditional use pursuant to Section 100-251 and 100-157 of the Village's Zoning Ordinance.

[Public Hearing Notice PC -CU - Miniwaukan Bathrooms.pdf](#)

6. New Business

Discussion and Possible Action on the Following Items

- 6.1 Discussion and possible recommendation to the Village Board for **RESOLUTION 2022-17** to approve a conductional use permit for a Contractor's Shop and Yard, 461 River Crest Ct; Village of Mukwonago, Applicant; Parcel MUKV 2009-006.

[Staff Report - CU-SPAR - Campbell Construction - 461 River Crest - MUKV 2009 006.pdf](#)

[RESOLUTION 2022-17 -CU-Campbell Construction - 461 River Crest - MUKV 2009 006.pdf](#)

- 6.2 Discussion and possible recommendation to Village Board for **RESOLUTION 2022-18** to approve Site Plan and Architectural Review for a Contractor's Shop and Yard, 461 River Crest Ct; Village of Mukwonago, Applicant; Parcel MUKV 2009-006.

[Staff Report - CU-SPAR - Campbell Construction - 461 River Crest - MUKV 2009 006.pdf](#)

[RESOLUTION 2022-18 -SPAR-Campbell Construction - 461 River Crest - MUKV 2009 006.pdf](#)

- 6.3 Discussion and possible recommendation to the Village Board for **RESOLUTION 2022-19** to approve a conductional use permit for a Medical Services Facility, Milan Mitic/Covid Solutions, LLC applicant; 575 Bay View Rd, Suite 104, Parcel MUKV 2010-978-002.

[Staff Report - CU - Covid Solutions MUKV 2010-978-002.pdf](#)

[RESOLUTION 2022-19 - CU - Covid Solutions MUKV 2010-978-002.pdf](#)

- 6.4 Discussion and possible recommendation to the Village Board for **RESOLUTION 2022-20** to approve a conductional use permit for Outdoor Merchandise Sale, ND XXIX, LLC/ Pick n' Save, applicant(s); 1010 N Rochester Street, Parcel MUKV 1963-999-001

[Staff Report - CU - Pick n Save outdoor display - MUKV 1963-999-001.pdf](#)

[RESOLUTION 2022-20 - CU - Pick n Save outdoor display - MUKV 1963-999-001.pdf](#)

- 6.5 Discussion and possible recommendation to the Village Board for **RESOLUTION 2022-21** to approve a conductional use permit for a structure within a park, 360 McKenzie Street; Village of Mukwonago, Applicant; Parcel MUKV 1972-999.

[Staff Report - CU - - CU - Miniwaukan Park Bathrooms- 360 McKenzie - MUKV 1972-999.pdf](#)

[RESOLUTION 2022-21 - CU - Miniwaukan Park Bathrooms- 360 McKenzie - MUKV 1972-999.pdf](#)

- 6.6 Discussion and possible recommendation to Village Board for **RESOLUTION 2022-22** to approve Site Plan and Architectural Review for a structure within a park, 360 McKenzie Street; Village of Mukwonago, Applicant; Parcel MUKV 1972-999.

[Staff Report - CU - - CU - Miniwaukan Park Bathrooms- 360 McKenzie - MUKV 1972-999.pdf](#)
[RESOLUTION 2022-22 - SPAR-Miniwaukan Park Bathrooms- 360 McKenzie - MUKV 1972-999.pdf](#)

- 6.7 Discussion and possible recommendation to Village Board for **RESOLUTION 2022-23** to approve Site Plan and Architectural Review for the replacement of two windows (1 rear and 1 south facing window), 411 Division Street; Diane Hayek, Applicant; Parcel MUKV 1973-195.

[Staff Report - 411 Division -MUKV1973-195.pdf](#)
[RESOLUTION 2022-23 - SPAR - 411 Division - Windows.pdf](#)

- 6.8 Discussion and possible recommendation to Village Board for **RESOLUTION 2022-24** to approve Site Plan and Architectural Review for site and building modifications for Instrument Development Co, LLC, 600 Perkins, Applicant; Parcel MUKV1973-941.

[Staff Report - SPAR - 600 Perkins- MUKV1973941.pdf](#)
[RESOLUTION 2022-24 - SPAR - 600 Perkins- MUKV1973941.pdf](#)

- 6.9 Discussion on changing the dates of the August and November Plan Commission meetings because of conflicts with Elections.

- 6.10 Discussion and direction to Village Staff regarding the naming of unnamed right of ways indicated in CSM 11997.

[Staff Report - Street Names for CSM 11997.pdf](#)

7. Adjournment

Membership:

Eric Brill, James Decker, Karl Kettner, Mark Penzkover, Time Rutenbeck, Jason Wamser, Fred Winchowky, and Village Planner Tim Schwecke (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, February 8, 2022

Call to Order

President Winchowky called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Commissioners present: Fred Winchowky, Chairman
Jim Decker
Jason Wamser
Eric Brill
Tim Rutenbeck
Karl Kettner

Commissioners excused: Mark Penzkover

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

Comments from the Public

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

Minutes

Motion made by Decker/Brill to approve the minutes of the January 11, 2021 meeting, carried.

New Business

Discussion and possible recommendation to Village Board for RESOLUTION 2022-12 to approve a Site Plan and Architectural Review for solar panels for Alexandria Lescher, applicant, 1248 Riverton Dr; MUKV 1965-040-001.

Fellows gave overview of project

Motion by Decker/Brill to approve RESOLUTION 2022-12 to approve a Site Plan and Architectural Review for solar panels for Alexandria Lescher, applicant, 1248 Riverton Dr; MUKV 1965-040-001, carried.

Discussion and possible recommendation to Village Board for RESOLUTION 2022-11 to approve a Site Plan and Architectural Review for solar panels for James L Wagnitz applicant, 1222 Riverton Dr; MUKV 1965-052.

Fellows gave overview of project

Motion by Decker/Brill to approve RESOLUTION 2022-11 to approve a Site Plan and Architectural Review for solar panels for James L Wagnitz applicant, 1222 Riverton Dr; MUKV 1965-052, carried.

Discussion and possible recommendation to Village Board RESOLUTION 2022-10 to approve a Site Plan and Architectural Review for solar panels for Jeremy Stengel applicant, 637 August Drive, MUKV 1978-052.

Fellows gave overview of project

Motion Decker/Brill to approve RESOLUTION 2022-10 to approve a Site Plan and Architectural Review for solar panels for Jeremy Stengel applicant, 637 August Drive, MUKV 1978-052, carried.

Discussion and possible recommendation to Village Board for RESOLUTION 2022-09 to approve a Site Plan and Architectural Review for solar panels for David S Schultz applicant, 512 Westlawn Ave, MUKV 1960-105.

Fellows gave overview of project

Motion Decker/Brill to approve RESOLUTION 2022-09 to approve a Site Plan and Architectural Review for solar panels for David S Schultz applicant, 512 Westlawn Ave, MUKV 1960-105, carried

Discussion and possible recommendation to Village Board on RESOLUTION 2022-13 to approve an extraterritorial 2 lot Certified Survey Map drafted on January 7, 2022 by Jeffery A. Nipple subject to documentation of the Town Board approval, TM Highview LLC, applicant; Parcel Number MUKT 1952-998.

Fellows gave overview of project

Motion Decker/Brill to approve RESOLUTION 2022-13 to approve an extraterritorial 2 lot Certified Survey Map drafted on January 7, 2022 by Jeffery A. Nipple subject to documentation of the Town Board approval, TM Highview LLC, applicant; Parcel Number MUKT 1952-998, carried

Discussion and possible recommendation to the Village Board for ORDINANCE 999 to amend the Zoning Map of the Village of Mukwonago for multiple properties and addresses.

Fellows gave overview of project

Motion Decker/Brill to approve ORDINANCE 999 to amend the Zoning Map of the Village of Mukwonago for multiple properties and addresses, carried

Discussion and possible recommendation to the Village Board for ORDINANCE 1000 to amend the Zoning Code related to solar panels in multiple zoning districts within the Village of Mukwonago.

Fellows gave overview

Motion Decker/Brill to approve ORDINANCE 1000 to amend the Zoning Code related to solar panels in multiple zoning districts within the Village of Mukwonago, carried

Discussion and possible approval for PC-RESOLUTION 2022-01 to Amend the Comprehensive Plan (Minor) and Discussion and Possible Recommendation to the Village Board for ORDINANCE 1001 to Amend the Compressive Plan (Minor) for Parcels #VM00029 and MUKV 2011985.

Fellows gave overview

Motion Kettner/Decker to approve PC-RESOLUTION 2022-01 to Amend the Comprehensive Plan (Minor), carried

Motion Kettner/Decker to approve ORDINANCE 1001 to Amend the Compressive Plan (Minor) for Parcels #VM00029 and MUKV 2011985, carried

Discussion and possible recommendation to the Village Board for ORDINANCE 1002 to repeal and recreate Chapter 100, Division 7, Floodplain District and Standards (Sections 100-271 through 100-281) of Municipal Code village of Mukwonago.

Fellows gave overview

Motion Decker/Brill to approve ORDINANCE 1002 to repeal and recreate Chapter 100, Division 7, Floodplain District and Standards (Sections 100-271 through 100-281) of Municipal Code village of Mukwonago, carried

John Fellows announced that he will be leaving the Village for a job with Glendale as the Director of Community Development.

Adjournment

Meeting adjourned at 7:18 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
A CONTRACTOR'S SHOP/YARD FOR CAMPBELL CONSTRUCTION, 461
RIVER CREST CT, PARCEL MUKV 2009-006**

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, March 8, 2022, commencing at 6:30 P.M. or soon thereafter to consider the following matter:

REGARDING: Consider a request for a contractor's shop/yard with a permitted or conditional use as a conditional use pursuant to Section 100-154 and 100-157 of the Village's Zoning Ordinance

TAX KEY/LOCATION: MUKV 2009-006

APPLICANT: CAMPBELL CONSTRUCTION

For more information, please contact Village Planner at (262) 363-6420 x. 2111.

Diana Dykstra, Clerk-Treasurer

To be published: February 15th and February 22nd 2022

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO
PLAN COMMISSION TO CONSIDER A CONDITIONAL USE APPLICATION FOR
A MEDICAL SERVICES FACILITY FOR MILAN MITIC/COVID SOLUTIONS, LLC,
575 BAY VIEW RD STE 104, PARCEL MUKV 2010-978-002**

Please take notice there will be a public hearing before the Village of Mukwonago Plan Commission in the Board Room of the Village Hall, 440 River Crest Court, Mukwonago, Waukesha and Walworth Counties, on Tuesday, March 8, 2022, commencing at 6:30 P.M. or soon thereafter to consider the following matter:

REGARDING: Consider a request for Medical Services Facility with a permitted or conditional use as a conditional use pursuant to Section 100-152 and 100-157 of the Village's Zoning Ordinance

TAX KEY/LOCATION: MUKV 2010-978-002

APPLICANT: MILAN MITIC/COVID SOLUTIONS, LLC

For more information, please contact Village Planner at (262) 363-6420 x. 2111.

Diana Dykstra, Clerk-Treasurer

To be published: February 15th and February 22nd 2022.

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO
PLAN COMMISSION TO CONSIDER A CONDITIONAL USE APPLICATION FOR
OUTDOOR MERCHANDISE SALES FOR ND XXIX, LLC/ PICK N' SAVE /
METRO MARKET, 1010 N ROCHESTER ST, PARCEL MUKV 1963-999-001**

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, March 8, 2022, commencing at 6:30 P.M. or soon thereafter to consider the following matter:

REGARDING: Consider a request for outdoor merchandise sales with a permitted or conditional use as a conditional use pursuant to Section 100-152 and 100-157 of the Village's Zoning Ordinance

TAX KEY/LOCATION: MUKV 1963-999-001

APPLICANT: ND XXIX, LLC/ PICK N' SAVE / METRO MARKET

For more information, please contact Village Planner at (262) 363-6420 x. 2111.

Diana Dykstra, Clerk-Treasurer

To be published: February 15th and February 22nd 2022

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO
PLAN COMMISSION TO CONSIDER A CONDITIONAL USE APPLICATION FOR
A STRUCTURE WITHIN A PARK FOR THE VILLAGE OF MUKWONAGO, 360
MCKENZIE RD, PARCEL MUKV 1972-999**

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, March 8, 2022, commencing at 6:30 P.M. or soon thereafter to consider the following matter:

REGARDING: Consider a request for a structure within a park with a permitted or conditional use as a conditional use pursuant to Section 100-251 and 100-157 of the Village's Zoning Ordinance

TAX KEY/LOCATION: MUKV 1972-999

APPLICANT: VILLAGE OF MUKWONAGO

For more information, please contact Village Planner at (262) 363-6420 x. 2111.

Diana Dykstra, Clerk-Treasurer

To be published: February 15th and February 22nd 2022



PLANNING COMMISSION

March 8, 2022 at 6:30pm

Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW CONDITIONAL USE PERMIT

461 River Crest Ct, Mukwonago, WI

Parcel Number: MUKV 2009-006

Case Summary

Parcel Data

Proposal:	Contractor's Shop and Yard
Applicant:	Campbell Construction
Request:	Conditional use permit for a contractor's shop and yard
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	3.1279
Current Use:	Office, contractor's shop and yard
Proposed Use:	Office, contractor's shop and yard
Reason for Request:	Expansion of existing shop
Land Use Classification:	Low Intensity Commercial / Business
Zoning Classification:	B-3 Community Business District
Census Tract:	2039.01

Public Notice

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

Site Plan and Architectural Review Request

Architectural/ Site Review

Site Modifications

The applicant is proposing to expand the exiting contractors building that is located in the Northeastern portion of the site. This addition will be 100 ft by 40 feet. The total budling will be 180 ft by 40 ft. The new addition will have one overhead door facing west, and one-man door. The south elevation will also have one overhead door and one-man door.

Existing Building Modifications:

The applicant is proposing to remove the $\frac{3}{4}$ of the existing brick on the existing main façade (west) of the existing building. This will then be replaced with metal panel.

Proposed Addition:

The applicant is proposing to match the size, height and materials of the existing building. The applicant proposes a brick wainscot on the main facade (west) for the lower ¼ and the upper ¾ being metal panel.

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	Additional wall packs to be on building addition.
Misc. Performance Standards	None

Staff Review

Engineering	Their disturbance is approximately 4,500 SF – no storm water management requirements are triggered, but they will require a Village Erosion Control Permit.
Public Works	No concerns
Utilities	No concerns
Police	No concerns
Fire	No concerns
Building Inspection	No concerns
Planning	1. <u>Brick Removal on Original Building:</u> The original approval for this accessory building was presented with a brick wainscot and upper ¾ metal panel. The Planning Commission and Village Board specifically approved the project with a full façade of brick. Planning Staff recommends that the existing brick remain on the existing building. 2. <u>New Addition:</u> As noted the proposed addition will have only a wainscot detail of brick on the west façade. Staff recommends that: A. the entire west façade of the new addition shall have brick to match, or B. The new addition must have a “book end” detail of either 80ft or 40ft feet of full masonry to “book end” the existing building details. Length of book end detail shall be clearly stated by the Planning Commission and Village Board in any resolution and minutes. 3. The reason for matching the existing building is that the prior Planning Commission and Village board acknowledge with their actions that this building is visible from the public street, main street, and Indianhead Park. 4. <u>Landscaping:</u> The applicant is not proposing any additional landscaping. The Zoning code calls for screening of “unsightly site elements”. This area is used for storage of fleet vehicles and other products that are used in the contractor’s business. Staff recommends

that a variety of evergreen tree species be planted on 30-40 ft apart – staggered – within the northern greenspace area. This would be 8-6 trees. If the Planning Commission and Village Board should choose to allow the exiting brick on the existing building to be removed and only a brick wainscot, the Planning Commission and Village Board might consider a denser planting of staged evergreen trees which would be 8-10 trees. In either case a variety of evergreen species should be selected to insure longevity and protection against disease and pest.

Conditional Use Request

Harmony with Village policies, ordinances, and programs

Beautify the Village by moving equipment and construction materials inside the new budling and not visible on site.

Specific Location within harmony with Village polices, ordinances and programs

Business use stays within Village.

Potential Adverse Impact on surrounding:

No

Maintaining consistency within the environs of the property:

Land use stays the same.

Adequate Services

No undue burden. Electric and gas are in process of being connected to the existing budling. We Energies accepted our application without hesitation.

Benefits of the use outweigh adverse impacts.

No public Adverse impact. Little public involvement.

Hours of Operation:

- 1) Hours of Operation will be 5am to 9pm

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. **OPTION A BUILDING:** The existing building shall retain the existing brick while the addition shall have a full façade of brick to match the existing building.
10. **OPTION B BUILDING:** The existing building shall retain the existing brick while the addition shall have a “book end” of brick of at least ___ ft (choose 40ft or 80ft), while the center portion of the building may have the upper $\frac{3}{4}$ clad in metal panel.
11. **OPTION C BUILDING:** The existing building shall have its brick removed and a brick wainscoting shall be provided on the entire length of the building on the west elevation.
12. **OPTION D LANDSCAPING:** The zoning code requires “unsightly site elements” to be screened. A variety of evergreen tree species shall be planted in a staggered pattern along the northern greenspace area with trees planted 30-40 ft apart (8-6 trees). At least three species of evergreen trees shall be provided insure longevity and protection against disease and pest.
13. **OPTION D LANDSCAPING:** The zoning code requires “unsightly site elements” to be screened. A variety of evergreen tree species shall be planted in a staggered pattern along the northern greenspace area with trees planted 20-30 ft apart (8-10 trees). At least three species of evergreen trees shall be provided insure longevity and protection against disease and pest.
14. **OPTION D LANDSCAPING:** The existing building shall have its brick removed and a brick wainscoting shall be provided on the entire length of the building on the west elevation.
15. An erosion control permit shall be required.
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.

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 a contractor’s shop and yard with 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. Contractors yard activities shall remain within the fenced in area of the property.
- b. Hours of Operation will be 5am to 9pm.

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



Village of Mukwonago GIS
Campbell Construction - Aerial Map

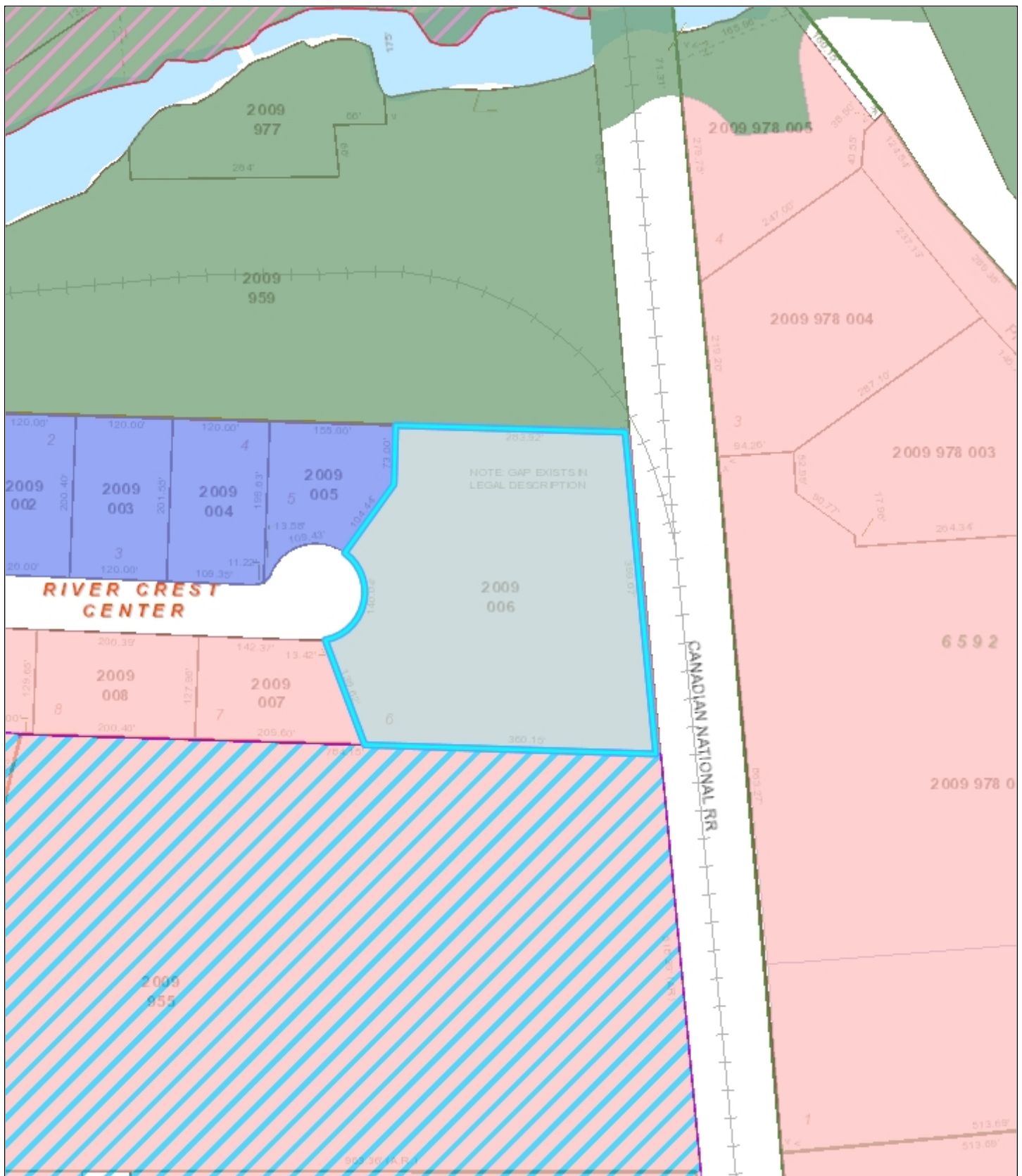
DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 200'

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

Print Date: 2/10/2022



Village of Mukwonago GIS
Campbell Construction - Land Use Map

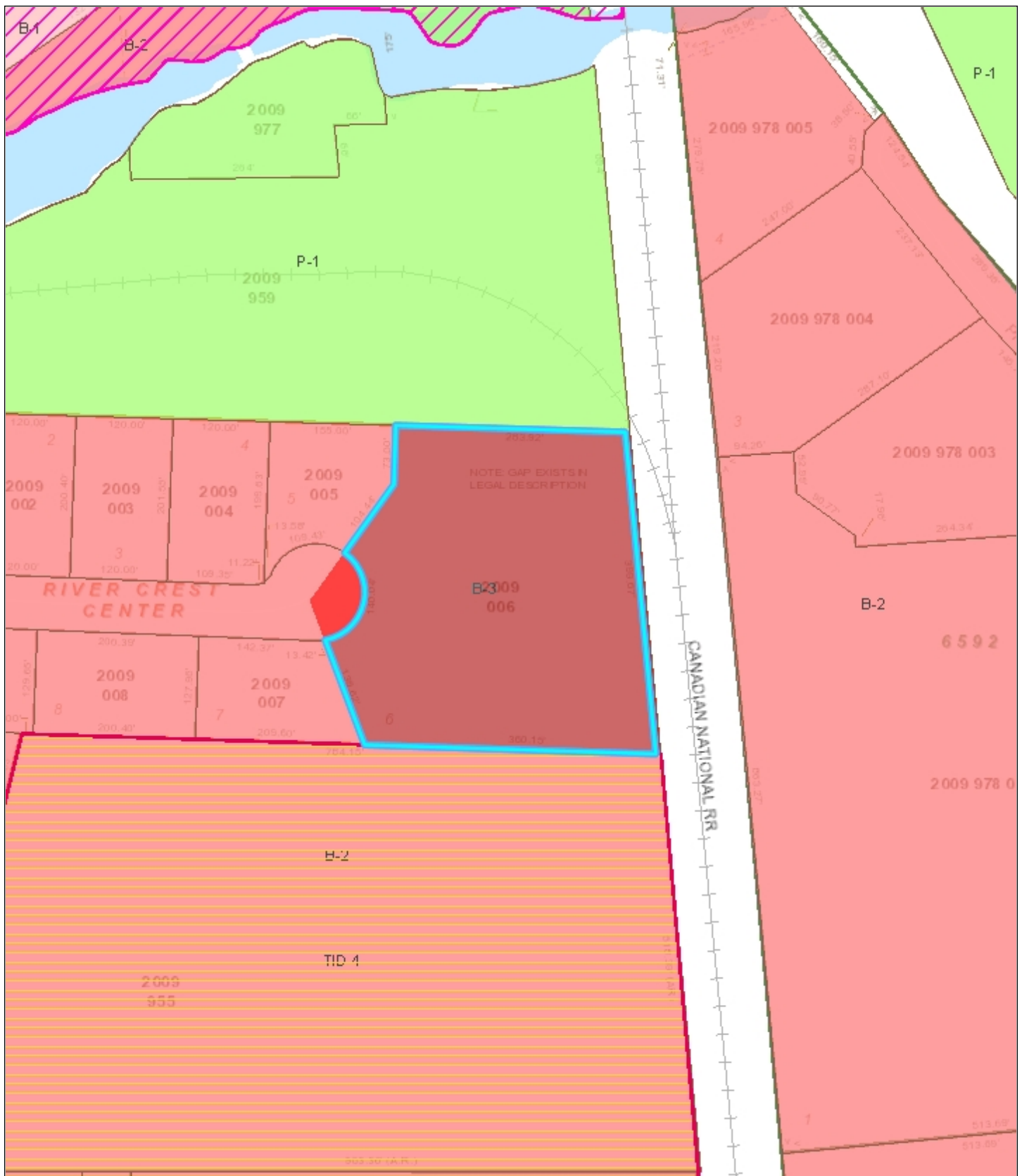
DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 167'

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

Print Date: 2/10/2022



Village of Mukwonago GIS Campbell Construction - Zoning Map

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



SCALE: 1" = 167'

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

Print Date: 2/10/2022

PLAT OF SURVEY

CLIENT
Campbell Construction

SITE ADDRESS
461 River Crest Court, Village of Mukwonago, Waukesha County, Wisconsin.

LEGAL DESCRIPTION
Lot 6 of River Crest Center Subdivision, being part of the NW 1/4 and NE 1/4 of the NE 1/4 of Section 35.
Township 5 North, Range 18 East, Village of Mukwonago, Waukesha County, Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the East line of Lot 6 which bears N05°26'18"W per the Plat of River Crest Center subdivision.

STARTING BENCHMARK AND DATUM
Referenced benchmark (set chiseled cross on top of hydrant nozzle) located NW of the SE 1/4 Corner of the NE 1/4 of Section 35. Elev = 826.731'

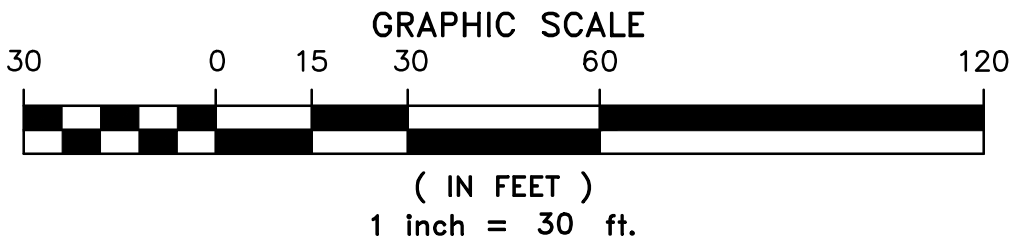
The vertical datum used is the National Geodetic Vertical Datum of 1929.

NOTE
All recorded easements, if any, are not shown.



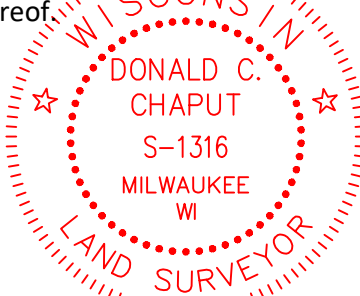
LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- + INDICATES FOUND CHISELED CROSS
- ⊙ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT OR VENT
- ⊙ SEPTIC TANK ACCESS COVER
- ⊙ M.I.S. MANHOLE
- ⊙ UNKNOWN MANHOLE
- ⊙ STORM MANHOLE
- ⊙ INLET (ROUND)
- ⊙ INLET (SQUARE)
- ⊙ CURB INLET
- ⊙ STORM SEWER END SECTION
- ⊙ GAS VALVE
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ WATER MANHOLE
- ⊙ WATER SERVICE CURB STOP
- ⊙ WELL HEAD
- ⊙ STAND PIPE
- ⊙ WALL INDICATOR VALVE
- ⊙ POST INDICATOR VALVE
- ⊙ LIGHT POLE
- ⊙ SPOT/YARD LIGHT
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC PEDESTAL
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE PEDESTAL
- ⊙ CONTROL BOX
- ⊙ FIBER OPTIC PEDESTAL/SIGN
- ⊙ TRAFFIC LIGHT
- ⊙ COMMUNICATION MANHOLE
- ⊙ BOLLARD
- ⊙ SOIL BORING/MONITORING WELL
- ⊙ WATER SURFACE
- ⊙ WETLANDS FLAG
- ⊙ MARSH
- ⊙ FLAGPOLE
- ⊙ PARKING METER
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ RAILROAD CROSSING SIGNAL
- ⊙ HANDICAP SPACE
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE



I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: January 24, 2022



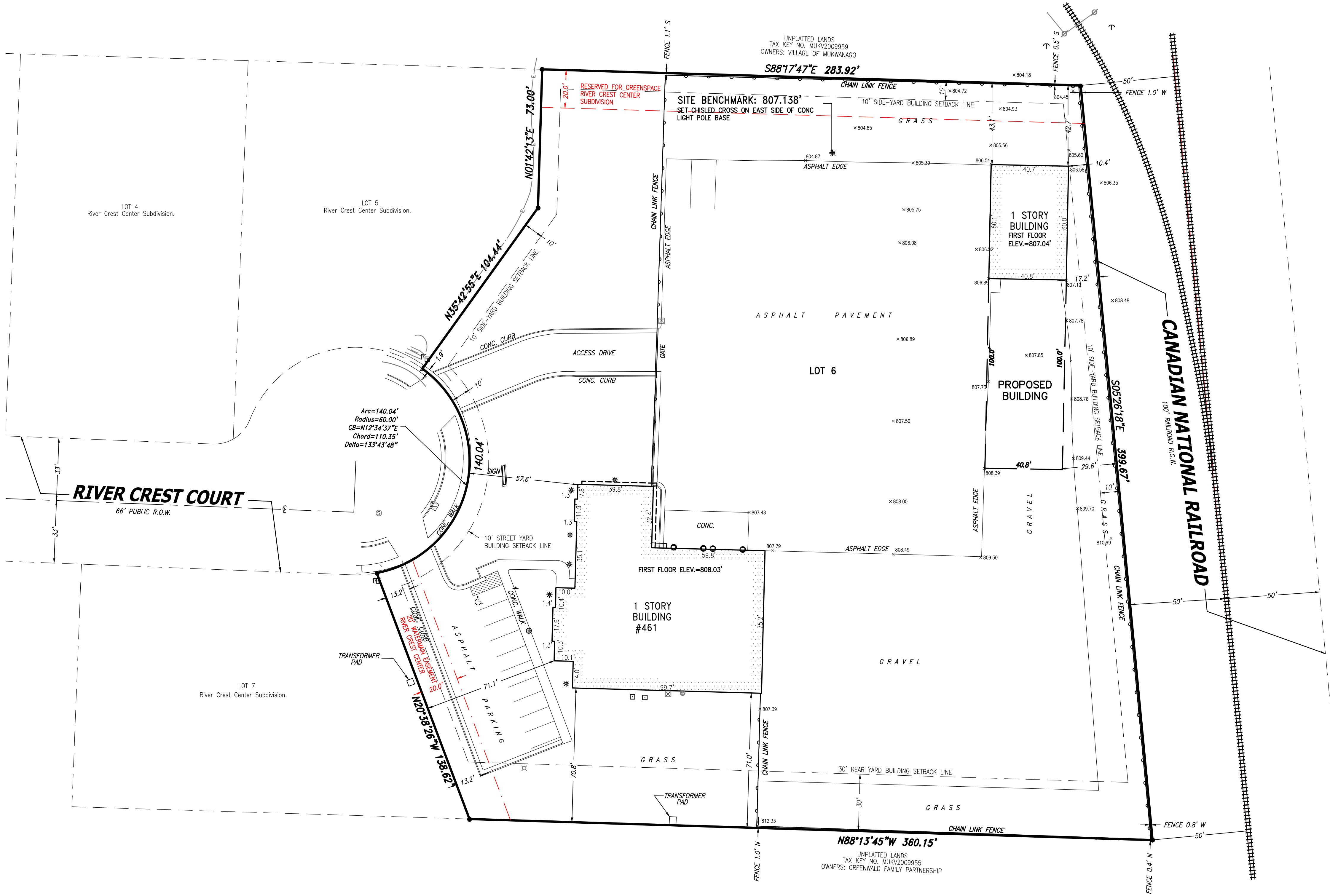
Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date	Revision description	
January 25, 2022	added building setback lines	grb

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor's client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.
Drawing No. 4034-tjs



THRIVE
ARCHITECTS

Architect

259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180
e: jdb@thrive-architects.com

Project Info. — 22013

Campbell
Construction

Addition

461 River Crest Court
Mukwonago, WI 53149

Sheet Title

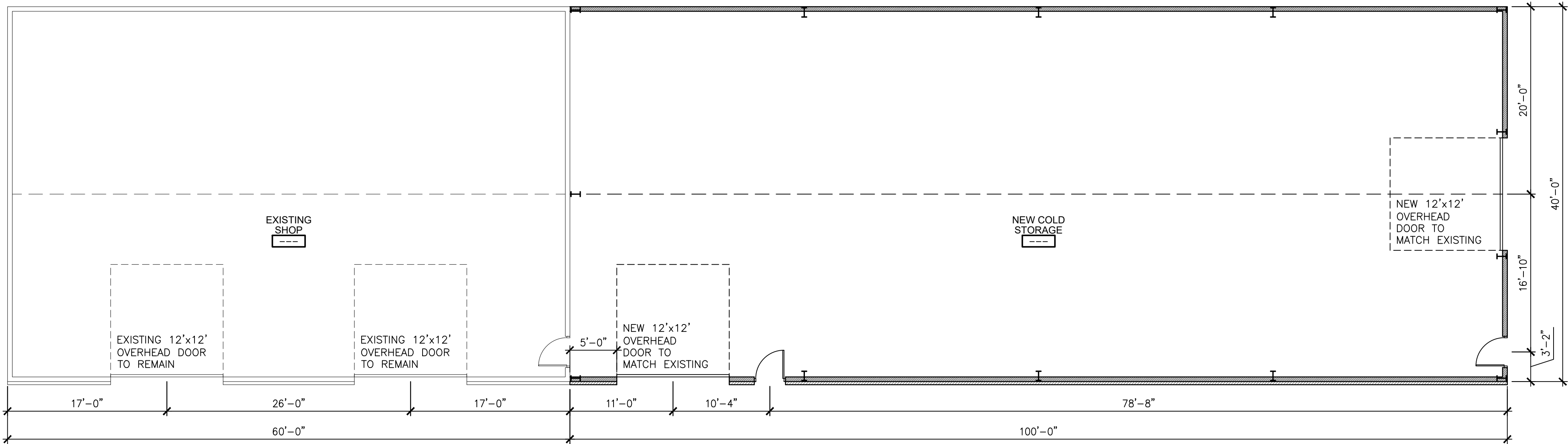
FLOOR PLAN

Drawn by	Checked by
AMP	JDB

Revisions		
No.	Date	Description
	02.01.2022	PC Submittal

Sheet No.

A1.0



FLOOR PLAN
SCALE: 1/8"=1'-0" (22x34); 1/16"=1'-0" (11x17)

NOT FOR CONSTRUCTION

Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180
e: jdb@thrive-architects.com

Project Info. — 22013

Campbell
Construction

Addition
461 River Crest Court
Mukwonago, WI 53149

Sheet Title

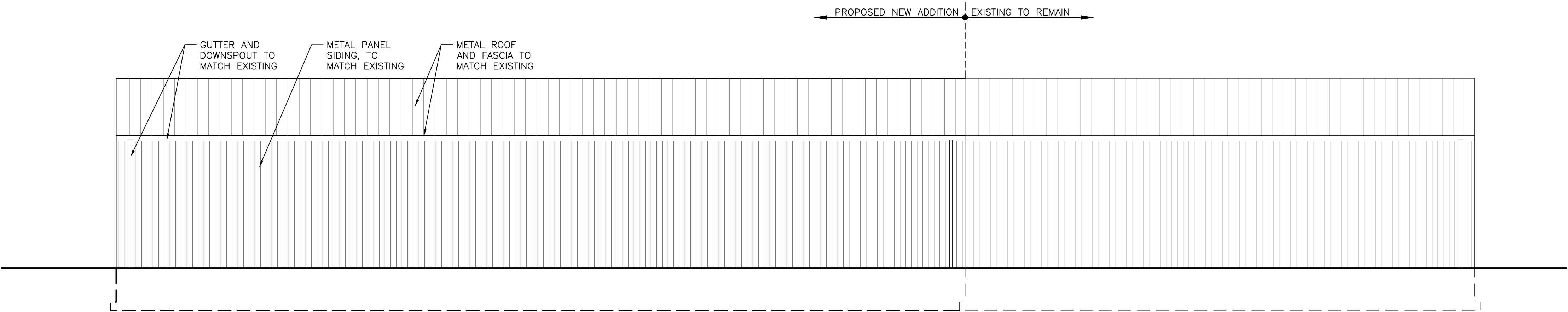
EXTERIOR ELEVATIONS

Drawn by	Checked by
AMP	JDB

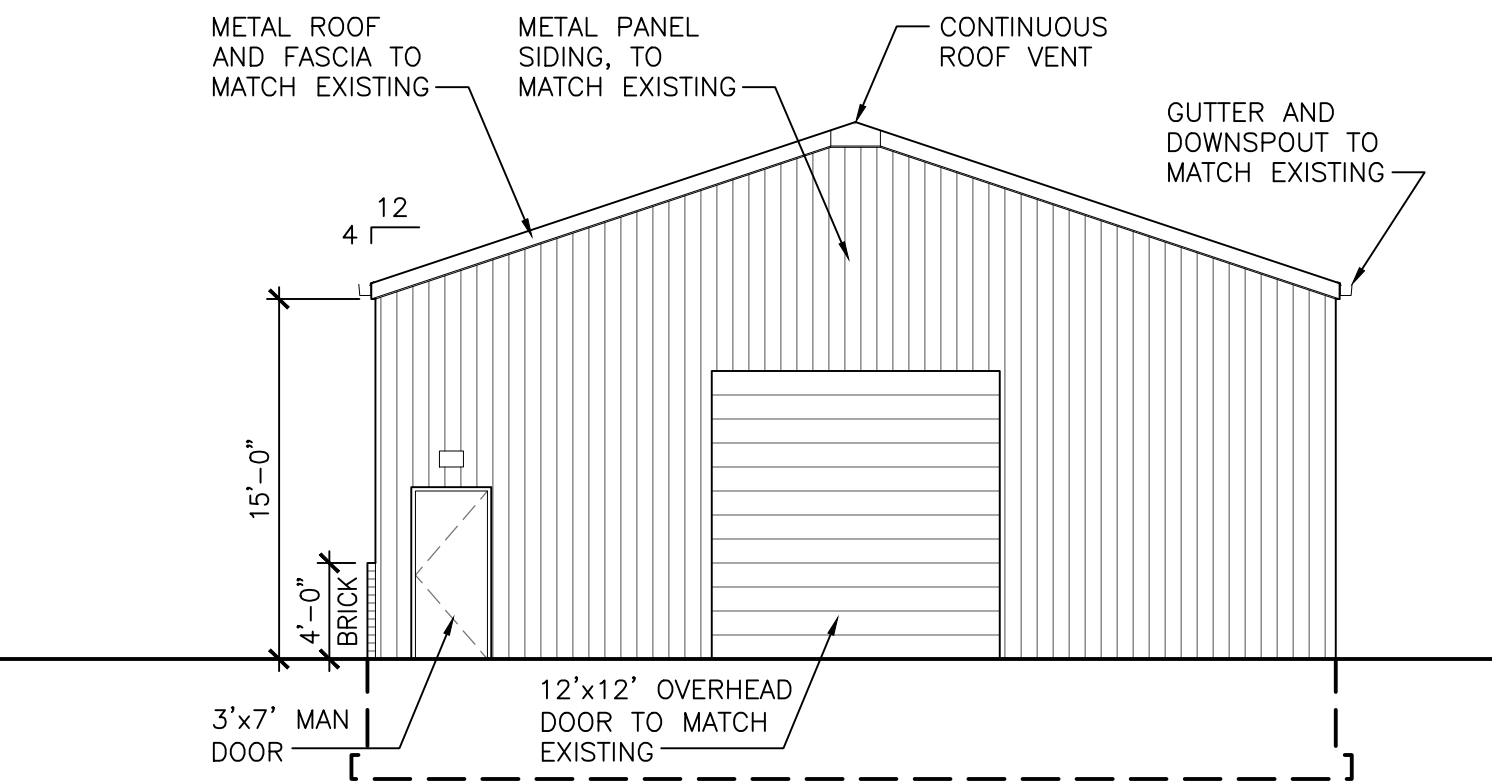
Revisions		
No.	Date	Description
	02.01.2022	PC Submittal

Sheet No.

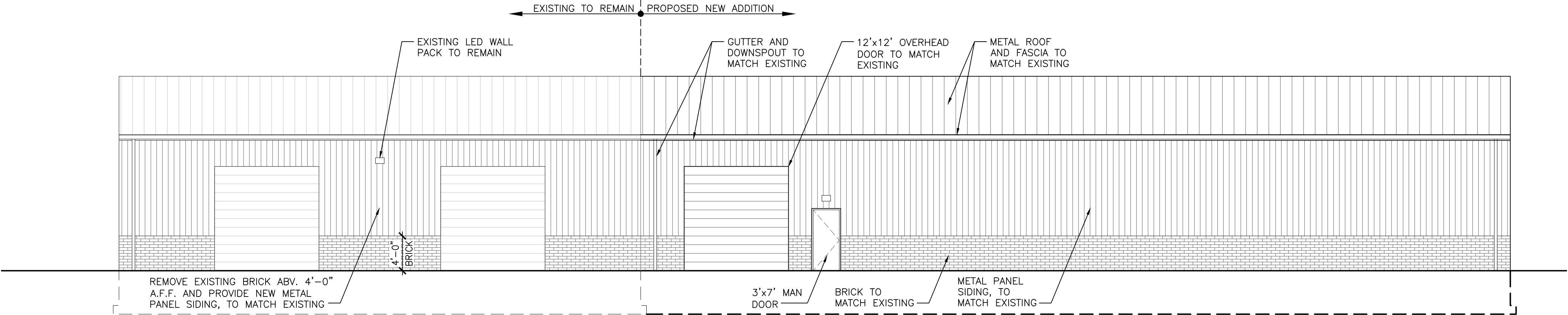
A2.0



EAST ELEVATION
SCALE: 1/8"=1'-0" (22x34); 1/16"=1'-0" (11x17) 3



SOUTH ELEVATION
SCALE: 1/8"=1'-0" (22x34); 1/16"=1'-0" (11x17) 2



WEST ELEVATION
SCALE: 1/8"=1'-0" (22x34); 1/16"=1'-0" (11x17) 1

NOT FOR CONSTRUCTION

RESOLUTION 2022-17

Village of Mukwonago Order Granting a Conditional Use and Prescribing Conditions for Contractor's Shop and Yard, 461 River Crest Ct, Mukwonago, WI

WHEREAS, CAMPBELL CONSTRUCTION (hereinafter "Business owner") owns the business identified as 461 River Crest Ct, (hereinafter "subject property") in the Village of Mukwonago, and

WHEREAS, BBG LLC (hereinafter "property owner") owns the property identified as 461 River Crest Ct,, (hereinafter "subject property") in the Village of Mukwonago, more particularly described as follows:

LOT 6 RIVER CREST CENTER PT NE1/4 SEC 35
T5N R18E :: DOC #4360443

WHEREAS, the property owner has, consistent with the Village of Mukwonago's zoning regulations, submitted a conditional use application for an Contractor's Shop and Yard per Section 100-154 AND 100-157, 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 March 8, 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 by traffic arising from the conditional use.

Return to:

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

Parcel Number: MUKV 2009-006

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. Contractors yard activities shall remain within the fenced in area of the property.
 - b. Hours of Operation will be 5am to 9pm.
 - c. This conditional use supersedes Resolution 2018-052.
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

The remainder of this page left intentionally blank.

Approved this 16th day of March 2022.

BY THE VILLAGE BOARD OF THE VILLAGE OF MUKWONAGO

Fred Winchowky, Village President

Attest:

Diana Dykstra, Village Clerk

STATE OF WISCONSIN, WAUKESHA 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, Jay Campbell verify that I am an authorized agent for Campbell Construction accepts the terms stated herein.

Dated this _____ day of _____, 2022

JAY CAMBELL, agent

STATE OF WISCONSIN, WAUKESHA COUNTY

Personally, came before me this _____ day of _____, 2022, the above-named person, Jay Campbell 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, Jay Campbell verify that I am an authorized agent for BBG LLC accepts the terms stated herein.

Dated this _____ day of _____, 2022

Jay Campbell, agent

STATE OF WISCONSIN, WAUKESHA

Personally, came before me this _____ day of _____, 2022, the above-named person, Jay Campbell 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

March 8, 2022 at 6:30pm

Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW CONDITIONAL USE PERMIT

461 River Crest Ct, Mukwonago, WI

Parcel Number: MUKV 2009-006

Case Summary

Parcel Data

Proposal:	Contractor's Shop and Yard
Applicant:	Campbell Construction
Request:	Conditional use permit for a contractor's shop and yard
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	3.1279
Current Use:	Office, contractor's shop and yard
Proposed Use:	Office, contractor's shop and yard
Reason for Request:	Expansion of existing shop
Land Use Classification:	Low Intensity Commercial / Business
Zoning Classification:	B-3 Community Business District
Census Tract:	2039.01

Public Notice

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

Site Plan and Architectural Review Request

Architectural/ Site Review

Site Modifications

The applicant is proposing to expand the exiting contractors building that is located in the Northeastern portion of the site. This addition will be 100 ft by 40 feet. The total budling will be 180 ft by 40 ft. The new addition will have one overhead door facing west, and one-man door. The south elevation will also have one overhead door and one-man door.

Existing Building Modifications:

The applicant is proposing to remove the $\frac{3}{4}$ of the existing brick on the existing main façade (west) of the existing building. This will then be replaced with metal panel.

Proposed Addition:

The applicant is proposing to match the size, height and materials of the existing building. The applicant proposes a brick wainscot on the main facade (west) for the lower $\frac{1}{4}$ and the upper $\frac{3}{4}$ being metal panel.

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	Additional wall packs to be on building addition.
Misc. Performance Standards	None

Staff Review

Engineering	Their disturbance is approximately 4,500 SF – no storm water management requirements are triggered, but they will require a Village Erosion Control Permit.
Public Works	No concerns
Utilities	No concerns
Police	No concerns
Fire	No concerns
Building Inspection	No concerns
Planning	1. <u>Brick Removal on Original Building:</u> The original approval for this accessory building was presented with a brick wainscot and upper $\frac{3}{4}$ metal panel. The Planning Commission and Village Board specifically approved the project with a full façade of brick. Planning Staff recommends that the existing brick remain on the existing building. 2. <u>New Addition:</u> As noted the proposed addition will have only a wainscot detail of brick on the west façade. Staff recommends that: A. the entire west façade of the new addition shall have brick to match, or B. The new addition must have a “book end” detail of either 80ft or 40ft feet of full masonry to “book end” the existing building details. Length of book end detail shall be clearly stated by the Planning Commission and Village Board in any resolution and minutes. 3. The reason for matching the existing building is that the prior Planning Commission and Village board acknowledge with their actions that this building is visible from the public street, main street, and Indianhead Park. 4. <u>Landscaping:</u> The applicant is not proposing any additional landscaping. The Zoning code calls for screening of “unsightly site elements”. This area is used for storage of fleet vehicles and other products that are used in the contractor’s business. Staff recommends

that a variety of evergreen tree species be planted on 30-40 ft apart – staggered – within the northern greenspace area. This would be 8-6 trees. If the Planning Commission and Village Board should choose to allow the exiting brick on the existing building to be removed and only a brick wainscot, the Planning Commission and Village Board might consider a denser planting of staged evergreen trees which would be 8-10 trees. In either case a variety of evergreen species should be selected to insure longevity and protection against disease and pest.

Conditional Use Request

Harmony with Village policies, ordinances, and programs

Beautify the Village by moving equipment and construction materials inside the new budling and not visible on site.

Specific Location within harmony with Village polices, ordinances and programs

Business use stays within Village.

Potential Adverse Impact on surrounding:

No

Maintaining consistency within the environs of the property:

Land use stays the same.

Adequate Services

No undue burden. Electric and gas are in process of being connected to the existing budling. We Energies accepted our application without hesitation.

Benefits of the use outweigh adverse impacts.

No public Adverse impact. Little public involvement.

Hours of Operation:

- 1) Hours of Operation will be 5am to 9pm

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. **OPTION A BUILDING:** The existing building shall retain the existing brick while the addition shall have a full façade of brick to match the existing building.
10. **OPTION B BUILDING:** The existing building shall retain the existing brick while the addition shall have a “book end” of brick of at least ___ ft (choose 40ft or 80ft), while the center portion of the building may have the upper $\frac{3}{4}$ clad in metal panel.
11. **OPTION C BUILDING:** The existing building shall have its brick removed and a brick wainscoting shall be provided on the entire length of the building on the west elevation.
12. **OPTION D LANDSCAPING:** The zoning code requires “unsightly site elements” to be screened. A variety of evergreen tree species shall be planted in a staggered pattern along the northern greenspace area with trees planted 30-40 ft apart (8-6 trees). At least three species of evergreen trees shall be provided insure longevity and protection against disease and pest.
13. **OPTION D LANDSCAPING:** The zoning code requires “unsightly site elements” to be screened. A variety of evergreen tree species shall be planted in a staggered pattern along the northern greenspace area with trees planted 20-30 ft apart (8-10 trees). At least three species of evergreen trees shall be provided insure longevity and protection against disease and pest.
14. **OPTION D LANDSCAPING:** The existing building shall have its brick removed and a brick wainscoting shall be provided on the entire length of the building on the west elevation.
15. An erosion control permit shall be required.
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.

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 a contractor’s shop and yard with 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. Contractors yard activities shall remain within the fenced in area of the property.
- b. Hours of Operation will be 5am to 9pm.

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



Village of Mukwonago GIS
Campbell Construction - Aerial Map

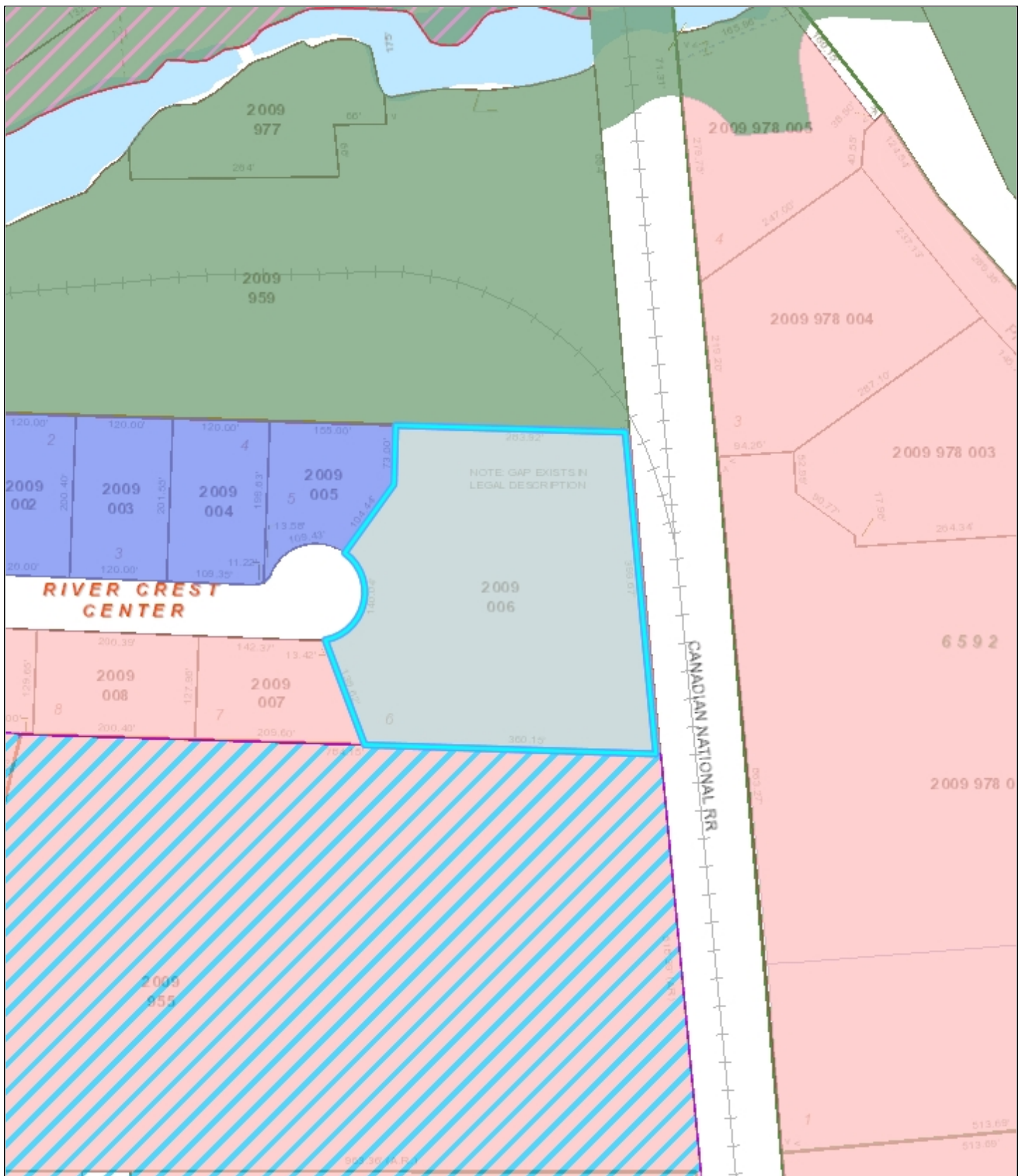
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SCALE: 1" = 200'

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

Print Date: 2/10/2022



Village of Mukwonago GIS
Campbell Construction - Land Use Map

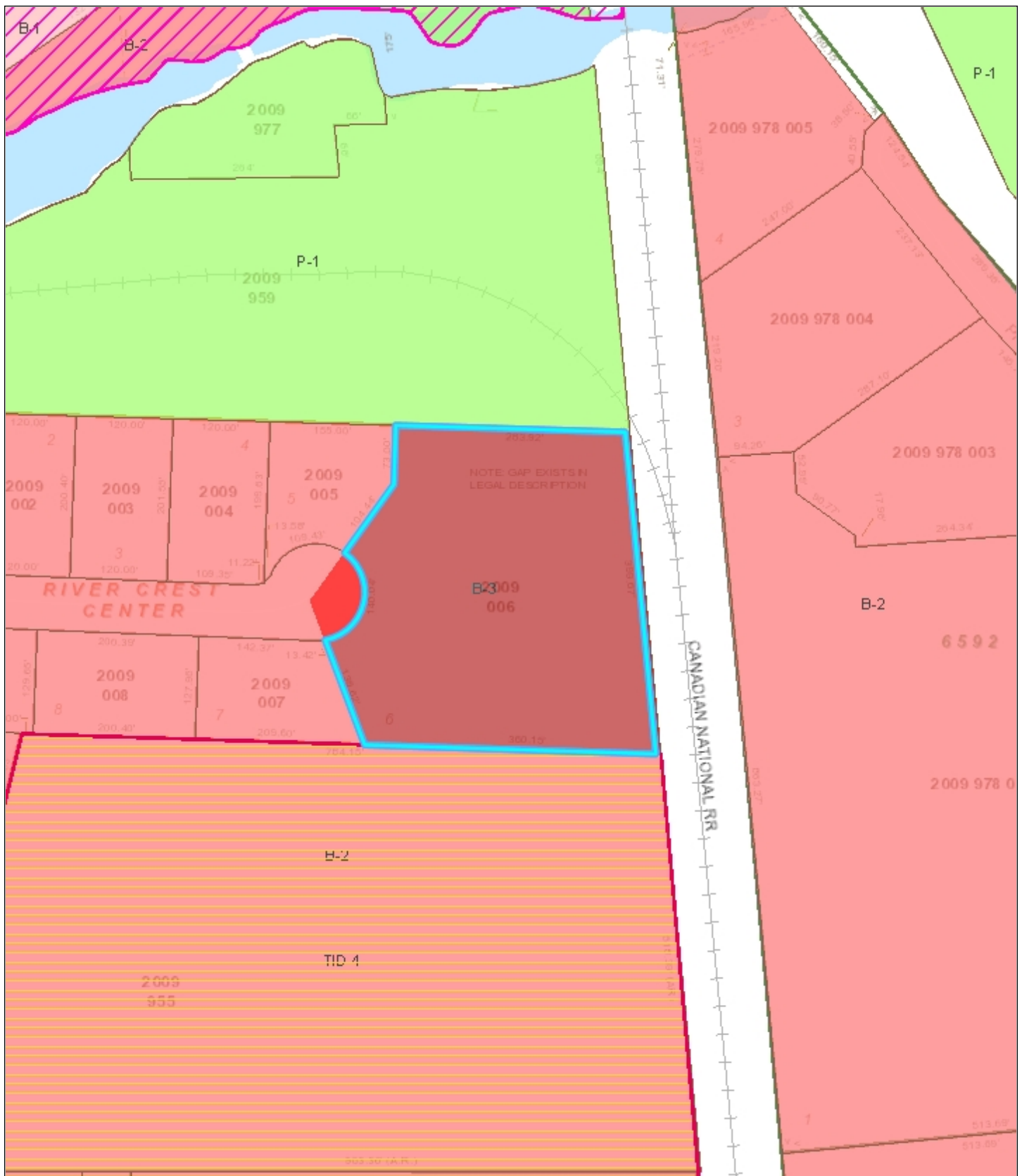
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SCALE: 1" = 167'

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440 River Crest Court
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262-363-6420

Print Date: 2/10/2022



Village of Mukwonago GIS Campbell Construction - Zoning Map

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SCALE: 1" = 167'

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Mukwonago, WI 53149
262-363-6420

Print Date: 2/10/2022

PLAT OF SURVEY

CLIENT
Campbell Construction

SITE ADDRESS
461 River Crest Court, Village of Mukwonago, Waukesha County, Wisconsin.

LEGAL DESCRIPTION
Lot 6 of River Crest Center Subdivision, being part of the NW 1/4 and NE 1/4 of the NE 1/4 of Section 35. Township 5 North, Range 18 East, Village of Mukwonago, Waukesha County, Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the East line of Lot 6 which bears N05°26'18"W per the Plat of River Crest Center subdivision.

STARTING BENCHMARK AND DATUM
Referenced benchmark (set chiseled cross on top of hydrant nozzle) located NW of the SE 1/4 Corner of the NE 1/4 of Section 35. Elev = 826.731'

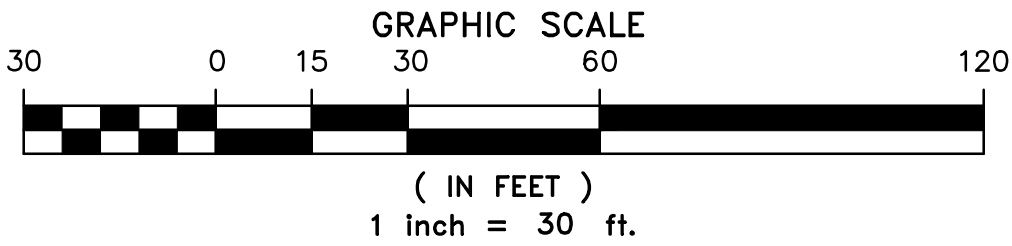
The vertical datum used is the National Geodetic Vertical Datum of 1929.

NOTE
All recorded easements, if any, are not shown.



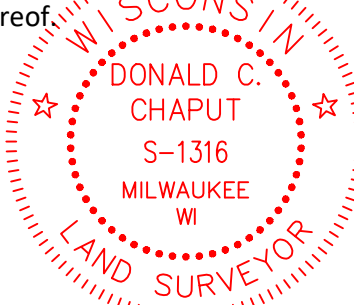
LEGEND

● INDICATES FOUND 1" IRON PIPE	☐ TELEPHONE PEDESTAL
○ INDICATES SET 1" IRON PIPE	☐ CABLE PEDESTAL
+ INDICATES FOUND CHISELED CROSS	☐ CONTROL BOX
⊙ SANITARY MANHOLE	☐ FIBER OPTIC PEDESTAL/SIGN
⊕ SANITARY CLEANOUT OR VENT	⊕ TRAFFIC LIGHT
⊙ SEPTIC TANK ACCESS COVER	⊕ COMMUNICATION MANHOLE
⊙ M.I.S. MANHOLE	⊙ BOLLARD
⊙ UNKNOWN MANHOLE	⊕ SOIL BORING/MONITORING WELL
⊙ STORM MANHOLE	⊕ WATER SURFACE
⊙ INLET (ROUND)	⊕ WETLANDS FLAG
⊙ INLET (SQUARE)	⊕ MARSH
☐ CURB INLET	⊕ FLAGPOLE
⊕ STORM SEWER END SECTION	⊕ PARKING METER
⊕ GAS VALVE	⊕ SIGN
⊕ WATER VALVE	☐ MAILBOX
☐ HYDRANT	⊕ RAILROAD CROSSING SIGNAL
⊙ WATER MANHOLE	⊕ HANDICAP SPACE
⊙ WATER SERVICE CURB STOP	⊕ CONIFEROUS TREE
⊕ WELL HEAD	⊕ DECIDUOUS TREE
⊕ STAND PIPE	— SANITARY SEWER
⊕ WALL INDICATOR VALVE	— STORM SEWER
⊕ POST INDICATOR VALVE	— WATERLINE
⊕ LIGHT POLE	— MARKED GAS MAIN
⊕ SPOT/YARD LIGHT	— MARKED ELECTRIC
⊕ UTILITY POLE	— OVERHEAD WIRES
⊕ GUY WIRE	— MARKED TELEPHONE
⊕ ELECTRIC MANHOLE	— MARKED CABLE TV LINE
☐ ELECTRIC PEDESTAL	— MARKED FIBER OPTIC
☐ ELECTRIC METER	— BURIED ELECTRIC SERVICE
⊕ TELEPHONE MANHOLE	— BOARD FENCE
	— CHAIN LINK FENCE
	— WIRE FENCE



I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: January 24, 2022



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

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date	Revision description	
January 25, 2022	added building setback lines	grb

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor's client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.
Drawing No. 4034-tjs

THRIVE
ARCHITECTS

Architect

259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180
e: jdb@thrive-architects.com

Project Info. — 22013

Campbell
Construction

Addition

461 River Crest Court
Mukwonago, WI 53149

Sheet Title

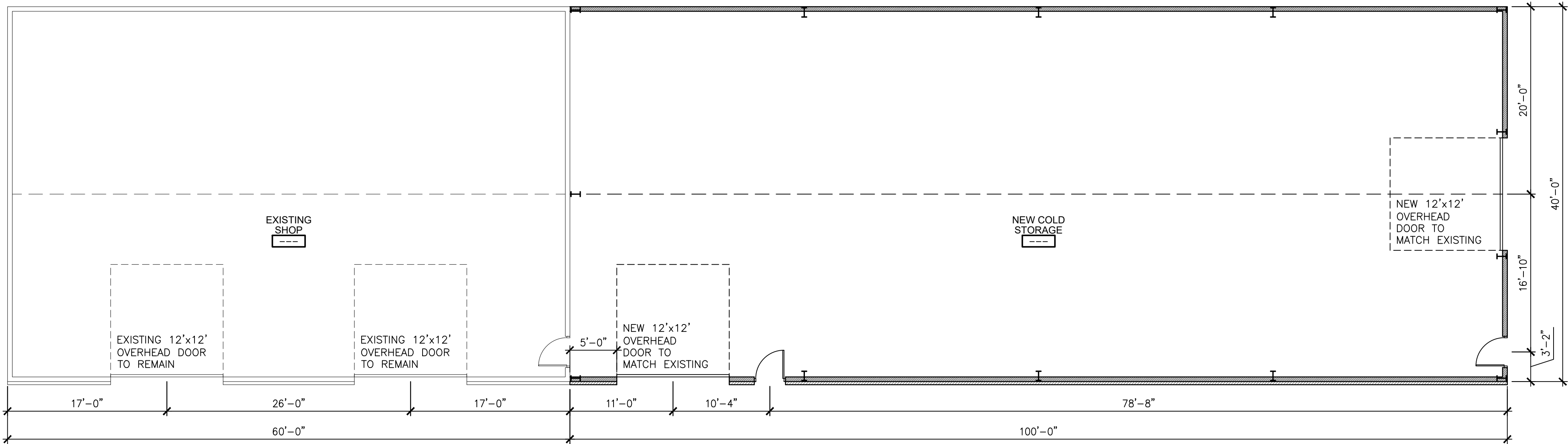
FLOOR PLAN

Drawn by	Checked by
AMP	JDB

Revisions		
No.	Date	Description
	02.01.2022	PC Submittal

Sheet No.

A1.0



FLOOR PLAN
SCALE: 1/8"=1'-0" (22x34); 1/16"=1'-0" (11x17)

NOT FOR CONSTRUCTION

Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180
e: jdb@thrive-architects.com

Project Info. — 22013
**Campbell
Construction**
Addition
461 River Crest Court
Mukwonago, WI 53149

Sheet Title

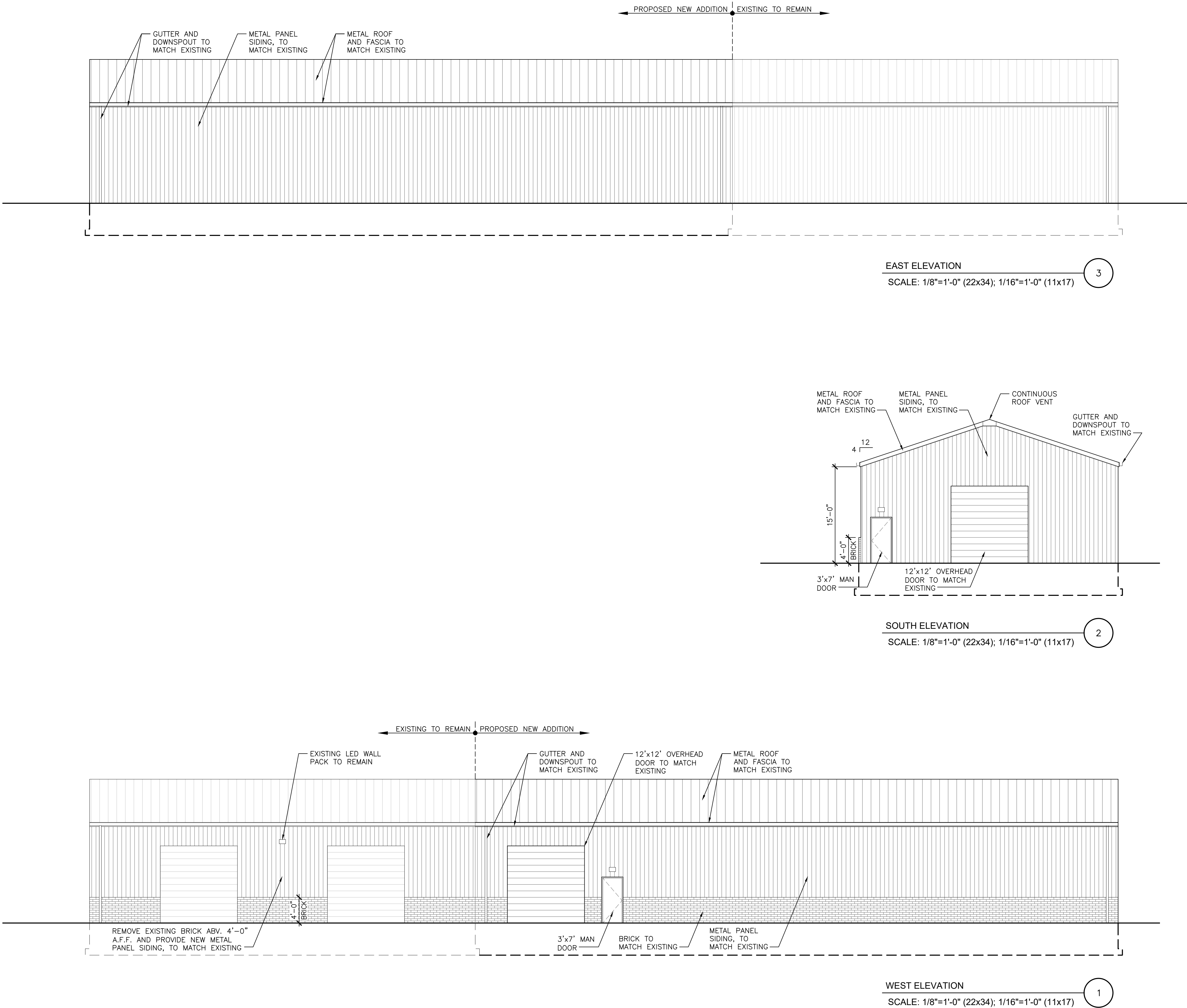
EXTERIOR ELEVATIONS

Drawn by	Checked by
AMP	JDB

Revisions		
No.	Date	Description
	02.01.2022	PC Submittal

Sheet No.

A2.0



NOT FOR CONSTRUCTION

RESOLUTION 2022-18

**RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW
FOR A CONTRACTOR'S SHOP AND YARD, CAMPBELL CONSTRUCTION, APPLICANT
AT 461 RIVER CREST CT, PARCEL: MUKV 2009-006**

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 a new structure within a park (restrooms building), which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by the Village of Mukwonago,

WHEREAS, Contractor's Shop and Yard are allowed with a conditional use within the B-3 Community Business District zoning district in which the subject property is located, and

WHEREAS, the plan of operation and plans have been reviewed and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for a contractor's shop and yard at 461 River Crest Ct 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. **OPTION A BUILDING:** The existing building shall retain the existing brick while the addition shall have a full façade of brick to match the existing building.
10. **OPTION B BUILDING:** The existing building shall retain the existing brick while the addition shall have a "book end" of brick of at least ___ ft (choose 40ft or 80ft), while the center portion of the building may have the upper $\frac{3}{4}$ clad in metal panel.
11. **OPTION C BUILDING:** The existing building shall have its brick removed and a brick wainscoting shall be provided on the entire length of the building on the west elevation.
12. **OPTION D LANDSCAPING:** The zoning code requires "unsightly site elements" to be screened. A variety of evergreen tree species shall be planted in a staggered pattern along the northern greenspace area with trees planted 30-40 ft apart (8-6 trees). At least three species of evergreen trees shall be provided insure longevity and protection against disease and pest.
13. **OPTION D LANDSCAPING:** The zoning code requires "unsightly site elements" to be screened. A variety of evergreen tree species shall be planted in a staggered pattern along the northern greenspace area with trees planted 20-30 ft apart (8-10 trees). At least three species of evergreen trees shall be provided insure longevity and protection against disease and pest.
14. **OPTION D LANDSCAPING:** The existing building shall have its brick removed and a brick wainscoting shall be provided on the entire length of the building on the west elevation.
15. An erosion control permit shall be required.
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.

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

Passed and dated this 16th day of March 2022.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk-Treasurer



PLANNING COMMISSION

March 8, 2022 at 6:30pm
Mukwonago, WI

CONDITIONAL USE PERMIT

575 Bay View Rd, Suite 104
Parcel Number: MUKV 2010-978-002

Case Summary

Parcel Data

Proposal:	Medical Services Facility
Applicant:	MILAN MITIC/COVID SOLUTIONS, LLC
Request:	Conditional Use Permit for outdoor dining
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	1.74
Current Use:	Vacant
Proposed Use:	Covid Testing Solutions
Reason for Request:	Change of Use
Land Use Classification:	Low Intensity Commercial / Business
Zoning Classification:	B-2 General Business
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.

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

No changes / site will be as is no construction.

Specific Location within harmony with Village policies, ordinances and programs

No Answer

Potential Adverse Impact on surrounding:

Applicant has stated NA.

Maintaining consistency within the environs of the property:

No Answer

Adequate Services

No Answer

Benefits of the use outweigh adverse impacts.

No Answer

Hours of Operation:

- 1) 8:30 to 4:30 Daily, Saturday and Sunday Closed.

Conditional Use Process / Findings

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

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

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

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

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

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

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

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

Recommendation

Conditional Use

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

To – Grant a Conditional Use permit for a Medical Services Facility with 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:

- The hours of operation shall be 8:30 to 4:30 Daily, Saturday and Sunday Closed.

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.
6. The hours of operation shall be 8:30 to 4:30 Daily, Saturday and Sunday Closed.

Attachments

1. Maps
2. Plans
3. Resolution



Village of Mukwonago GIS
Covid Solutions - Aerial Map

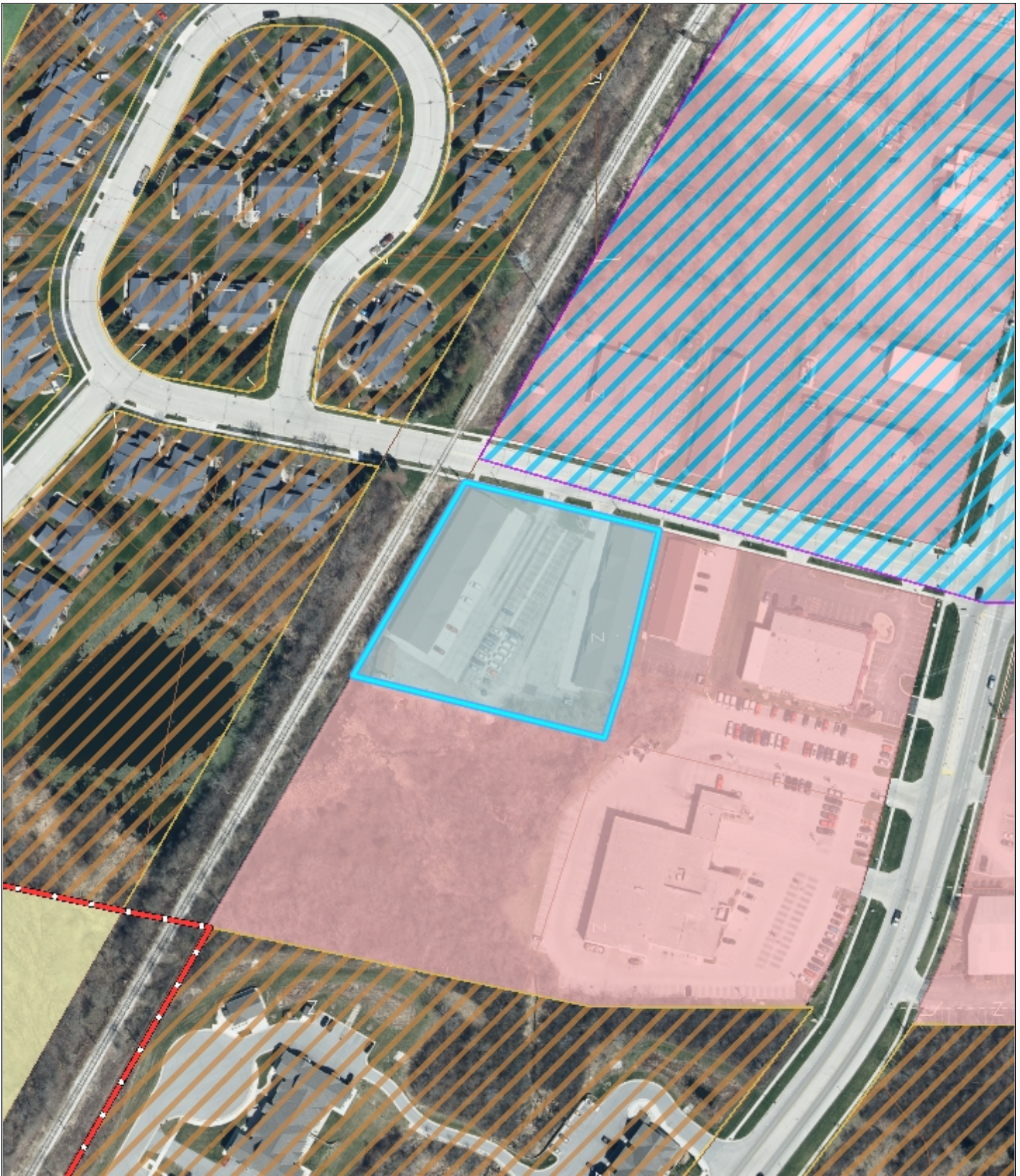
DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 167'

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

Print Date: 2/10/2022



Village of Mukwonago GIS
Covid Solutions - Land Use Map

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



SCALE: 1" = 167'

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

Print Date: 2/10/2022



Covid Solutions LLC

575 Bayview Rd Ste 104

Mukwonago, WI 53149

To whom it may concern,

Our plan of operation is that we are no appointment required facility, this is a walk in facility with no drive ups. Patients come in socially distanced and scan a QR code and register online or already come in pre-registered for that day. We will be monitoring traffic by having patients come back if busy. When they have finished registering, they come to the testing station and we administer the test. This is a self-test and they will be walked through the process. When this procedure is completed, patients leave and are emailed results in a timely manner. This process should not take longer than 5-10 minutes. The number of employees on the site will be 2 to start. Our hours of operation and or to the public is Monday - Friday 8:30am-4:30pm, Saturday & Sunday we are Closed. The types of deliveries we will have is standard ups boxes. As for our biohazard, there will be biohazard containers on site with biohazard scheduled pick ups.

X Milan Mitic

Milan Mitic
630-456-1658

RESOLUTION 2022-19

**Village of Mukwonago Order Granting a Conditional
Use and Prescribing Conditions for Medical Services
Facility for 575 Bay View Rd, Suite 104
Mukwonago, WI**

WHEREAS, MILAN MITIC/COVID SOLUTIONS, LLC (hereinafter "Business owner") owns the business identified as 575 Bay View Rd, Suite 104, (hereinafter "subject property") in the Village of Mukwonago, and

WHEREAS, LBJ MUKWONAGO REALTY LLC (hereinafter "property owner") owns the property identified as 575 Bay View Rd, Suite 104, (hereinafter "subject property") in the Village of Mukwonago, more particularly described as follows:

LOT 1 CSM #5393 VOL 43/230 REC AS DOC
#1460755 PT NE1/4 & NW1/4 SEC 35 T5N R18E

WHEREAS, the property owner has, consistent with the Village of Mukwonago's zoning regulations, submitted a conditional use application for a Medical Services Facility per Section 100-153 AND 100-157, 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 March 8, 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 by traffic arising from the conditional use.

Return to:

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

Parcel Number: MUKV 2010-978-002

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 hours of operation shall be 8:30 to 4:30 Daily, Saturday and Sunday Closed.
 - b. Traffic shall be maintained on the property at all times and queuing within the public right of way shall not occur.
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 16th day of March 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, MILAN MITIC verify that I am an authorized agent for COVID SOLUTIONS, LLC accepts the terms stated herein.

Dated this _____ day of _____, 2022

MILAN MITIC, agent

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

Personally, came before me this _____ day of _____, 2022, the above-named person, Milan Mitic 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, _____ verify that I am an authorized agent for LBJ MUKWONAGO REALTY LLC accepts the terms stated herein.

Dated this _____ day of _____, 2022

_____, agent

STATE OF WISCONSIN, WAUKESHA

Personally, came before me this _____ day of _____, 2022, the above-named person, _____ 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

March 8, 2022 at 6:30pm

Mukwonago, WI

CONDITIONAL USE PERMIT

1010 N Rochester Street, Mukwonago, WI

Parcel Number: MUKV 1963-999-001

Case Summary

Parcel Data

Proposal:	Outdoor merchandise sales
Applicant:	ND XXIX, LLC/ PICK N' SAVE / METRO MARKET
Request:	Conditional use permit for outdoor merchandise sales
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	5.56
Current Use:	Retail
Proposed Use:	Retail with Outdoor merchandise sales
Reason for Request:	Change of Use
Land Use Classification:	Low Intensity Commercial / Business
Zoning Classification:	B-2 General Business
Census Tract:	2039.02

Public Notice

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

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

No changes / site will be as is no construction.

Specific Location within harmony with Village policies, ordinances and programs

No Answer – Outdoor sales are allowed and encouraged as an accessory use to a primary use with a conditional use

Potential Adverse Impact on surrounding:

No Answer- Outdoor sales had been occurring during 2021 at this location without a conditional use and there have been no adverse impacts

Maintaining consistency within the environs of the property:

No Answer – Outdoor sales are allowed and encouraged as an accessory use to a primary use with a conditional use

Adequate Services

No Answer – the property has adequate municipal services for the primary and any accessory uses.

Benefits of the use outweigh adverse impacts.

No Answer – Outdoor sales are a way for retailers to attract more customers, while for the community outdoor sales create a more vibrant streetscape with visibility activity.

Hours of Operation:

- 1) Outdoor sales will not begin or go beyond the primary use (grocery store) opening or closing.

Conditional Use Process / Findings

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

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

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

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

traffic congestion on public streets so as not to diminish the level of service of any intersection which is impacted by traffic arising from the conditional use.

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

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

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

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

Recommendation

Conditional Use

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

To – Grant a Conditional Use permit for a outdoor merchandise sales with 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. Outdoor sales shall be located within the sidewalk area to the south of the main entry.
 - b. No sales shall occur within the parking lot.
 - c. The fire lane shall be maintained at all times.
 - d. Displays shall be organized to allow for isles access that meets the American Disabilities Act.
 - e. When no products are on display the product stands shall be collapsed and removed.

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



Village of Mukwonago GIS

Pick N Save - CU - Outdoor display - Aerial Map

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



SCALE: 1" = 167'

VILLAGE OF MUKWONAGO

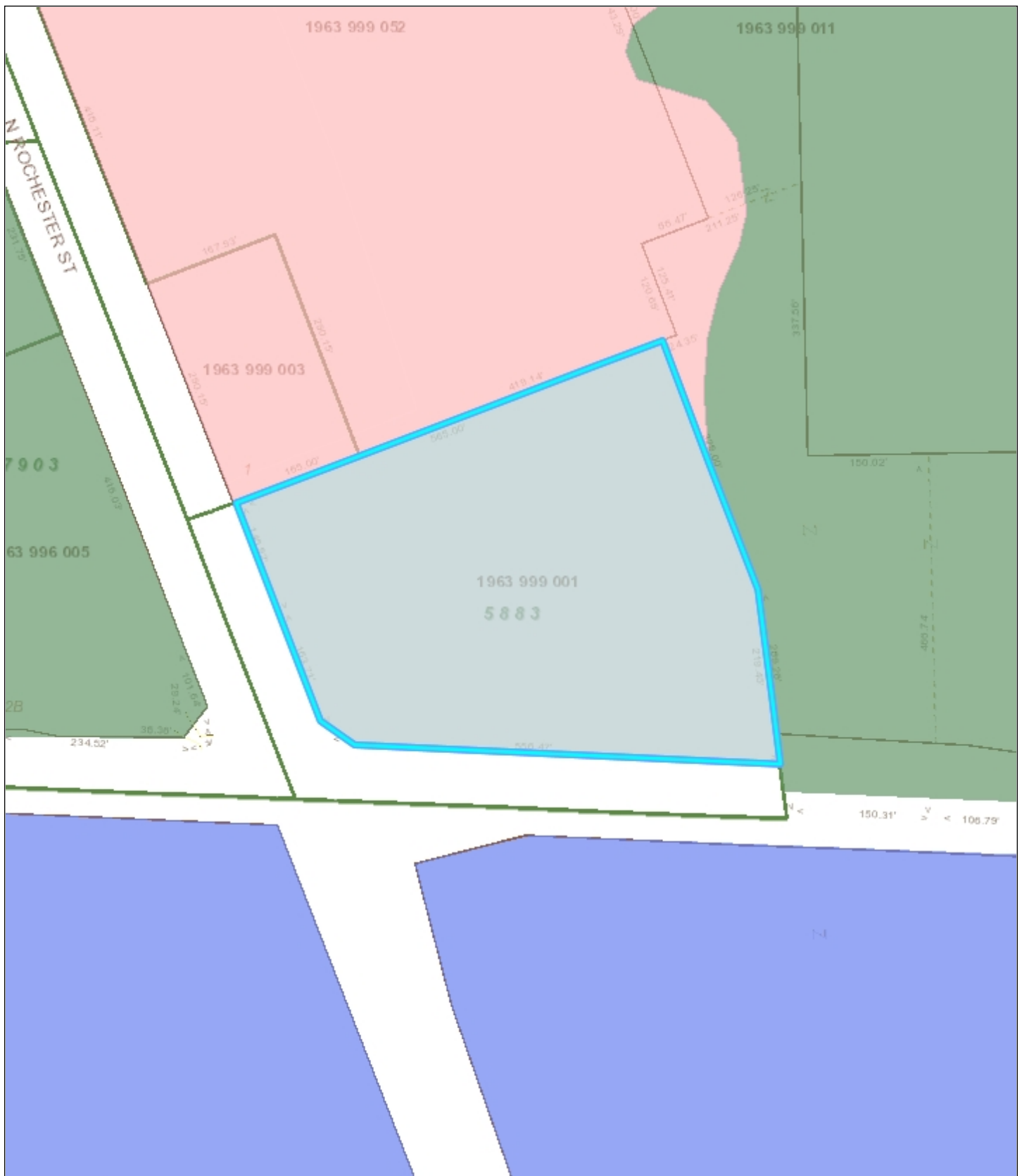
440 River Crest Court

PO Box 206

Mukwonago, WI 53149

262-363-6420

Print Date: 2/10/2022



Village of Mukwonago GIS

Pick N Save - CU - Outdoor display- Land Use Map

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SCALE: 1" = 167'

VILLAGE OF MUKWONAGO

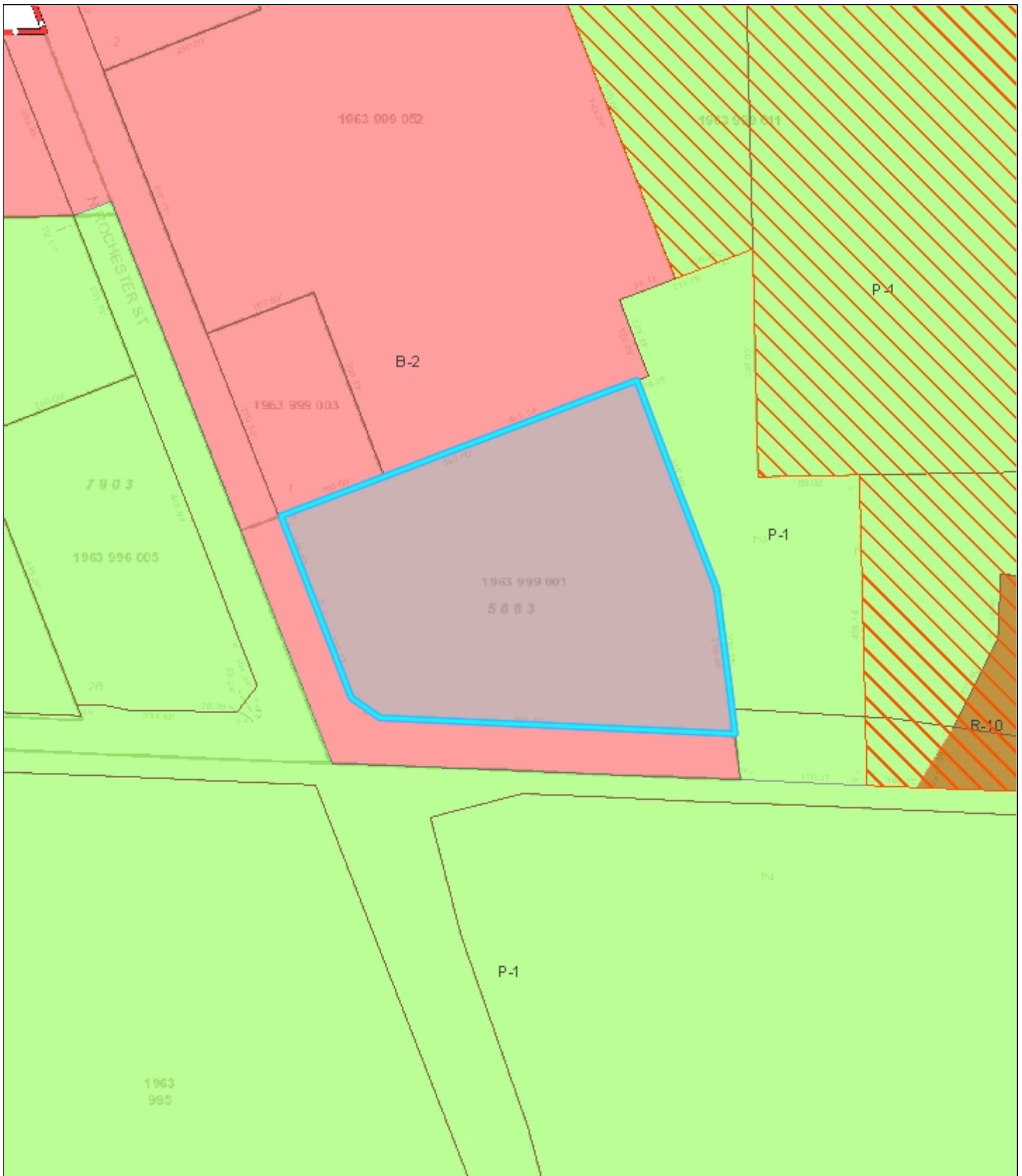
440 River Crest Court

PO Box 206

Mukwonago, WI 53149

262-363-6420

Print Date: 2/10/2022



Village of Mukwonago GIS

Pick N Save - CU - Outdoor display- Zoning Map

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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: 2/10/2022

Outdoor Sales Narrative:

“The outdoor sales permit will allow the sale & display of:

- Spring/Summer: (April – August)
 - Flowering Hanging Baskets, Flowering Planters, Foliage Plants, Succulents, Herbs, Vegetables, & Hibiscus Trees
- Fall: (August -October)
 - Hardy Mums, Flowering Planters, Pumpkins,
- Winter: (November-December)
 - Wreaths, Christmas Trees, Garland, Firewood, Evergreen Planters, and Evergreen Boughs

All of the product will be displayed on the store’s sidewalk; no sales will occur in the parking lot.”



RESOLUTION 2022-20

Village of Mukwonago Order Granting a Conditional Use and Prescribing Conditions for outdoor merchandise sales, 1010 N Rochester Street, Mukwonago, WI

WHEREAS, ULTRA MARKET FOODS, LLC DBA PICK N' SAVE (hereinafter "Business owner") owns the business identified as 1010 N Rochester Street, (hereinafter "subject property") in the Village of Mukwonago, and

WHEREAS, ND XXIX, LLC (hereinafter "property owner") owns the property identified as 1010 N Rochester Street, (hereinafter "subject property") in the Village of Mukwonago, more particularly described as follows:

CSM #5883 VOL 48/69 REC AS DOC #1543673 PT SW1/4 SEC 23 T5N R18E :: EX DOC# 2706374 CORR BY DOC #3197841 & DOC #3389565 & EX DOC# 3121663

WHEREAS, the property owner has, consistent with the Village of Mukwonago's zoning regulations, submitted a conditional use application for an outdoor merchandise sales per Section 100-152 AND 100-157, 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 March 8, 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 1963-999-001

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. Outdoor sales shall be located within the sidewalk area to the south of the main entry.
 - b. No sales shall occur within the parking lot.
 - c. The fire lane shall be maintained at all times.
 - d. Displays shall be organized to allow for isles access that meets the American Disabilities Act.
 - e. When no products are on display the product stands shall be collapsed and removed.
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 16th day of March 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, TAMMY KOCH verify that I am an authorized agent for ULTRA MARKET FOODS, LLC DBA PICK N' SAVE accepts the terms stated herein.

Dated this _____ day of _____, 2022

TAMMY KOCH, agent

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

Personally, came before me this _____ day of _____, 2022, the above-named person, Tammy Koch 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, Ariel Nessel verify that I am an authorized agent for ND XXIX, LLC accepts the terms stated herein.

Dated this _____ day of _____, 2022

Ariel Nessel, agent

STATE OF WISCONSIN, WAUKESHA

Personally, came before me this _____ day of _____, 2022, the above-named person, Ariel Nessel 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

March 8, 2022 at 6:30pm

Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW CONDITIONAL USE PERMIT

360 McKenzie Street, Mukwonago, WI

Parcel Number: MUKV 1972-999

Case Summary

Parcel Data

Proposal:	Structure within a Park
Applicant:	Village of Mukwonago
Request:	Conditional use permit for a structure within a park (Bathroom)
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	162.53
Current Use:	Park / Institutional
Proposed Use:	Park / Institutional
Reason for Request:	New Structure
Land Use Classification:	Open Space Recreational
Zoning Classification:	P-1 Public and Semipublic
Census Tract:	2039.02

Public Notice

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

Site Plan and Architectural Review Request

Architectural/ Site Review

Site Modifications

The applicant is proposing to a restroom facility within the park. The facility would be located between the four ball diamonds. The facility will accommodate restroom facilities for men and women each with three-bathroom fixtures and two sinks. The facilities will be ADA compliant and have four windows.

The buildings are premanufactured in Chippawa Falls, WI. There are several design options provided by the manufacture to allow communities to customize to their location. The proposed options the applicant seeking approval for is a wainscoting of fieldstone, while the

upper portions of the building would have a vertical panel detail. The building would have corner trim boards. The roof is also precast concrete and features a rusticated shingle design.

The color selection being chosen will be a field stone color combination of reds, brown-red, grey, tan, and beige. The upper-level vertical siding is proposed as a blue grey. Doors would be grey. The roof is proposed to be medium to dark grey.

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

The addition of the restrooms near the baseball fields moves forward the recommendations of the Comprehensive Outdoor Recreation Plan (CORP).

Specific Location within harmony with Village policies, ordinances and programs

The proposed structure meets village policies, ordinances and assist with advancing the Villages Outdoor recreation goals and objectives.

Potential Adverse Impact on surrounding:

The facilities are located at the center of the four ball fields and will not be near other surrounding uses.

Maintaining consistency within the environs of the property:

The structure will compliment the park and update the aesthetics.

Adequate Services

The park and the proposed new facility have full municipal services.

Benefits of the use outweigh adverse impacts.

There are not adverse impacts anticipated.

Hours of Operation:

- 1) The facilities will be available during specific times and will not exceed standard opening and closing times for Village Parks.

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 applicant must comply with all requirements related to impact fees imposed by the Village.
7. The applicant 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. 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.

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 a outdoor merchandise sales with 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. Hours of operation of park facilities shall not exceed adopted hours of operation.

- b. Any modifications to the site, buildings, site improvements shall require the conditional use application being updated.

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



Village of Mukwonago GIS
Miniwaukan Park - Aerial Map

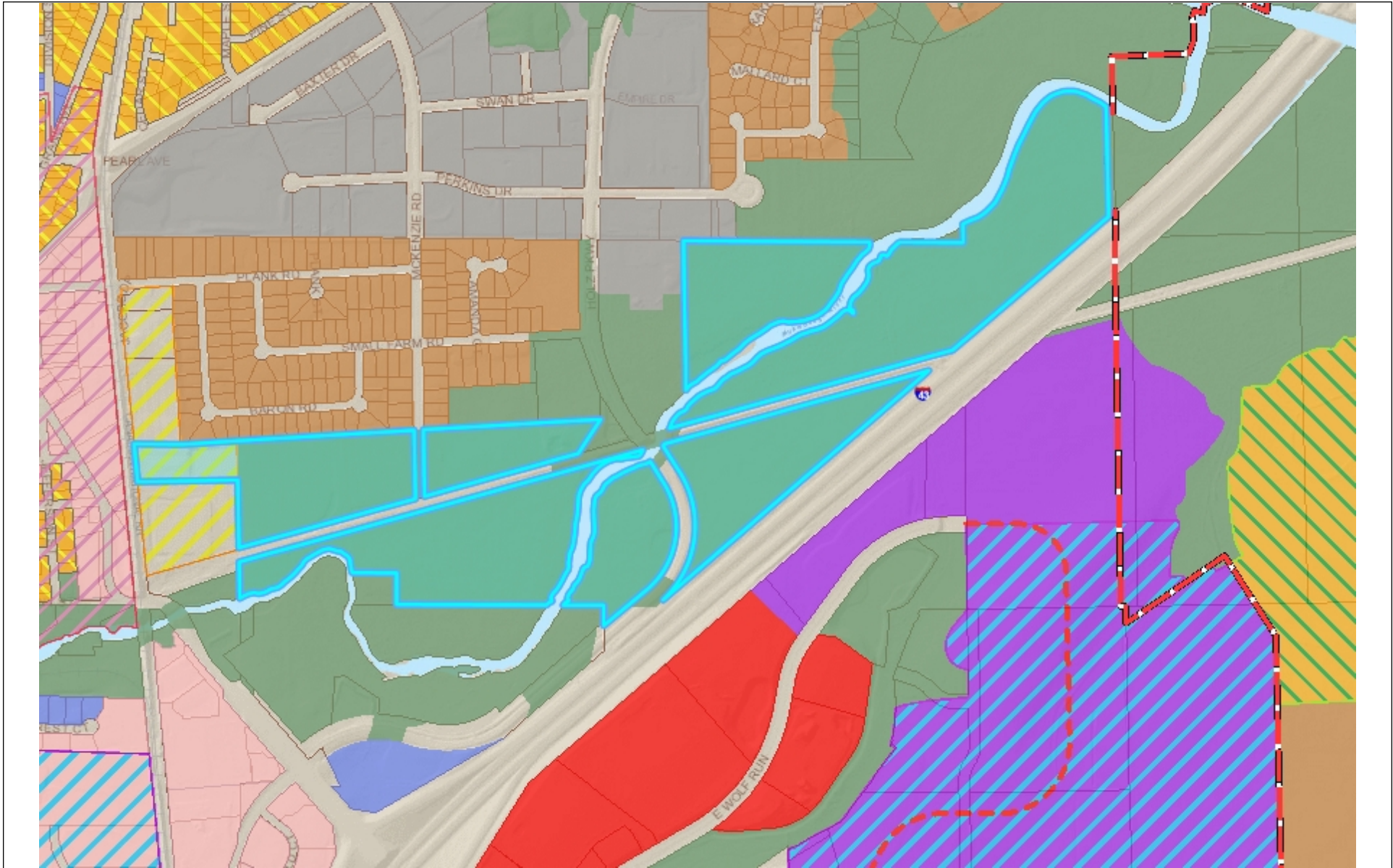
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SCALE: 1" = 1333'

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

Print Date: 2/10/2022



Village of Mukwonago GIS Miniwaukan Park - Land Use Map

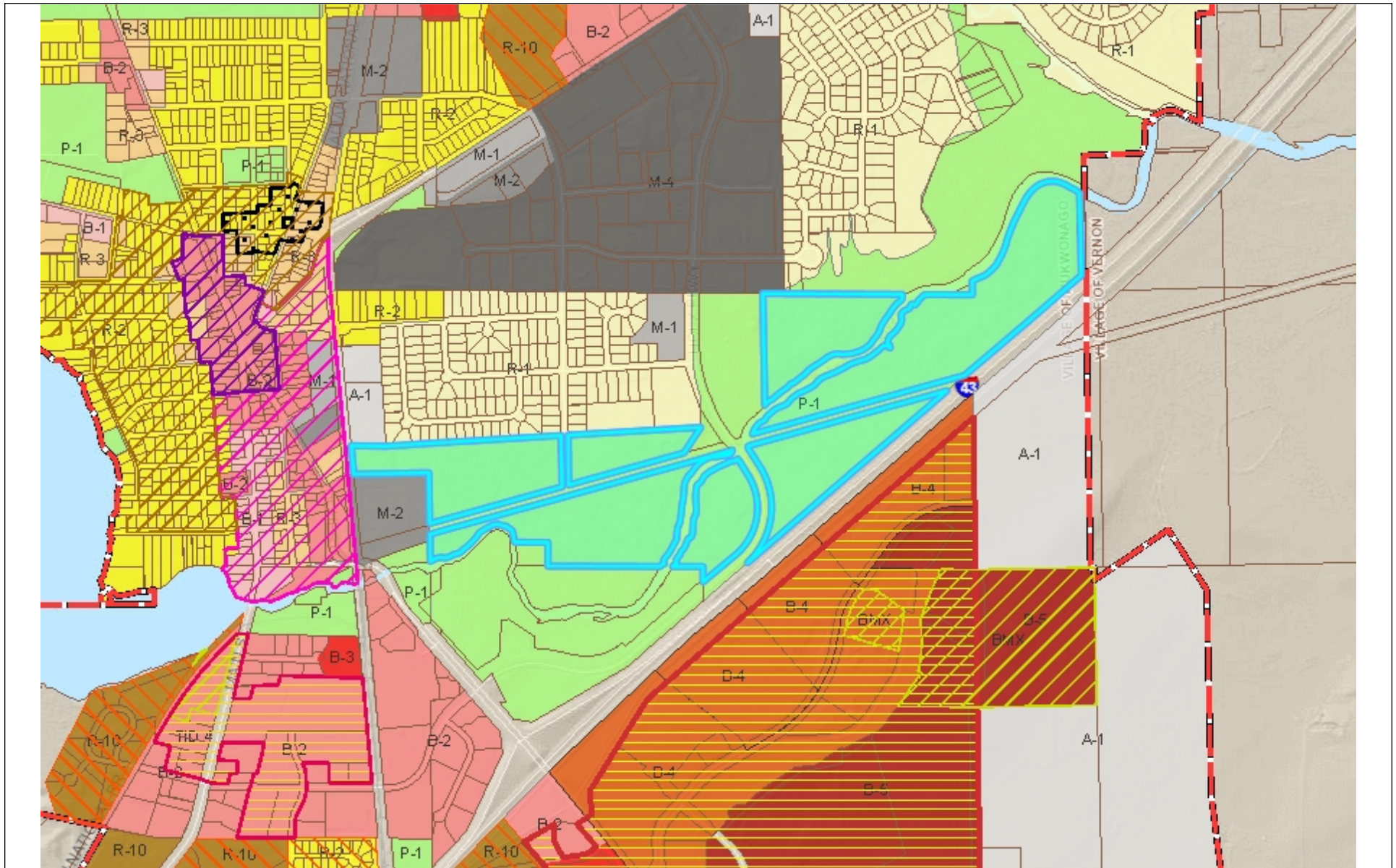
DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 1000'

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

Print Date: 2/10/2022



Village of Mukwonago GIS

Miniwaukan Park - Zoning Map

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SCALE: 1" = 1333'

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

Print Date: 2/10/2022



Village of Mukwonago GIS

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SCALE: 1" = 333'

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

Print Date: 2/7/2022



Village of Mukwonago GIS

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SCALE: 1" = 42'

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

Print Date: 2/7/2022

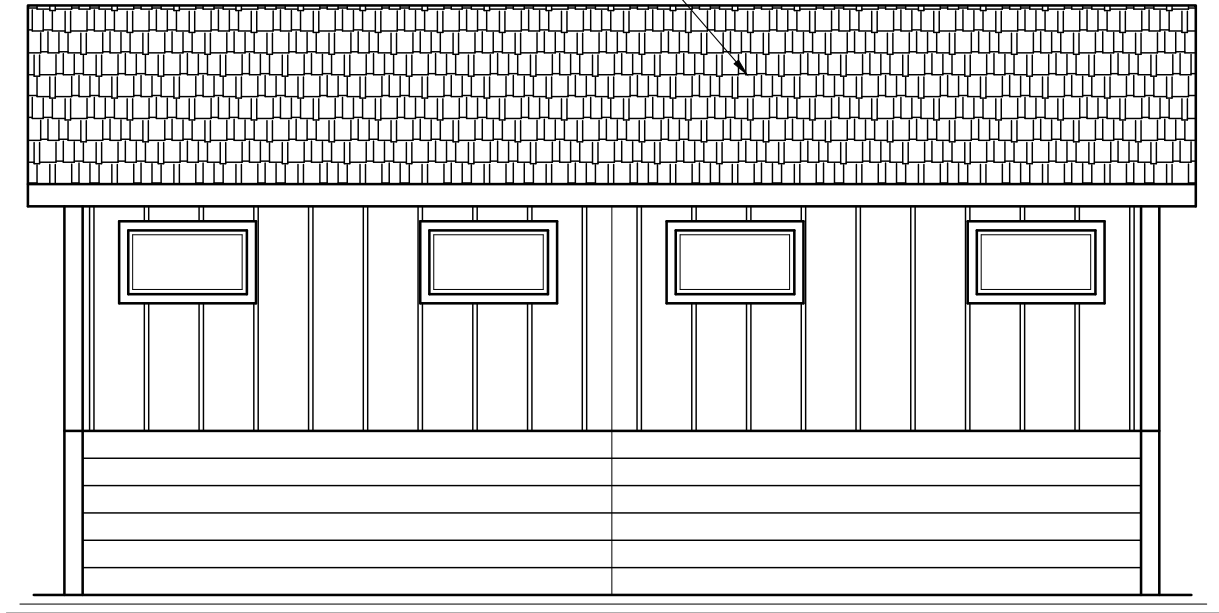
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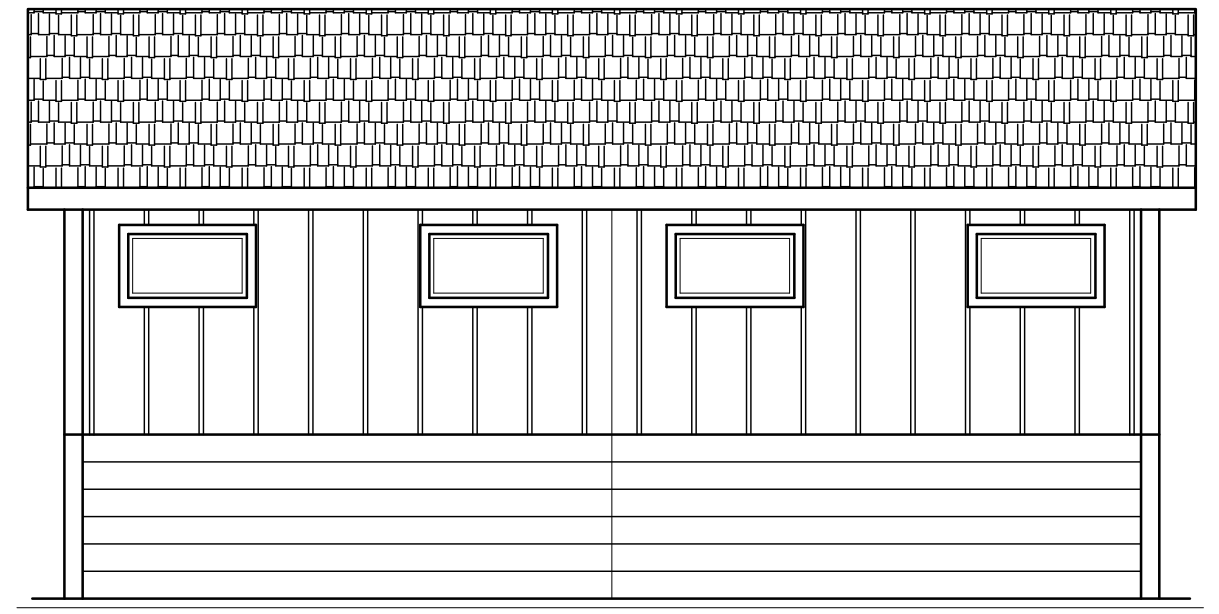
Color Selection:



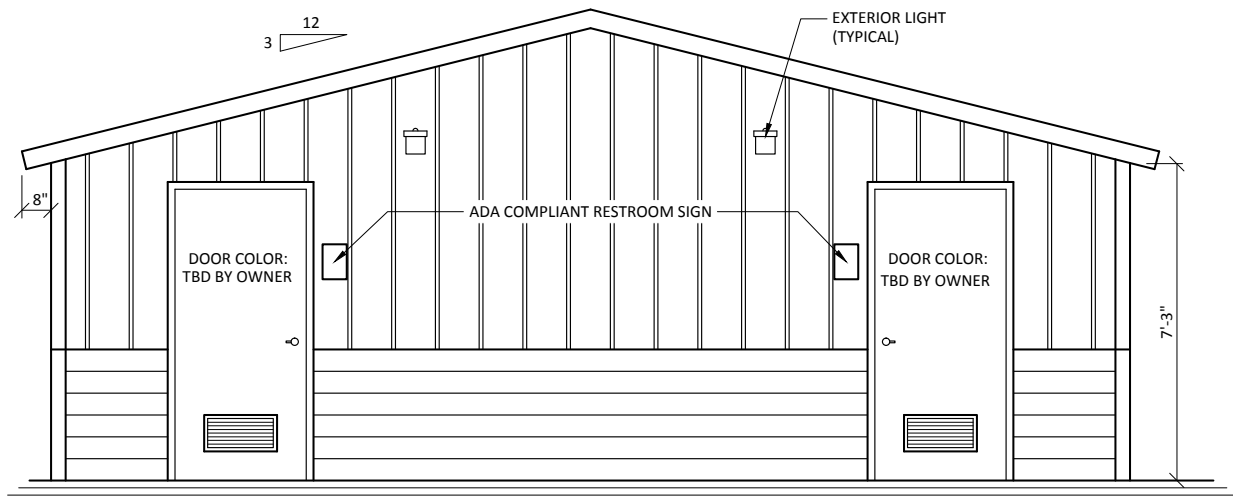
5" CONCRETE ROOF PANELS WITH CEDAR
SHAKE SHINGLE APPEARANCE COLOR:
TBD BY OWNER



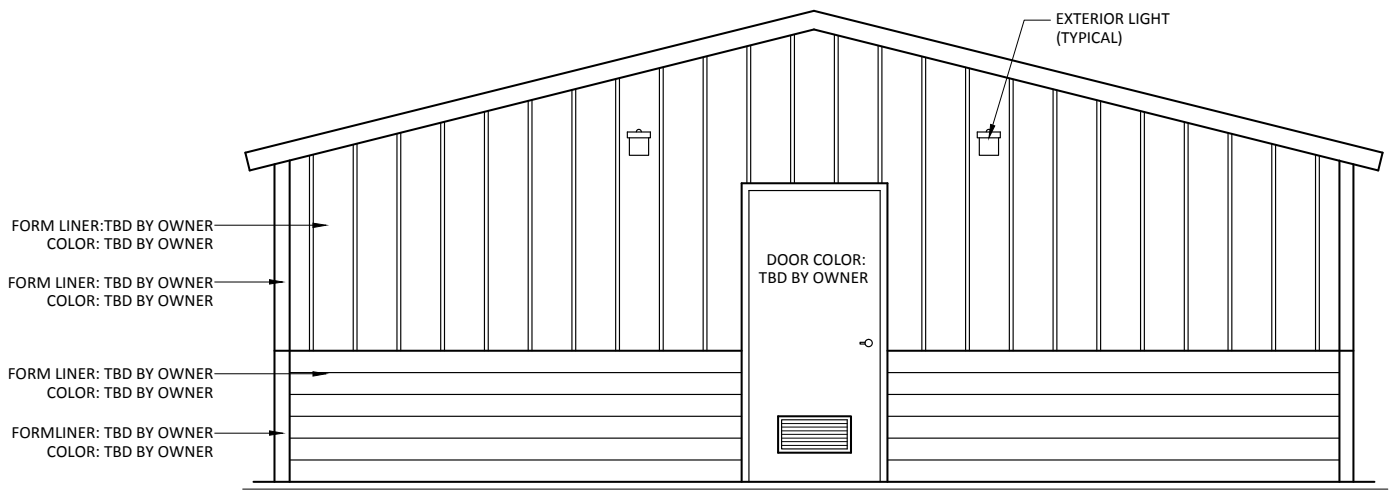
① RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



② LEFT ELEVATION
SCALE: 1/4" = 1'-0"



① **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"



① **REAR ELEVATION**
SCALE: 1/4" = 1'-0"

SPECIFICATIONS

PART 1 – GENERAL

1. SCOPE

- 1.1. Construction and onsite placement of a prefabricated precast concrete restroom building.

2. MANUFACTURER

- 2.1. Manufacturer shall be Huffcutt Concrete or a pre-approved equal.
- 2.2. Manufacturer shall be an NPCA Certified Plant or equal with verifiable references demonstrating quality, design and service upon request.
- 2.3. Manufacturer will provide a written warranty providing 20 years structural, manufacturer's warranty on all hardware and components not produced at precast concrete manufacturer's plant, and 3 years against defects in paint, caulk, and grout.

3. DESIGN

- 3.1. Building will be manufactured using precast concrete including the roof. Building's structural and foundation design will be relevant to the region and properties associated with its final placement. Design will also meet ADA and building code requirements.

4. SUBMITTALS

- 4.1. Manufacturer shall provide submittals and engineering if requested.

PART 2 – PRODUCTS

1. MATERIALS

1.1. Doors and Frames

- 1.1.1. Doors shall be 18ga galvanized metal, louvered with 16ga frames. Doors and frames shall include one coat of rust inhibitive primer and two finish coats of enamel paint.

1.2. Door Hardware

- 1.2.1. Aluminum drip cap. Reese or equal.
- 1.2.2. Door closure with hold open. Cal-Royal or equal.
- 1.2.3. Stainless hinges with non-removable pin. Cal-Royal or equal.
- 1.2.4. Grade 1 lockset. Function and keying to be verified with owner.
- 1.2.5. Brush style sweep. Reese or equal.
- 1.2.6. ADA compliant threshold. Reese or equal.

1.3. Windows

- 1.3.1. Vinyl frame, obscure glass, operable. Parco or equal.

1.4. Plumbing

1.4.1. Stools

- 1.4.1.1. Kohler porcelain wall mounted, ADA compliant, elongated bowl.

- 1.4.1.2. Sloan flush valve, concealed, hydraulic actuator.
 - 1.4.2. Urinal
 - 1.4.2.1. Kohler porcelain wall mounted, ADA compliant.
 - 1.4.2.2. Sloan flush valve, concealed, hydraulic actuator.
 - 1.4.3. Lavatories
 - 1.4.3.1. Kohler wall mounted sink, ADA compliant.
 - 1.4.3.2. Moen single handle ADA metering faucet.
 - 1.4.4. Water Heater
 - 1.4.4.1. Bradford white electric water heater. Size to be sufficient for number of showers and lavatories.
 - 1.4.5. Mixing Valve
 - 1.4.5.1. Honeywell thermostatic mixing valve, adjustable.
 - 1.4.6. Floor Drains
 - 1.4.6.1. Sioux Chief on grade adjustable floor drain.
 - 1.4.7. Sediment Filter
 - 1.4.7.1. Rusco sediment filter.
- 1.5. Electrical
 - 1.5.1. Interior
 - 1.5.1.1. RAB Vandalproof Tuff Dome motion sensor.
 - 1.5.1.2. RAB VAN1 lights.
 - 1.5.1.3. GFI receptacles.
 - 1.5.1.4. Murdock super secure.
 - 1.5.2. Exterior
 - 1.5.2.1. RAB Tallpack lights.
 - 1.5.3. Chase
 - 1.5.3.1. 100amp loadcenter.
 - 1.5.3.2. (2) 2 bulb florescent lamps. (1 per modular section)
 - 1.5.3.3. Soler & Palau exhaust fan.
- 1.6. Interior Hardware
 - 1.6.1. Stainless 3 roll toilet paper dispenser.
 - 1.6.2. ADA toilet stalls shall have (1) 18" stainless vertical grab bar, (1) 36" stainless horizontal grab bar, (1) 42" stainless horizontal grab bar.
 - 1.6.3. Stainless frame 18" x 36" mirror.
 - 1.6.4. (2) coat hooks
- 1.7. Sealers
 - 1.7.1. Floor shall be sealed using a deep penetrating, high alkali resistant, low volatility product. TK-290 or equal.
- 1.8. Caulks and Grout
 - 1.8.1. All joints between precast panels shall be caulked using a durable, flexible polyurethane sealant. BASF Sonolastic NP-1 or equal.

- 1.8.2. Weld plate panel connections shall be grouted flush with interior wall surface.
Speed Crete Red Line or equal.

2. FINISHES

2.1. Interior

- 2.1.1. Smooth trowel finish.

2.2. Exterior

- 2.2.1. Exterior wall appearance to be approved by owner using an architectural form liner.
- 2.2.2. Roof shall be cedar shake architectural form liner.

2.3. Paint

2.3.1. Interior

- 2.3.1.1. Wall panels shall be primed with a premium quality water based acrylic bonding primer moisture and alkali resistant. Finish coat shall be a high performance acrylic enamel.

2.3.2. Exterior

- 2.3.2.1. Roof shall be covered with a quality 100% acrylic satin paint. Owner to determine color.
- 2.3.2.2. Walls shall be covered with a quality concrete stain. Owner to determine color.
- 2.3.2.3. Doors shall be covered using 2 coats of a high performance 100% acrylic satin enamel. Owner to determine color.

Part 3 – Execution

1. PRECAST CONCRETE FAMILY STYLE RESTROOM – SHOWER BUILDING

- 1.1. Building manufacturer shall construct, assemble, paint, install plumbing and electrical at their plant so that it may be transported to the jobsite in finished modules and placed using a crane.
- 1.2. Building manufacturer shall provide mechanical rough in drawing showing where electrical, water supply line, waste line, and floor drains are to be located for hook up to building.
- 1.3. Contractor will make final mechanical connections after the building is placed by manufacturer.
- 1.4. Manufacturer will caulk interior and exterior seams between modules. Manufacturer will also perform any shipping and handling repairs during installation.

2. ONSITE

- 2.1. Contractor shall provide adequate access and a level pad for the crane and semis to sit side by side under their own power. Working radius shall be 35' from center pin on crane.
- 2.2. Contractor shall design and pour a foundation suitable for building to sit on. Foundation shall be level to within ¼".

- 2.3. Contractor shall rough in mechanicals according to mechanical rough in drawing provided by building manufacturer. Mechanicals shall be terminated at top of foundation. Final mechanical connections shall be done by contractor including floor drains.
- 2.4. Contractor will perform initial startup of building using O & M manual as a reference. Contractor will also perform any troubleshooting during initial startup.



4154 123rd St. Chippewa Falls, WI 54729 | 715-723-7446
HUFFCUTT.COM

RESOLUTION 2022-21

Village of Mukwonago Order Granting a Conditional Use and Prescribing Conditions for a new structure within a park (restrooms building), 360 McKenzie Street, Mukwonago, WI

WHEREAS, VILLAGE OF MUKWONAGO (hereinafter "property owner") owns the property identified as 360 McKenzie Street, (hereinafter "subject property") in the Village of Mukwonago, more particularly described as follows:

PT SE1/4 & SW1/4 SEC 25 T5N R18E & NE1/4 SEC 36 T5N R18E & SE1/4 SEC 26 T5N R18E & NW1/4 & SW1/4 SEC 30 T5N R19E; COM COR SECS 25 26 35 & 36 T5N R18E; N 895.34 FT; W 725.83 FT; N4°31'W TO POINT 1126.45 FT SE OF RR R/W & S LI PLANK RD; S89°E 339.24 FT; NELY 3025.00 FT TO POINT ON S1/4 LI SEC 25 LYING S 1293.01 FT FROM CTR SEC 25; SWLY TO POINT ON N LI WEPCO R/W WHICH LIES 170.00 FT S74°59'W FROM S1/4 LI SEC 25; N74°59'E 640.95 FT NELY TO POINT ON E LI OF WLY 620.00 FT OF SE1/4 SEC 25 WHICH LIES S 1115.66 FT FROM N LI SE1/4; N 1115.66 FT TO N LI SE1/4 SEC 25; ELY TO NE COR SE1/4 SEC 25; NLY TO CTRLI RIVER NELY & SELY ALG CTRLI RIVER TO E LI OF W 1146.75 FT OF SW1/4 NW1/4 SEC 30; S 750.00 FT; S50° 16'W 4820.00 FT; N 330.00 FT; W 1817.64 FT; N25°38'W 450.12 FT; S56°30'W 735.24 FT TO BGN :: EX PT SW1/4 SEC 25 T5N R18E; COM 1817.64 FT W OF S1/4 COR SEC 25; E 325.00 FT; N 229.27 FT; W 435.00 FT; S25°38'E 254.30 FT TO BGN :: EX VOL 104/479 DEEDS :: EX VOL 104/481 DEEDS :: EX VOL 104/482 DEEDS :: EX DOC #586966 :: EX DOC #2700683 :: DOC #1815259

Return to:

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

Parcel Number: MUKV 1972-999

WHEREAS, the property owner has, consistent with the Village of Mukwonago's zoning regulations, submitted a conditional use application for an outdoor merchandise sales per Section 100-152 AND 100-157, 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 March 8, 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 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. Hours of operation of park facilities shall not exceed adopted hours of operation.
 - b. Any modifications to the site, buildings, site improvements shall require the conditional use application being updated.

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 16th day of March 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 Property Owner

I, _____ verify that I am an authorized agent for VILLAGE OF MUKWONAGO accepts the terms stated herein.

Dated this _____ day of _____, 2022

_____, agent

STATE OF WISCONSIN, WAUKESHA

Personally, came before me this _____ day of _____, 2022, the above-named person, _____ 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

March 8, 2022 at 6:30pm

Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW CONDITIONAL USE PERMIT

360 McKenzie Street, Mukwonago, WI

Parcel Number: MUKV 1972-999

Case Summary

Parcel Data

Proposal:	Structure within a Park
Applicant:	Village of Mukwonago
Request:	Conditional use permit for a structure within a park (Bathroom)
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	162.53
Current Use:	Park / Institutional
Proposed Use:	Park / Institutional
Reason for Request:	New Structure
Land Use Classification:	Open Space Recreational
Zoning Classification:	P-1 Public and Semipublic
Census Tract:	2039.02

Public Notice

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

Site Plan and Architectural Review Request

Architectural/ Site Review

Site Modifications

The applicant is proposing to a restroom facility within the park. The facility would be located between the four ball diamonds. The facility will accommodate restroom facilities for men and women each with three-bathroom fixtures and two sinks. The facilities will be ADA compliant and have four windows.

The buildings are premanufactured in Chippawa Falls, WI. There are several design options provided by the manufacture to allow communities to customize to their location. The proposed options the applicant seeking approval for is a wainscoting of fieldstone, while the

upper portions of the building would have a vertical panel detail. The building would have corner trim boards. The roof is also precast concrete and features a rusticated shingle design.

The color selection being chosen will be a field stone color combination of reds, brown-red, grey, tan, and beige. The upper-level vertical siding is proposed as a blue grey. Doors would be grey. The roof is proposed to be medium to dark grey.

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

The addition of the restrooms near the baseball fields moves forward the recommendations of the Comprehensive Outdoor Recreation Plan (CORP).

Specific Location within harmony with Village policies, ordinances and programs

The proposed structure meets village policies, ordinances and assist with advancing the Villages Outdoor recreation goals and objectives.

Potential Adverse Impact on surrounding:

The facilities are located at the center of the four ball fields and will not be near other surrounding uses.

Maintaining consistency within the environs of the property:

The structure will compliment the park and update the aesthetics.

Adequate Services

The park and the proposed new facility have full municipal services.

Benefits of the use outweigh adverse impacts.

There are not adverse impacts anticipated.

Hours of Operation:

- 1) The facilities will be available during specific times and will not exceed standard opening and closing times for Village Parks.

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 applicant must comply with all requirements related to impact fees imposed by the Village.
7. The applicant 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. 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.

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 a outdoor merchandise sales with 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. Hours of operation of park facilities shall not exceed adopted hours of operation.

- b. Any modifications to the site, buildings, site improvements shall require the conditional use application being updated.

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



Village of Mukwonago GIS
Miniwaukan Park - Aerial Map

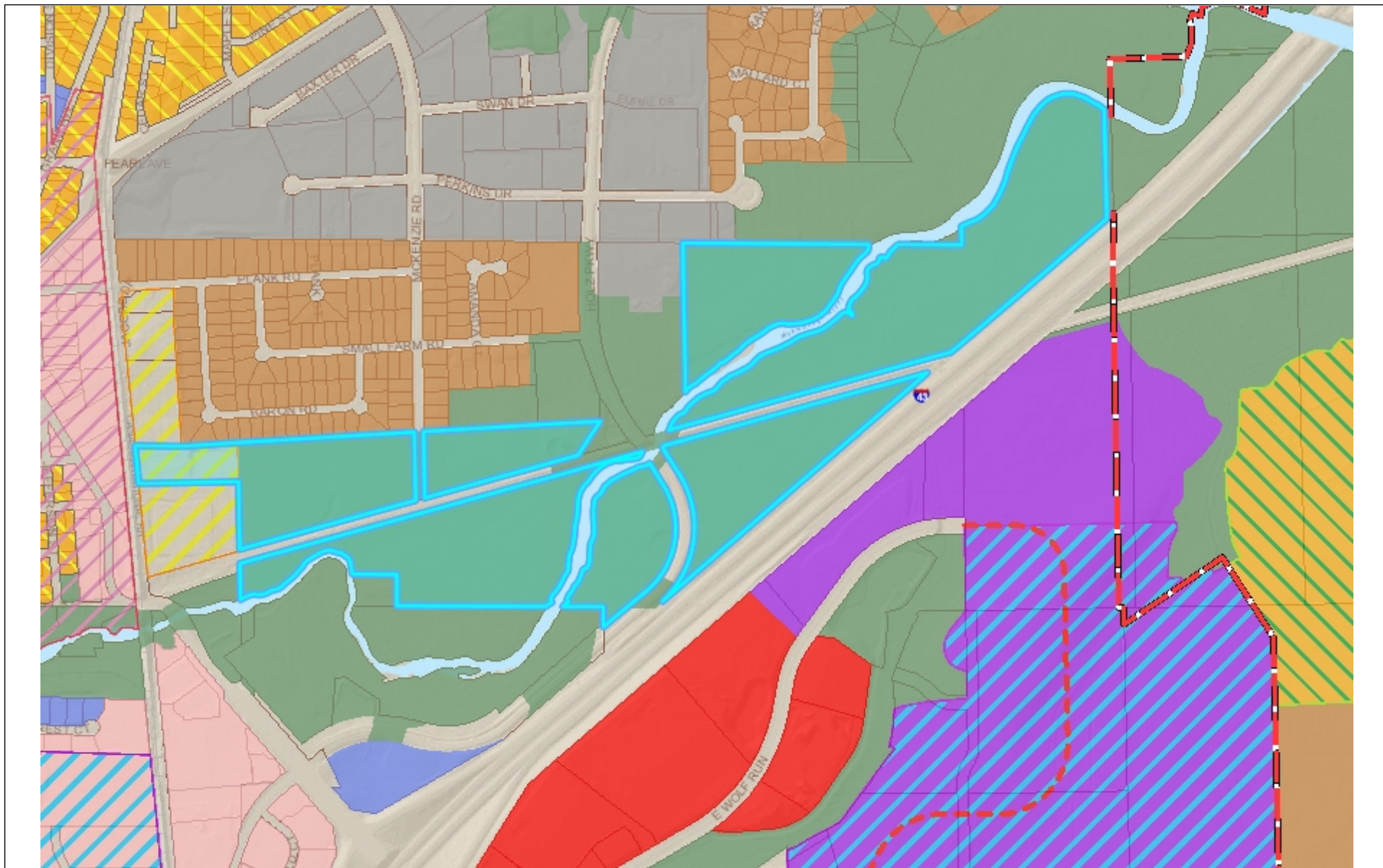
DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 1333'

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

Print Date: 2/10/2022



Village of Mukwonago GIS Miniwaukan Park - Land Use Map

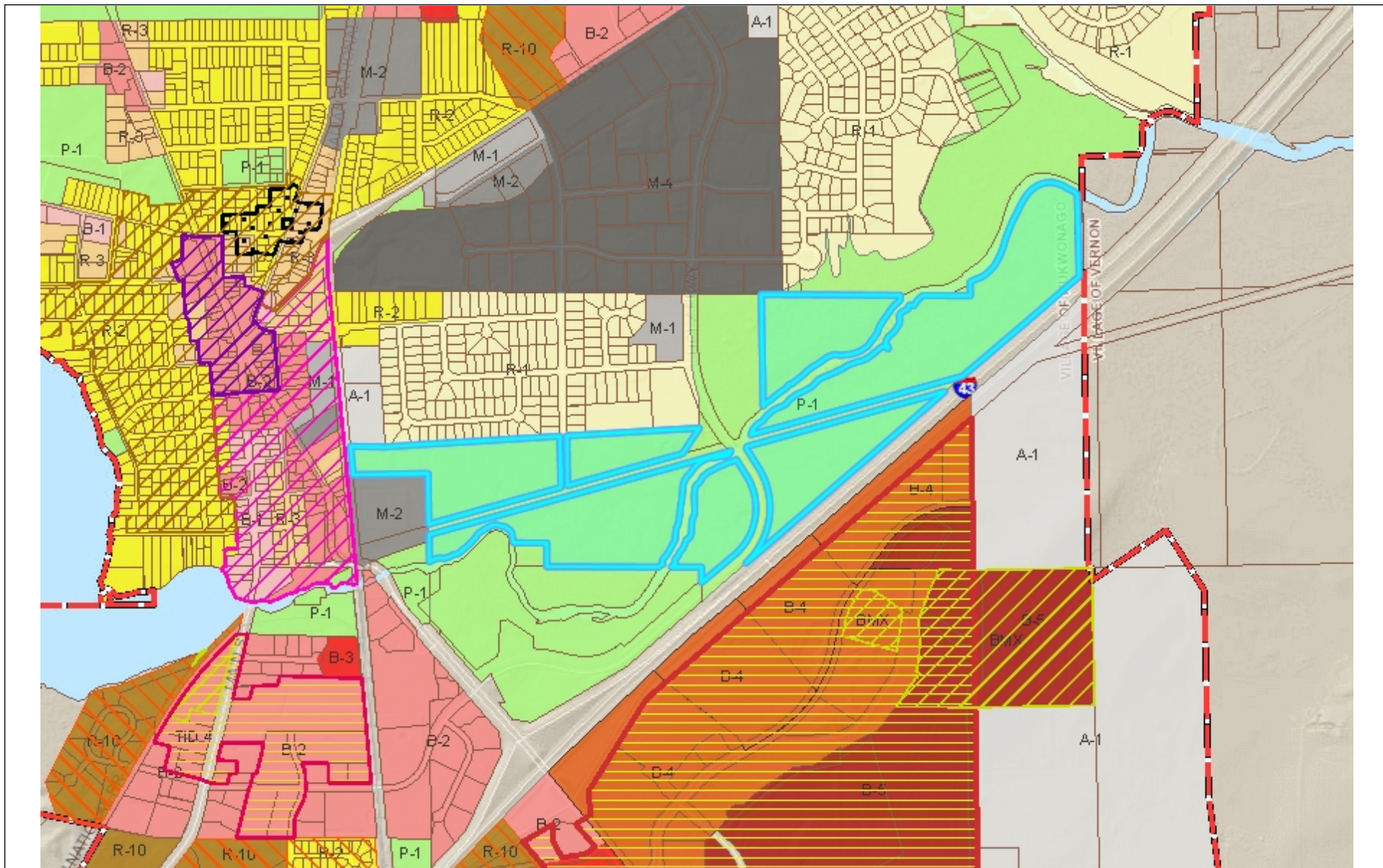
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SCALE: 1" = 1000'

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

Print Date: 2/10/2022



Village of Mukwonago GIS

Miniwaukan Park - Zoning Map

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SCALE: 1" = 1333'

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

Print Date: 2/10/2022



Village of Mukwonago GIS

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SCALE: 1" = 333'

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

Print Date: 2/7/2022



Village of Mukwonago GIS

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SCALE: 1" = 42'

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

Print Date: 2/7/2022

Example:

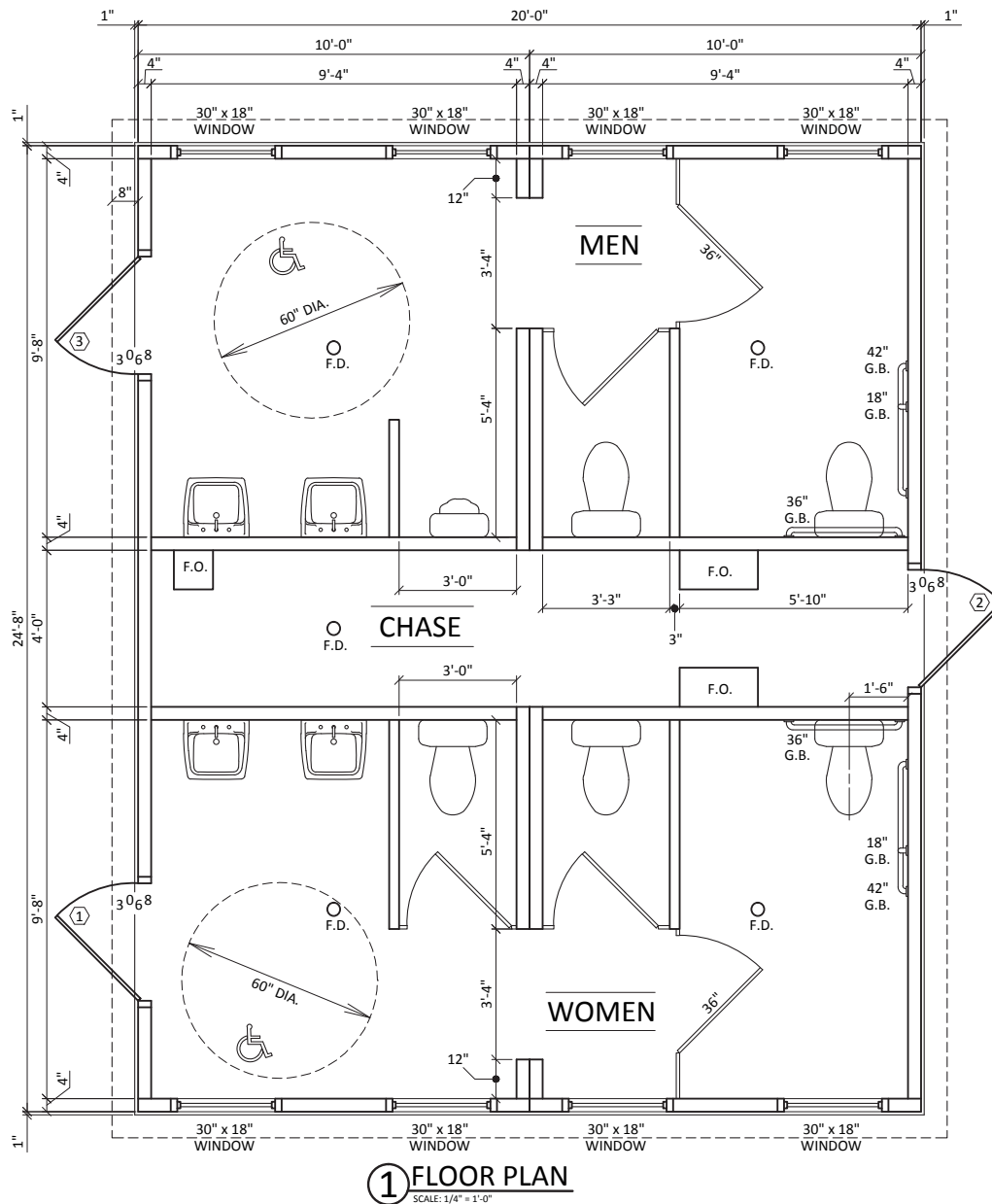


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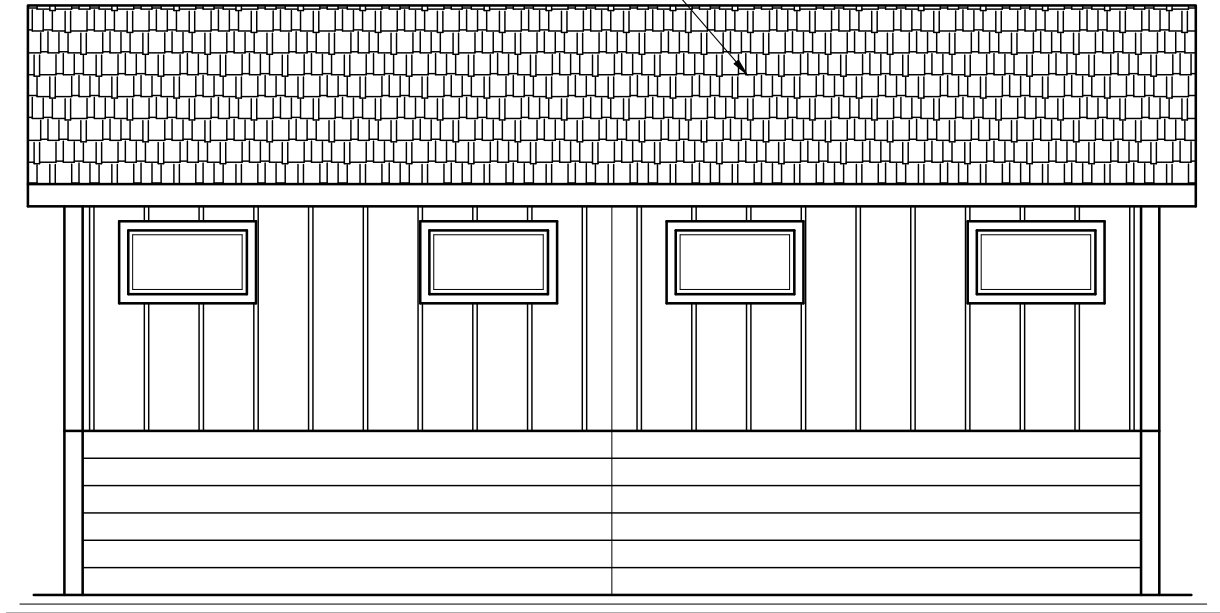


- MODULAR -

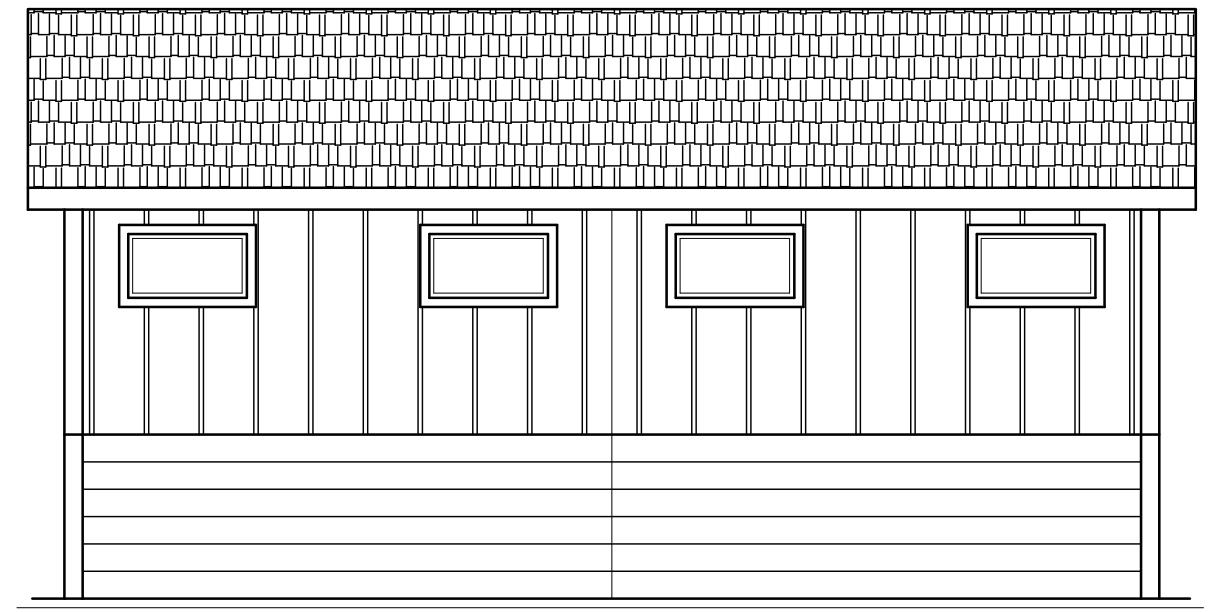
SUGAR MAPLE



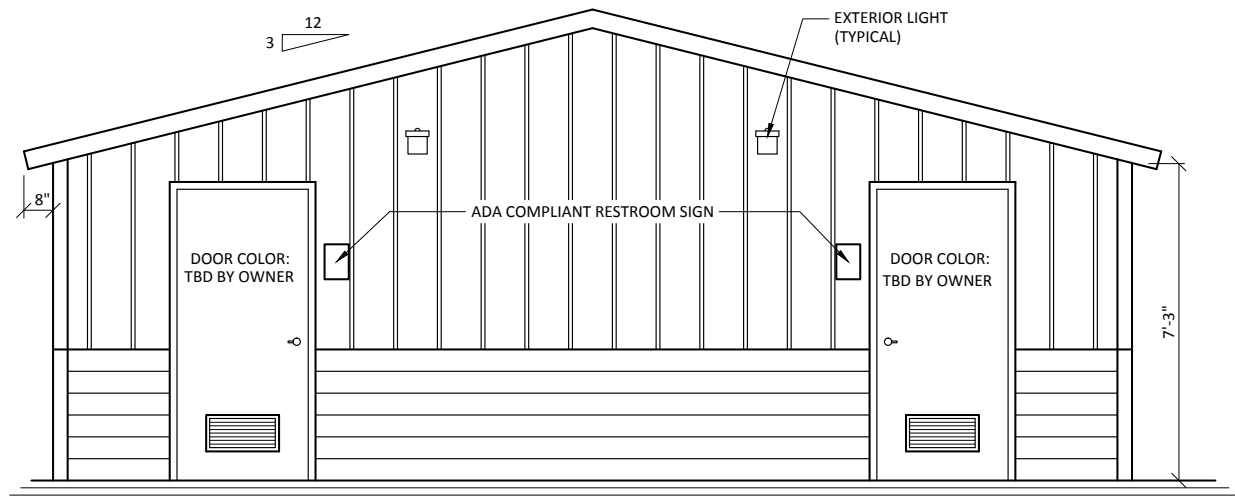
5" CONCRETE ROOF PANELS WITH CEDAR
SHAKE SHINGLE APPEARANCE COLOR:
TBD BY OWNER



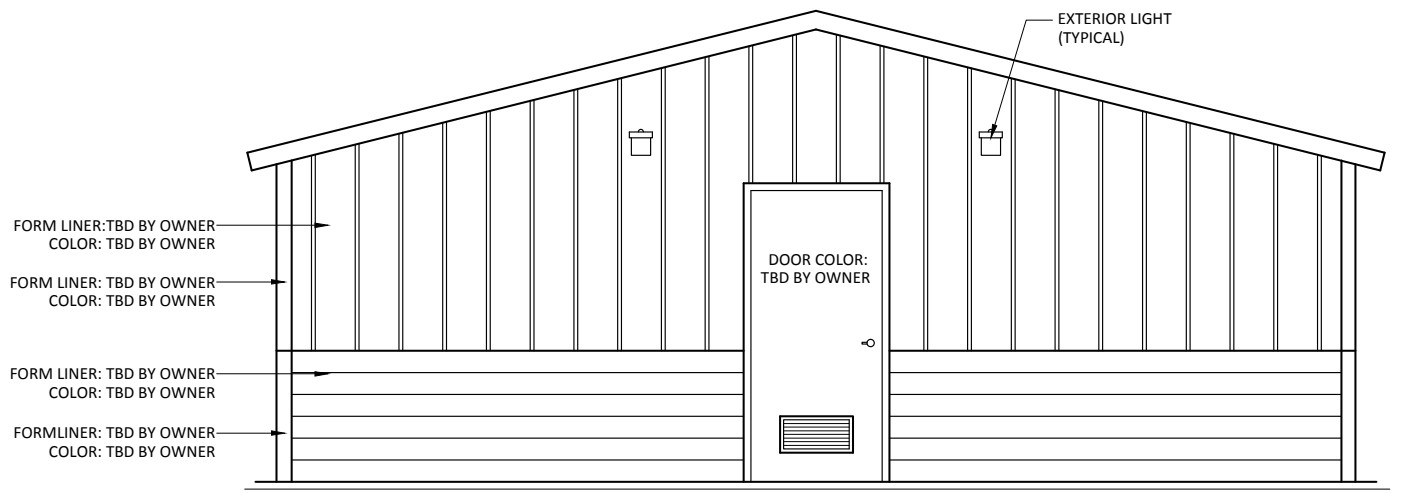
① RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



② LEFT ELEVATION
SCALE: 1/4" = 1'-0"



① **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"



① **REAR ELEVATION**
SCALE: 1/4" = 1'-0"

SPECIFICATIONS

PART 1 – GENERAL

1. SCOPE

- 1.1. Construction and onsite placement of a prefabricated precast concrete restroom building.

2. MANUFACTURER

- 2.1. Manufacturer shall be Huffcutt Concrete or a pre-approved equal.
- 2.2. Manufacturer shall be an NPCA Certified Plant or equal with verifiable references demonstrating quality, design and service upon request.
- 2.3. Manufacturer will provide a written warranty providing 20 years structural, manufacturer's warranty on all hardware and components not produced at precast concrete manufacturer's plant, and 3 years against defects in paint, caulk, and grout.

3. DESIGN

- 3.1. Building will be manufactured using precast concrete including the roof. Building's structural and foundation design will be relevant to the region and properties associated with its final placement. Design will also meet ADA and building code requirements.

4. SUBMITTALS

- 4.1. Manufacturer shall provide submittals and engineering if requested.

PART 2 – PRODUCTS

1. MATERIALS

1.1. Doors and Frames

- 1.1.1. Doors shall be 18ga galvanized metal, louvered with 16ga frames. Doors and frames shall include one coat of rust inhibitive primer and two finish coats of enamel paint.

1.2. Door Hardware

- 1.2.1. Aluminum drip cap. Reese or equal.
- 1.2.2. Door closure with hold open. Cal-Royal or equal.
- 1.2.3. Stainless hinges with non-removable pin. Cal-Royal or equal.
- 1.2.4. Grade 1 lockset. Function and keying to be verified with owner.
- 1.2.5. Brush style sweep. Reese or equal.
- 1.2.6. ADA compliant threshold. Reese or equal.

1.3. Windows

- 1.3.1. Vinyl frame, obscure glass, operable. Parco or equal.

1.4. Plumbing

1.4.1. Stools

- 1.4.1.1. Kohler porcelain wall mounted, ADA compliant, elongated bowl.

- 1.4.1.2. Sloan flush valve, concealed, hydraulic actuator.
 - 1.4.2. Urinal
 - 1.4.2.1. Kohler porcelain wall mounted, ADA compliant.
 - 1.4.2.2. Sloan flush valve, concealed, hydraulic actuator.
 - 1.4.3. Lavatories
 - 1.4.3.1. Kohler wall mounted sink, ADA compliant.
 - 1.4.3.2. Moen single handle ADA metering faucet.
 - 1.4.4. Water Heater
 - 1.4.4.1. Bradford white electric water heater. Size to be sufficient for number of showers and lavatories.
 - 1.4.5. Mixing Valve
 - 1.4.5.1. Honeywell thermostatic mixing valve, adjustable.
 - 1.4.6. Floor Drains
 - 1.4.6.1. Sioux Chief on grade adjustable floor drain.
 - 1.4.7. Sediment Filter
 - 1.4.7.1. Rusco sediment filter.
- 1.5. Electrical
 - 1.5.1. Interior
 - 1.5.1.1. RAB Vandalproof Tuff Dome motion sensor.
 - 1.5.1.2. RAB VAN1 lights.
 - 1.5.1.3. GFI receptacles.
 - 1.5.1.4. Murdock super secure.
 - 1.5.2. Exterior
 - 1.5.2.1. RAB Tallpack lights.
 - 1.5.3. Chase
 - 1.5.3.1. 100amp loadcenter.
 - 1.5.3.2. (2) 2 bulb florescent lamps. (1 per modular section)
 - 1.5.3.3. Soler & Palau exhaust fan.
- 1.6. Interior Hardware
 - 1.6.1. Stainless 3 roll toilet paper dispenser.
 - 1.6.2. ADA toilet stalls shall have (1) 18" stainless vertical grab bar, (1) 36" stainless horizontal grab bar, (1) 42" stainless horizontal grab bar.
 - 1.6.3. Stainless frame 18" x 36" mirror.
 - 1.6.4. (2) coat hooks
- 1.7. Sealers
 - 1.7.1. Floor shall be sealed using a deep penetrating, high alkali resistant, low volatility product. TK-290 or equal.
- 1.8. Caulks and Grout
 - 1.8.1. All joints between precast panels shall be caulked using a durable, flexible polyurethane sealant. BASF Sonolastic NP-1 or equal.

- 1.8.2. Weld plate panel connections shall be grouted flush with interior wall surface.
Speed Crete Red Line or equal.

2. FINISHES

2.1. Interior

- 2.1.1. Smooth trowel finish.

2.2. Exterior

- 2.2.1. Exterior wall appearance to be approved by owner using an architectural form liner.
- 2.2.2. Roof shall be cedar shake architectural form liner.

2.3. Paint

2.3.1. Interior

- 2.3.1.1. Wall panels shall be primed with a premium quality water based acrylic bonding primer moisture and alkali resistant. Finish coat shall be a high performance acrylic enamel.

2.3.2. Exterior

- 2.3.2.1. Roof shall be covered with a quality 100% acrylic satin paint. Owner to determine color.
- 2.3.2.2. Walls shall be covered with a quality concrete stain. Owner to determine color.
- 2.3.2.3. Doors shall be covered using 2 coats of a high performance 100% acrylic satin enamel. Owner to determine color.

Part 3 – Execution

1. PRECAST CONCRETE FAMILY STYLE RESTROOM – SHOWER BUILDING

- 1.1. Building manufacturer shall construct, assemble, paint, install plumbing and electrical at their plant so that it may be transported to the jobsite in finished modules and placed using a crane.
- 1.2. Building manufacturer shall provide mechanical rough in drawing showing where electrical, water supply line, waste line, and floor drains are to be located for hook up to building.
- 1.3. Contractor will make final mechanical connections after the building is placed by manufacturer.
- 1.4. Manufacturer will caulk interior and exterior seams between modules. Manufacturer will also perform any shipping and handling repairs during installation.

2. ONSITE

- 2.1. Contractor shall provide adequate access and a level pad for the crane and semis to sit side by side under their own power. Working radius shall be 35' from center pin on crane.
- 2.2. Contractor shall design and pour a foundation suitable for building to sit on. Foundation shall be level to within ¼".

- 2.3. Contractor shall rough in mechanicals according to mechanical rough in drawing provided by building manufacturer. Mechanicals shall be terminated at top of foundation. Final mechanical connections shall be done by contractor including floor drains.
- 2.4. Contractor will perform initial startup of building using O & M manual as a reference. Contractor will also perform any troubleshooting during initial startup.



4154 123rd St. Chippewa Falls, WI 54729 | 715-723-7446
HUFFCUTT.COM

RESOLUTION 2022-22

RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW FOR A PARK BUILDING IN MINIWAUKAN PARK, VILLAGE OF MUKWONAGO, APPLICANT AT 360 MCKENZIE STREET PARCEL: MUKV 1972-999

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 a new structure within a park (restrooms building), which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by the Village of Mukwonago,

WHEREAS, structures within parks are allowed with a conditional use within the P-1 Public and Semipublic zoning district in which the subject property is located, and

WHEREAS, the plan of operation and plans have been reviewed and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for a park building (restrooms) at 360 McKenzie Street based upon the plan of operation and plans submitted to the Village.

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

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

Village of Mukwonago
Walworth and Waukesha Counties, State of Wisconsin

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. 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.

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

Passed and dated this 16th day of March 2022.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk-Treasurer



Planning Commission

March 8, 2021

5:30pm

Village Board Chambers

Mukwonago, WI

Site and Architectural Review

411 Division, Parcel Number: MUKV1973195

Case Summary

Parcel Data

Proposal:	Replacement of two window.
Applicant:	Diane Hayek (Homeowner) Scott Doughman – Home Depot
Request:	Architectural Review
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	0.2006
Current Use:	Single Family Residential
Proposed Use:	Single Family Residential
Reason for Request:	New Windows
Land Use Classification:	Historical Residential / Village Center
Zoning Classification:	R-2 Single Family Village Residential District
Census Tract:	2039.01

Historical Commission Action:

On February 10, 2022 the Historic preservation Commission granted a certificate of appropriateness for the replacement of two windows at 411 Division.

Historical Summary

District Summary:

Historic Name:	Pearl and Grand Avenue Historic District
Reference Number:	04001004
Location (Address):	Pearl Avenue generally bounded by Grand Avenue and Franklin Street and portions of Pleasant and Division streets
Dates of Construction:	Dates of Construction of contributing buildings: 1892-1954

District Significance:

The Pearl and Grand Avenue Historic District is a small residential neighborhood just north of Mukwonago's business district. The neighborhood developed shortly after the railroad came through the village in 1885 and continued to grow as the village prospered as an agricultural support center. The original residents were a mix of business and trades people and included four prolific builders: Joseph Clist, William Hillier, William Vick and Albert Grutzmacher. Noted residents such as agriculturist Asa Craig, "The Melon King," and lumberman and grain dealer Rolland Porter lived along Pearl Street.

Architectural styles include Queen Anne and Colonial Revival, as well as simpler homes which exhibit characteristics common to Mukwonago houses the truncated hip roof and the coved eave. Original materials utilized in the district include rock-faced and decoratively stamped concrete block, clapboard and brick. Thickly mortared fieldstone, used liberally for foundations and porches, is another hallmark design element of the community. The Spanish Colonial Revival style St. James Catholic Church (1926), located at 425 Grand Avenue, features this distinctive fieldstone in its foundation and wall buttresses. The most striking structure in the district is a garden folly at 212 Pearl Avenue, known as "Blarney Castle." Constructed of local limestone, this small interpretation of an Irish castle tower was built in 1897, the result of a friendly neighborhood gardening rivalry.

Historic Status:

Listed in the National Register on 09/15/2004

Number of Contributing Buildings

22

Subject Building Contribution to District / Property Specific Summary:

Subject Building

Contribution to District:

Contributing Structure

Historic Name:

Clyde Davis Residence

Architectural Style:

Bungalow

Summary:

The 1920s-era also produced a pair of bungalows within the district. The bungalow, which is perhaps more a form than a style, became popular in Wisconsin between 1910 and 1940. Characterized as an economical dwelling with simple lines, the bungalow typically rises one-and-one-half stories and features a wide, projecting roof, often low-pitched and featuring a dormer window. The roof, which oftentimes features exposed rafter tails, allows for large, facade-length porches, which may be enclosed. Woodwork, including carved knee braces and brackets, tends to be plain but solid. While stylistic elaborations of the form exist in other areas of the state, bungalows in Mukwonago are generally simple in their design. Numerous

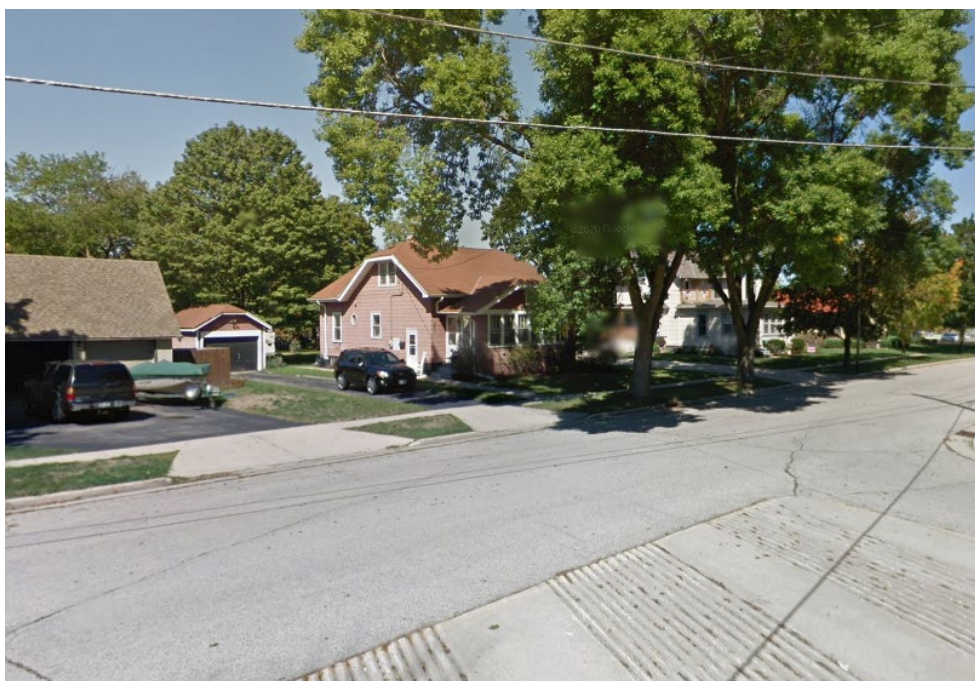
mail-order catalogues of the period featured varied plans that could be obtained cheaply and then executed by a local builder. The two bungalows in the district include the circa 1920-1930, stucco-sheathed, Anna Rust Residence at 322 Grand Avenue, as well as the 1928 Clyde Davis Residence at 411 Division Street

Historic Images:

None available.

Images:

Google Images August 2012.



Google Images August 2012.



Google Images August 2012.



Google Images August 2018.



Google Images August 2018.



Google Images September 2019.

Site Review Request:

Site Modifications:	None
Utilities:	None
Stormwater Management:	None
Wetlands:	None
Signage:	None
Parking:	None
Staff Review Comments:	See Staff Recommendations below.

Standards:

Planning Commission Standards:

The Village of Mukwonago Zoning code (100-153 (h) (4)) states:

Historical review shall be part of site plan and/or architectural approval, or approval or denial of demolitions, pursuant to Article III of this Chapter 100. Buildings within the Pearl and Grand Avenue Historic District and other buildings listed on the National Register of Historic Places, as shown on the official map on file in the office of the Village Clerk, shall be preserved. The plan commission may adopt additional guidelines for historic review and preservation of buildings or uses of local historic significance to further implement the intent and purposes of the Village center overlay zoning district and its sub-districts, which may be amended from time to time.

At this time the Planning commission has not adopted additional guidelines for review.

Historic Preservation Commission Standards:

The Village of Mukwonago per state statues adopts a Historic Preservation Ordinance. This ordinance contains a series of standards. These standards govern the approval process of any modification to a historic property or structure within the Village. Prior to approving a Certificate of Appropriateness, the commission shall make sure that the following standards apply. Staff have provided notations regarding this application under each standard for consideration.

100-305

(2) Upon filing of any application for a certificate of appropriateness with the commission, the commission shall approve the application unless:

- a. In the case of a designated historic structure or historic site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement or site upon which such work is to be done;
 - *The proposed modification to two windows is modifying an exterior fixture that is not original and has already prior to designation been modified.*
- b. In the case of the construction of a new improvement upon a historic site, or within a historic district, the exterior of such improvement would adversely affect or not harmonize with the external appearance of the other neighboring improvements on such site or within the district;

- *Not applicable. No new improvement is being constructed.*
- c. In the case of any property located in a historic district, the proposed construction, reconstruction, exterior alteration or demolition does not conform to the purpose and intent of this chapter and to the objectives and design criteria of the historic preservation plan for such district;
- *The general concept of replacing non historical materials does comply with the standards.*
- d. The building or structure is of such architectural or historical significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the Village and state;
- *Demolition is not being proposed.*
- e. The building or structure is of such old and unusual or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense;
- *The windows being considered for replacement were originally wood one over one double hung windows which are easily reproduces without great difficulty or expense.*
- f. In the case of a request for a demolition permit, the denial of the permit would result in the loss of all reasonable and beneficial use of or return from the property; or
- *Not Applicable - Demolition is not being proposed.*
- g. In the case of a request for the demolition of a deteriorated building or structure, any hardship or difficulty claimed by the owner is self-created or is the result of any failure to maintain the property in good repair;
- *Not Applicable - Demolition is not being proposed.*
- h. The owner of the historic property submits information that the denial of the certificate of appropriateness will deprive the owner of all reasonable use of, or economic return on, the property.
- *Not Applicable – the current windows are operable and not deteriorated, they are not original windows and need repair but such denial would not deprive the owner of reasonable use or economic return.*
- (3) In addition, in determining whether to issue a certificate of appropriateness, the commission shall consider and may give decisive weight to any or all of the following standards:
- a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- *No change is proposed – the property will remain a single family use.*
- b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- *The proposed window replacement is for the replacement windows and jambs*

that are not original to the property. Original materials have already been lost.

c. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

- *The proposed replacement of the non-original window materials do not create a false sense of historical development.*

d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

- *The existing non original windows are within a 30-40 year period or less and have not acquired historical significance for the property or district.*

e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

- *The non-original window replacements are not a construction technique or example of craftsmanship that characterize the property for preservation.*

f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall be constructed with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

- *The applicant is not requesting to modify existing historic features.*

g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

- *The applicant is not requesting to use such treatments.*

h. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

- *It is not anticipated that replacement of the two windows will desire or affect any archeological resources. However, if disturbance occurs then measures will need to be taken to preserve the archeological resource.*

i. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- *The proposed windows will “slide” into the existing historic openings. Structural modifications to support, headers, siding, window trim (interior and exterior) is not proposed to be removed.*

Architectural Review:

Locations of Modifications:

The applicant is seeking to replace two windows on the structure. One window is located on the south elevation of the building furthest from the street as illustrated in Exhibits A and B below.



Image: Google 2012.

Exhibit A – Location of window 1 replacement.

The second window requesting to be replaced is located at the SW corner of the building as depicted in Exhibit B below:

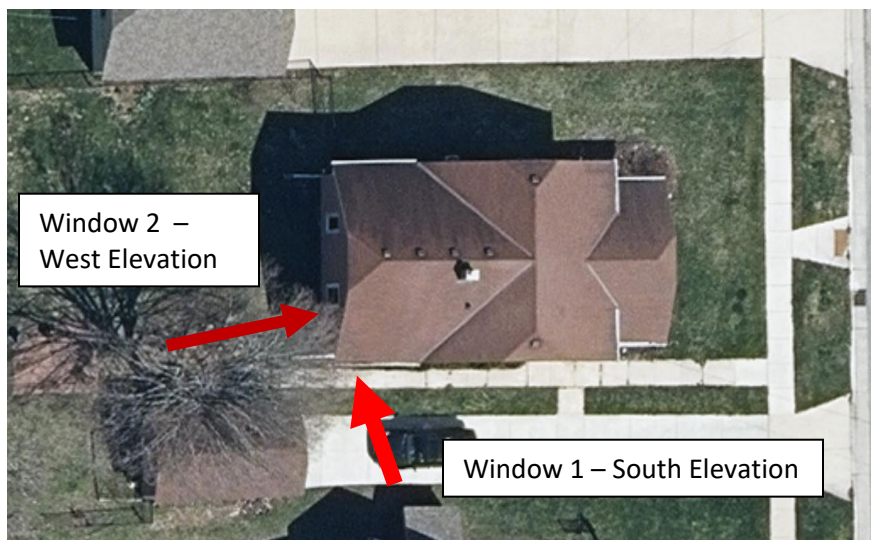


Exhibit B- Location of window 2 replacement

Existing Condition:

Both windows have been reviewed by staff from the exterior of the structure. Currently the windows have a combination wood and aluminum storm window and double hung sashes with double glazing and plastic insert jambs. Staff estimates these windows to date from the late 1970s or 1980s.

Requested Changes:

The applicant is requesting to replace the current replacement windows with vinyl replacement double hung windows. Information specific to the windows are attached.

Modifications to the property which have occurred without permits or a Certificate of Appropriateness being issued by the Historic Preservation Commission.

Note this section is provided within the staff report to document changes over time. The items listed under this subsection are not under review with this application. The municipal code does provide for penalties with regard to work done without a certificate of appropriateness.

The district was created in 2004. Current ownership occurred around 2006. Sometime between 2012 and 2018 (see Google Picture above) and current images of the property the windows on the sunroom element of the building facing the public street have been replaced from wood double hung windows to vinyl casement windows. Staff has looked into the building permit files and other files and have not been able to find a record of replacement or approval.

- Note this modification per the adopted standards within the ordinance should not have been or would not have been issued as the windows are of a different configuration, material, and scale and architectural appearance.

Recommendation

Since the Historic Preservation Commission had deliberated and granted a Certificate of Appropriateness staff recommends the Planning Commission recommend approval to the Village Board.

Recommended Motion:

To- Recommend approval or replacement of two windows to the Village Board subject to the following:

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. The applicant must obtain all required building permits within nine months of this date and start construction within six months of the date of building permit issuance and continue in good faith to completion.
3. All work related to this project must comply with all project plans approved by the Village.
4. The owner must take photographs of the completed work and submit them to the building inspector within six weeks of completion.
5. The applicant shall comply with all parts of the Municipal Code as it relates to this project.
8. Any future modification to the site, contributing building or other structures on the site shall require a certificate of appropriateness to be issued.

Attachments

1. Maps
2. Plans



Village of Mukwonago GIS
Aerial Map

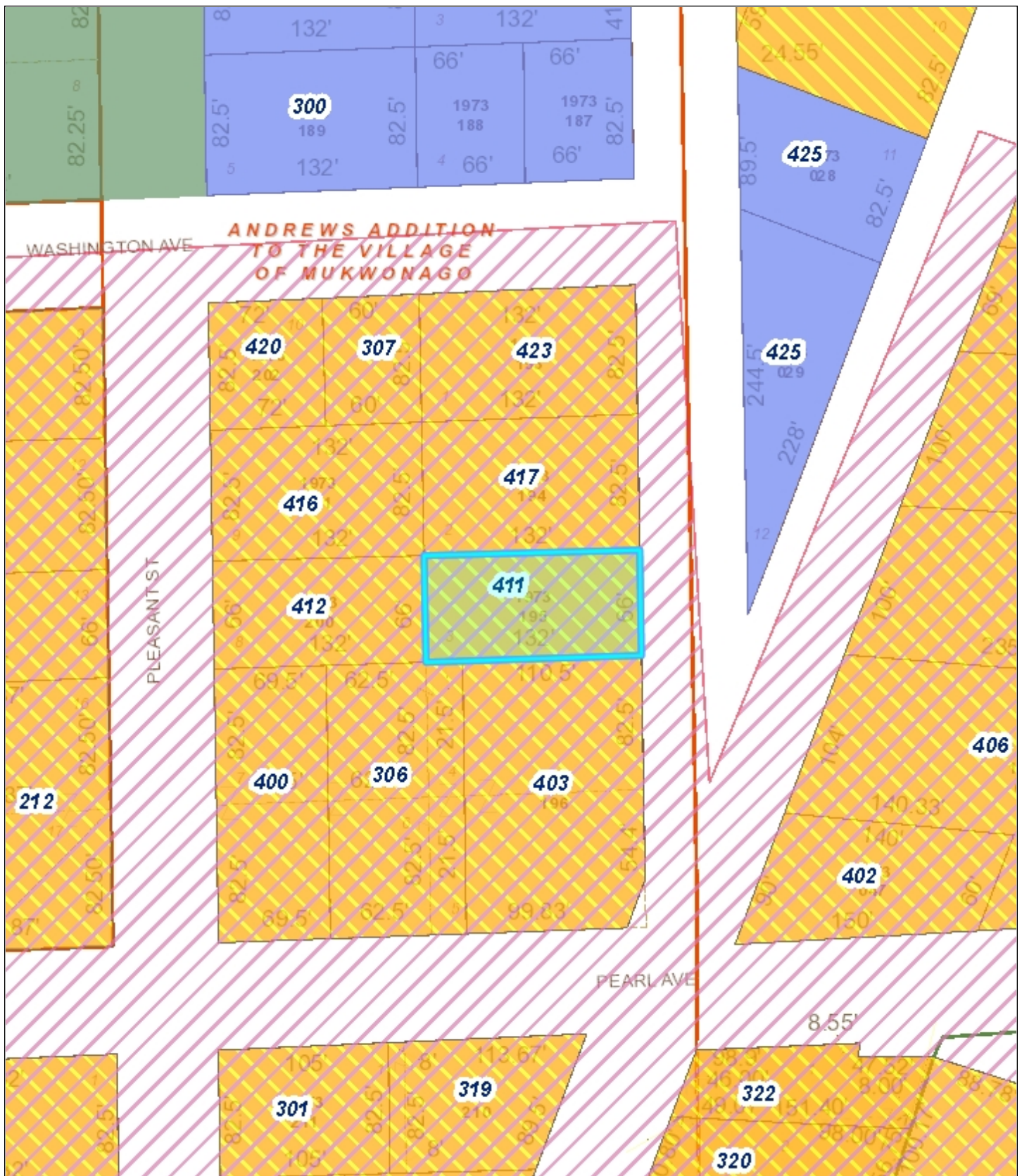
DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 100'

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

Print Date: 1/24/2022



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" = 83'

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

Print Date: 1/24/2022

Measure Summary - Windows

M/M Diane Hayek
411 Division Street
Mukwonago, WI-53149
(262) 470-2940

Date	2021-12-16
Job #	11123717
Measure Tech	KRIAG KELLIHER
ISM	THOMAS ULVE
Sales Consultant	Alejandro Curbelo (262) 622-2147

Bedroom - Floor 1

Sales Consultant Sold

SIMONTON WINDOWS	Double Hung	6500	Measure,Tip to Tip
Ext,White	Int,Amber Oak - Dar	W 31.0" X H 58.0"	Wrap, WHT
Grids No	Screen, Full Screen	Obs, No	Temp, No

1

Remeasure Confirmation

Brand confirmed	Style confirmed	Series confirmed	Measure,Tip to Tip
Ext color confirmed	Int color confirmed	W 31 1/2" X H 57 1/2"	Wrap, WHT
Grids No	Screen, Full Screen	Obs, No	Temp, No
Frame, Block (Box)			

Bedroom - Floor 1

Sales Consultant Sold

SIMONTON WINDOWS	Double Hung	6500	Measure,Tip to Tip
Ext,White	Int,Amber Oak - Dar	W 31.0" X H 58.0"	Wrap, WHT
Grids No	Screen, Full Screen	Obs, No	Temp, No

2

Remeasure Confirmation

Brand confirmed	Style confirmed	Series confirmed	Measure,Tip to Tip
Ext color confirmed	Int color confirmed	W 31 1/2" X H 57 1/2"	Wrap, WHT
Grids No	Screen, Full Screen	Obs, No	Temp, No
Frame, Block (Box)			

You hereby acknowledge that the Home Depot re-measured Your project to confirm its details, including dimensions, and to note any changes You requested to Your project. This form is not a legally binding change order to Your Agreement with the Home Depot. If You requested any changes, You will be contacted by Your Sales Consultant to discuss any resulting increase or decrease in the cost of Your project, or the time to perform it, and to execute a binding change order for those changes.

I have read and acknowledged the Customer Reminder Form.

Customer Signature

Date: 2021-12-16



MT Signature

Date: 2021-12-16

Customer reminder - Installation

INTERIOR RESPONSIBILITIES

Prior to Installation

- You are responsible for removing and reinstalling window treatments on windows or doors being replaced. You may visit profferal.com to arrange for assistance.

IMPORTANT: Existing window treatments (e.g. blinds mounted to the window frame) may not fit after the new windows have been installed.

- You are responsible for arranging the removal and reinstallation of any security equipment. Please arrange for the removal prior to the window/door installation date.
- Furniture, electronic equipment, wall décor, personal items must be moved at least 3 feet on either side and in front of the window or doors for the Installers to work. The Home Depot is not responsible for damaged items not moved prior to installation.
- Installer needs a cleared “walkway” inside the home leading to each window being replaced.
- Both a permit and final inspection by a local inspector may be required, therefore, do not remove any permit posted (permit must be visible). You may be required to schedule the inspector (if so, You will be notified by mail) and You must provide the inspector with access to Your home.

After Installation

- Structural Mulls: When structural mullions are required, wood, marble or tile sills may be cut to expose screws for the final inspection.
- You are responsible for painting or staining new interior trim, dry wall repair or stucco repair. You will be responsible for painting or staining installed headboards, seat boards or natural wood interiors. New interior trim is typically installed with bays, bows, garden windows, patio doors, and all wood windows and doors.

EXTERIOR RESPONSIBILITIES

Prior to Installation

In General

- Upon arrival, let the Installers know where You would like them to stage Your windows, park vehicles and store equipment, if necessary.

Trees, Bushes, Flowers & Shrubbery

- You are responsible for trimming low hanging branches or bushes that are within 3 feet on either side and in front of the windows and doors for the Installers to work. Our Installers will cut back branches limiting their ability to do a safe and efficient job but we do not guarantee landscape quality trimming.
- Service Providers need space to install and will take proper precautions to keep Your landscaping intact whenever possible as long as the safe access to the work area is not compromised.

After Installation

In General

- The Service Provider will broom clean the immediate work area and haul away existing window units.
- The Service Provider will take You through a final walk through and provide instructions on proper window operation and how to care for each window.
- You are responsible for painting or staining new exterior trim, moulding, siding or stucco repair.

Burglar bars, Storm Windows and AC Units

- The Home Depot will remove burglar bars but You are responsible for the reinstallation of burglar bars.
- The Home Depot will remove A/C Units but You are responsible for the reinstallation of A/C units.

IMPORTANT: Existing A/C Unit may not fit after the new window has been installed.

- The Home Depot will remove storm windows and haul away after install.
- You may visit profferal.com to arrange for assistance with reinstallation of burglar bars and A/C Units.



JOB COMPLETION

- Upon completion of Your job, The Home Depot requires an authorized individual, preferably the original buyer, over the age of 18 be available to sign a Completion Certificate and make final payment (if applicable).
- The Home Depot Installers are authorized to receive final payment.
- If you are paying by check, make the check payable to “The Home Depot” and provide a valid driver’s license number.

LEAD-SAFE RENOVATION

- If applicable, the rooms or areas where work is being done may be blocked off or sealed with plastic sheeting to contain any dust that is generated. The contained area will not be available until the work in that room or area is complete, cleaned thoroughly and all dust is removed.
- Access to the work area will not be permitted and you should plan accordingly.
- The Lead Safe Certified Guide To Renovate Right pamphlet will be reissued every 60 days with a revised date for compliance purposes.

GENERAL

IMPORTANT: Verbal promises cannot be honored. Verify that everything you expect is detailed in writing.

- Installation may be noisy.
- Children must be kept away from the work area.
- Pets must removed from the residence.
- Before completing the installation, airborne dust in other parts of the home is a natural occurrence and is the responsibility of the customer; the only exception is for Lead Safe projects where the home was built prior to 1978.
- The installer may decline to install the job if in their professional opinion it seems unsafe, in violation of state or local codes, cannot be performed to industry standards, or if conditions that materially alter the scope of work are found.
- Please review Your Home Improvement Contract for General Terms and Conditions, and for information regarding cancellation and service fee policies.
- Service issues found after job completion will be handled as part of the applicable Product or Craftsmanship Warranty

IMPORTANT: After installation, drilling of any kind into a window will void the window warranty.

By signing the Measure Tool application on Your Measure Technician's device, You acknowledge You have read and understand this Customer Reminder. A copy of this Customer Reminder will be included as an attachment in Your Measure Summary Email.

Thank you for choosing The Home Depot!

QUOTATION #1108018

THD/MINNEAPOLIS-Franklin/East
ATTN: Accounts Payable B-12
Atlanta, GA 30339-4024
Phone: 414-377-9705
Fax:

Sim #: 004069
Emp:
Entered: 12/23/2021
Xmitted:
PO #: 11123717

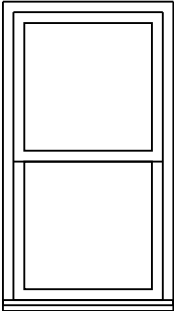
Customer #: 004069
THD/Minneapolis-Franklin East
9720 S Oakwood Park Dr
PDS Courier Freight Inc
Franklin, WI 53132
Phone: 414-241-0061
Fax: 262-439-9873

Job Name: Hayek
Project ID:
Location:
Lot #:
Model:
Contact: Patrick Engelei
Cust PO#:

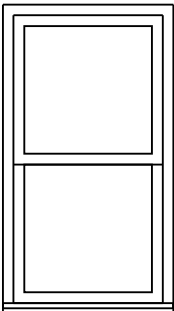
Home Owner:

Ln No	Qty Ord	Long Description
----------	------------	------------------

- 01 1 31 1/2" (T) X 57 1/2" (T) 6500 Woodgrain/Wh (Dark) Double Hung; Tip-to-Tip; BOX; Supercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Full Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Two Air Latches; Two Dark Bronze; Plain; Head Expander; Sill Extender; Balance Covers; Glass Warranty (UI=89"); DP:25; Test Number=C9020.01; U-Factor:.29; SHGC:.28; Unit certified for ENERGY STAR® region(s): North Central.; Room ID: Bedroom



- 02 1 31 1/2" (T) X 57 1/2" (T) 6500 Woodgrain/Wh (Dark) Double Hung; Tip-to-Tip; BOX; Supercept; ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Full Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Two Air Latches; Two Dark Bronze; Plain; Head Expander; Sill Extender; Balance Covers; Glass Warranty (UI=89"); DP:25; Test Number=C9020.01; U-Factor:.29; SHGC:.28; Unit certified for ENERGY STAR® region(s): North Central.; Room ID: Bedroom



QUOTATION #1108018

THD/MINNEAPOLIS-Franklin/East
ATTN: Accounts Payable B-12
Atlanta, GA 30339-4024
Phone: 414-377-9705
Fax:

Sim #: 004069
Emp:
Entered: 12/23/2021
Xmitted:
PO #: 11123717

Customer #: 004069
THD/Minneapolis-Franklin East
9720 S Oakwood Park Dr
PDS Courier Freight Inc
Franklin, WI 53132
Phone: 414-241-0061
Fax: 262-439-9873

Job Name: Hayek
Project ID:
Location:
Lot #:
Model:
Contact: Patrick Engelei
Cust PO#:

Home Owner:

Ln No	Qty Ord	Long Description
----------	------------	------------------

2 Total Qty Windows 2 Total Qty Units

NOTES:

Submitted by: _____ Accepted by: _____ Date: _____



Job # 11123717

Customer Name: M/M Diane Hayek

Customer Phone #: 2624702940



Bedroom - Floor 1

Line Item: 1



Bedroom - Floor 1

Line Item: 2







Date: 12/11/2021

Wrap Color	1: White, 2: White	
Interior Casing Type		
Bay or Bow window:		
Seatboard material (vinyl only-Birch or Oak)		
Bay Project Angle (30 or 45)		
Bay Flanker Type (DH, SH, or Csmnt)		
Top of window to soffit (inches)		
If tied to soffit, color of soffit material		
Construct Roof (Yes or No) *		
Garden Window:		
Seatboard Material (vinyl only-White Pionite, Birch or Oak)		

139

Wall Thickness (inches)	
Additional Shelf (Yes or No)	

* There is no guarantee that new shingles will match existing color.

Customer Signature

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

RESOLUTION NO. 2022-23

**A RESOLUTION FOR SITE PLAN AND ARCHITECTURAL REVIEW FOR Diane Hayek
411 Division, PARCEL MUKV1973-195**

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 Diane Hayek

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 the replacement of two windows (1 rear and 1 southside window) at 411 Division 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. The applicant must obtain all required building permits within nine months of this date and start construction within six months of the date of building permit issuance and continue in good faith to completion.
3. All work related to this project must comply with all project plans approved by the Village.
4. The owner must take photographs of the completed work and submit them to the building inspector within six weeks of completion.
5. The applicant shall comply with all parts of the Municipal Code as it relates to this project.
8. Any future modification to the site, contributing building or other structures on the site shall require a certificate of appropriateness to be issued.

NOW THEREFORE BE IT RESOLVED, that the Village of Mukwonago,
Approved and Adopted this 16th day of March 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

March 8, 2022 at 6:30pm

Mukwonago, WI

Site and Architectural Review

600 Perkins, Parcel Number: MUKV1973-941

Case Summary

Parcel Data

Proposal:	Site modifications (parking/landscaping), building modifications, doors, loading docs, architectural elements, and painting
Applicant:	Instrument Development Co, LLC Mathew Gluszczyk
Request:	Site and Architectural Review
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	19.9286
Current Use:	Vacant Industrial
Proposed Use:	Industrial
Reason for Request:	New Tenant – Modifications to meet new needs
Land Use Classification:	Industrial
Zoning Classification:	M-4 Medium / Heavy Industrial District
Census Tract:	2039.02

Site Plan and Architectural Review Request

Architectural/ Site Review

Site Modifications

The applicant is proposing several minor changes to the site to accommodate their needs.

Building Modifications:

Several building modifications are proposed which include items like replacing trim caps on the existing wall/roof system, modifications of various openings (vents, doors) with removing or adding to meet the new occupancy needs. In addition, the loading docks will be modified.

Parking: Existing parking areas are planned to be expanded.

Current Parking: 94

Current ADA Spaces:	5
Proposed Standard Spaces:	102
Proposed SADA spaces:	1
Total parking spaces:	201

Lighting: The exterior parking lot lighting will be upgraded to provide better illumination of the expanding parking area. Details include four poles with two lights each and three poles with single lights. The design of the poles are simple to blend away in to the overall landscape of the property.

Painting: The applicant is proposing to repaint the exiting office area which currently is in need a refreshing and a color update. The concept for the new paint colors is a collection of grey colors that will have a base color, darker colors for the pilasters and a medium color to highlight a horizontal band. The proposed color palette is within the grey or neutral family. The applicant seeks approval of the color palette concept with specific colors to be approved by planning at the time of building permits.

Landscaping: The applicant is proposing to add twelve new deciduous trees and six new evergreen trees.

Stormwater:

The existing stormwater pond will be increased to address additional impervious surfaces on the property related to the increased parking areas.

Utilities	No modifications at this time.
Stormwater Management	Increased stormwater pond
Wetlands	None
Signage	No modifications at this time.
Parking	See summary above.
Landscaping	See summary above..
Trash Enclosure	No modifications at this time.
Fencing	No modifications at this time.
Outdoor Lighting	See summary above.
Misc. Performance Standards	None

Staff Review

Engineering	The applicant shall comply with comments and conditions as detailed from the Village Engineer prior to issuance of permits.
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

Staff recommends the Planning Commission recommend to the Village Board to approve the Site Plan and Architectural Review with 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. Building colors are approved to be in a grey pallet or neutral palate with specific colors to be approved by the Planning Department prior to issuance of building permits. Any color that go beyond a grey palette or neutral palate shall be returned for approval to the Planning Commission.
10. An erosion control permit shall be required.
11. The developer shall comply with stormwater and other Engineering requirements as detailed by the Village Engineer.
12. 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.

Attachments

1. Maps
2. Plans



Village of Mukwonago GIS
IDC - Aerial Photo

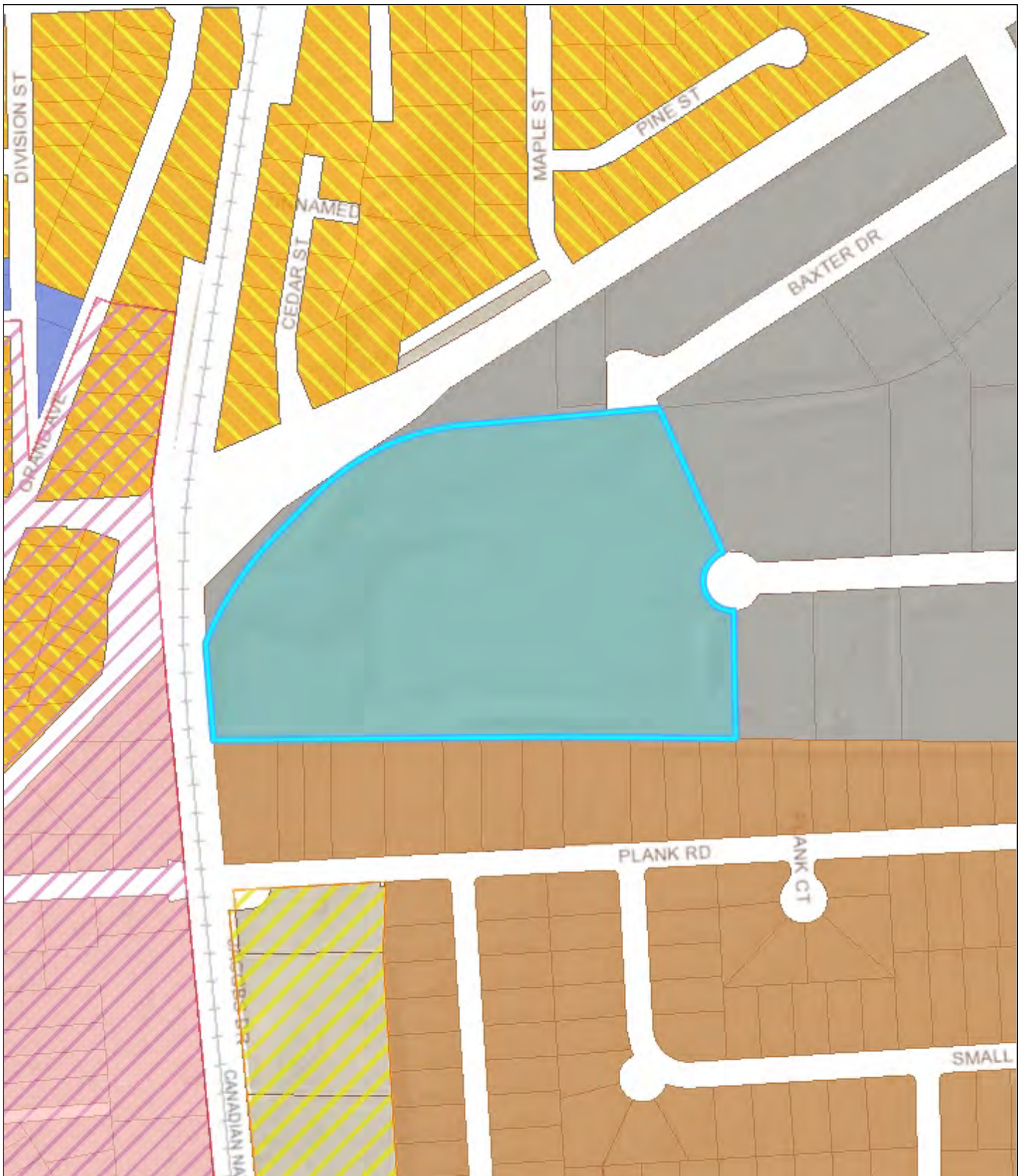
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SCALE: 1" = 333'

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

Print Date: 2/15/2022



Village of Mukwonago GIS IDC - Land Use

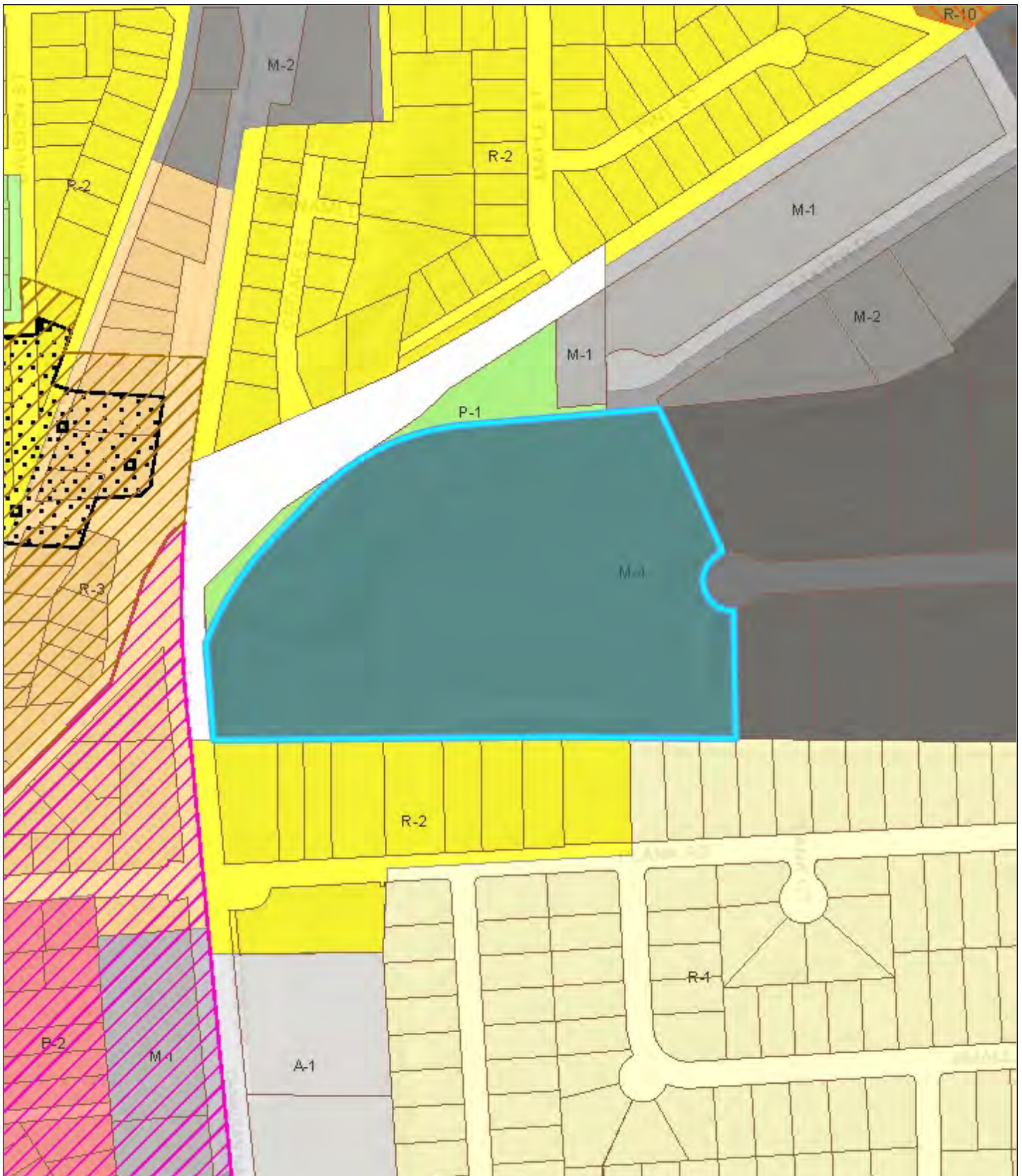
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SCALE: 1" = 333'

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

Print Date: 2/15/2022



Village of Mukwonago GIS
IDC - Zoning

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SCALE: 1" = 333'

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

Print Date: 2/15/2022

February 22, 2022

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

Re: 600 Perkins Drive
Preliminary Storm Water Review

Dear Mr. Fellows:

We have reviewed the preliminary submittal for 600 Perkins Drive. The submittal included site plans and a storm water management plan both dated February 1, 2022. These documents were received in our office on February 16, 2022. 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 this development 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 plans and storm water management plan 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 and we have issued a letter of approval.

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.

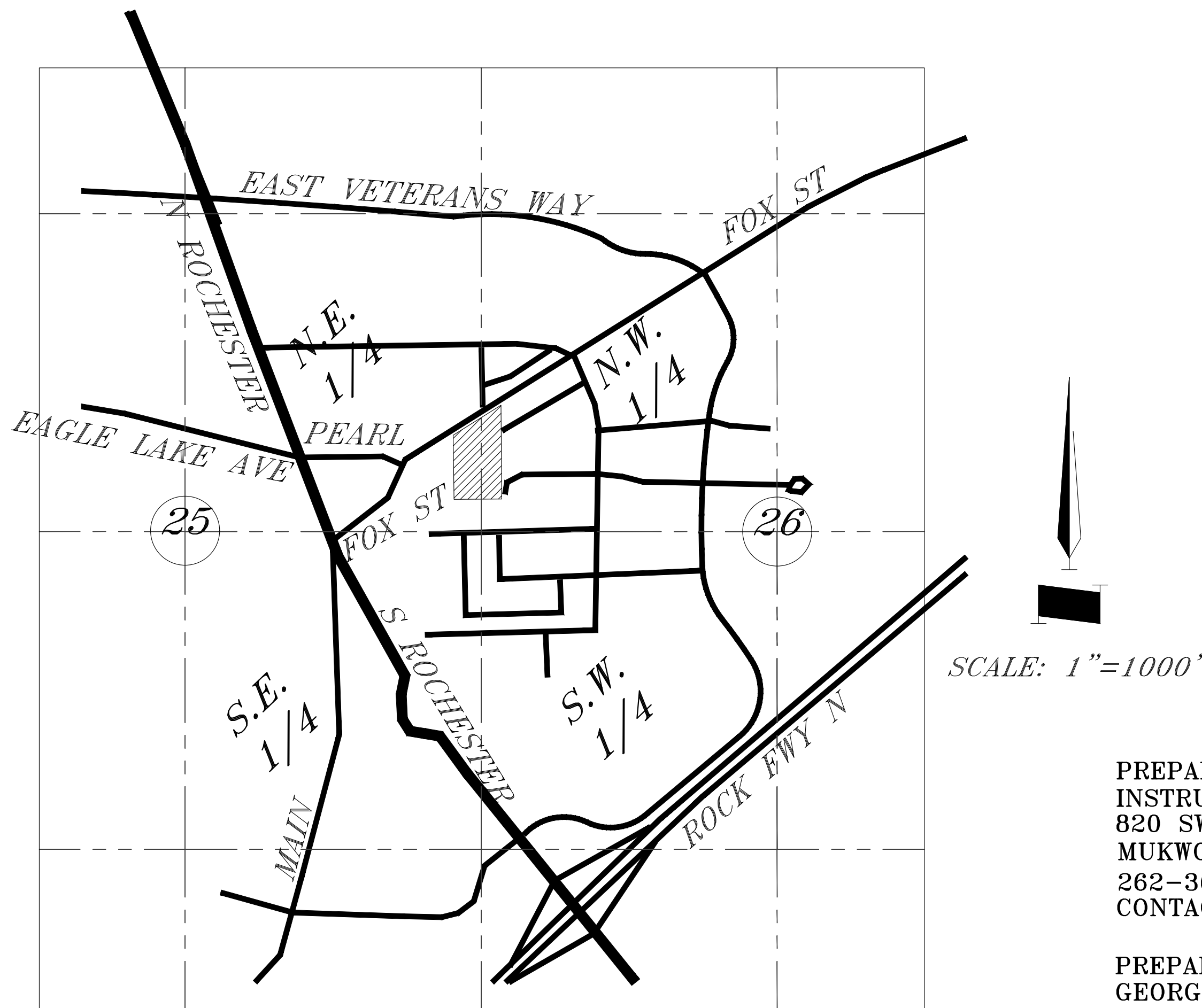


Peter W. Gesch, P.E., (WI)
Project Engineer
pgesch@ruekert-mielke.com

PWG:pwg

cc: Tim Rutenbeck, 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.

SITE PLAN
FOR
BERKS GROUP
IDC BUILDING IMPROVEMENTS
SECTION 25, TOWNSHIP 5N, RANGE 18E
VILLAGE OF MUKWONAGO
WAUKESHA COUNTY, WISCONSIN



INDEX OF SHEETS	
Sht. No.	Description
C0.0	Title Sheet
A3.01	Exterior Elevaitons
C1.0	Grading Plan
C2.0	Dimension & Utility Plan
C3.0	Drainage Plan
C4.0	Site Lighting Plan
L1.0	Landscape Plan
L2.0	Landscape Details

CAUTION!
Numerous Utilities on Site.
Contractor to verify location
and elevation of all utilities
prior to commencing
construction.

PREPARED FOR:
INSTRUMENT DEVELOPMENT CORP.
820 SWAN DRIVE
MUKWONAGO, WI 53149
262-363-7307
CONTACT: JOSEPH SCHAFER

PREPARED & SUBMITTED BY:
GEORGE BUTLER ASSOCIATES, INC.
9801 RENNER BOULEVARD
LENEXA, KANSAS 66219-9745
913-492-0400
CONTACT: JAY HEALY, PE

Legend	
	Cable TV Pedestal
	Power Pole
	Guy Anchor
	Electrical Manhole
	Electric Meter
	Electrical Transformer
	Electric Pedestal
	Power Pole/Telephone Pole
	Power Pole/Light Pole
	Bollard/Guard Post
	Gas Meter
	Gas Valve
	Curb Inlet
	Junction Box
	Sanitary Sewer Manhole
	Sanitary Cleanout
	Light Pole
	Yard Light
	Benchmark
	Test Pit
	Sign
	Control Point
	Telephone Manhole
	Telephone Pedestal
	Telephone Pole
	Traffic Signal
	Controller Box
	Barbed Wire Fence
	Centerline
	Fiber Optic Line
	Gas Line
	Guard Rail
	Over Head Electric
	Over Head Telephone
	Over Head Cable TV
	Property Line
	Right-of-Way Line
	Sanitary Sewer Line
	Stream
	Tree Line
	Underground Electric
	Underground Telephone
	Underground Cable TV
	Water Line
	Proposed Storm Sewers
	Existing Storm Sewers
	Fire Hydrant
	Water Meter
	Property Boundary

VICINITY MAP
SECTION 25, TOWNSHIP 5N, RANGE 18E

OVERALL LEGAL DESCRIPTION:

LOT 1 CSM #7231 VOL 61/104 REC AS DOC #1907830
PT SE1/4 OF NE1/4 SEC 26 & SW1/4 OF NW1/4 OF
SEC 25 T5N R18E, IN THE VILLAGE OF MUKWONAGO,
WAUKESHA COUNTY, WISCONSIN

GBA
architects
engineers

9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

GBA
9801 Renner Blvd. Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

BERKS GROUP - IDC
600 PERKINS DR.
MUKWONAGO, WI 53149

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
-----	------	-------------

PROJECT NUMBER
15077

DATE

01/03/2022

30% DOCUMENTS

DESIGNED:	JRH
DRAWN:	JMS/JWM
REVIEWED:	JRH

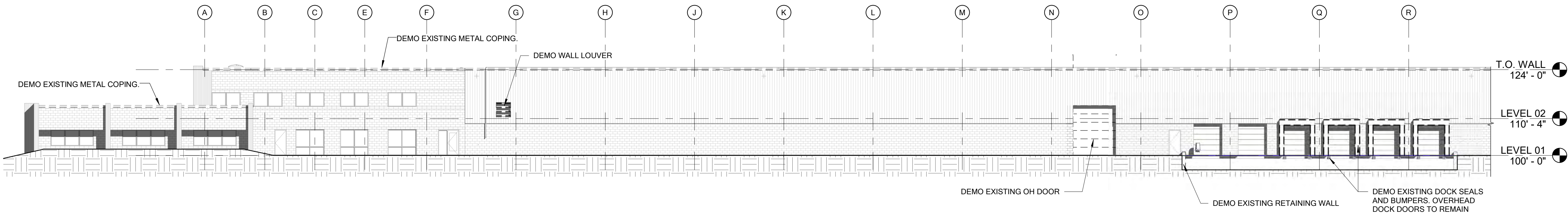
SHEET TITLE

Title Sheet

SHEET NUMBER

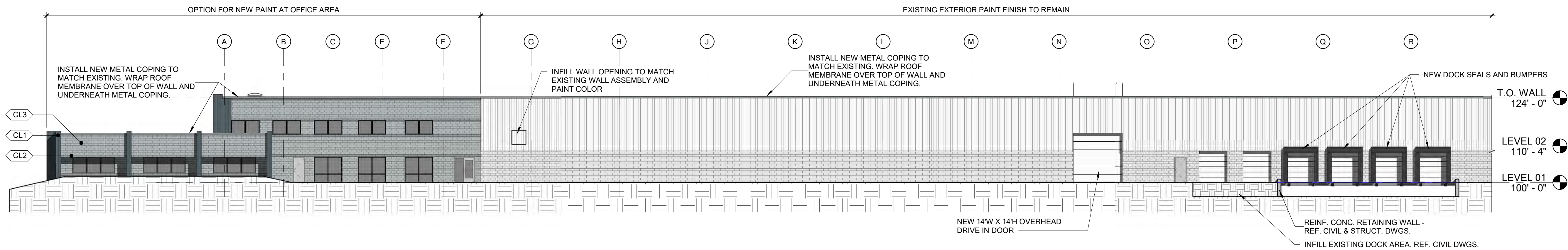
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Engineering COA# 2881-11
Architecture COA# 2881-11



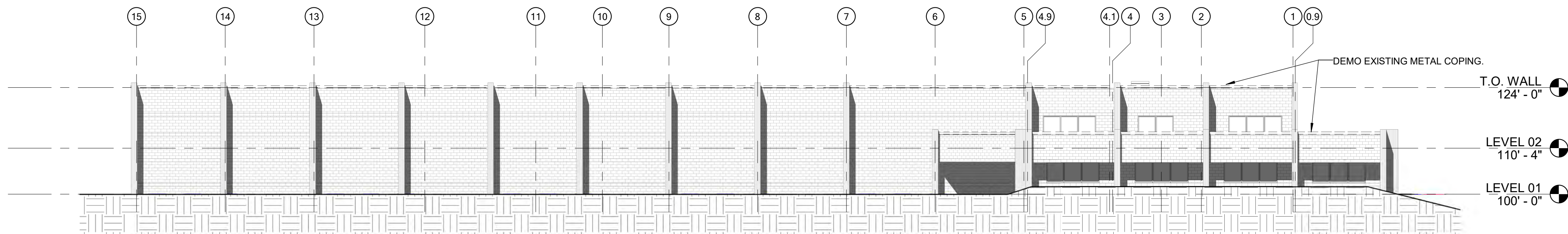
PARTIAL NORTH ELEVATION - DEMOLITION

AD1.10/A3.01 SCALE: 1/16" = 1'-0"



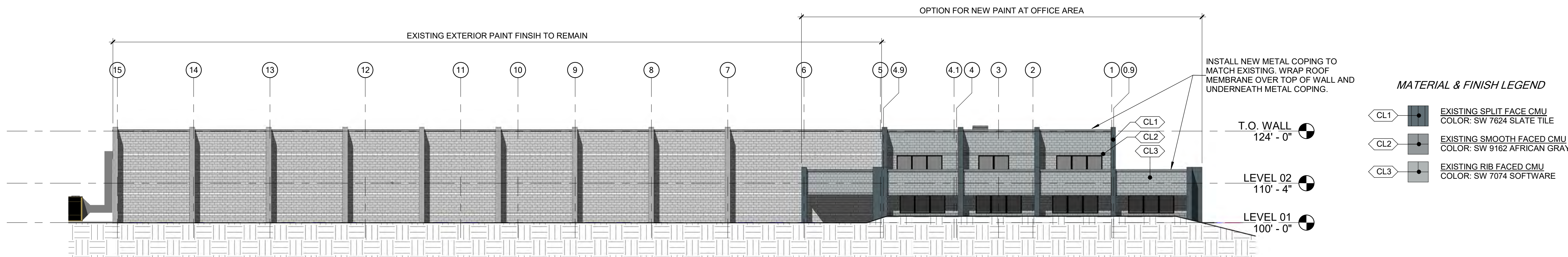
PARTIAL NORTH ELEVATION - CONSTRUCTION

A1.10/A3.01 SCALE: 1/16" = 1'-0"



OVERALL EAST ELEVATION - DEMOLITION

A1.12/A3.01 SCALE: 1/16" = 1'-0"



OVERALL EAST ELEVATION - CONSTRUCTION

A1.10/A3.01 SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
-----	------	-------------

--	--	--

PROJECT NUMBER
15077

DATE _____

01/03/2022

30% DOCUMENTS

DESIGNED: JRH

DRAWN: JMS/JWM

REVIEWED: JRH

SHEET TITLE

Grading Plan

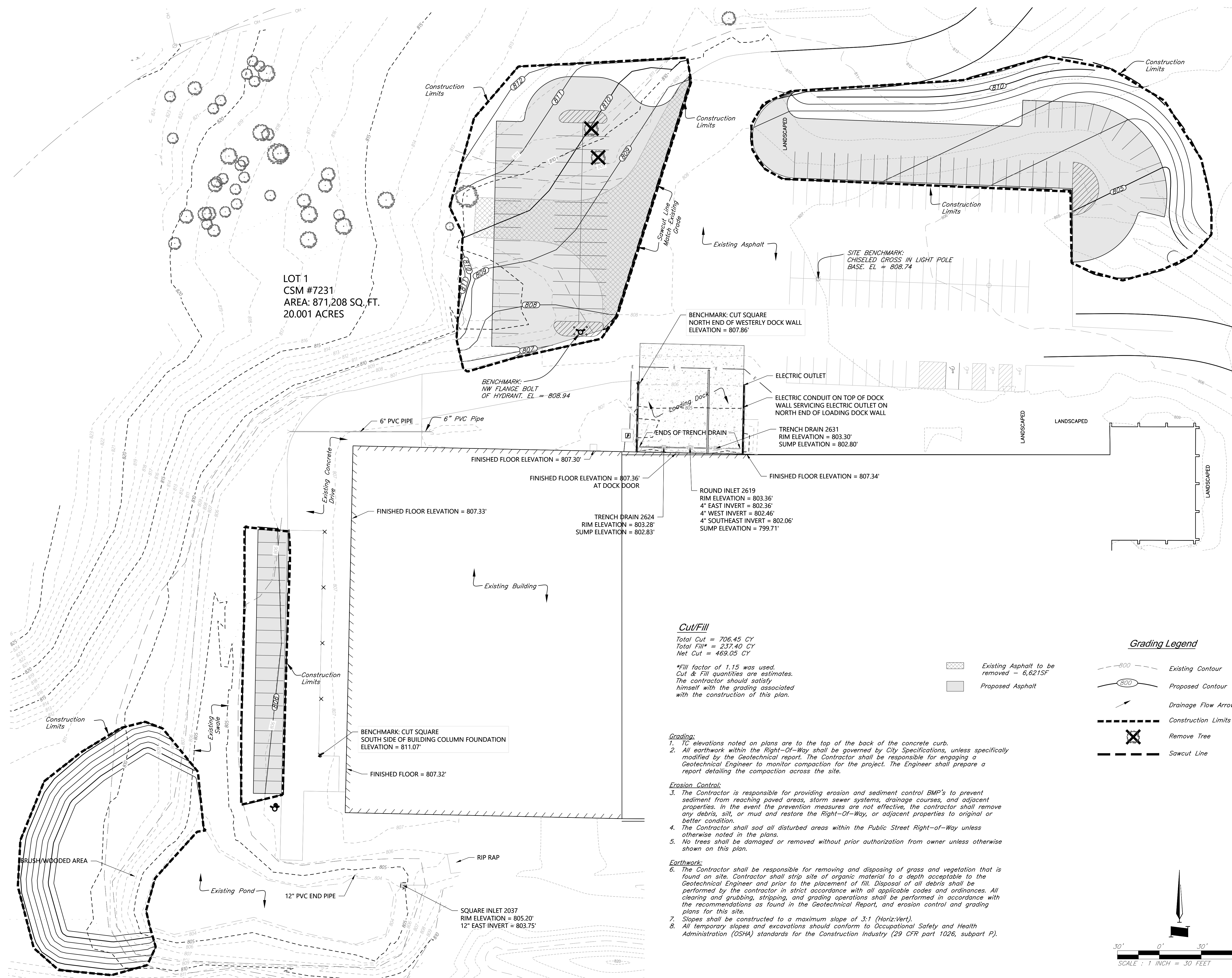
SHEET NUMBER

C1.0

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Engineering COA# 2881-11

Architecture COA# 2881-11



REV	DATE	DESCRIPTION
-----	------	-------------

--	--	--

PROJECT NUMBER
15077

DATE _____

01/03/2022
30% DOCUMENTS

DESIGNED: IBH

DRAWN: JMS/JW

REVIEWED: JRH

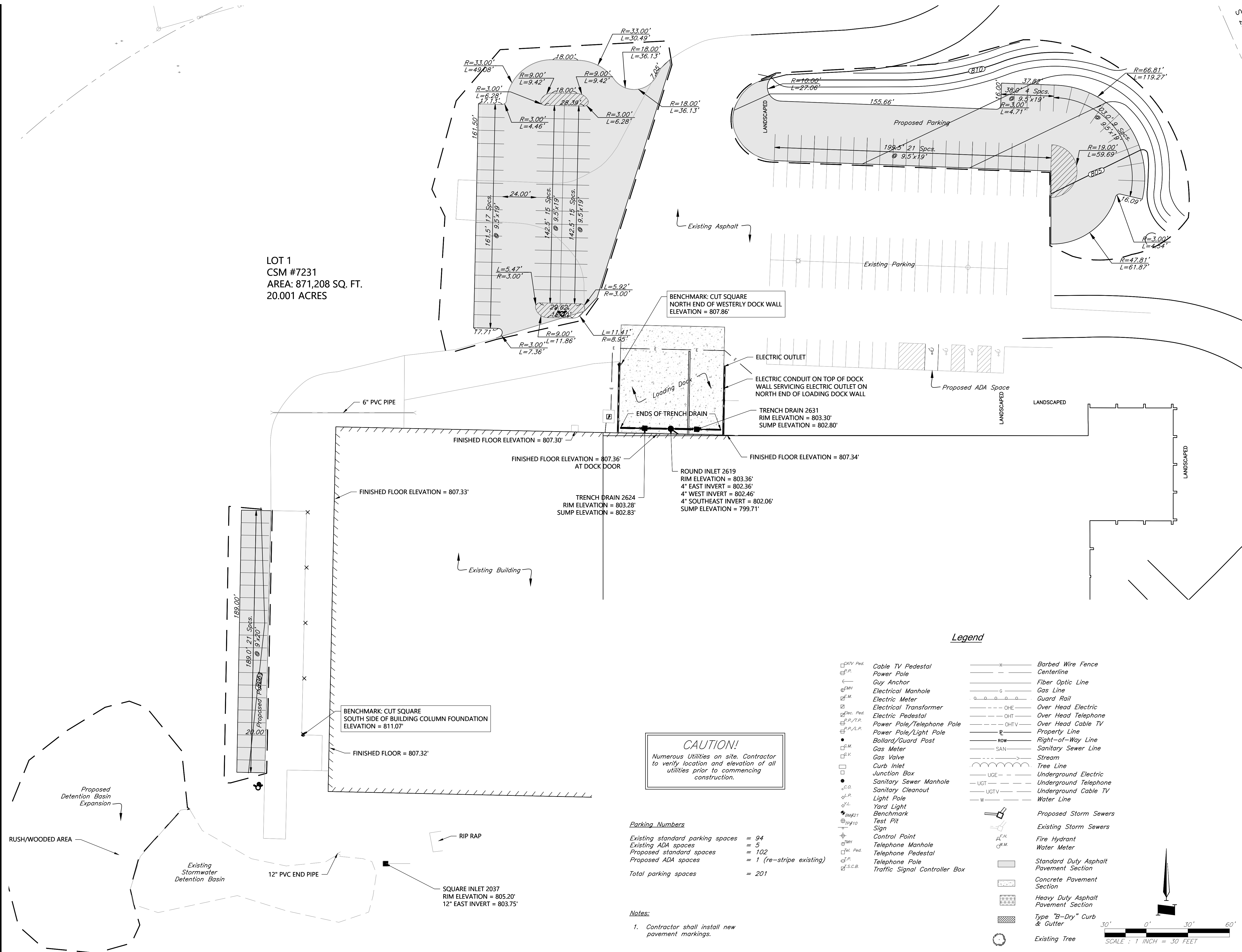
SHEET TITLE

Dimension & Utility Plan

SHEET NUMBER

C2.0

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Engineering COA# 2881-11
Architecture COA# 2881-11



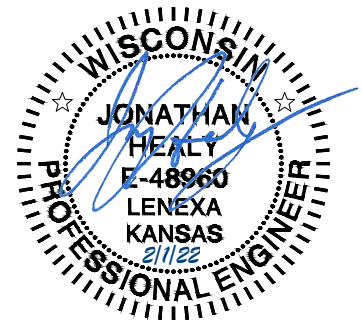
STORMWATER MANAGEMENT PLAN

BERKS GROUP - IDC

Building Renovation and Parking Expansion

600 Perkins Drive
Mukwonago, WI
GBA NO. 15077
February 1, 2022

Prepared for:
Instrument Development Corp.
820 Swan Drive
Mukwonago, WI 53149
262-363-7307
Contact: Joseph Schaffer



9801 Renner Boulevard, Ste. 300
Lenexa, KS 66219-9745
913.492.0400 | www.gbateam.com

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USDA Soil Resource Report	
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Plan Sheet C2.0 – Dimension & Utility Plan	
Plan Sheet C3.0 - Drainage Map	
Proposed Conditions HEC-HMS Summary	

All plans and supporting documents created for the Berks Group – IDC building renovation and parking expansion have been reviewed and approved by GBA, Inc. certifying that, to the best of our knowledge, the submitted plans comply with the requirements of the ordinance of the Village of Mukwonago.

Introduction:

Berks Group – Instrument Development Corp. (IDC) plans to renovate and expand the parking lot of the existing facility located at 600 Perkins Drive in Mukwonago, WI. The property is located at the termination of Perkins Drive and is bound by Fox Street to the north and west, residential to the south, and industrial/commercial to the east. Proposed site improvements include construction of 102 parking spaces on the north and west side of the existing facility. The existing stormwater retention basin will be modified to preserve site outflow characteristics.

Methodology:

The study methodology is based on allowable methods and procedures specified by the Village of Mukwonago stormwater drainage criteria. A summary of each component of the report is provided below.

- Storm depths are based on TR-55 (24-hour duration)
 - Storm depths were modified as follows:
 - 2-year storm depth = 2.7"
 - 10-year storm depth = 3.81"
 - 100-year storm depth = 6.18"
- HEC-HMS Version 4.9 was used for basin/modeling

Existing Conditions:

The project site is previously developed for industrial manufacturing. The site generally drains via overland flow, discharging at two different site locations. For the purpose of this report, subbasin 1 refers to the development area on the northeast portion of the site discharging the north ditch on Perkins Drive. Subbasin 2 refers to the development area on the southwest, including the existing detention basin, which discharges to the south ditch on Perkins Drive..

Subbasin 1, consisting of 4.85 acres located predominately on the northeast portion of the site, drains to a rock-lined ditch which discharges east, to the north ditch on Perkins Drive. Subbasin 1 is currently un-detained.

Subbasin 2, consisting of 9.38 acres located predominately on the southwest portion of the site, includes a stormwater detention basin off the southwest corner of the facility. The basin detains stormwater from the western portion of the site. The detention basin drains via enclosed storm sewer, which drains east and discharges to an open ditch near the east property line. The ditch then drains into the ditch on the south side of Perkins Drive. The basin was detailed in the report dated August 29th, 2011, prepared by CJ Engineering, LLC and is attached in Appendix A for reference.

The project site lies inside of “Zone X”, defined as areas outside the 0.2% annual chance floodplain per FEMA FIRM number 55133C0427G, dated November 5th, 2014. See attached FEMA FIRM for details.

According to the NRCS Soil Survey, the site consists of type B soils. Per the 2011 stormwater drainage analysis, soil investigation performed by Giles Engineering Associates identified the hydrostatic water table to be approximately 48 inches below surface grade. Therefore the development is exempt from infiltration practices.

The existing facility consists of developed building area, pavement, and open space. Subbasin 1 contains 1.45 acres of impervious area and Subbasin 2 contains 1.91 acres of impervious area. Subbasin 1 existing curve number and time of concentration were calculated as 72 and 20.12 minutes. Subbasin 2 existing curve number and time of concentration were calculated as 79 and 20.3 minutes.

The existing stormwater retention basin outflow structure was modeled based on the 2011 C1.0 Site Grading and Erosion Control Plan Sheet.

Existing conditions were modeled utilizing TR-55 and HEC-HMS to establish exiting baseflows. See Tables 1 and 2 below for existing conditions summary and Appendix A for details.

Existing Conditions			
Storm	Peak Discharge (CFS)		
	Subbasin 1	Subbasin 2	Total
2	5.1	3.0	7.5
10	9.3	14.4	21.0
100	17.7	31.1	46.7

Table 1 – Existing Conditions Summary

Subbasin 2 - Existing Retention Basin Summary			
Storm	Peak Discharge (CFS)	Peak Storage (AC-FT)	Peak Water Elevation (FT)
2	3.0	0.4	805.0
10	14.4	0.5	805.4
100	31.1	0.7	805.7

Table 2 – Subbasin 2 Existing Retention Basin Summary

Stormwater Detention:

Mukwonago detention standards require 100-year storm outflow to not exceed the pre-development 10-year storm outflow and for the 10- and 2-year storm discharge rates to not exceed the 2-year pre-development storm outflow.

Subbasin 2 does meet Mukwonago detention standards, as shown in the 2011 report. Subbasin 1 currently drains offsite un-detained, therefore the overall property currently does not meet typical Mukwonago detention standards.

As the site is already developed, in an effort to maintain existing drainage characteristics with the proposed parking expansion, the existing stormwater retention basin will be enlarged to capture additional runoff from Subbasin 2. The basin enlargement will include additional volume, beyond what is required for Subbasin 2, to account for added impervious area with un-detained Subbasin 1. As both Subbasins 1 and 2 both drain to Perkins Drive, the overall proposed site discharge will match existing conditions.

Proposed Conditions:

Proposed site improvements include construction of 102 parking spaces on the north and west side of the existing facility. The site will more or less maintain existing drainage patterns, with 4.85 acres in Subbasin 1 draining east through the rock-lined ditch and 9.38 acres in Subbasin 2 draining to the existing stormwater retention basin.

The proposed parking expansion will add a total of 0.99 acres of impervious surface, with 0.53 acres additional impervious in Subbasin 1 and 0.46 acres additional impervious in Subbasin 2. Proposed subbasin conditions were calculated as follows.

Proposed Conditions				
Subbasin	Area (AC)	Impervious area (AC)	Tc (min)	CN
1	4.85	1.98	19.61	76
2	9.38	2.37	20.3	80

Table 3 – Proposed Subbasin Summary

The existing retention basin will be expanded by 0.63 AC-FT and utilize the existing outflow structure as shown on the 2011 C1.0 Site Grading and Erosion Control Plan Sheet. Proposed site conditions were calculated as shown in Tables 4 and 5.

Proposed Conditions			
Storm	Peak Discharge (CFS)		
	Subbasin 1	Subbasin 2	Total
2	6.6	2.5	8.5
10	11.2	7.1	13.9
100	19.9	27.3	43.4

Table 4 – Proposed Conditions Summary

Subbasin 2 - Proposed Retention Basin Summary			
Storm	Peak Discharge (CFS)	Peak Storage (AC-FT)	Peak Water Elevation (FT)
2	2.5	0.5	804.6
10	7.1	0.9	805.3
100	27.3	1.1	805.6

Table 5 – Subbasin 2 Proposed Retention Basin Summary

As shown in Table 4, proposed stormwater discharges match existing conditions.

Maintenance shall conform to the Stormwater Practice Maintenance Plan found in Appendix D of the 2011 stormwater report.

Water Quality:

Water quality requirements will be met through the existing grass lined swale and stormwater retention basin. The existing retention basin is to be enlarged to accommodate the additional site impervious surface. Per the 2011 stormwater report, existing stormwater features remove over 80% of TSS.

Summary and Recommendations:

Construction of the proposed development per the recommendations of this report will meet or exceed the stormwater quality and quantity requirements of The Village of Mukwonago, WI.

APPENDIX A – EXISTING CONDITIONS

FEMA Flood Insurance Rate Map

USDA Soil Resource Report

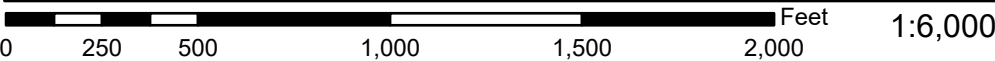
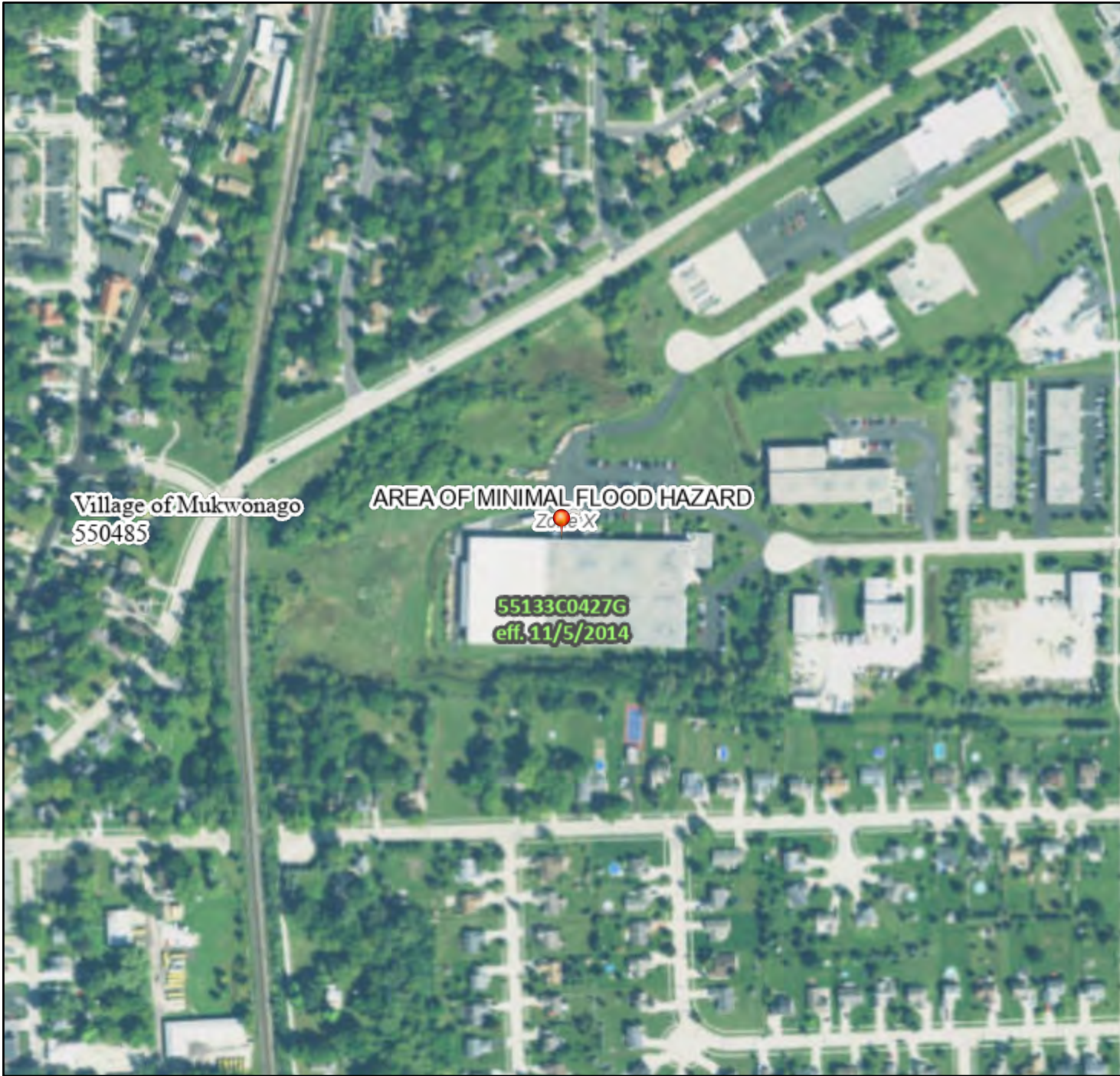
Existing Condition HEC-HMS Summary

August 29, 2011 Stormwater Managemetn Plan, prepared by CJ Engineering

National Flood Hazard Layer FIRMette



88°19'53"W 42°52'9"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

88°19'16"W 42°51'43"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/31/2022 at 5:36 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Milwaukee and Waukesha Counties, Wisconsin**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Milwaukee and Waukesha Counties, Wisconsin
Survey Area Data: Version 17, Sep 10, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 29, 2011—Mar 28, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CcC2	Casco sandy loam, 6 to 12 percent slopes, eroded	3.3	15.9%
WeB	Warsaw loam, 2 to 6 percent slopes	17.4	84.1%
Totals for Area of Interest		20.7	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Milwaukee and Waukesha Counties, Wisconsin

CcC2—Casco sandy loam, 6 to 12 percent slopes, eroded

Map Unit Setting

National map unit symbol: 2tjwh
Elevation: 620 to 1,050 feet
Mean annual precipitation: 31 to 35 inches
Mean annual air temperature: 43 to 48 degrees F
Frost-free period: 124 to 193 days
Farmland classification: Not prime farmland

Map Unit Composition

Casco, eroded, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Casco, Eroded

Setting

Landform: Moraines
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Loamy alluvium over calcareous, stratified sandy and gravelly outwash

Typical profile

Ap - 0 to 5 inches: sandy loam
Bt - 5 to 18 inches: clay loam
2C - 18 to 79 inches: stratified gravel to sand

Properties and qualities

Slope: 6 to 12 percent
Depth to restrictive feature: 12 to 20 inches to strongly contrasting textural stratification
Drainage class: Somewhat excessively drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 25 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Forage suitability group: Low AWC, adequately drained (G095BY002WI)
Other vegetative classification: Low AWC, adequately drained (G095BY002WI)
Hydric soil rating: No

Minor Components

Boyer

Percent of map unit: 8 percent
Landform: Moraines
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Hydric soil rating: No

Rodman

Percent of map unit: 7 percent
Landform: Moraines
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Hydric soil rating: No

WeB—Warsaw loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2tjxb
Elevation: 590 to 1,020 feet
Mean annual precipitation: 33 to 37 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 138 to 193 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Warsaw and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Warsaw

Setting

Landform: Outwash plains
Landform position (three-dimensional): Riser, rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loamy glaciofluvial deposits over calcareous, stratified sandy and gravelly outwash

Typical profile

Ap - 0 to 12 inches: loam
Bt - 12 to 32 inches: sandy clay loam
2C - 32 to 79 inches: stratified sand to gravel

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: 24 to 40 inches to strongly contrasting textural stratification

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 25 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 6.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B

Forage suitability group: Mod AWC, adequately drained (G095BY005WI)

Other vegetative classification: Mod AWC, adequately drained (G095BY005WI)

Hydric soil rating: No

Minor Components

Warsaw

Percent of map unit: 8 percent

Landform: Stream terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Mod AWC, adequately drained (G095BY005WI)

Hydric soil rating: No

Fox

Percent of map unit: 7 percent

Landform: Outwash plains

Landform position (three-dimensional): Riser, rise

Down-slope shape: Convex

Across-slope shape: Linear

Hydric soil rating: No

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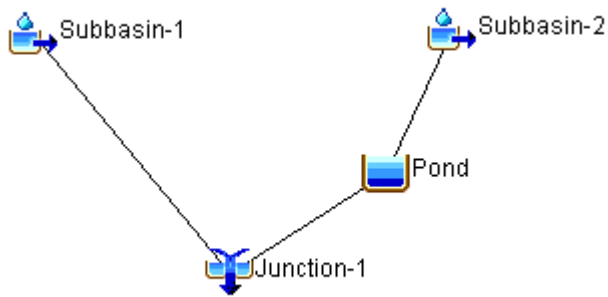
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Existing Conditions HEC-HMS Model



Existing Conditions				
Subbasin	Area (AC)	Impervious area (AC)	Tc (min)	CN
1	4.85	1.45	20.12	72
2	9.38	1.91	20.3	79

Existing Retention Basin Elevation-Area

Elevation	Area (SF)	Area (AC)	Storage (AC-FT)	Cumulative Storage (AC-FT)
803.5	7463	0.171327	0	0
804	8450	0.19	0.18	0.18
805	14974	0.34	0.27	0.45
806	29007.5	0.67	0.50	0.96

Existing Retention Basin Elevation-Discharge

Elevation (FT)	Discharge (Combined) (CFS)
803.50	0.00
803.75	0.54
804.00	1.42
804.25	1.93
804.50	2.34
804.75	2.68
805.00	2.98
805.25	3.26
805.50	22.84
805.75	31.08
806.00	37.45

2-Year Storm – Existing Conditions

 Global Summary Results for Run "EX002" — □ ×

Project: 15077 Simulation Run: EX002

Start of Run: 30Dec2021, 00:00 Basin Model: Existing
 End of Run: 31Dec2021, 00:00 Meteorologic Model: 002 year
 Compute Time: 01Feb2022, 11:50:49 Control Specifications: Control 1

Show Elements: All Elements ▾ Volume Units: ☐ IN ☒ ACRE-FT Sorting: Hydrologic ▾

Hydrologic Element	Drainage Area (MI ²)	Peak Discharge (CFS)	Time of Peak	Volume (ACRE-FT)
Subbasin-2	0.0146543	11.2	30Dec2021, 12:18	1.0
Pond	0.0146543	3.0	30Dec2021, 12:48	1.0
Subbasin-1	0.0075639	5.1	30Dec2021, 12:18	0.5
Junction-1	0.0222182	7.5	30Dec2021, 12:18	1.5

 Summary Results for Reservoir "Pond" — □ ×

Project: 15077 Simulation Run: EX002
 Reservoir: Pond

Start of Run: 30Dec2021, 00:00 Basin Model: Existing
 End of Run: 31Dec2021, 00:00 Meteorologic Model: 002 year
 Compute Time: 01Feb2022, 11:50:49 Control Specifications: Control 1

Volume Units: ☐ IN ☒ ACRE-FT

Computed Results

Peak Inflow: 11.2 (CFS)	Date/Time of Peak Inflow: 30Dec2021, 12:18
Peak Discharge: 3.0 (CFS)	Date/Time of Peak Discharge: 30Dec2021, 12:48
Inflow Volume: 1.0 (ACRE-FT)	Peak Storage: 0.4 (ACRE-FT)
Discharge Volume: 1.0 (ACRE-FT)	Peak Elevation: 805.0 (FT)

10-Year Storm – Existing Conditions

 Global Summary Results for Run "EX010" — □ ×

Project: 15077 Simulation Run: EX010

Start of Run: 30Dec2021, 00:00 Basin Model: Existing
 End of Run: 31Dec2021, 00:00 Meteorologic Model: 010 year
 Compute Time: 01Feb2022, 11:50:50 Control Specifications: Control 1

Show Elements: All Elements ▾ Volume Units: ☐ IN ☒ ACRE-FT Sorting: Hydrologic ▾

Hydrologic Element	Drainage Area (MI ²)	Peak Discharge (CFS)	Time of Peak	Volume (ACRE-FT)
Subbasin-2	0.0146543	20.2	30Dec2021, 12:18	1.7
Pond	0.0146543	14.4	30Dec2021, 12:30	1.7
Subbasin-1	0.0075639	9.3	30Dec2021, 12:18	0.8
Junction-1	0.0222182	21.0	30Dec2021, 12:24	2.5

 Summary Results for Reservoir "Pond" — □ ×

Project: 15077 Simulation Run: EX010
 Reservoir: Pond

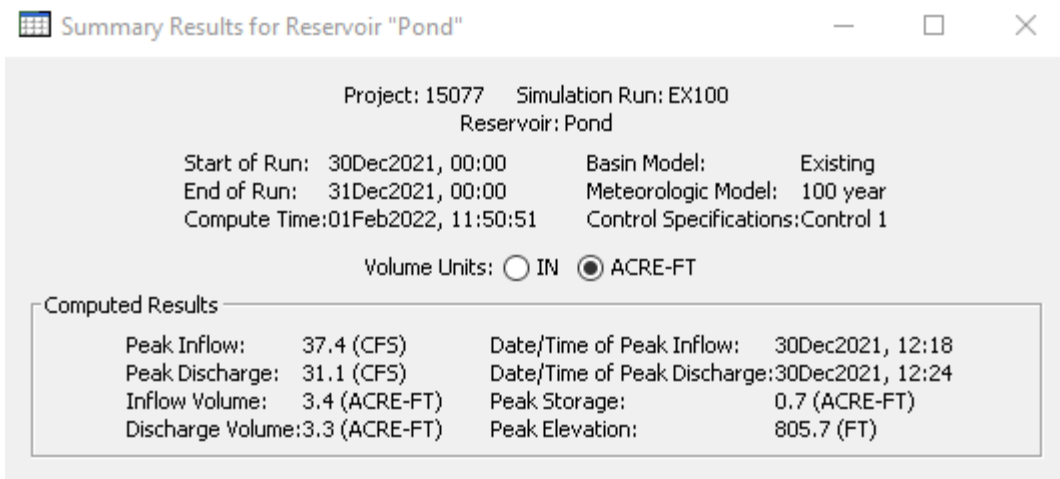
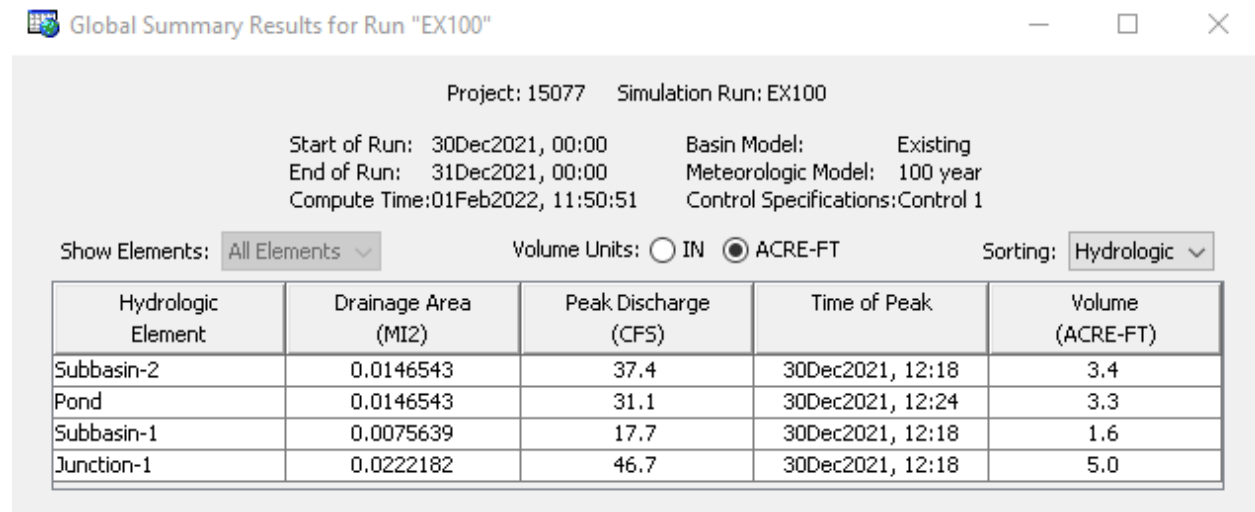
Start of Run: 30Dec2021, 00:00 Basin Model: Existing
 End of Run: 31Dec2021, 00:00 Meteorologic Model: 010 year
 Compute Time: 01Feb2022, 11:50:50 Control Specifications: Control 1

Volume Units: ☐ IN ☒ ACRE-FT

Computed Results

Peak Inflow: 20.2 (CFS)	Date/Time of Peak Inflow: 30Dec2021, 12:18
Peak Discharge: 14.4 (CFS)	Date/Time of Peak Discharge: 30Dec2021, 12:30
Inflow Volume: 1.7 (ACRE-FT)	Peak Storage: 0.5 (ACRE-FT)
Discharge Volume: 1.7 (ACRE-FT)	Peak Elevation: 805.4 (FT)

100-Year Storm – Existing Conditions



September 2, 2011

Mr. Fred Winchowky
Village President
Village of Mukwonago
P.O. Box 206
Mukwonago, WI 53149

Re: Banker Wire Expansion
Storm Water Submittal

Dear President Winchowky:

We received a storm water submittal for the above referenced expansion on August 31, 2011. We believe this submittal meets the intent of the Village Storm Water ordinance, has been reviewed by department heads, follows standard engineering practice and therefore recommend its approval to you and the Village Board, subject to the following conditions:

- Owner will maintain approved plans and erosion inspection reports on site to be readily available to the Village erosion control inspector.
- Owner will inspect all erosion control measures once every 7 days and within 24 hours of a rainfall of 0.5 inches and greater. Reports must contain the information required by the WDNR. This inspection will also fulfill NR216 permit inspection requirements.
- Village Erosion Control Inspections will be performed by the Village Engineer. Village erosion control inspections will occur once per month between March 1 and October 31; and twice between November 1 and February 28th. Inspection frequency may be increased if violations are found.
- The Owner will maintain the approved plans to reflect current construction conditions and compliance with the Village ordinance.
- Water main related construction will conform to the Village Development requirements for Sanitary Sewer, Water Main and Storm Sewer and Village standard details. A copy of the requirements and details has been provided to the Engineer and Contractor. All water main must be constructed within 6 to 8 feet of the ground surface.
- Owner will restore any private utility company land disturbance resulting from providing utilities to this site regardless of location.

~1292222 Banker Wire Building Expansion > Review > Approval > Submittal #3 20110831 > Winchowky-20110902-Banker Wire Storm Water Approval.docx~

Mr. Fred Winchowky
Village of Mukwonago
September 2, 2011
Page 2

- Owner will restore any private utility company land disturbance resulting from providing utilities to this site regardless of location.
- The primary contact for erosion control issues is:

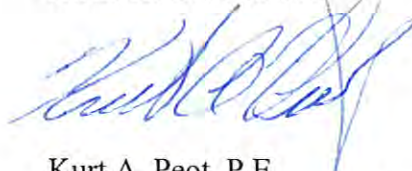
Matthew Mehring
Anderson Ashton Inc.
(262)786-4640
2746 S. 166th Street
New Berlin, WI 53151
mmehring@andersonashton.com

Our review did not include a detailed check of all the engineering and survey data or calculations indicated on the drawings or contained in the report. The accuracy of this data is the responsibility of Randall Bruckner, P.E. and CJ Engineering.

Please do not hesitate to contact me if you have any questions or concerns.

Very truly yours,

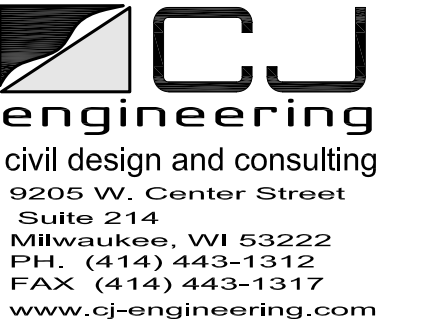
RUEKERT/MIELKE



Kurt A. Peot, P.E.
Principal/Civil/Municipal Supervisor

KAP:sjs

cc: Paul J. Moderacki, Village of Mukwonago
Steven Braatz, Jr., CMC/WCMC, Village of Mukwonago
Bruce Kaniewski, Village of Mukwonago
Joseph Hankovich, Village of Mukwonago
Dean Falkner, Village of Mukwonago
Ivan Zaremba, Village of Mukwonago
Randall Bruckner, C.J. Engineering, Inc.
Matthew Mehring, Anderson Ashton, Inc
David Stout, CI Banker Wire & Iron Works
File

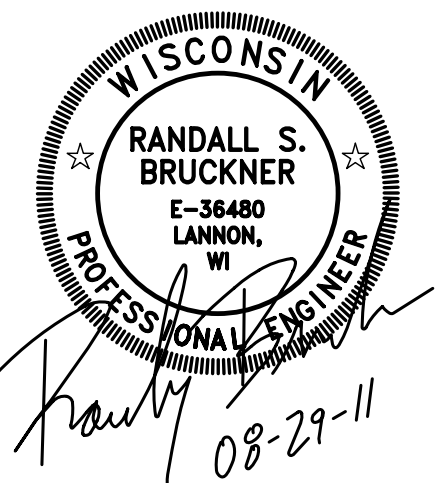


PREPARED BY:
CJ ENGINEERING
9205 W. CENTER STREET
SUITE 214
MILWAUKEE, WI 53222
PH (414) 443-1312
FAX (414) 5443-1317
www.cj-engineering.com

OWNER:
BANKER WIRE
600 PERKINS DR.
MUKWONAGO, WI 53149
PH (262) 679-9609
FAX (262) 363-9792

EXISTING SOILS:
CcC2 Casco Sandy Loam
WeB Warsaw Loam

BANKER WIRE
600 PERKINS DR. MUKWONAGO, WI



JULY 25, 2011
JOB NO.: CJE1136R3
REV. 08-29-11

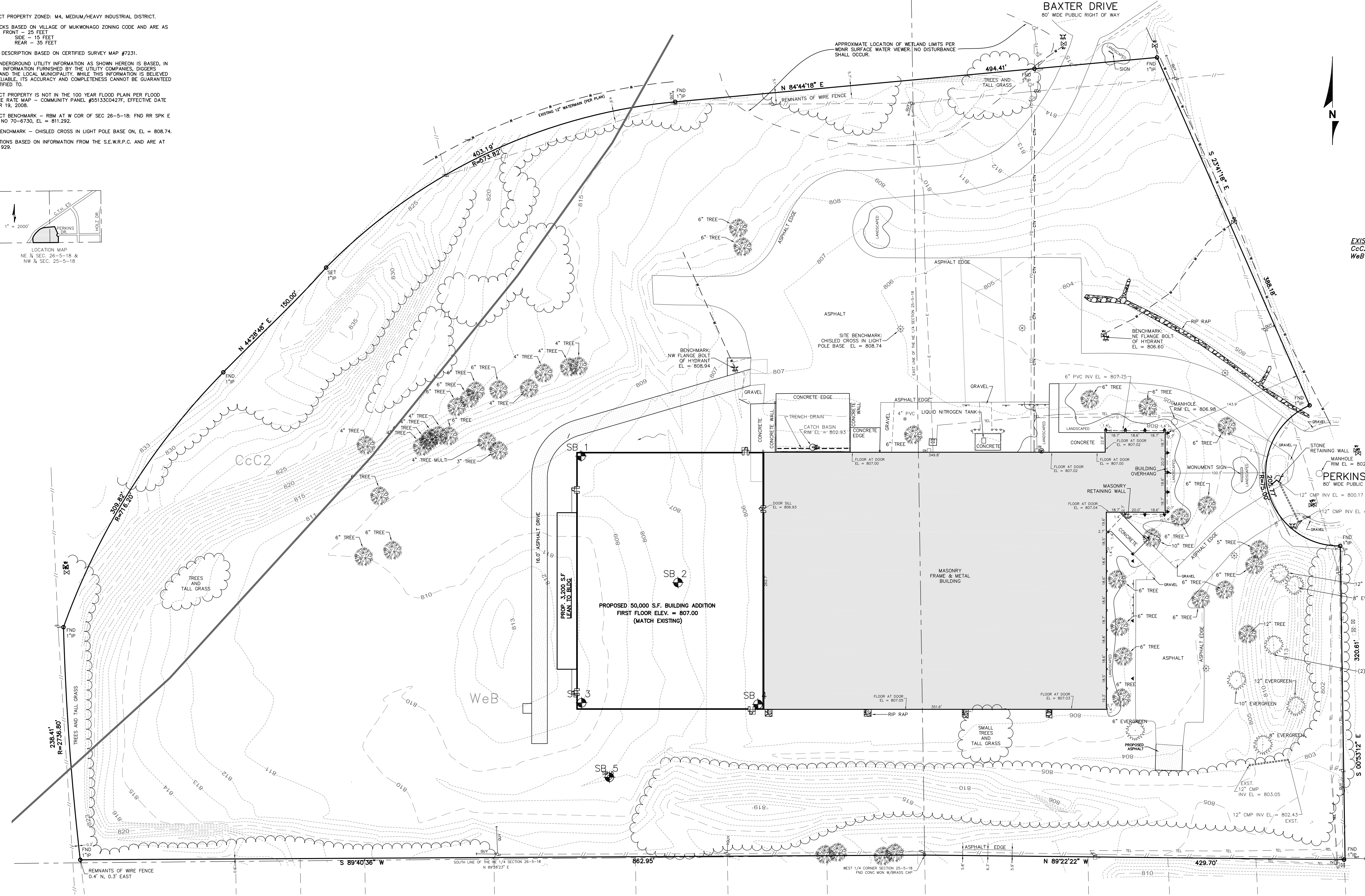
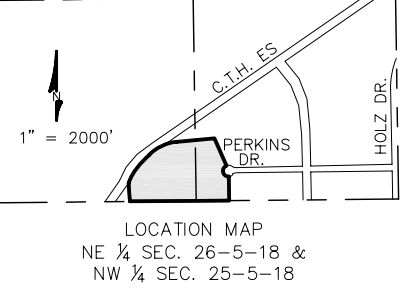
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LEGAL DESCRIPTION

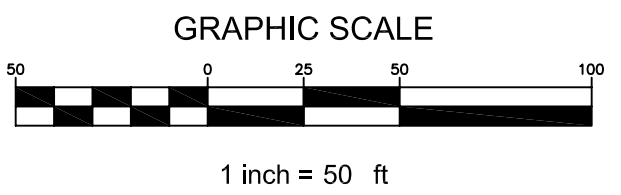
LOT 1 OF CERTIFIED SURVEY MAP NO. 7231, IN THE NORTHEAST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 25, IN TOWNSHIP 5 NORTH, RANGE 18 EAST, IN THE VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

CONTAINS: 20.00 ACRES

- NOTES
- SUBJECT PROPERTY ZONED: M4, MEDIUM/HEAVY INDUSTRIAL DISTRICT.
 - SETBACKS BASED ON VILLAGE OF MUKWONAGO ZONING CODE AND ARE AS FOLLOWS: FRONT - 25 FEET
SIDE - 15 FEET
REAR - 35 FEET
 - LEGAL DESCRIPTION BASED ON CERTIFIED SURVEY MAP #7231.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - SUBJECT PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP - COMMUNITY PANEL #55133C0427F, EFFECTIVE DATE NOVEMBER 19, 2008.
 - PROJECT BENCHMARK - RBM AT W COR OF SEC 26-5-18: FND RR SPK E FACE PP NO 70-6730, EL = 811.292.
 - SITE BENCHMARK - CHISLED CROSS IN LIGHT POLE BASE ON, EL = 808.74.
 - ELEVATIONS BASED ON INFORMATION FROM THE S.E.W.R.P.C. AND ARE AT N.G.V.D. 1929.



LEGEND			
	SAN		ELECTRIC TRANSFORMER
	ST-1		ELECTRIC BOX AT GRADE
	ST-2		ELECTRIC HAND HOLE
	WATER MAIN		GAS METER
	BURIED GAS LINE		TV PEDestal
	BURIED TELEPHONE LINE		FLAG POLE
	AIR CONDITIONER		TELEPHONE PEDestal
	BURIED FIBER OPTIC LINE		METAL SIGN
	OVERHEAD UTILITY LINES		BOLLARD
	BURIED FIBER OPTIC LINE		UTILITY POLE
	AUTO SPRINKLER		FIBER OPTIC MARKER
	METAL LIGHT POLE		
	YARD LIGHT		
	WATER VALVE		
	HYDRANT		
	DOWN SPOUT		
	GAS VALVE		
	MAIL BOX		
	UTILITY POLE		
	FIBER OPTIC MARKER		



SITE PLAN

LEGAL DESCRIPTION
LOT 1 OF CERTIFIED SURVEY MAP NO. 7231, IN THE
NORTHWEST QUARTER OF SECTION 28 AND THE NORTH
QUARTER OF SECTION 25, IN TOWNSHIP 5 NORTH, RANGE 18
EAST, IN THE VILLAGE OF MUKWONAGO, WAUKESHA COUNTY,
WISCONSIN.

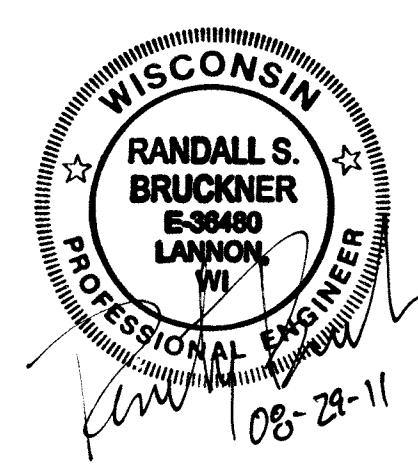
Project Engineer:
CJ Engineering, LLC
Randy Bruckner, PE
9205 W. Center St.
Suite 214
Milwaukee, WI 53222
PH: 414-443-1312

Contractor:
Anderson Ashton Inc.
Matthew Harding
2746 S. 166th Street
New Berlin, WI 53151
PH: 262-786-4640

BANKER WIRE
600 PERKINS DR. MUKWONAGO, WI

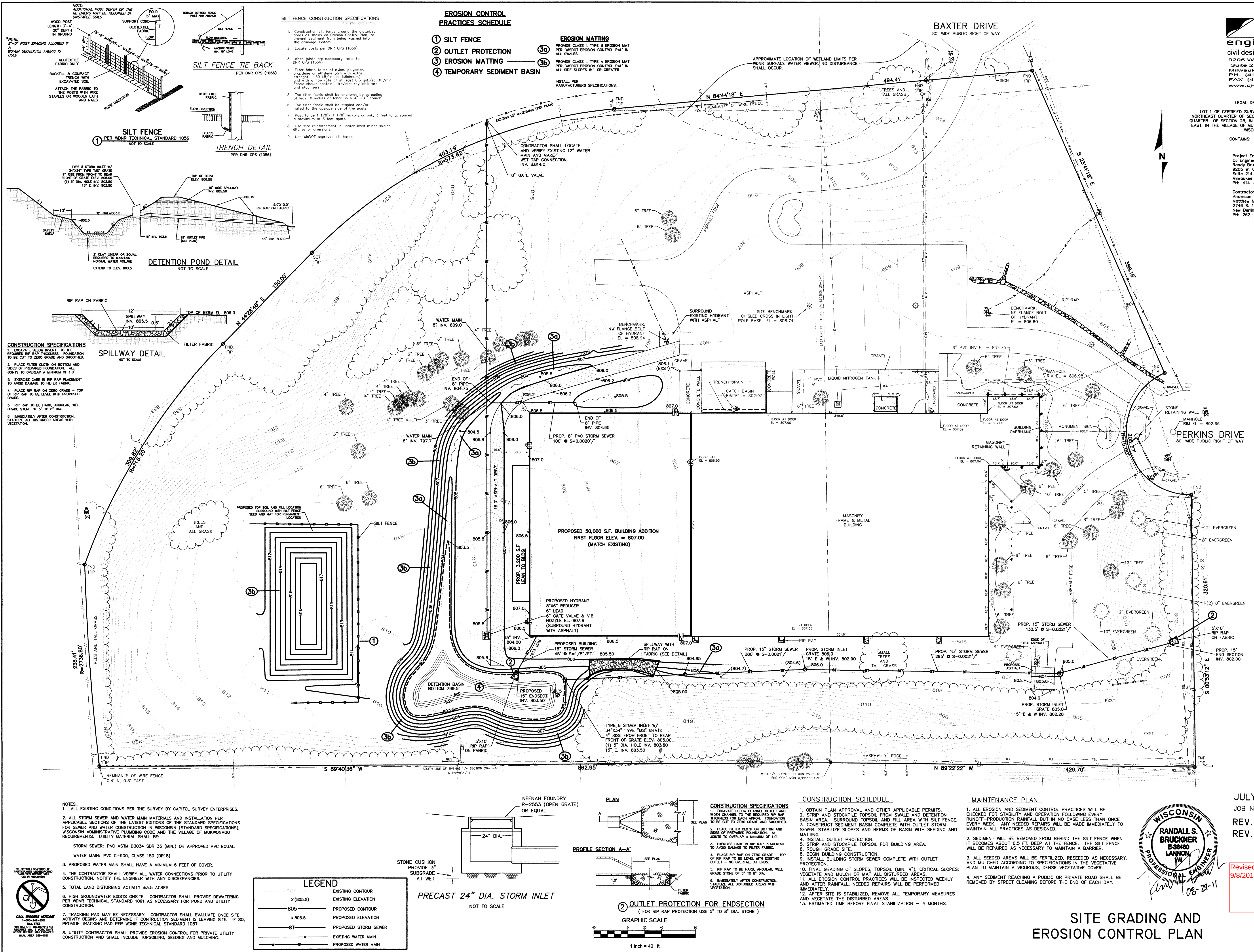
JULY 29, 2011
JOB NO.: CJE1136R3
REV. 08-II-II
REV. 08-29-II

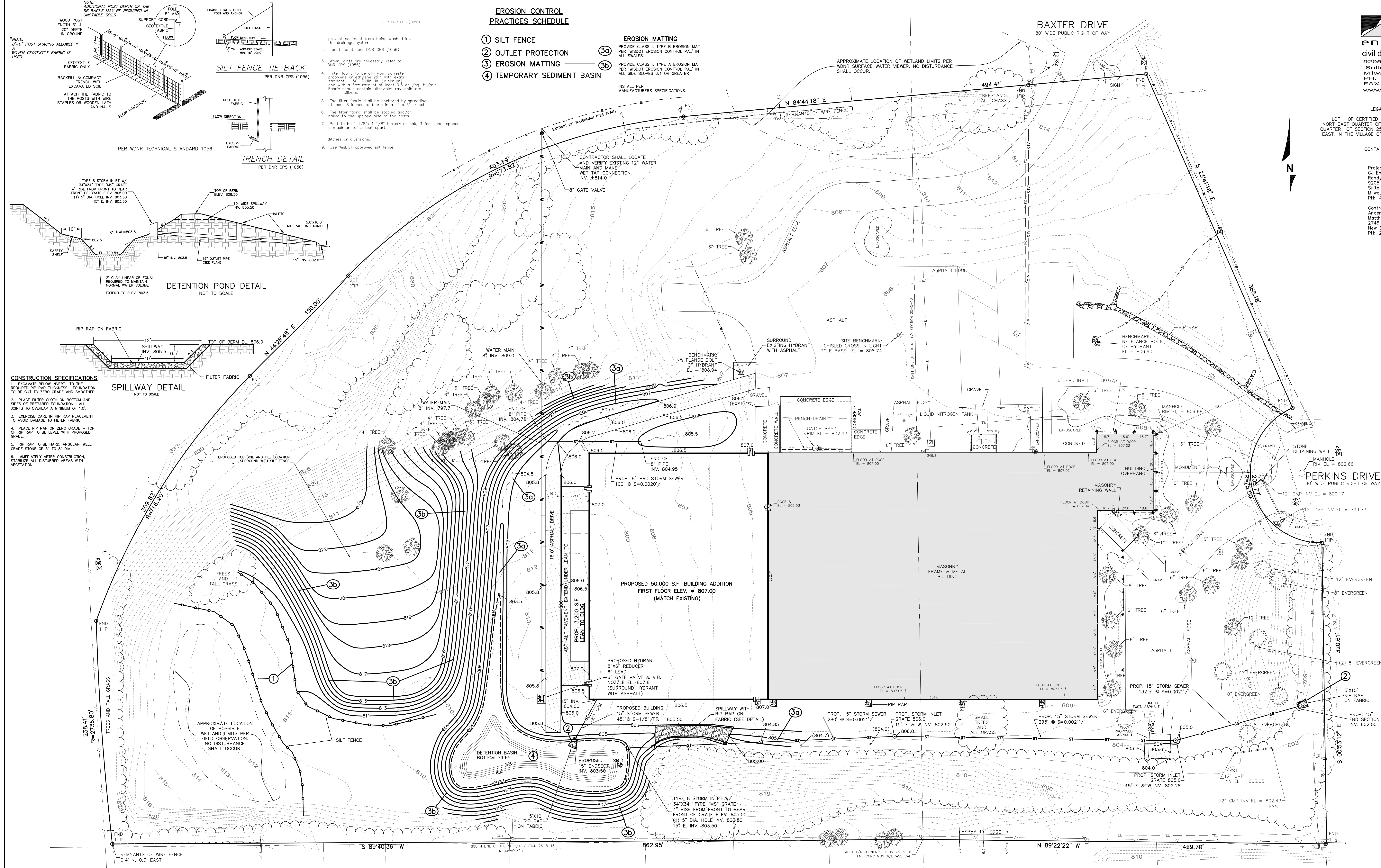
Revised dwgms received
9/8/2011 see next sheet



SITE GRADING AND EROSION CONTROL PLAN

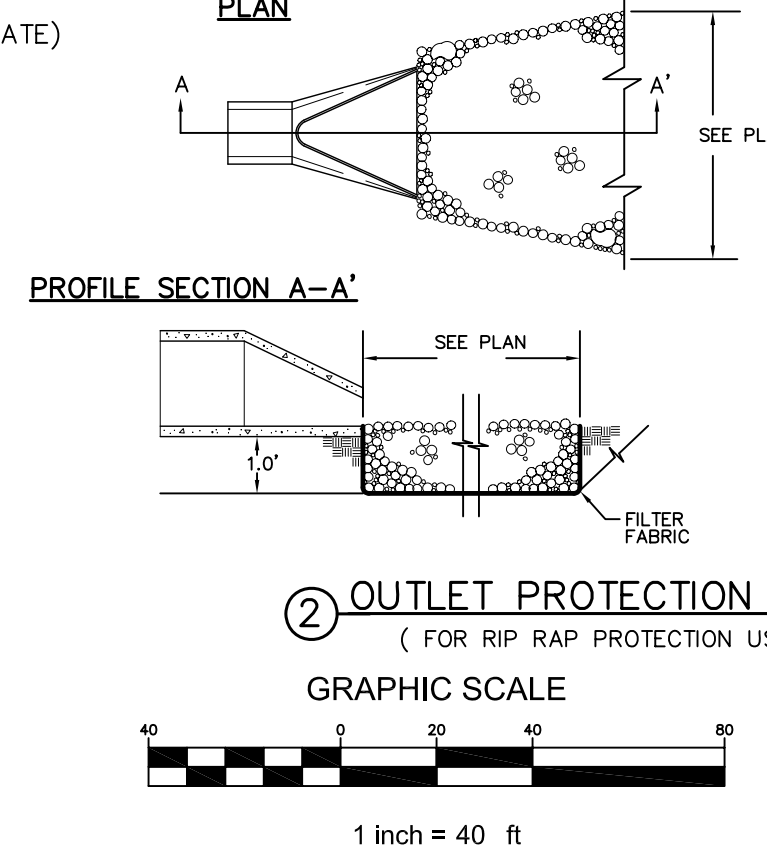
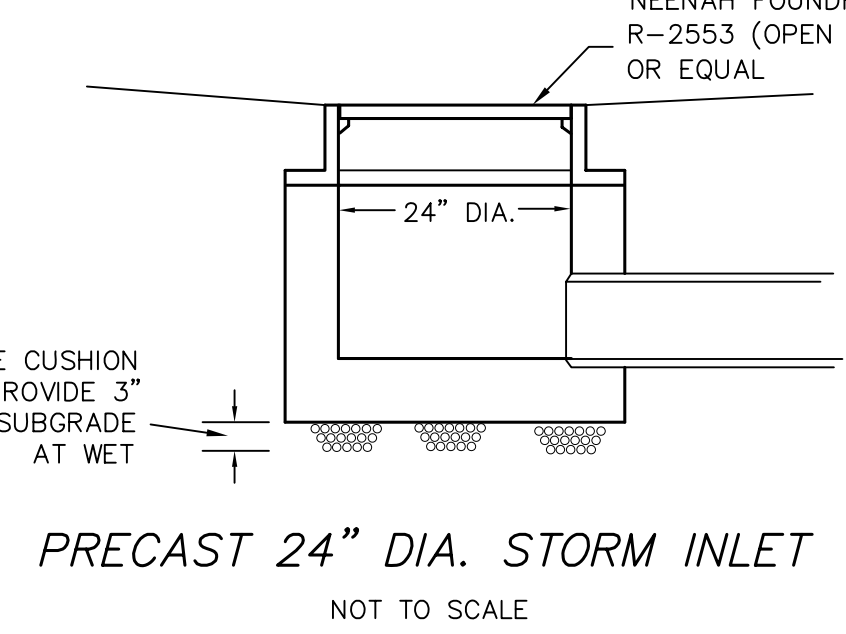
SHEET 1 OF 1





NOTES:
1. ALL EXISTING CONDITIONS PER THE SURVEY BY CAPITOL SURVEY ENTERPRISES.
2. ALL STORM SEWER AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE VILLAGE OF MUKWONAGO REQUIREMENTS. UTILITY MATERIAL SHALL BE:
STORM SEWER: PVC ASTM D3034 SDR 35 (MIN.) OR APPROVED PVC EQUIV.
WATER MAIN: PVC C-900, CLASS 150 (R18)
3. PROPOSED WATER MAIN SHALL HAVE A MINIMUM 6 FEET OF COVER.
4. THE CONTRACTOR SHALL VERIFY ALL WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
5. TOTAL LAND DISTURBING ACTIVITY ±3.5 ACRES
6. HIGH GROUNDWATER EXISTS ONSITE. CONTRACTOR SHALL EVALUATE ONCE SITE ACTIVITY BEGINS AND DETERMINE IF CONSTRUCTION SEGMENT IS LEAVING SITE. IF SO, PROVIDE TRACKING PAD PER MNR TECHNICAL STANDARD 1007.
7. TRACKING PAD MAY BE NECESSARY. CONTRACTOR SHALL EVALUATE ONCE SITE ACTIVITY BEGINS AND DETERMINE IF CONSTRUCTION SEGMENT IS LEAVING SITE. IF SO, PROVIDE TRACKING PAD PER MNR TECHNICAL STANDARD 1007.
8. UTILITY CONTRACTOR SHALL PROVIDE EROSION CONTROL FOR PRIVATE UTILITY CONSTRUCTION AND SHALL INCLUDE TOPSOILING, SEEDING AND MULCHING.

LEGEND	
805- (805.5)	EXISTING CONTOUR
805	EXISTING ELEVATION
805	PROPOSED CONTOUR
x 805.5	PROPOSED ELEVATION
ST	PROPOSED STORM SEWER
W	EXISTING WATER MAIN
W	PROPOSED WATER MAIN



CONSTRUCTION SPECIFICATIONS
1. EXCAVATE BELOW CHANNEL, OUTLET AND WEDEN CHANNELS TO THE REQUIRED RIP RAP TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1.0'.
3. EXERCISE CARE IN RIP RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIP RAP ON ZERO GRADE - TOP OF RIP RAP TO BE LEVEL WITH EXISTING OUTLET - NO OVERFALL AT ENDS.
5. RIP RAP TO BE HARD, ANGULAR, WELL GRADE STONE OF 5" TO 8" DIA.
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.
OUTLET PROTECTION FOR ENDSECTION
(FOR RIP RAP PROTECTION USE 5" TO 8" DIA. STONE)

REVISED CONSTRUCTION SCHEDULE
1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. STRIP AND STOCKPILE TOPSOIL AND FILL FROM AREAS OF BUILDING PAD, SWALE AND DETENTION BASIN. SURROUND TOPSOIL AND FILL AREA WITH SILT FENCE.
3. ROUGH GRADE BUILDING AREA.
4. BEGIN BUILDING FOUNDATION CONSTRUCTION.
5. CONSTRUCT SEDIMENT BASIN COMPLETE WITH OUTLET STORM SEWER. STABILIZE SLOPES AND BERMS OF BASIN WITH SEEDING AND MATTING.
6. INSTALL OUTLET PROTECTION.
7. INSTALL BUILDING STORM SEWER COMPLETE WITH OUTLET PROTECTION.
8. FINAL GRADING OF SLOPES, TOPSOIL (MIN. 4"), CRITICAL SLOPES; VEGETATE AND MULCH OR MAT ALL DISTURBED AREAS.
9. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
10. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
11. ESTIMATED TIME BEFORE FINAL STABILIZATION - 4 MONTHS.

MAINTENANCE PLAN
1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RAINFALL-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDING AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

STORM WATER MANAGEMENT PLAN

FOR

Banker Wire

Mukwonago, Wisconsin

July 18, 2011

Revised August 29, 2011

PREPARED BY:

Randy S. Bruckner, PE
CJ Engineering, LLC
9205 W. Center Street. Suite 214
Milwaukee, WI 53222
Ph. 414-443-1312
Fax 414-443-1317
randy@cj-engineering.com

Received August 31, 2011

CJE Job No.: 1136R1

Design Engineer Certification

All plans and supporting documents created for the addition to Banker Wire have been reviewed and approved by CJ Engineering, LLC and certifying that, to the best of our knowledge, the submitted plans comply with the requirements of the ordinance of the Village of Mukwonago.



Randy S. Bruckner, P.E.
Project Engineer – CJ Engineering

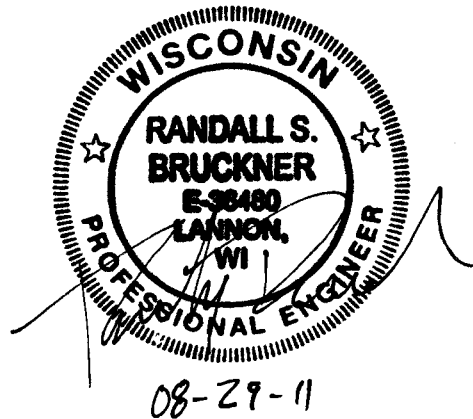


TABLE OF CONTENTS

- 1.) Introduction
- 2.) Village of Mukwonago Requirements
- 3.) Developed Site Area & Cover
- 4.) 24-Hour Rainfall Values
- 5.) Method of Analysis
- 6.) Drainage Summary
- 7.) Water Quality
- 8.) Conclusion

Appendix

- A. Site Plan
- B. Existing Conditions
 - i. Soil investigation
 - ii. HydoCAD / TR-55 calculations – Existing Conditions
 - iii. SWMP – Existing Conditions plan
- C. Proposed Conditions
 - i. HydoCAD / TR-55 calculations – Proposed Conditions
 - ii. SWMP – Proposed Conditions plan
 - iii. WinSLAMM calculations (Inputs and Results)
- D. Maintenance Plan

Introduction:

The proposed development will consist of a 50,000 s.f. building addition and a 3,200 s.f. lean-to at the rear of the existing building as well as a 16.0 ft. asphalt drive for emergency access to the rear of the new addition as well as the proposed detention facility. Existing utilities will be extended from the existing building to the proposed addition. Lastly, there are no special resources such as wetlands, environmental corridors, etc. located onsite and no woodlands will be affected by the development.

In order to meet the Village of Mukwonago storm water requirements, the “calculated post-development peak storm water discharge rate for the 100 year design storm shall not exceed the calculated pre-development discharge rate for the 10-year design storm and the calculated post-development peak storm water discharge rates for the 2 and 10 year design storms shall not exceed the calculated pre-development discharge rate for the 2-year design storm” and the TSS reduction for development shall be at a minimum 80%. The site achieves this standard with a wet detention basin.

The proposed development meets and exceeds all of the storm water management requirements of NR 151 and the Village of Mukwonago. Furthermore, based on soil investigation by Giles Engineering Associates, Inc. has identified a hydrostatic water table to be at +/- 48” below the surface; therefore, the redevelopment is exempt from infiltration practices.

Erosion Control practices include a sedimentation basin that will be converted to the detention basin after the site is stabilized. Silt fence will surround the topsoil/fill pile located behind the building addition and erosion matting shall be used in the swale and in all slopes 6:1 or greater. Finally, a rip rap apron on fabric is to be used at the pond outfall, storm sewer outfall from the building and along the emergency spillway. The intent of the practices used is to isolate and treat construction runoff prior to discharge from the site to an existing ditch along Perkins Drive.

Developed Site: (See the Proposed Conditions Plan: Appendix “B”).

Soil Types: Soils are sandy loam and loam (“B type”). Per the soil survey for Waukesha County the soils are classified as Casco Sandy Loam and Warsaw Loam

Areas: 8.18 acres total drainage area
 1.22 acres proposed building addition with lean-to
 0.19 asphalt drive
 0.262 pond surface
 6.508 open space

Cover &
Curve Numbers: Paved Parking, roofs, driveways, streets, gravel CN = 98
 Open space >75% Grass, Good, HSG “B”, CN = 61

24-Hour Rainfall Values:

2-Year: 2.70"

10-Year: 4.00"

100-Year: 5.60"

All rainfall data is for 24-hour duration per the recommended design rainfall depths per Village of Mukwonago.

Method of Analysis:

The storm water runoff quantity was calculated using the methods outlines in TR-55 ("Urban Hydrology for Small Watersheds" by the U.S. Department of Agriculture's Soil Conservation Services). Calculations were performed with the "HydroCAD 7.10" computer software. Water quality calculations were done using SLAMM for Windows "Source Loading and Management Model" version 9.0.1.

Allowable runoff per Waukesha County requirements:

The calculated post-development peak storm water discharge rate for the 100 year design storm shall not exceed the calculated pre-development discharge rate for the 10-year design storm and the calculated post-development peak storm water discharge rates for the 2 and 10 year design storms shall not exceed the calculated pre-development discharge rate for the 2-year design storm.

Drainage Summary: (See Calculations in Appendix)

Area	2 Year Storm	10 Year Storm	100 Year Storm
Pre-developed Conditions			
Subcatchment 1	0.81 cfs	5.98 cfs	14.70 cfs
Proposed Conditions			
Subcatchment #1 (to pond)	3.28 cfs	11.23 cfs	22.34 cfs
Detention Basin	0.32 cfs	0.70 cfs	3.41 cfs
Total Peak Runoff	0.32 cfs	0.70 cfs	3.41 cfs
Allowable Peak Runoff	0.81 cfs	0.81 cfs	5.98 cfs

Water Quality:

Water quality meeting all of the requirements of Village of Mukwonago and NR 151 for development will be met by having a large grass lined swale at the rear of the proposed development and a detention basin. The following are the results of the WinSLAMM analysis of the project. See the appendix for all input and output data for the water quality analysis.

	Before Outfall and Drainage Controls	After Outfall and Drainage Controls	Percent Removed
Project Site:	294.4 lbs	40.35 lbs	86.29%

Conclusion:

The proposed peak runoff rates discharged from the proposed detention basin as well as the TSS reduction meets and exceeds the storm water management requirements for the Village of Mukwonago and NR 151. Electronic copies of the HyrdoCad files will be provided if requested.

APPENDIX A

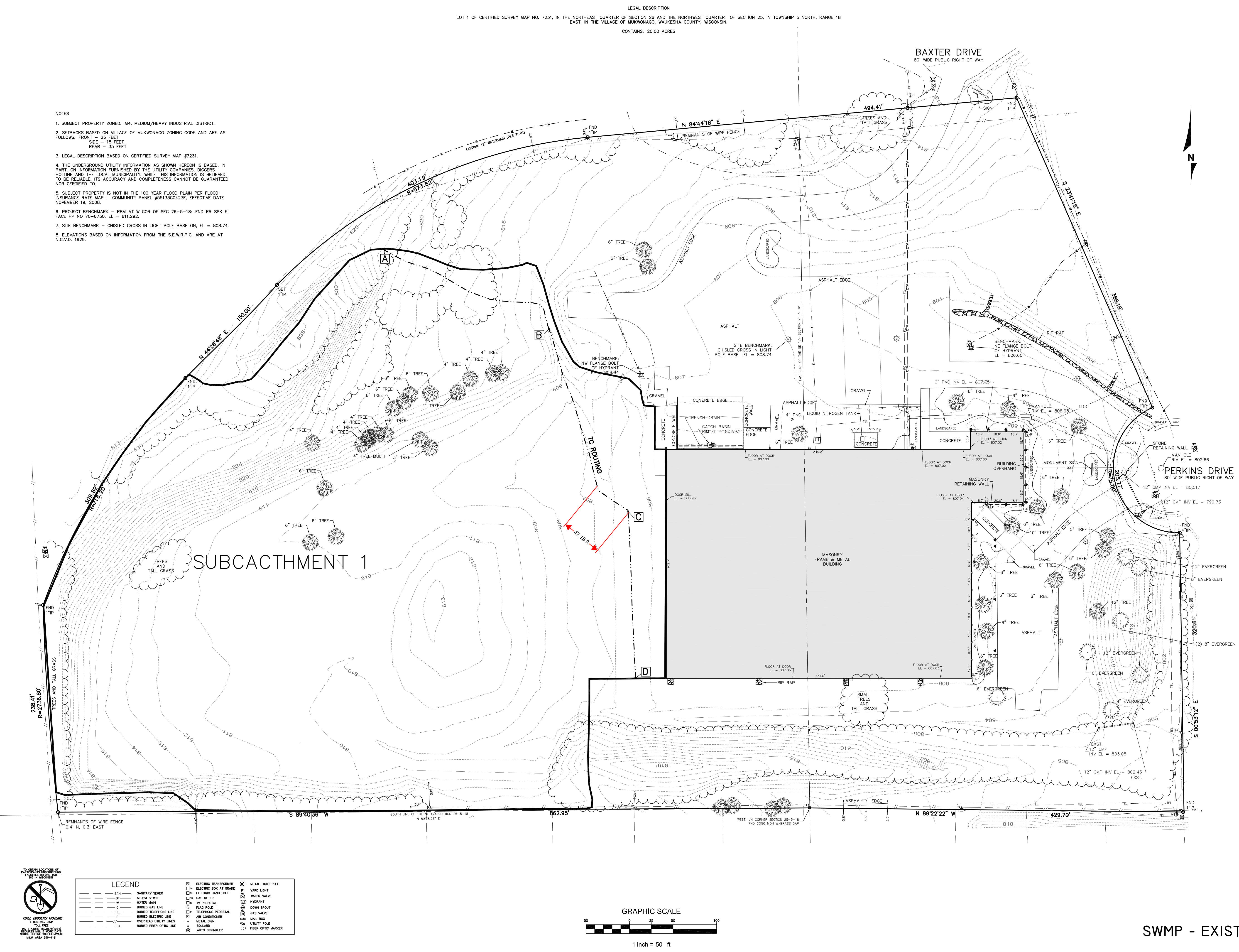
Site Plan

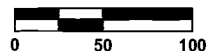
APPENDIX B

Existing Conditions

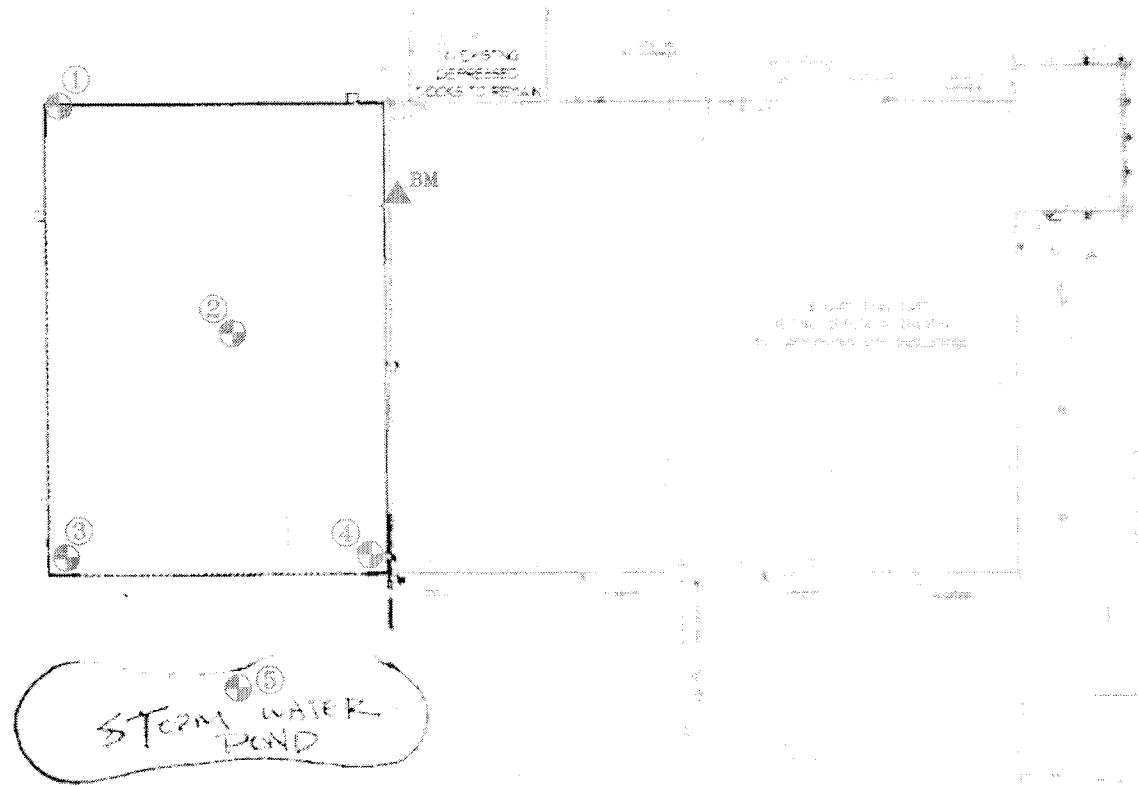
BANKER WIRE
600 PERKINS DR. MUKWONAGO, WI

SHEET 1 OF 1





APPROXIMATE
SCALE



LEGEND:



GEOTECHNICAL TEST BORING



BENCHMARK: FINISHED FLOOR AT
EXISTING DOORWAY.
ASSUMED ELEVATION = 100.0'

NOTES:

- 1.) TEST BORING LOCATIONS ARE APPROXIMATE.
- 2.) BASE MAP DEVELOPED FROM THE "SITE PLAN - OPTION #1",
(SHEET C1.1), PROVIDED BY THE CLIENT.

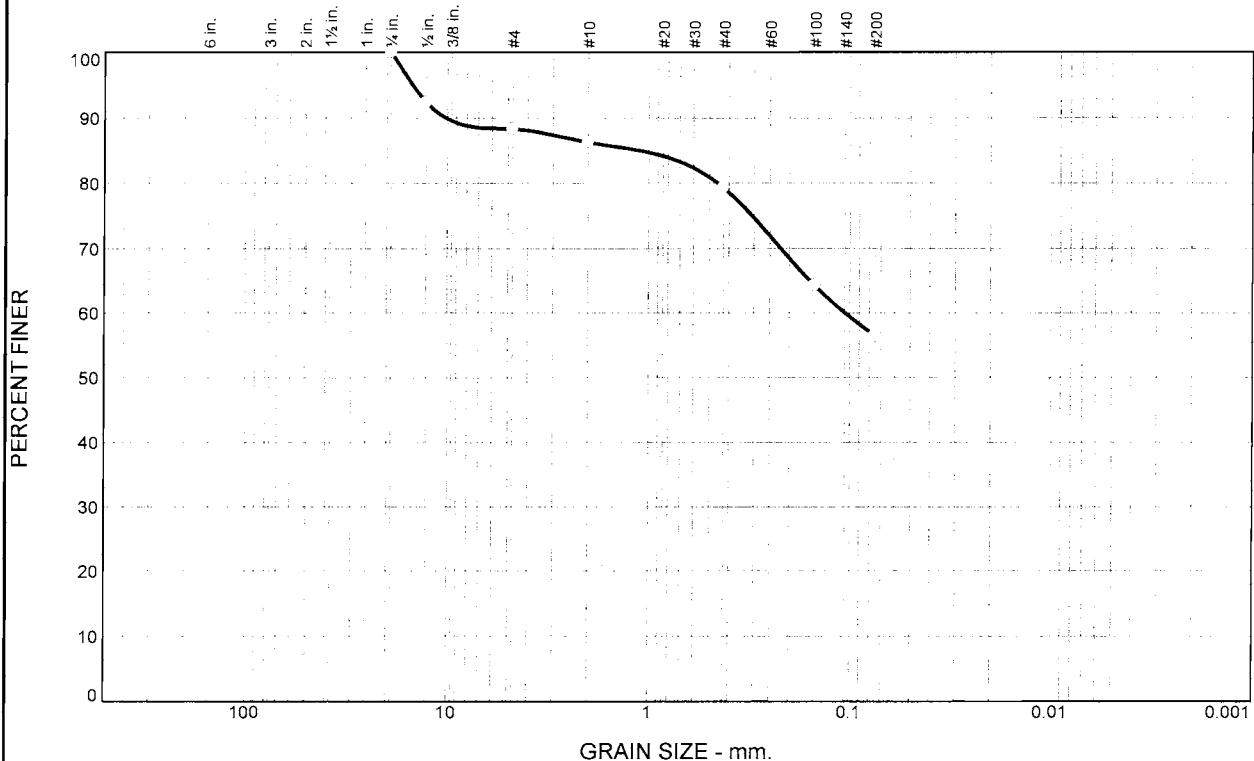


GILES ENGINEERING ASSOCIATES, INC.
N8 W22350 JOHNSON DRIVE, SUITE A1
WAUKESHA, WI 53186 (262)544-0118

FIGURE 1
TEST BORING LOCATION PLAN
BANKER WIRE ADDITION
600 PERKINS DRIVE
MUKWONAGO, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
PJG	JSZ	approx. 1"=100'	07-19-11	--
PROJECT NO.: 1G-1107008			CAD No. 1g1107008-blp	

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	11.7	2.1	6.9	22.8	56.5	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
.75	100.0		
.5	92.4		
#4	88.3		
#10	86.2		
#40	79.3		
#100	64.3		
#200	56.5		

Material Description
10 YR 5/4 Clayey Loam

Atterberg Limits
 PL= LL= PI=

Coefficients
 D₉₀= 10.1769 D₈₅= 1.1242 D₆₀= 0.1055
 D₅₀= D₃₀= D₁₅=
 D₁₀= C_u= C_c=

Classification
 USCS= AASHTO=

Remarks

* (no specification provided)

Source of Sample: Test Boring No. 5
Sample Number: 3-SS

Depth: 4.5-6 ft.

Date: 4-15-2011

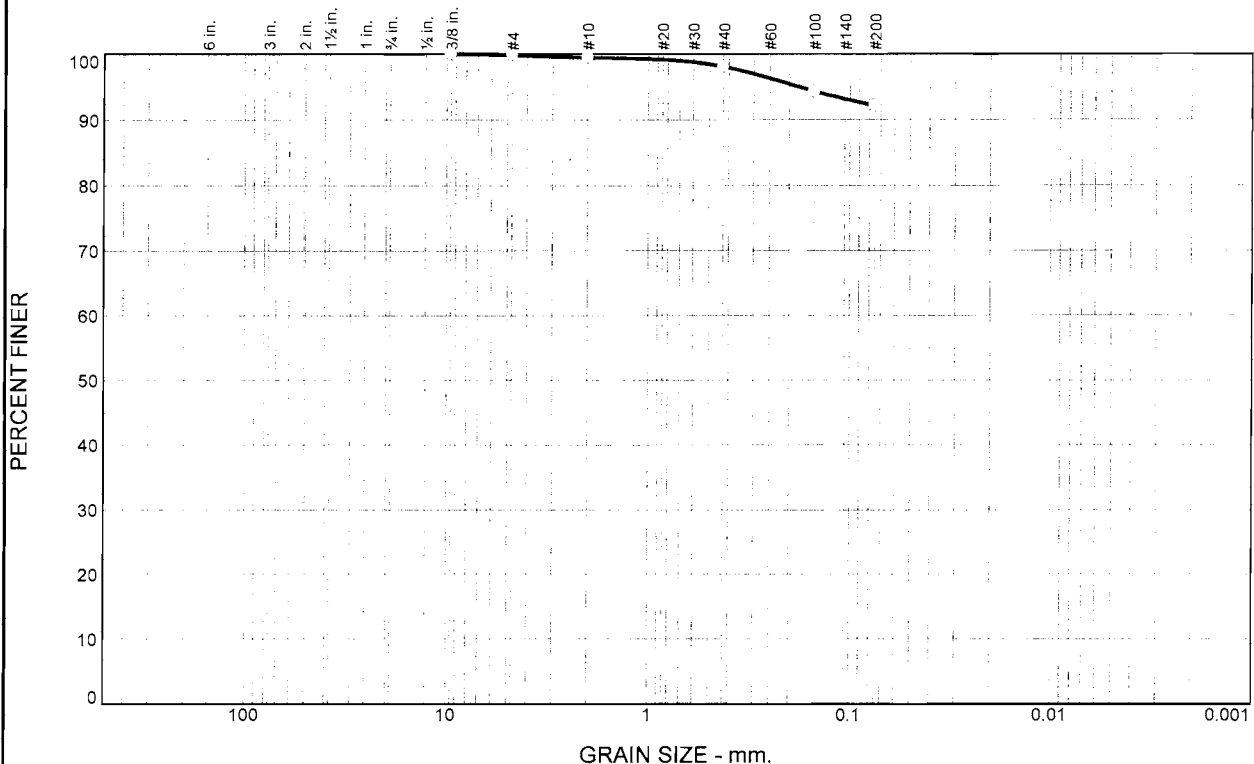
GILES
ENGINEERING ASSOC., INC.
Waukesha, Wisconsin

Client: Banker Wire
Project: Banker Wire Addition

Project No: 1G-1107008

Figure 3

Particle Size Distribution Report



% +3"		% Gravel		% Sand			% Fines	
Coarse	Fine	Coarse	Medium	Fine	Silt	Clay		
0.0	0.0	0.2	0.4	1.4	5.9	92.1		

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
.375	100.0		
#4	99.8		
#10	99.4		
#40	98.0		
#100	94.3		
#200	92.1		

Material Description
10 YR 5/4 Silty Clay Loam

Atterberg Limits
 PL= LL= PI=

Coefficients
 D₉₀= D₈₅= D₆₀=
 D₅₀= D₃₀= D₁₅=
 D₁₀= C_u= C_c=

Classification
 USCS= AASHTO=

Remarks

* (no specification provided)

Source of Sample: Test Boring No. 5
Sample Number: 2-SS

Depth: 2-3.5 ft.

Date: 7-15-2011

GILES
ENGINEERING ASSOC., INC.
Waukesha, Wisconsin

Client: Banker Wire
Project: Banker Wire Addition

Project No: 1G-1107008

Figure 2

RECORD OF SUBSURFACE EXPLORATION



**GILES ENGINEERING
ASSOCIATES, INC.**

Milwaukee Los Angeles
Dallas Atlanta
Washington, D.C. Orlando

BORING NO. & LOCATION:

1

PROJECT:

Banker Wire Addition

SURFACE ELEVATION:

100.6±

PROJECT LOCATION:

600 Perkins Drive

COMPLETION DATE:

7/14/11

Mukwonago, Wisconsin

FIELD REPRESENTATIVE:

Charles Rens

GILES PROJECT NUMBER: 1G-1107008

MATERIAL DESCRIPTION	Feet Below Surface	Sample No. & Type	N	q _u (tsf)	q _p (tsf)	q _s (tsf)	w (%)	PID	NOTES
10"± Dark Brown Clayey Silt with fine Roots (Topsoil) - Damp		1-SS	13		4.5+		14		
Brown and Gray mottled Silty Clay with thin Gray-Brown Silt lenses - Moist		2-SS	11	3.6	3.2		19		
Gray Silty Clay, trace to little Sand and Gravel - Moist	5	3-SS	19		1.4		12		
		4-SS	13		1.4	0.6	10		
Gray Silty fine Sand layer at 8± Feet Wet at 10± Feet	10	5-SS	10	1.2	0.8	0.5	12		
Gray Silt, trace Sand - Moist									
	15	6-SS	53		2.0		16		

Boring Terminated at 16 Feet

WATER OBSERVATION DATA

REMARKS

WATER ENCOUNTERED DURING DRILLING: None

WATER LEVEL AFTER REMOVAL: None

CAVE DEPTH AFTER REMOVAL: 13.5 ft.

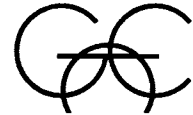
WATER LEVEL AFTER HOUR:

CAVE DEPTH AFTER HOUR:

NORMAL BORING LOGS 1G1107008.GPJ GIL_CORP.GDT 7/20/11

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test borings is shown on the Boring Location Plan.

RECORD OF SUBSURFACE EXPLORATION



**GILES ENGINEERING
ASSOCIATES, INC.**

Milwaukee Los Angeles
Dallas Atlanta
Washington, D.C. Orlando

BORING NO. & LOCATION:

2

SURFACE ELEVATION:

100.7±

COMPLETION DATE:

7/14/11

FIELD REPRESENTATIVE:

Charles Rens

PROJECT:

Banker Wire Addition

PROJECT LOCATION:

600 Perkins Drive

Mukwonago, Wisconsin

GILES PROJECT NUMBER: 1G-1107008

MATERIAL DESCRIPTION	Feet Below Surface	Sample No. & Type	N	q _u (tsf)	q _b (tsf)	q _s (tsf)	w (%)	PID	NOTES
11"± Dark Brown Clayey Silt with fine Roots (Topsoil Fill) - Damp		1-SS	9				14		
Gray-Brown Silty fine Sand, trace to some medium to coarse Sand and Gravel - Moist		2-SS	26						
Wet at 4½± Feet	5	3-SS	10						
		4-SS	6						
Gray-Brown Silty Clay, trace Sand and Gravel - Wet	10	5-SS	7		2.2		13		
Gray Silty Clay, trace Sand and Gravel - Very Moist									
Gray Clayey Silt, trace Sand and Gravel - Wet	15	6-SS	11				15		Poor Sample Recovery

Boring Terminated at 16 Feet

WATER OBSERVATION DATA

REMARKS

WATER ENCOUNTERED DURING DRILLING: 4.5 ft.

WATER LEVEL AFTER REMOVAL: None

CAVE DEPTH AFTER REMOVAL: 3.0 ft.

WATER LEVEL AFTER HOUR:

CAVE DEPTH AFTER HOUR:

NORMAL BORING LOGS 1G1107008.GPJ GIL_CORP.GDT 7/20/11

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test borings is shown on the Boring Location Plan.

RECORD OF SUBSURFACE EXPLORATION



**GILES ENGINEERING
ASSOCIATES, INC.**

Milwaukee Los Angeles
Dallas Atlanta
Washington, D.C. Orlando

BORING NO. & LOCATION:

3

PROJECT:

Banker Wire Addition

SURFACE ELEVATION:

104.1±

PROJECT LOCATION:

600 Perkins Drive

COMPLETION DATE:

7/14/11

Mukwonago, Wisconsin

FIELD REPRESENTATIVE:

Charles Rens

GILES PROJECT NUMBER: 1G-1107008

MATERIAL DESCRIPTION	Feet Below Surface	Sample No. & Type	N	q _u (tsf)	q _p (tsf)	q _s (tsf)	w (%)	PID	NOTES
6"± Dark Brown Clayey Silt with fine Roots (Topsoil Fill) - Damp		1-SS	7	1.5	4.2		11		
Brown and Gray mottled Clayey Silt, trace Gravel (Fill) - Moist		2-SS	12	6.1	4.5+		14		
Brown and Gray mottled Silty Clay to Clayey Silt, trace Sand and Gravel - Moist	5	3-SS	32						
Brown Silty fine Sand, little fine to coarse Gravel - Wet		4-SS	18		0.8	0.3	13		
Brown Silty Clay to Clayey Silt, little Sand and Gravel - Wet	10	5-SS	28		0.5	0.4	13		Poor Sample Recovery
Gray Silty Clay, little Sand and Gravel - Wet	15	6-SS	24						

Boring Terminated at 16 Feet

WATER OBSERVATION DATA

REMARKS

WATER ENCOUNTERED DURING DRILLING: 5.0 ft.

WATER LEVEL AFTER REMOVAL: 11.0 ft.

CAVE DEPTH AFTER REMOVAL: 14.0 ft.

WATER LEVEL AFTER HOUR:

CAVE DEPTH AFTER HOUR:

NORMAL BORING LOGS 1G1107008.GPJ GIL_CORP.GDT 7/20/11

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test borings is shown on the Boring Location Plan.

RECORD OF SUBSURFACE EXPLORATION



**GILES ENGINEERING
ASSOCIATES, INC.**

Milwaukee Los Angeles
Dallas Atlanta
Washington, D.C. Orlando

BORING NO. & LOCATION:

4

PROJECT:

Banker Wire Addition

SURFACE ELEVATION:

99.3±

PROJECT LOCATION:

600 Perkins Drive

COMPLETION DATE:

7/14/11

Mukwonago, Wisconsin

FIELD REPRESENTATIVE:

Charles Rens

GILES PROJECT NUMBER: 1G-1107008

MATERIAL DESCRIPTION	Feet Below Surface	Sample No. & Type	N	q _u (tsf)	q _p (tsf)	q _s (tsf)	w (%)	PID	NOTES
6"± Black Clayey Silt with fine Roots (Topsoil) - Damp		1-SS	26		4.5		8		
Brown and Gray mottled Silty Clay, little Sand and Gravel - Moist		2-SS	17		3.3		11		
Brown fine Sandy Silt, little fine to coarse Gravel - Wet	5	3-SS	39				19		
Brown Silty fine Sand - Wet		4-SS	25						
	10	5-SS	27						
	15	6-SS	29						

Boring Terminated at 16 Feet

WATER OBSERVATION DATA

REMARKS

WATER ENCOUNTERED DURING DRILLING: 5.0 ft.

WATER LEVEL AFTER REMOVAL: 5.0 ft.

CAVE DEPTH AFTER REMOVAL: 10.0 ft.

WATER LEVEL AFTER HOUR:

CAVE DEPTH AFTER HOUR:

NORMAL BORING LOGS 1G1107008.GPJ GIL CORP.GDT 7/20/11

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test borings is shown on the Boring Location Plan.

RECORD OF SUBSURFACE EXPLORATION



**GILES ENGINEERING
ASSOCIATES, INC.**

Milwaukee Los Angeles
Dallas Atlanta
Washington, D.C. Orlando

BORING NO. & LOCATION:

5

PROJECT:

Banker Wire Addition

SURFACE ELEVATION:

102.9±

PROJECT LOCATION:

600 Perkins Drive

COMPLETION DATE:

7/14/11

Mukwonago, Wisconsin

FIELD REPRESENTATIVE:

Charles Rens

GILES PROJECT NUMBER: 1G-1107008

MATERIAL DESCRIPTION	Feet Below Surface	Sample No. & Type	N	q _u (tsf)	q _p (tsf)	q _s (tsf)	w (%)	PID	NOTES
6"± Dark Brown Clayey Silt with fine Roots (Topsoil) - Damp		1-SS	11						
Brown and Gray mottled Silty Clay, trace Sand and Gravel - Damp		2-SS	20		4.5+		13		See Figure 2
Brown Clayey Silt, some fine to coarse Sand, little fine Gravel - Wet	5	3-SS	11		1.0	0.1	10		See Figure 3
Brown Silty fine Sand, trace coarse Gravel - Wet		4-SS	25						
	10	5-SS	26						
		6-SS	20						
Brown fine Sandy Silt - Wet	15	7-SS	16						
Gray Clayey Silt, little Sand, trace Gravel - Moist									
	20	8-SS	34	3.1	3.1		11		

Boring Terminated at 21 Feet

WATER OBSERVATION DATA

REMARKS

WATER ENCOUNTERED DURING DRILLING: 6.0 ft.

WATER LEVEL AFTER REMOVAL: 9.0 ft.

CAVE DEPTH AFTER REMOVAL: 10.0 ft.

WATER LEVEL AFTER HOUR:

CAVE DEPTH AFTER HOUR:

NORMAL BORING LOGS 1G1107008.GPJ GIL CORP. GDT 7/20/11

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test borings is shown on the Boring Location Plan.

SOIL EVALUATION - STORM
in accordance with Comm 82.365 & 85, Wis. Adm. Code

Attach complete site plan on paper not less than 8½ x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and BM referenced to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

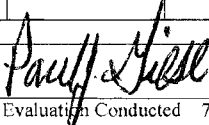
Property Owner CI Banker Wire and Iron Works				Property Location Govt. Lot: Part of NE ¼ of S 26 T 5 N R 18 E and Part of NW ¼ of S 25 T 5 N R 18 E			
Property Owner's Mailing Address 600 Perkins Drive				Lot # 1	Block #	Subd. Name or CSM# CSM # 7231 Vol 61/104	
City Mukwonago	State WI	Zip Code 53149	Phone Number ()	☐ City Mukwonago	☒ Village	☐ Town	Nearest Road McKenzie Road

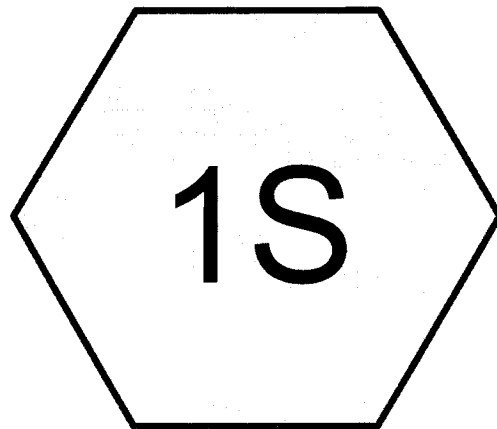
Drainage area _____ ☐ sq. ft. ☐ acres Optional: Test Site Suitable for (check all that apply) ☐ Irrigation ☐ Bioretention trench ☐ Trench(es) ☐ Rain garden ☐ Grassed swale ☐ Reuse ☐ Infiltration trench ☐ SDS (>15' wide) ☐ Other _____	Hydraulic Application Test Method: ☒ Morphological Evaluation ☐ Double-Ring Infiltrometer ☐ Other (specify) _____
---	--

☒ Boring
☐ Pit Ground surface elev. 102.9 ft. Depth to limiting factor 6 in.

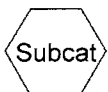
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate
									Inches/Hr.
A	6	10YR 3/2		cl	2, f, bk	mfr	as	< 5	0.03
B	48	10YR 5/4	10 YR 7/1 C, 2, d spots	sicl	ma	mfi	cw	< 5	0.04
C1	72	10YR 5/4		cl	ma	mvfr	gw	< 5	0.03
C2	168	10YR 4/4		ls	2, m, gr	mvfr	gw	< 5	1.63
C3	204	10 YR 5/4		sl	ma	mfr	gw	< 5	0.5
C4	252	10 Y/R 4/2		sicl	ma	mfi	gw	< 5	0.07
Note: Groundwater encountered at 6± feet at time of drilling. Hydrostatic water table considered to be at 4± feet below grade based on soil coloration and moisture content.									

☐ Obs. #	☐ Boring ☐ Pit Ground surface elev. _____ ft.	Depth to limiting factor _____ in.	Hydraulic App. Rate						
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Inches/Hr.

CST/PSS Name (Please Print) Paul J. Giese	Signature 	CST/PSS Number 41442
Address N8 W22350 Johnson Road, Waukesha, WI 53186	Date Evaluation Conducted 7-14-11	Telephone Number (262) 544 0118



EXISTING



Drainage Diagram for CJE1136-EXST
Prepared by CJ Engineering, LLC 7/20/2011
HydroCAD® 7.10 s/n 003450 © 2005 HydroCAD Software Solutions LLC

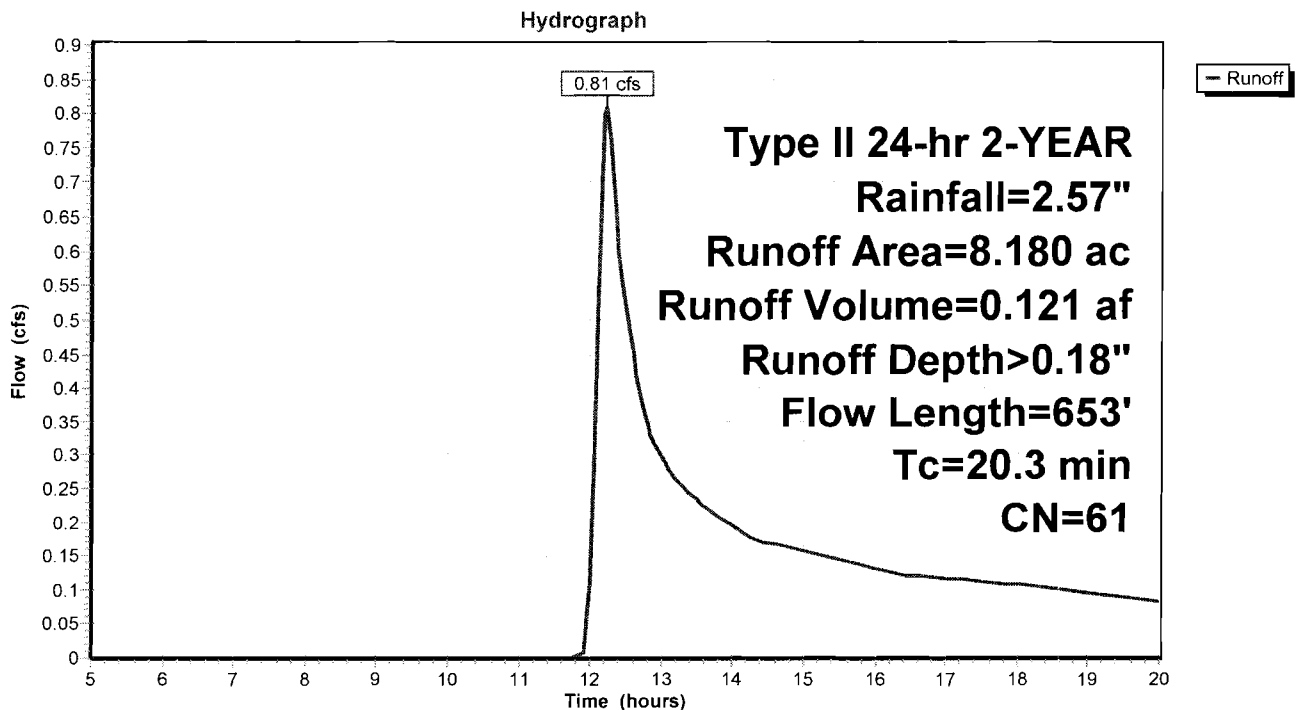
Subcatchment 1S: EXISTING

Runoff = 0.81 cfs @ 12.22 hrs, Volume= 0.121 af, Depth> 0.18"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=2.57"

Area (ac)	CN	Description
8.180	61	>75% Grass cover, Good, HSG B

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.6	225	0.0489	0.3		Sheet Flow, A-B Grass: Short n= 0.150 P2= 2.57"
1.7	237	0.0220	2.4		Shallow Concentrated Flow, B-C Unpaved Kv= 16.1 fps
4.0	191	0.0025	0.8		Shallow Concentrated Flow, C-D Unpaved Kv= 16.1 fps
20.3	653	Total			

Subcatchment 1S: EXISTING

Subcatchment 1S: EXISTING

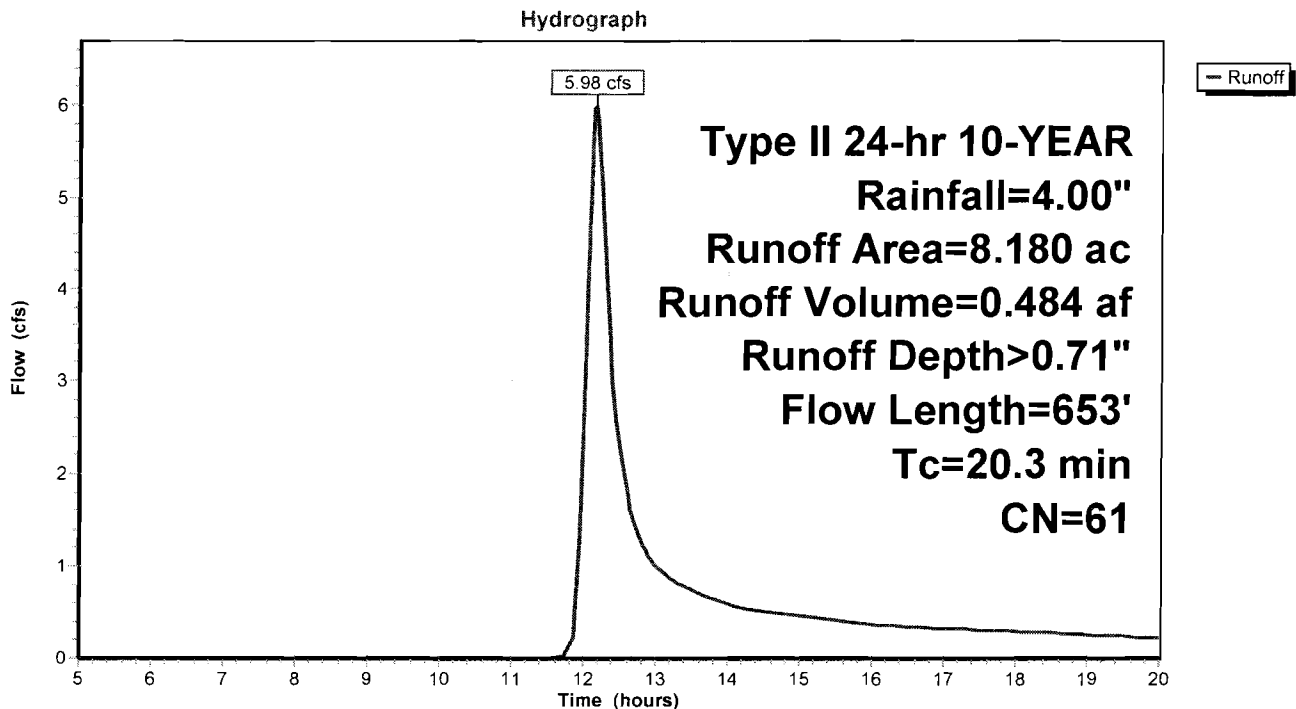
Runoff = 5.98 cfs @ 12.16 hrs, Volume= 0.484 af, Depth> 0.71"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type II 24-hr 10-YEAR Rainfall=4.00"

Area (ac)	CN	Description
8.180	61	>75% Grass cover, Good, HSG B

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.6	225	0.0489	0.3		Sheet Flow, A-B Grass: Short n= 0.150 P2= 2.57"
1.7	237	0.0220	2.4		Shallow Concentrated Flow, B-C Unpaved Kv= 16.1 fps
4.0	191	0.0025	0.8		Shallow Concentrated Flow, C-D Unpaved Kv= 16.1 fps
20.3	653	Total			

Subcatchment 1S: EXISTING

Subcatchment 1S: EXISTING

Runoff = 14.70 cfs @ 12.15 hrs, Volume= 1.062 af, Depth> 1.56"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

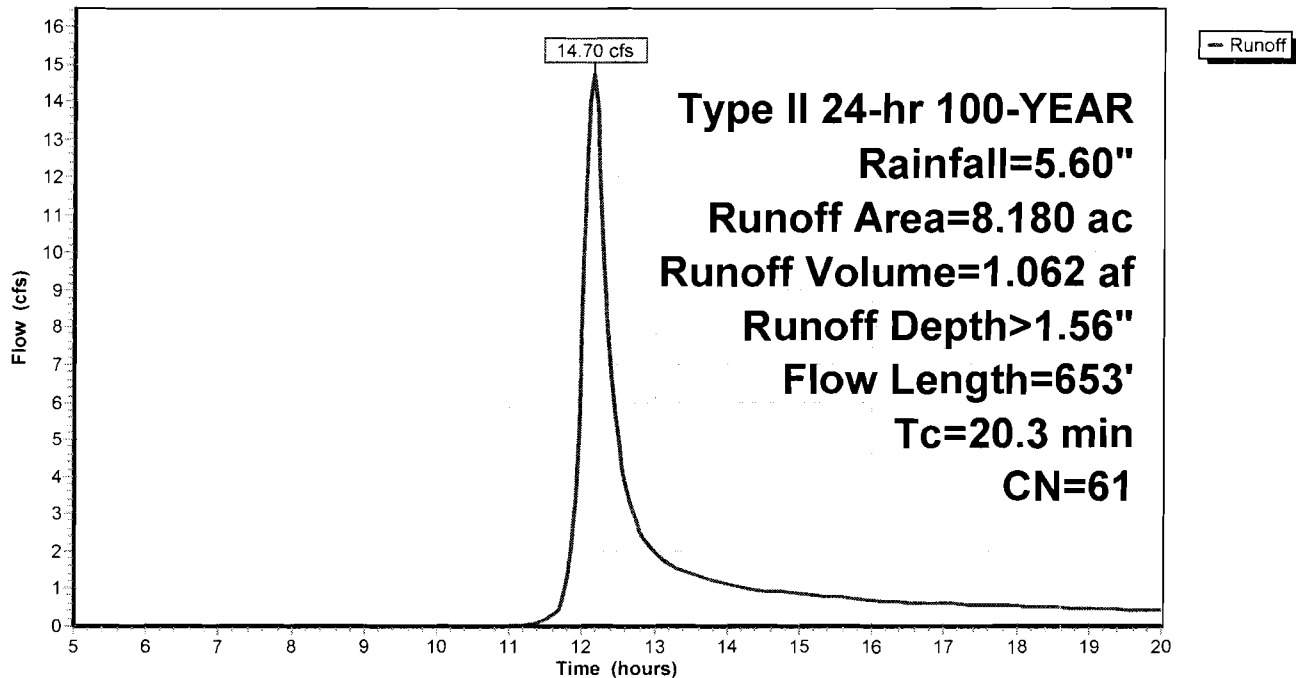
Type II 24-hr 100-YEAR Rainfall=5.60"

Area (ac)	CN	Description
8.180	61	>75% Grass cover, Good, HSG B

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.6	225	0.0489	0.3		Sheet Flow, A-B Grass: Short n= 0.150 P2= 2.57"
1.7	237	0.0220	2.4		Shallow Concentrated Flow, B-C Unpaved Kv= 16.1 fps
4.0	191	0.0025	0.8		Shallow Concentrated Flow, C-D Unpaved Kv= 16.1 fps
20.3	653	Total			

Subcatchment 1S: EXISTING

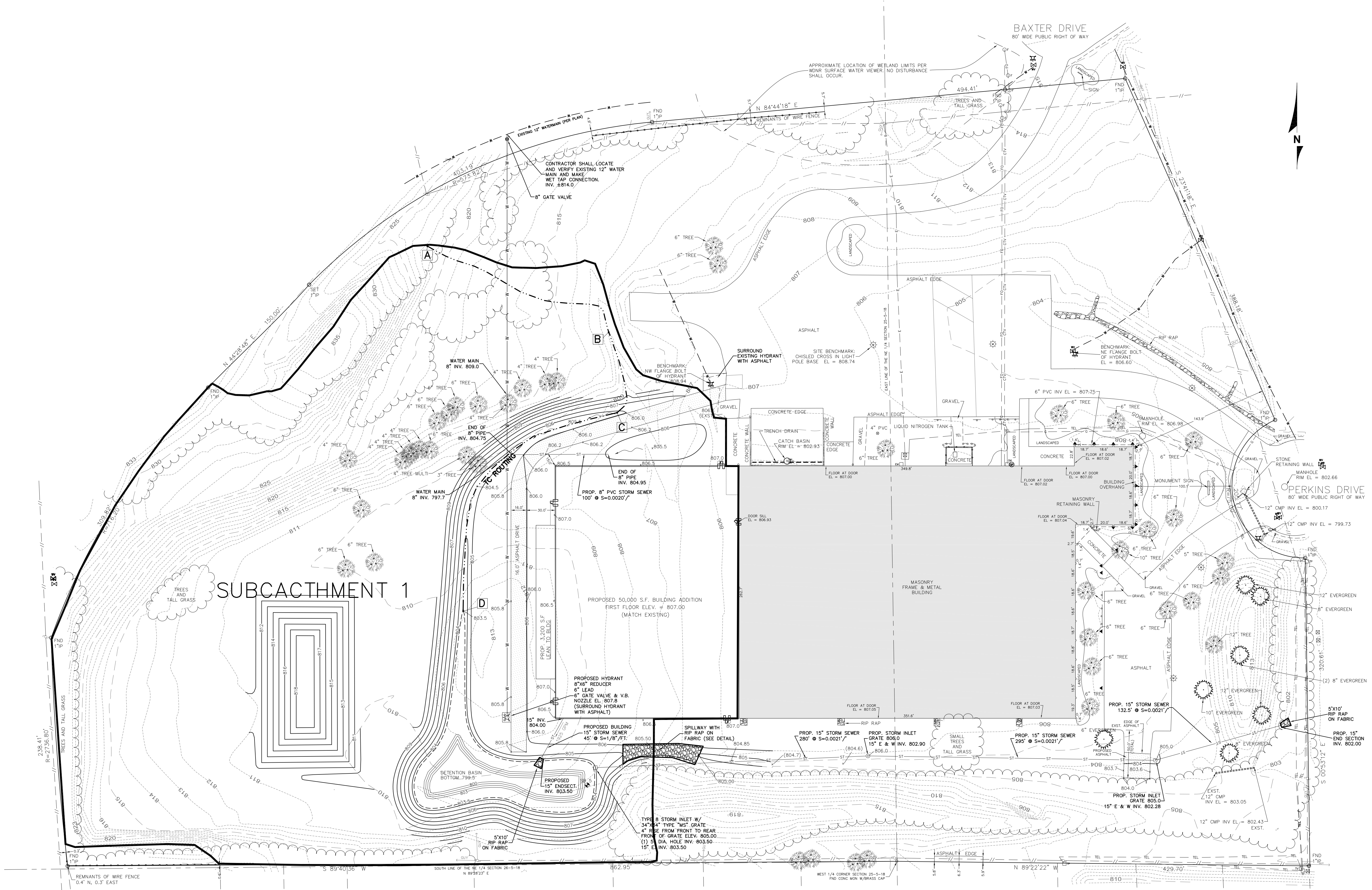
Hydrograph



APPENDIX C

Proposed Conditions

LEGAL DESCRIPTION
LOT 1 OF CERTIFIED SURVEY MAP NO. 7231, IN THE NORTHEAST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 25, IN TOWNSHIP 5 NORTH, RANGE 18
EAST, IN THE VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.
CONTAINS: 20.00 ACRES

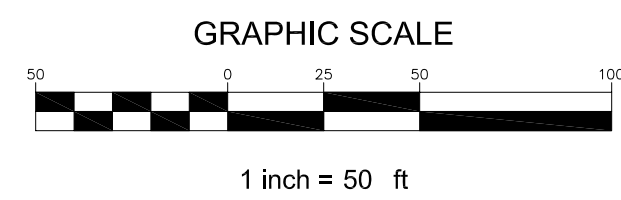


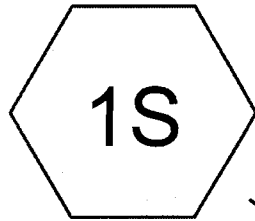
TO OBTAIN LOCATION OF
PARTICIPATING CONSTRUCTION
FACILITIES, CONTACT THE
FACILITY TO BE LOCATED.

CALL DOWNEY ROUTINE
TOLL FREE
1-800-242-8011

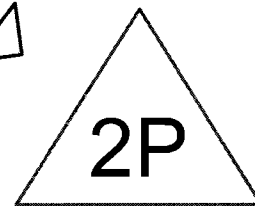
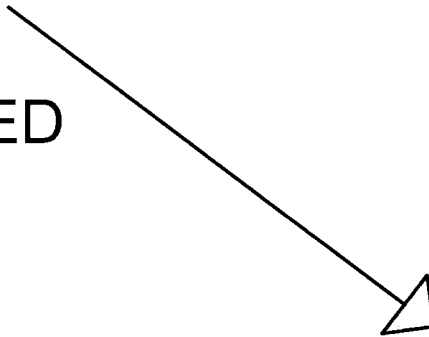
MS. SHAWNEE 162.070.974
NOTICE: BEFORE ANY EXCAVATION
MILWAUKEE AREA 250-1181

LEGEND	
---887---	EXISTING CONTOUR
---885---	PROPOSED CONTOUR
x 880.5	PROPOSED ELEVATION
---ST---	PROPOSED STORM SEWER

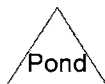




PROPOSED



Detention Basin



Drainage Diagram for CJE1136R1-PROP
Prepared by CJ Engineering, LLC 7/20/2011
HydroCAD® 7.10 s/n 003450 © 2005 HydroCAD Software Solutions LLC

CJE1136R2-PROP

Type II 24-hr 2-YEAR Rainfall=2.57"

Prepared by CJ Engineering, LLC

Page 1

HydroCAD® 7.10 s/n 003450 © 2005 HydroCAD Software Solutions LLC

8/29/2011

Subcatchment 1S: PROPOSED

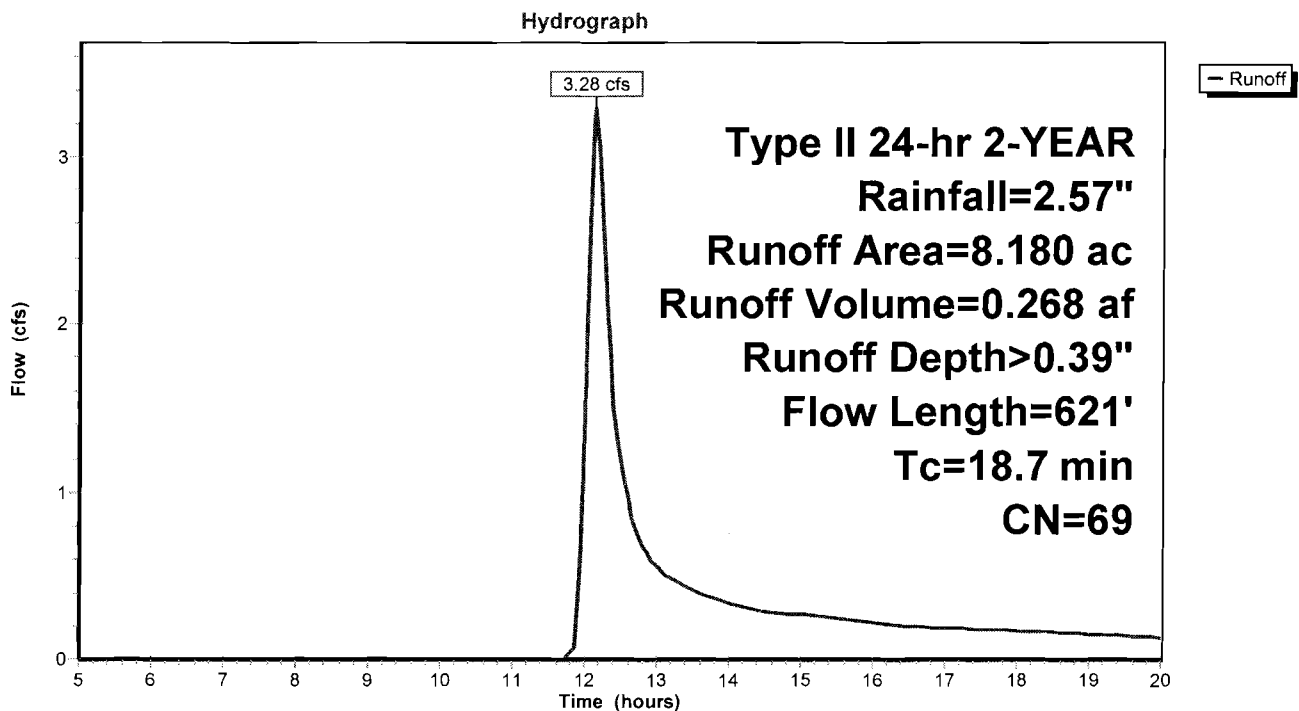
Runoff = 3.28 cfs @ 12.15 hrs, Volume= 0.268 af, Depth> 0.39"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type II 24-hr 2-YEAR Rainfall=2.57"

Area (ac)	CN	Description
1.410	98	Paved parking & roofs
0.262	98	Pond
6.508	61	>75% Grass cover, Good, HSG B
8.180	69	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.6	225	0.0489	0.3		Sheet Flow, A-B Grass: Short n= 0.150 P2= 2.57"
0.4	96	0.0520	3.7		Shallow Concentrated Flow, B-C Unpaved Kv= 16.1 fps
3.7	300	0.0083	1.4		Shallow Concentrated Flow, C-D Grassed Waterway Kv= 15.0 fps
18.7	621	Total			

Subcatchment 1S: PROPOSED

Pond 2P: Detention Basin

Inflow Area = 8.180 ac, Inflow Depth > 0.39" for 2-YEAR event
 Inflow = 3.28 cfs @ 12.15 hrs, Volume= 0.268 af
 Outflow = 0.32 cfs @ 14.15 hrs, Volume= 0.180 af, Atten= 90%, Lag= 119.8 min
 Primary = 0.32 cfs @ 14.15 hrs, Volume= 0.180 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 803.94' @ 14.15 hrs Surf.Area= 13,164 sf Storage= 5,452 cf
 Plug-Flow detention time= 196.3 min calculated for 0.180 af (67% of inflow)
 Center-of-Mass det. time= 113.3 min (957.6 - 844.4)

Volume	Invert	Avail.Storage	Storage Description
#1	803.50'	49,883 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
803.50	11,450	0	0
804.00	13,385	6,209	6,209
805.00	18,345	15,865	22,074
805.50	26,290	11,159	33,233
806.00	40,310	16,650	49,883

Device	Routing	Invert	Outlet Devices
#1	Primary	803.50'	15.0" x 720.0' long Culvert CPP, square edge headwall, Ke= 0.500 Outlet Invert= 802.00' S= 0.0021 '/' Cc= 0.900 n= 0.010 PVC, smooth interior
#2	Device 1	803.50'	5.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	805.00'	2.8' long x 2.8' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.46 2.59 2.65 2.64 2.65 2.64 2.66 2.71 2.70 2.74 2.84 2.97 3.06 3.17 3.32
#4	Secondary	805.50'	50.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

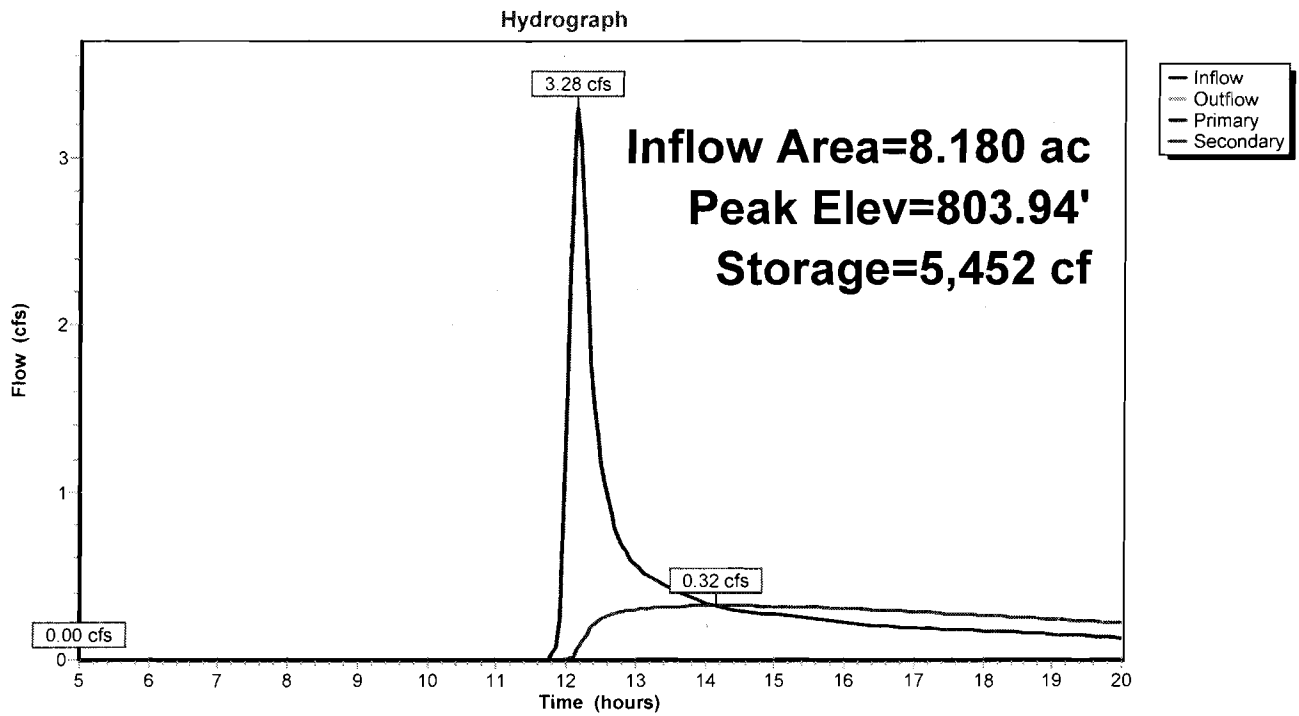
Primary OutFlow Max=0.32 cfs @ 14.15 hrs HW=803.94' (Free Discharge)

↑ **1=Culvert** (Passes 0.32 cfs of 0.59 cfs potential flow)
 ↑ **2=Orifice/Grate** (Orifice Controls 0.32 cfs @ 2.3 fps)
 ↑ **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=803.50' (Free Discharge)

↑ **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2P: Detention Basin



Subcatchment 1S: PROPOSED

Runoff = 11.23 cfs @ 12.13 hrs, Volume= 0.773 af, Depth> 1.13"

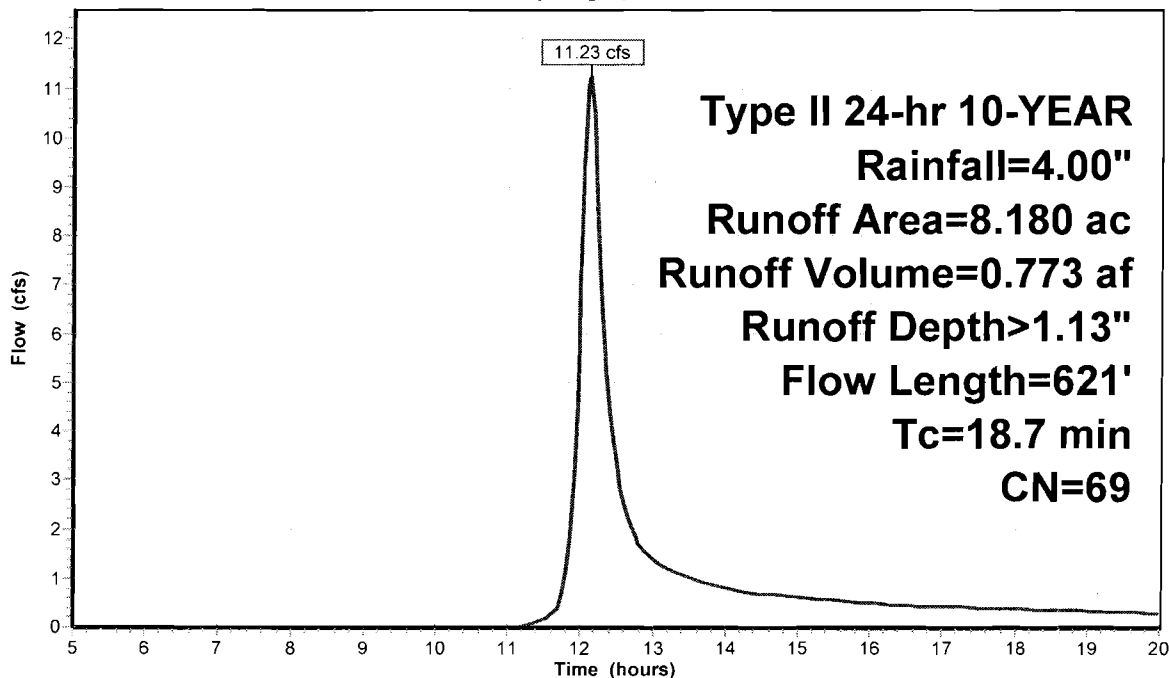
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.00"

Area (ac)	CN	Description
1.410	98	Paved parking & roofs
0.262	98	Pond
6.508	61	>75% Grass cover, Good, HSG B
8.180	69	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.6	225	0.0489	0.3		Sheet Flow, A-B Grass: Short n= 0.150 P2= 2.57"
0.4	96	0.0520	3.7		Shallow Concentrated Flow, B-C Unpaved Kv= 16.1 fps
3.7	300	0.0083	1.4		Shallow Concentrated Flow, C-D Grassed Waterway Kv= 15.0 fps
18.7	621	Total			

Subcatchment 1S: PROPOSED

Hydrograph



Pond 2P: Detention Basin

Inflow Area = 8.180 ac, Inflow Depth > 1.13" for 10-YEAR event
 Inflow = 11.23 cfs @ 12.13 hrs, Volume= 0.773 af
 Outflow = 0.70 cfs @ 14.36 hrs, Volume= 0.437 af, Atten= 94%, Lag= 134.2 min
 Primary = 0.70 cfs @ 14.36 hrs, Volume= 0.437 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 804.84' @ 14.36 hrs Surf.Area= 17,550 sf Storage= 19,197 cf
 Plug-Flow detention time= 227.8 min calculated for 0.437 af (56% of inflow)
 Center-of-Mass det. time= 141.6 min (960.8 - 819.1)

Volume	Invert	Avail.Storage	Storage Description
#1	803.50'	49,883 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
803.50	11,450	0	0
804.00	13,385	6,209	6,209
805.00	18,345	15,865	22,074
805.50	26,290	11,159	33,233
806.00	40,310	16,650	49,883

Device	Routing	Invert	Outlet Devices
#1	Primary	803.50'	15.0" x 720.0' long Culvert CPP, square edge headwall, Ke= 0.500 Outlet Invert= 802.00' S= 0.0021 ' /' Cc= 0.900 n= 0.010 PVC, smooth interior
#2	Device 1	803.50'	5.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	805.00'	2.8' long x 2.8' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.46 2.59 2.65 2.64 2.65 2.64 2.66 2.71 2.70 2.74 2.84 2.97 3.06 3.17 3.32
#4	Secondary	805.50'	50.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.70 cfs @ 14.36 hrs HW=804.84' (Free Discharge)

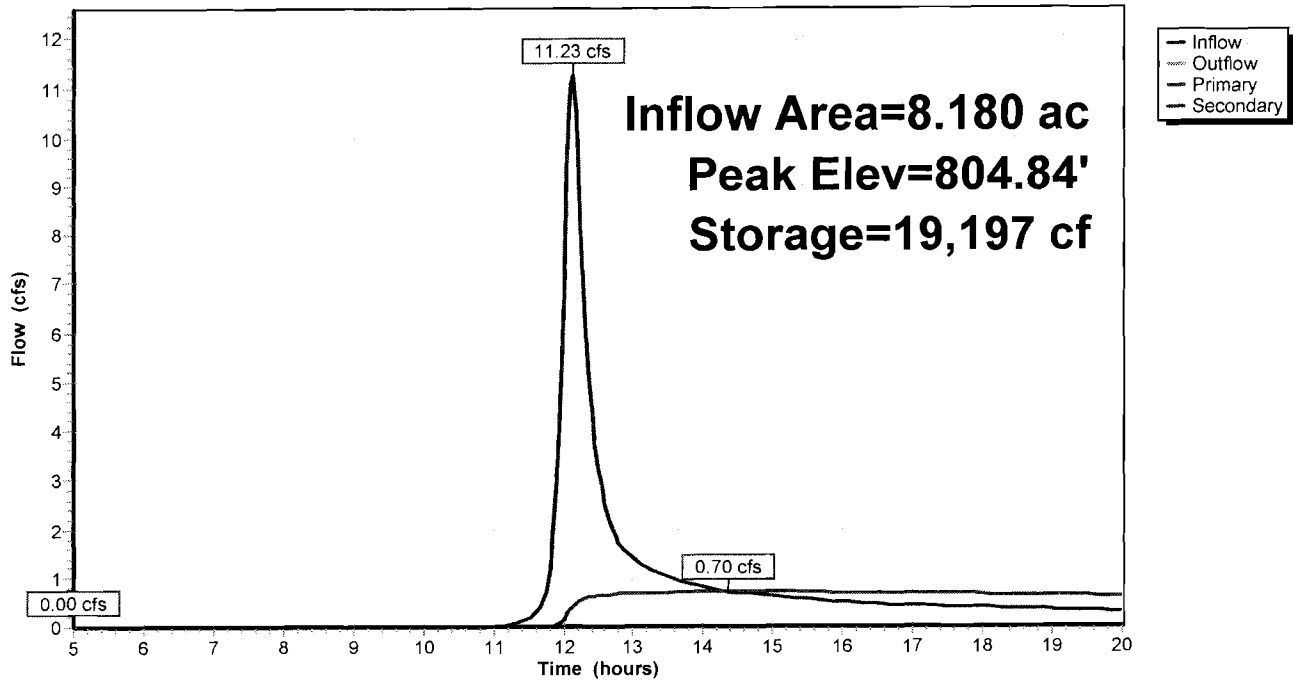
↑ **1=Culvert** (Passes 0.70 cfs of 3.80 cfs potential flow)
 ↑ **2=Orifice/Grate** (Orifice Controls 0.70 cfs @ 5.1 fps)
 ↑ **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=803.50' (Free Discharge)

↑ **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2P: Detention Basin

Hydrograph



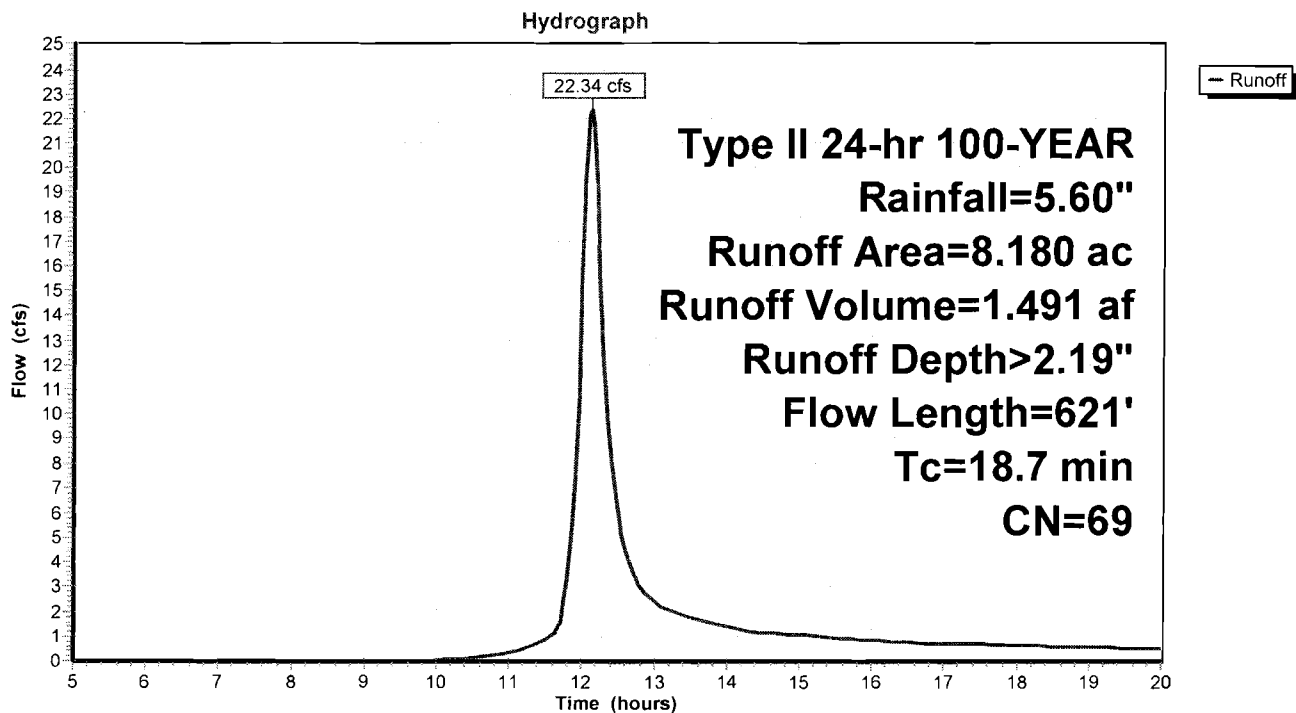
Subcatchment 1S: PROPOSED

Runoff = 22.34 cfs @ 12.12 hrs, Volume= 1.491 af, Depth> 2.19"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=5.60"

Area (ac)	CN	Description
1.410	98	Paved parking & roofs
0.262	98	Pond
6.508	61	>75% Grass cover, Good, HSG B
8.180	69	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.6	225	0.0489	0.3		Sheet Flow, A-B Grass: Short n= 0.150 P2= 2.57"
0.4	96	0.0520	3.7		Shallow Concentrated Flow, B-C Unpaved Kv= 16.1 fps
3.7	300	0.0083	1.4		Shallow Concentrated Flow, C-D Grassed Waterway Kv= 15.0 fps
18.7	621	Total			

Subcatchment 1S: PROPOSED

Pond 2P: Detention Basin

Inflow Area = 8.180 ac, Inflow Depth > 2.19" for 100-YEAR event
 Inflow = 22.34 cfs @ 12.12 hrs, Volume= 1.491 af
 Outflow = 3.41 cfs @ 12.73 hrs, Volume= 0.998 af, Atten= 85%, Lag= 36.6 min
 Primary = 3.41 cfs @ 12.73 hrs, Volume= 0.998 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 805.49' @ 12.73 hrs Surf.Area= 26,174 sf Storage= 33,041 cf
 Plug-Flow detention time= 163.7 min calculated for 0.994 af (67% of inflow)
 Center-of-Mass det. time= 91.8 min (897.3 - 805.5)

Volume	Invert	Avail. Storage	Storage Description
#1	803.50'	49,883 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
803.50	11,450	0	0
804.00	13,385	6,209	6,209
805.00	18,345	15,865	22,074
805.50	26,290	11,159	33,233
806.00	40,310	16,650	49,883

Device	Routing	Invert	Outlet Devices
#1	Primary	803.50'	15.0" x 720.0' long Culvert CPP, square edge headwall, Ke= 0.500 Outlet Invert= 802.00' S= 0.0021 ' /' Cc= 0.900 n= 0.010 PVC, smooth interior
#2	Device 1	803.50'	5.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	805.00'	2.8' long x 2.8' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.46 2.59 2.65 2.64 2.65 2.64 2.66 2.71 2.70 2.74 2.84 2.97 3.06 3.17 3.32
#4	Secondary	805.50'	50.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=3.41 cfs @ 12.73 hrs HW=805.49' (Free Discharge)

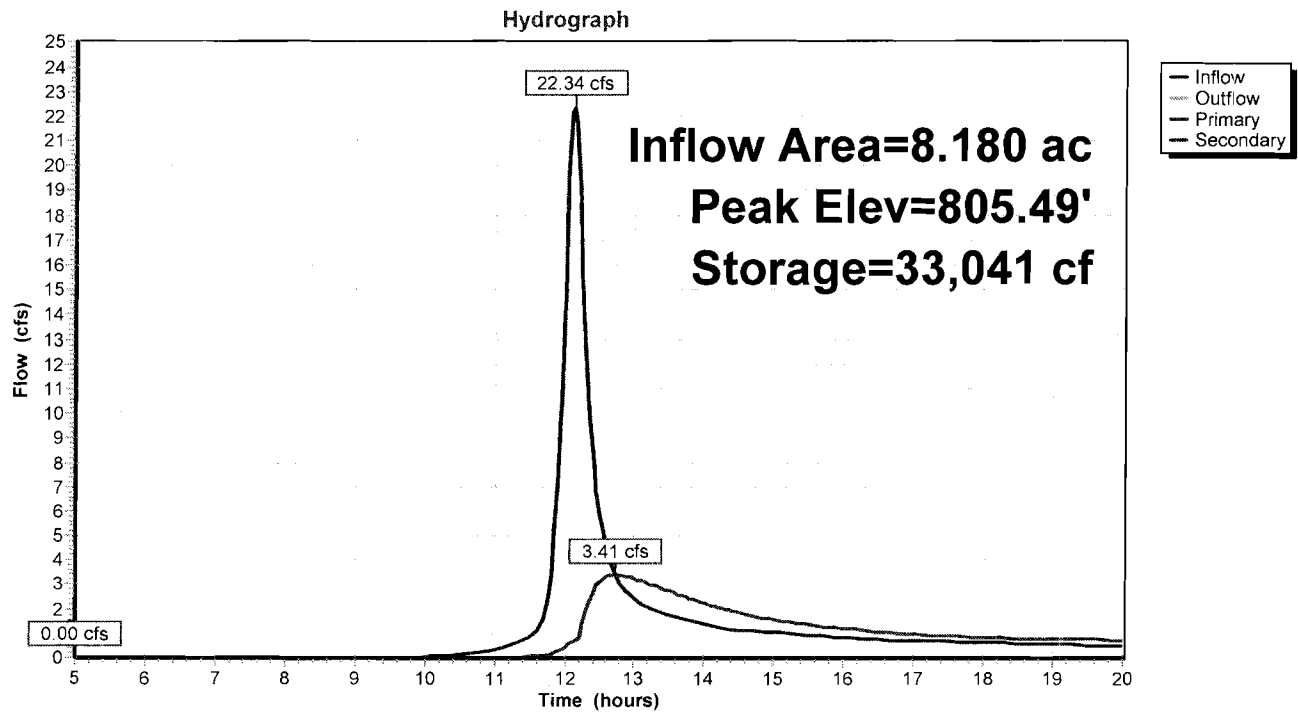
1=Culvert (Passes 3.41 cfs of 4.36 cfs potential flow)

2=Orifice/Grate (Orifice Controls 0.88 cfs @ 6.4 fps)

3=Broad-Crested Rectangular Weir (Weir Controls 2.53 cfs @ 1.8 fps)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=803.50' (Free Discharge)

4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: Detention Basin

CJE1136R0 -Banker Wire - Output Summary.txt

SLAMM for windows Version 9.4.0

(c) Copyright Robert Pitt and John Voorhees 2003

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Data file name: Z:\winSLAMM\CJE1136R0 -Banker Wire.dat

Data file description: CJE1136 - Banker Wire

Rain file name: C:\Program Files\winSLAMM\Rain Files\WI Milwaukee 69.RAN

Particulate Solids Concentration file name: C:\Program Files\winSLAMM\WI_AVG01.psc

Runoff Coefficient file name: C:\Program Files\winSLAMM\WI_SL06 Dec06.rsv

Particulate Residue Delivery file name: C:\Program Files\winSLAMM\WI_DLV01.prr

Residential Street Delivery file name: C:\Program Files\winSLAMM\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\Program Files\winSLAMM\WI_Res and Other Urban Dec06.std

Commercial Street Delivery file name: C:\Program Files\winSLAMM\WI_Res and Other Urban Dec06.std

Industrial Street Delivery file name: C:\Program Files\winSLAMM\WI_Res and Other Urban Dec06.std

Other Urban Street Delivery file name: C:\Program Files\winSLAMM\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\Program Files\winSLAMM\WI_Res and Other Urban Dec06.std

Pollutant Relative Concentration file name: C:\Program Files\winSLAMM\WI_GEO01.ppd

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Model Run Start Date: 03/28/69 Model Run End Date: 12/06/69

Date of run: 08-29-2011 Time of run: 10:06:21

Total Area Modeled (acres): 7.92

Years in Model Run: 0.67

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Source Area Total without Controls:	100910	0 %	46.73	294.4	0 %
Total Before Drainage System:	100910	0.00%	46.73	294.4	0.00%
Total After Drainage System:	100910	0.00%	46.73	294.4	0.00%
Total After Outfall Controls:	100910	0.00%	6.405	40.35	86.29%
Annualized Total After Outfall Controls:	151573			60.60	

CJE1136R0 -Banker Wire.INP

Data file name: Z:\winSLAMM\CJE1136R0 -Banker Wire.dat

SLAMM Version 9.4.0

Rain file name: C:\Program Files\winSLAMM\Rain Files\WI Milwaukee 69.RAN

Particulate Solids Concentration file name: C:\Program Files\winSLAMM\WI_AVG01.psc

Runoff Coefficient file name: C:\Program Files\winSLAMM\WI_SL06 Dec06.rsv

Particulate Residue Delivery file name: C:\Program Files\winSLAMM\WI_DLV01.prr

Residential Street Delivery file name: C:\Program Files\winSLAMM\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\Program Files\winSLAMM\WI_Res and Other Urban Dec06.std

Commercial Street Delivery file name: C:\Program Files\winSLAMM\WI_Res and Other Urban Dec06.std

Industrial Street Delivery file name: C:\Program Files\winSLAMM\WI_Res and Other Urban Dec06.std

Other Urban Street Delivery file name: C:\Program Files\winSLAMM\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\Program Files\winSLAMM\WI_Res and Other Urban Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Pollutant Relative Concentration file name: C:\Program Files\winSLAMM\WI_GEO01.ppd

Seed for random number generator: -42

Study period starting date: 03/28/69 Study period ending date: 12/06/69

Date: 08-29-2011 Time: 10:06:30

Fraction of each type of Drainage System serving study area:

1. Grass Swales 0
2. Undeveloped roadside 0
 - Curb and Gutters, 'valleys', or sealed swales in:
 3. Poor condition (or very flat) 0
 4. Fair condition 1
 5. Good condition (or very steep) 0

Site information:

CJE1136 - Banker Wire

<==== Areas for each Source (acres) =====>					
Source Area	Residential Areas	Institutional Areas	Commercial Areas	Industrial Areas	Other Urban Areas
Roofs 1	0.000	0.000	1.150	0.000	0.000
Roofs 2	0.000	0.000	0.000	0.000	0.000
Roofs 3	0.000	0.000	0.000	0.000	0.000
Roofs 4	0.000	0.000	0.000	0.000	0.000
Roofs 5	0.000	0.000	0.000	0.000	0.000
Paved Parking/Storage 1	0.000	0.000	0.000	0.000	0.000
Paved Parking/Storage 2	0.000	0.000	0.000	0.000	0.000
Paved Parking/Storage 3	0.000	0.000	0.000	0.000	0.000
Unpaved Prkng/Storage 1	0.000	0.000	0.000	0.000	0.000
Unpaved Prkng/Storage 2	0.000	0.000	0.000	0.000	0.000
Playground 1	0.000	0.000	0.000	0.000	0.000
Playground 2	0.000	0.000	0.000	0.000	0.000
Driveways 1	0.000	0.000	0.260	0.000	0.000

		CJE1136R0	-Banker wire.INP	
Driveways 2	0.000	0.000	0.000	0.000
Driveways 3	0.000	0.000	0.000	0.000
Sidewalks/walks 1	0.000	0.000	0.000	0.000
Sidewalks/walks 2	0.000	0.000	0.000	0.000
Street Area 1	0.000	0.000	0.000	0.000
Street Area 2	0.000	0.000	0.000	0.000
Street Area 3	0.000	0.000	0.000	0.000
Large Landscaped Area 1	0.000	6.510	0.000	0.000
Large Landscaped Area 2	0.000	0.000	0.000	0.000
Undeveloped Area	0.000	0.000	0.000	0.000
Small Landscaped Area 1	0.000	0.000	0.000	0.000
Small Landscaped Area 2	0.000	0.000	0.000	0.000
Small Landscaped Area 3	0.000	0.000	0.000	0.000
Isolated/water Body Area	0.000	0.000	0.000	0.000
Other Pervious Area	0.000	0.000	0.000	0.000
Other Dir Cnctd Imp Area	0.000	0.000	0.000	0.000
Other Part Cnctd Imp Area	0.000	0.000	0.000	0.000
Total	0.000	7.920	0.000	0.000

Freeway Source Area Area (acres)

Pavd Lane & Shldr Area 1	0.000
Pavd Lane & Shldr Area 2	0.000
Pavd Lane & Shldr Area 3	0.000
Pavd Lane & Shldr Area 4	0.000
Pavd Lane & Shldr Area 5	0.000
Large Turf Areas	0.000
Undeveloped Areas	0.000
Other Pervious Areas	0.000
Other Directly Cnctd Imp	0.000
Other Partially Cnctd Imp	0.000
Total	0.000

Total of All Source Areas	7.920
Total of All Source Areas less All Isolated Areas	7.920

Land Use: Commercial Source Area Control Practice Information

Roofs 1 Source area number: 61
 The roof is flat
 The Source Area is directly connected or draining to a directly connected area
 Driveways 1 Source area number: 73
 The Source Area is draining to a pervious area (partially connected impervious area)
 The SCS Hydrologic Soil Type is Sandy
 Large Landscaped Area 1 Source area number: 81
 The SCS Hydrologic Soil Type is Sandy

Drainage System

Outfall

Control Practice 1 : Wet Detention Ponds

1. Area served by detention ponds (acres)= 7.92
2. Particle Size Distribution file name: C:\PROGRAM FILES\WINSLAMM\NURP.CPZ
3. Initial stage elevation (ft): 0
4. Peak to Average Flow Ratio: 3.8
5. Maximum flow allowed into pond (cfs): No maximum value entered
6. Outlet Characteristics:

Outlet number 1

Outlet type: Orifice

1. Orifice diameter (ft): 0.42
2. Invert elevation above datum (ft): 5.5

Outlet number 2

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 3.2
2. Stand pipe height above datum (ft): 7.5

7. Pond stage and surface area

Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow (cfs)
0	0.00	0.0000	0.00	0.00
1	1.00	0.0600	0.00	0.00
2	2.00	0.0700	0.00	0.00
3	3.00	0.0900	0.00	0.00
4	4.00	0.1000	0.00	0.00
5	5.00	0.1200	0.00	0.00
6	6.00	0.2600	0.00	0.00
7	7.00	0.4000	0.00	0.00
8	8.00	0.6900	0.00	0.00

Pollutants to be Analyzed and Printed:

Pollutant Name	Pollutant Type
solids	Particulate

APPENDIX D

Maintenance Plan

Storm Water Practice Maintenance Plan

This section explains the basic function of each of the storm water practices and prescribes the minimum maintenance requirements to remain compliant. The maintenance activities listed below are aimed to ensure these practices continue serving their intended functions in perpetuity. The list of activities is not all inclusive, but rather indicates the minimum type of maintenance that can be expected for this particular site. Any failure of a storm water practice that is caused by a lack of maintenance will subject the Owner(s) to enforcement by the Village.

System Description:

To meet the Village of Mukwonago storm water requirements, runoff from the redevelopment will drain to a detention pond; the detention pond will then discharge easterly to an existing ditch located on the subject property which discharges to the r.o.w. ditch of Perkins Drive. The pond outlet has been designed to meet the Village of Mukwonago storm water requirements. The pond is designed with permanent water storage which, along with the grass swale, will provide water quality, removing over 80% of total suspended solids prior to discharge to the east.

Minimum Maintenance Requirements:

GRASSED SWALES OPERATION AND MAINTENANCE

- I. INSPECTION
 - A. Inspection shall be performed by the owner of the property.
 - B. Inspection should occur annually in April and after major rainfall events of 3 inches or more.
 - C. Inspect for sediment deposition, check dam bypassing, erosion and litter.
 - D. Nuisance conditions such as woody plant growth and mosquito breeding areas should also be identified and removed.
- II. MAINTENANCE
 - A. Maintenance shall be performed by the owner of the property.
 - B. Maintenance shall occur on as needed basis depending on inspections and growth of grass.
 - C. Mow only to maintain the vegetation at a height greater than the design flow depth.
 - D. Maintain the vegetated liner in a vigorous condition.
 - E. Depending on the vegetative material, mowing may be infrequent or unnecessary.
 - F. Remove woody plants that may invade the swale.

- G. If the swale is damaged by road salts, remove the damaged area and replant with salt tolerant grasses.
- H. Discourage deposition of leaf litter and grass clippings by informing, typically by signage, local residents of the swales purpose.

WET DETENTION POND OPERATION AND MAINTENANCE

I. INSPECTION

- A. Inspection shall be performed by the owner of the property.
- B. Inspections of the ponds shall be completed on an annual basis in April or after significant rainfall events of 3 inches or more.
- C. The inspections may be completed during wet weather conditions to determine if the ponds are functioning properly.
- D. Inspection priorities shall be as follows:
 - 1. Inspect the embankments for subsidence, erosion, cracking and tree growth.
 - 2. Inspect the condition of the emergency spillway and overland flow path.
 - 3. Inspect the pond for accumulation of sediment.
 - 4. Inspect the outlet control structure for clogs, debris and material failures.
 - 5. Inspect upstream and downstream channels from an erosion perspective.
 - 6. Inspect any modifications that may have been done to the ponds following their initial construction.
 - 7. Inspect the side slopes of the pond for erosion, slumping, cracking or woody plant materials.
- E. As-built plans shall accompany the person responsible for the pond inspections. A copy of the As-built plans are kept at the Village of Mukwonago.
- F. Documentation of the inspections should be completed and filed. Documentation should include as a minimum:
 - 1. Inspectors name, affiliation and professional credentials if applicable.
 - 2. Date, time and weather conditions.

3. Approximate rainfall total over a 24 hour period if applicable.
4. Existing embankment, outlet and inlet conveyance systems and vegetation condition.
6. Identification of potential structural failures and repair needs.
7. Other pond conditions such as vegetation growth, algae growth and emergency spillway conditions.
8. Repair recommendations

II. MAINTENANCE

- A. Maintenance shall be performed by the owner of the property.
- B. Maintenance shall occur on as needed basis depending on inspections and growth of vegetation.
- C. Mowing
 1. Side slopes, embankments, and emergency spillways that are not rock lined which have been planted with turf grasses should be mowed at least twice a year to prevent woody growth and control noxious weeds.
 2. Adjacent to the residential areas, more frequent mowing, typically once a week during a normal growing season, is recommended for aesthetic and allergy control purposes.
 3. Native grasses should be mowed to a height of 6" in mid to late summer or after they have achieved a height of 1-1/2 feet during the first growing season. Further mowing in subsequent growing seasons will not be required.
 4. If possible, the native grass area should be burned off every three to four years in the spring of the year. Check local burning regulations as permits may be required.
 5. If burning of the native grass areas is not possible, a 5" to 8" mowing every 3 to 4 years, may suffice as a substitute management technique. The mowed area should be raked and performed in the spring.
- D. Debris and Litter Removal.
 1. Debris and litter removal from the pond surface shall be completed at least once a month.
 2. Particular attention should be paid to debris accumulating around the riser pipe to prevent potential clogging.
- E. Erosion Control.

1. The pond side slopes, embankments and emergency spillways may suffer from periodic slumpage and erosion. Corrective measures shall include regrading, filling and revegetation of the eroded or slumping areas.
3. Rip rap at the pond outlet and emergency spillways should be inspected for displacement or undermining. Repairs shall be made upon discovery.

F. Nuisance Control.

1. Biological control of algae and mosquitoes is preferred over chemical control. Consultation with local WDNR officials is recommended prior to the introduction of any biological control.
2. Maintaining the native grass perimeter will aide in the control of geese.
3. Mechanical controls should be used when feasible.

Exhibit C – Continued, Minimum Pond Maintenance

III. NON-ROUTINE MAINTENANCE

A. Structural Repairs and Replacement.

1. The outlets of the pond have been constructed utilizing concrete and pvc pipe. The estimate life of these structures is 75 to 100 years. Semi-annual inspection by the property owner of the structures will disclose any potential structural problems. These inspections shall occur in April and October. If structural problems appear, repair or replace the outlet.
2. Excessive or chronic drawdowns of the ponds may cause leaks or seepage through the embankments. Excessive drawdowns should be avoided and thus corrective measures for leakage and seepage can be avoided.

B. Sediment Removal.

1. A sediment clean out cycle of 10 to 15 years is recommended. Sediment removal may be necessary prior to 10 years if there is a substantial amount of land disturbance occurring within the contributory watershed. Annual inspections by the property owner shall be made to insure that the design depth of the permanent water pool is maintained. This inspection shall occur in April.
2. Prior to any sediment removal, contractor shall evaluate asbuilt depth of pond bottom and the elevation of the clay liner to ensure no damage occurs during removal. Do not dewater prior to sediment removal to prevent liner blow-out.
3. Sediment removed from the ponds shall be hauled to an upland area, spread and stabilized with vegetative material.

4. It is recommended that the sediment be tested to determine if land filling is necessary. Contact the local DNR prior to sediment sampling and testing to insure compliance with State standards and regulations.
5. Surveyed depths of the sediment storage area and permanent pool elevations shall be made immediately following the construction of the ponds and recorded on the as-built plans. Annual inspections shall include measure downs to determine sediment elevations in relation to the permanent pool elevation.

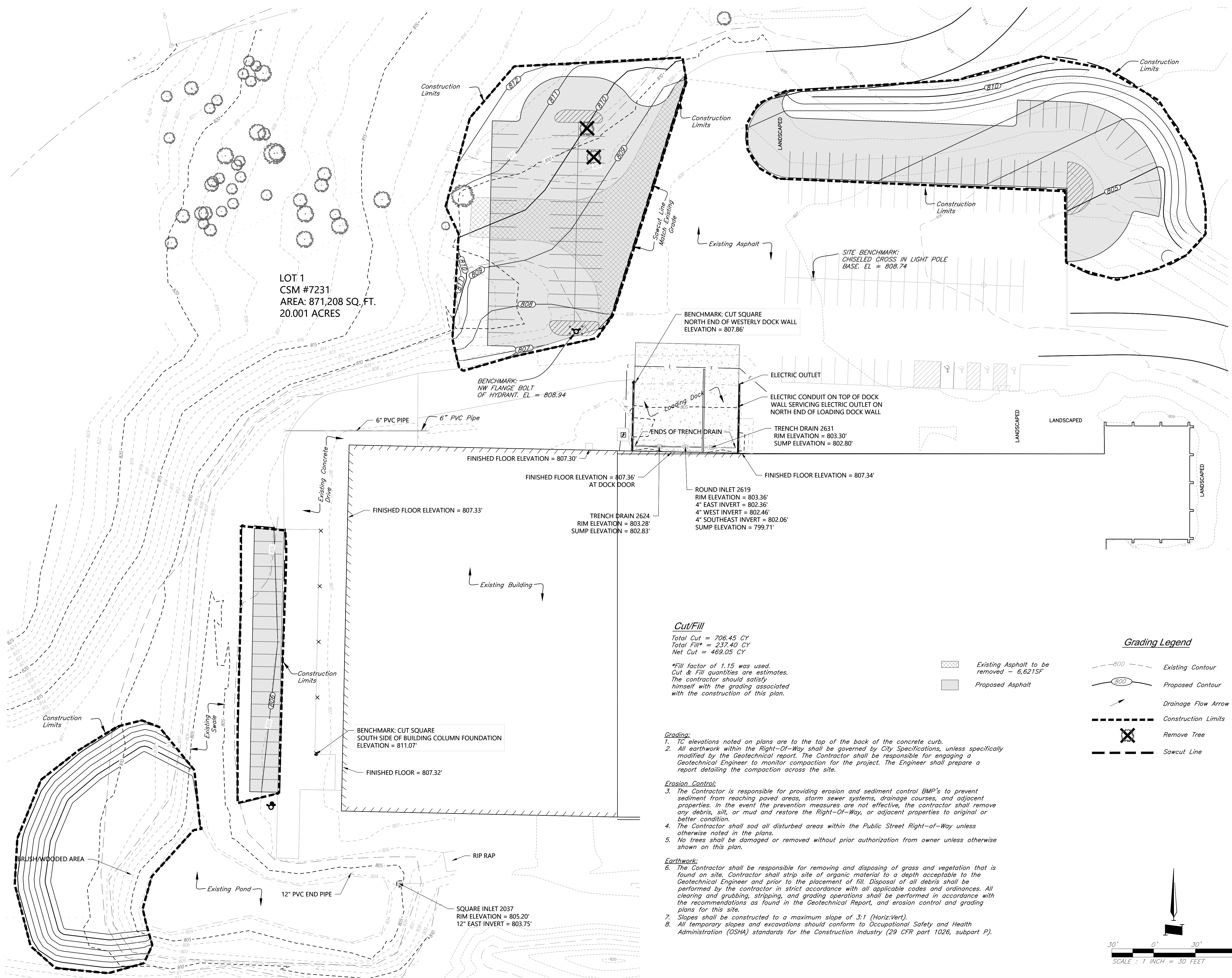
IV. RESPONSIBLE PARTY & FINANCIAL FUNDING

- A. The responsible party for the operation, inspection and maintenance of the wet ponds shall be the CI Banker Wire & Iron Works.
- B. It is recommended that the CI Banker Wire & Iron Works establish a perpetual maintenance fund to insure that the ponds are properly inspected, maintained and repaired.

APPENDIX B – PROPOSED CONDITIONS

Plan Sheet C1.0 – Grading Plan
Plan Sheet C2.0 – Dimension & Utility Plan
Plan Sheet C3.0 – Drainage Map
Proposed Conditions HEC-HMS Summary

REV	DATE	DESCRIPTION
PROJECT NUMBER 15077		
DATE 01/03/2022		
30% DOCUMENTS		
DESIGNED: JRH		
DRAWN: JMS/JWM		
REVIEWED: JRH		
SHEET TITLE Grading Plan		
SHEET NUMBER C1.0		
© George Butler Associates, Inc. 2019 Engineering COA# 2881-11 Architecture COA# 2881-11		



NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
-----	------	-------------

PROJECT NUMBER
15077

DATE _____

01/03/2022

50% DOCUMENTS

DESIGNED: IDH

DRAWN:	IMS/ IWM
--------	----------

REVIEWED: IBH

SHEET TITLE

Dimension & Utility Plan

SHEET NUMBER

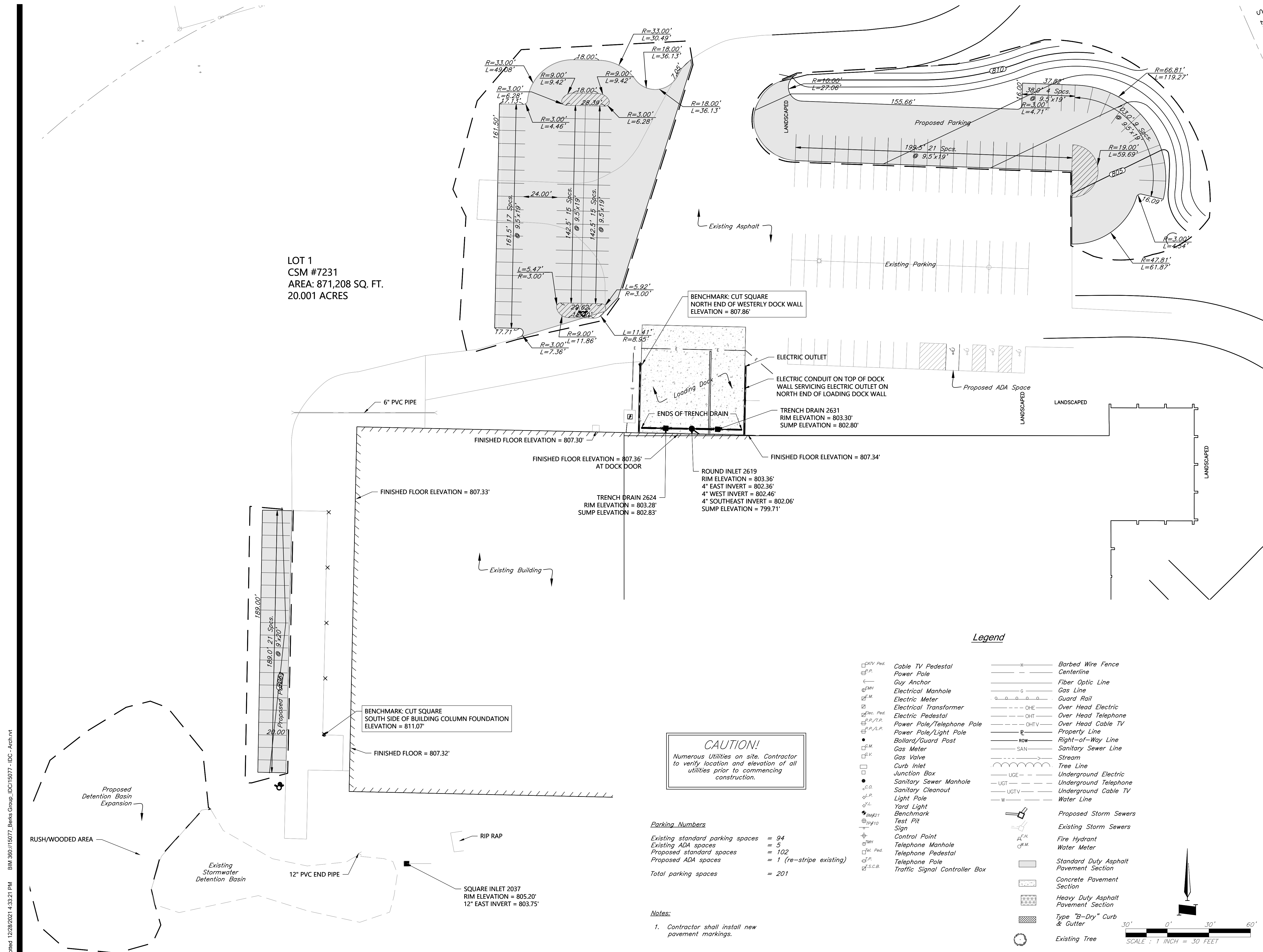
C2.0

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Engineering COA# 2881-11

Architecture COA# 2881-11

236



NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
-----	------	-------------

PROJECT NUMBER
15077

DATE _____

01/03/2022

30% DOCUMENTS

DESIGNED: JRE

DRAWN: JMS/JWM

REVIEWED: JR

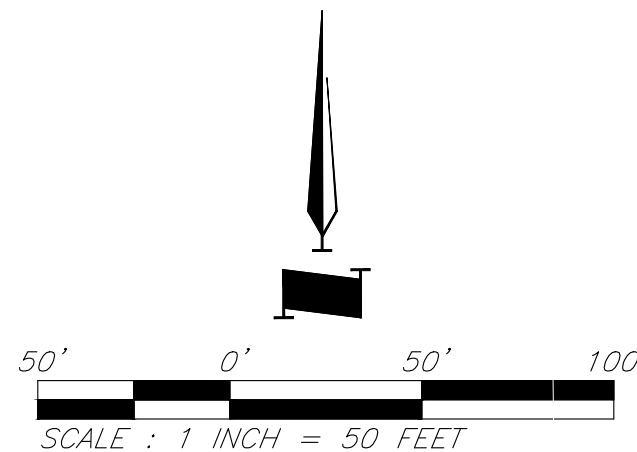
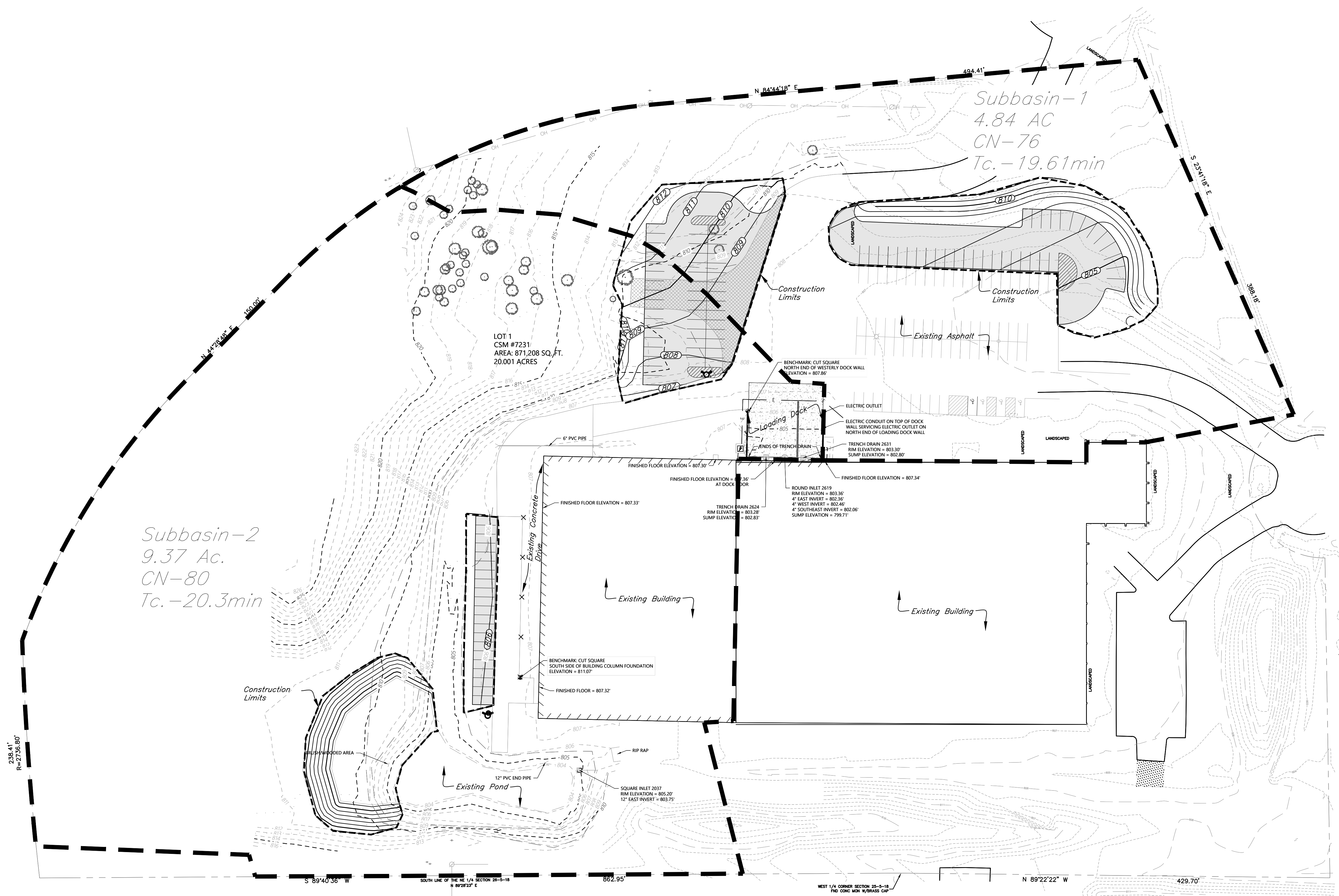
SHEET TITLE

Drainage Plan

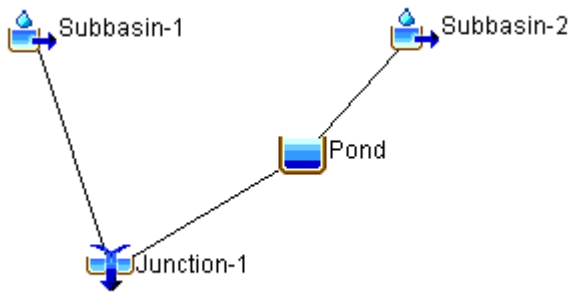
SHEET NUMBER

C3.0

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Engineering COA# 2881-11
Architecture COA# 2881-11



Proposed Conditions HEC-HMS Model



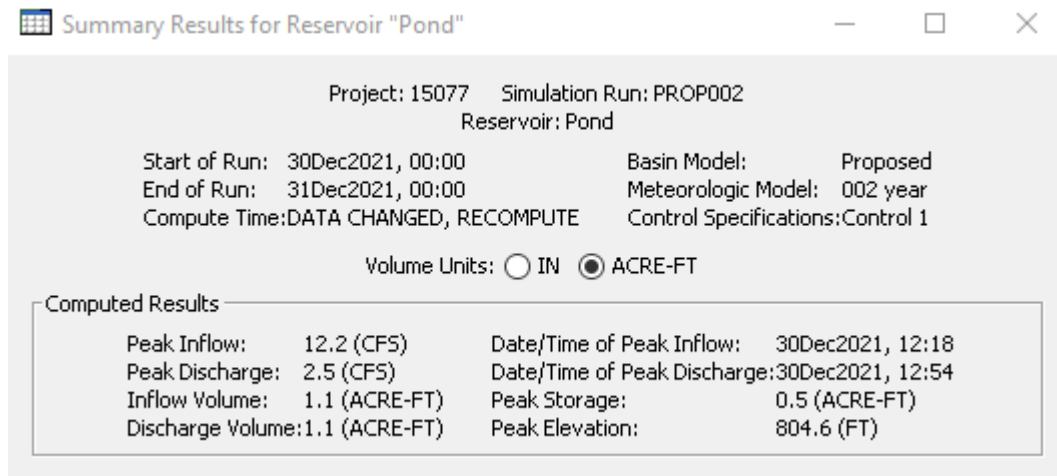
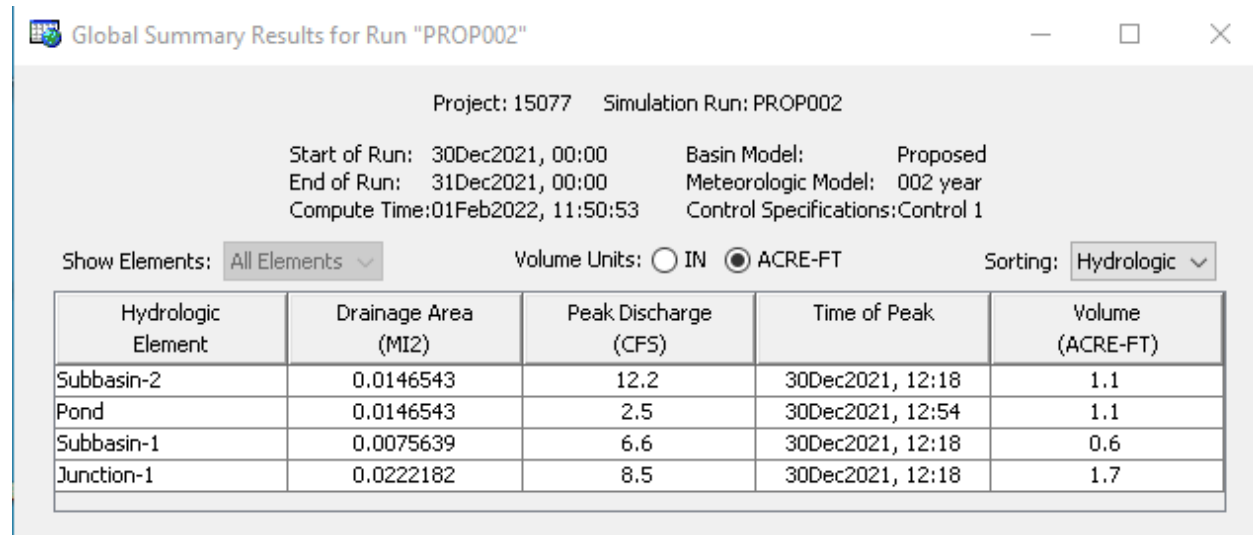
Proposed Conditions				
Subbasin	Area (AC)	Impervious area (AC)	Tc (min)	CN
1	4.85	1.98	19.61	76
2	9.38	2.37	20.3	80

Proposed Elevation – Area

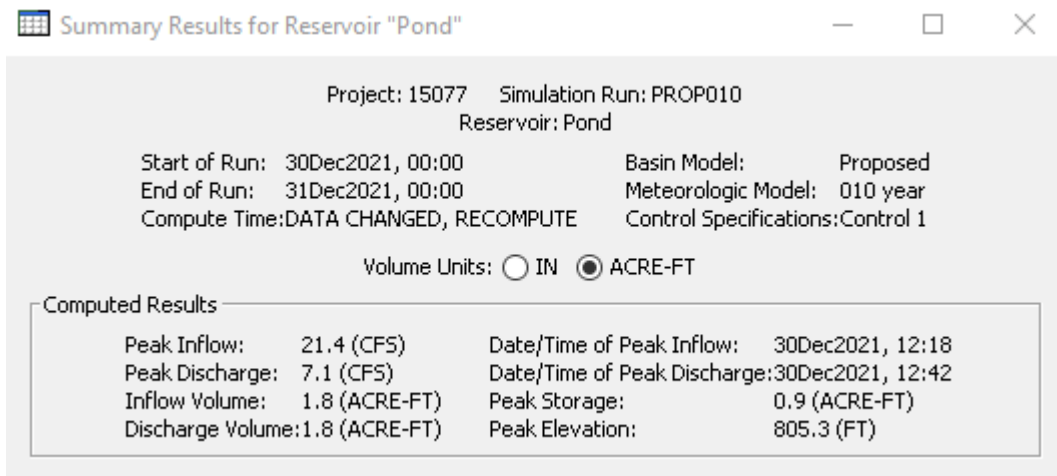
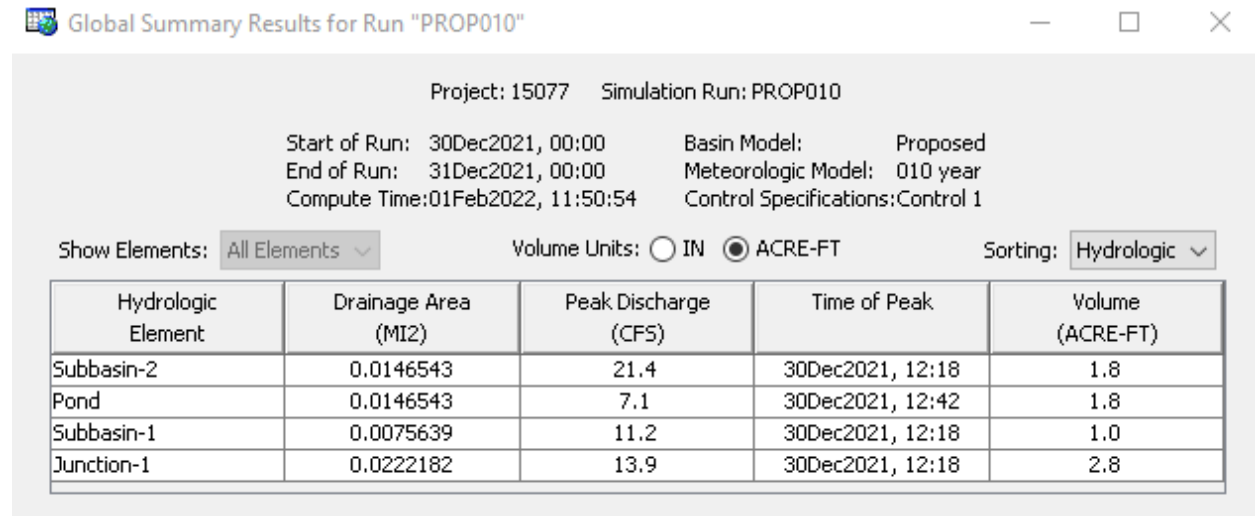
Elevation	Area (SF)	Area (AC)	Storage (AC-FT)	Cumulative Storage (AC-FT)
803.5	16193	0.37	0	0
804	17444.7	0.40	0.39	0.39
805	24224.64	0.56	0.48	0.86
806	38744.3	0.89	0.72	1.59

Proposed Elevation – Discharge
Same as Existing

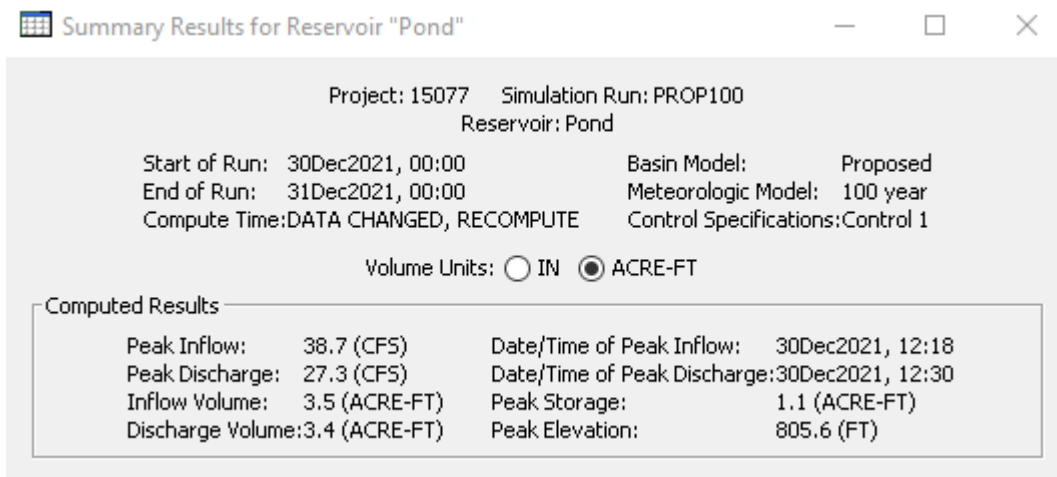
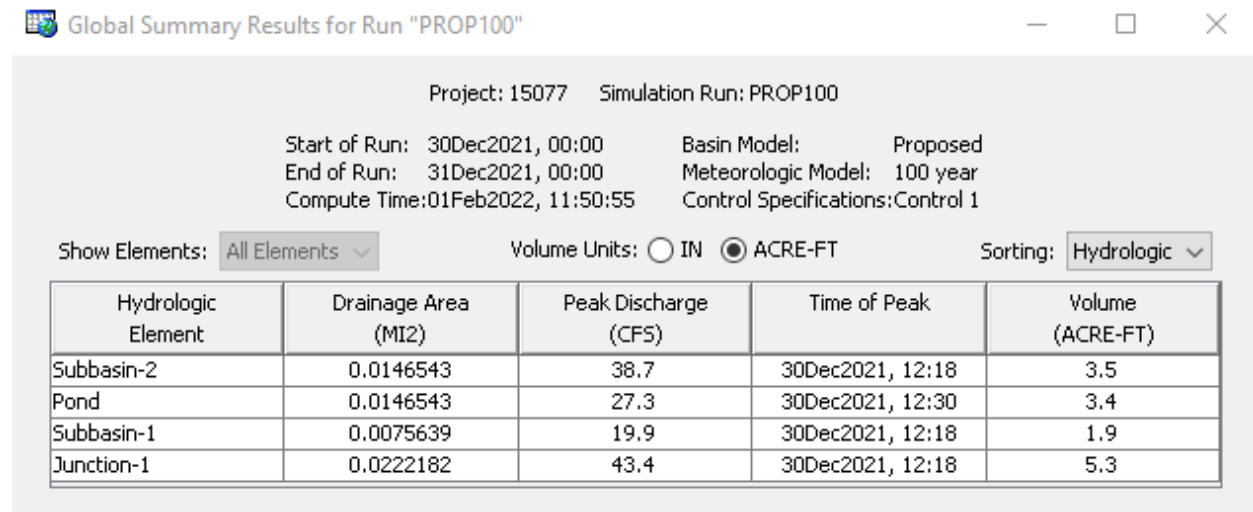
1-Year Proposed Conditions



10-Year Proposed Conditions



100-Year Proposed





9801 Renner Blvd. Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

BERKS GROUP - IDC

600 PERKINS DR.
MUKWONAGO, WI 53149

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
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PROJECT NUMBER
15077

DATE

01/03/2022

30% DOCUMENTS

DESIGNED: JRH

DRAWN: JMS/UJM

REVIEWED: JRH

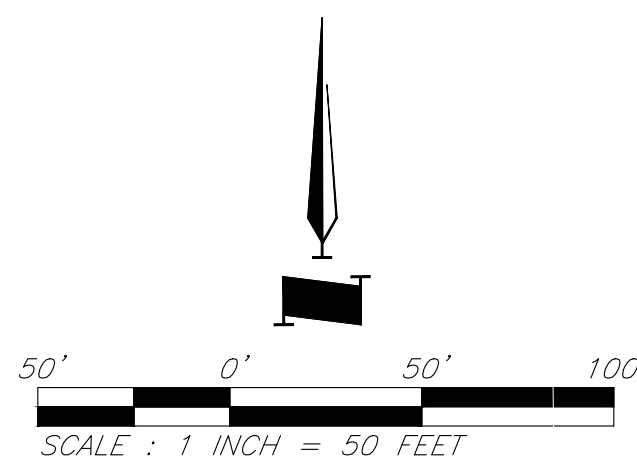
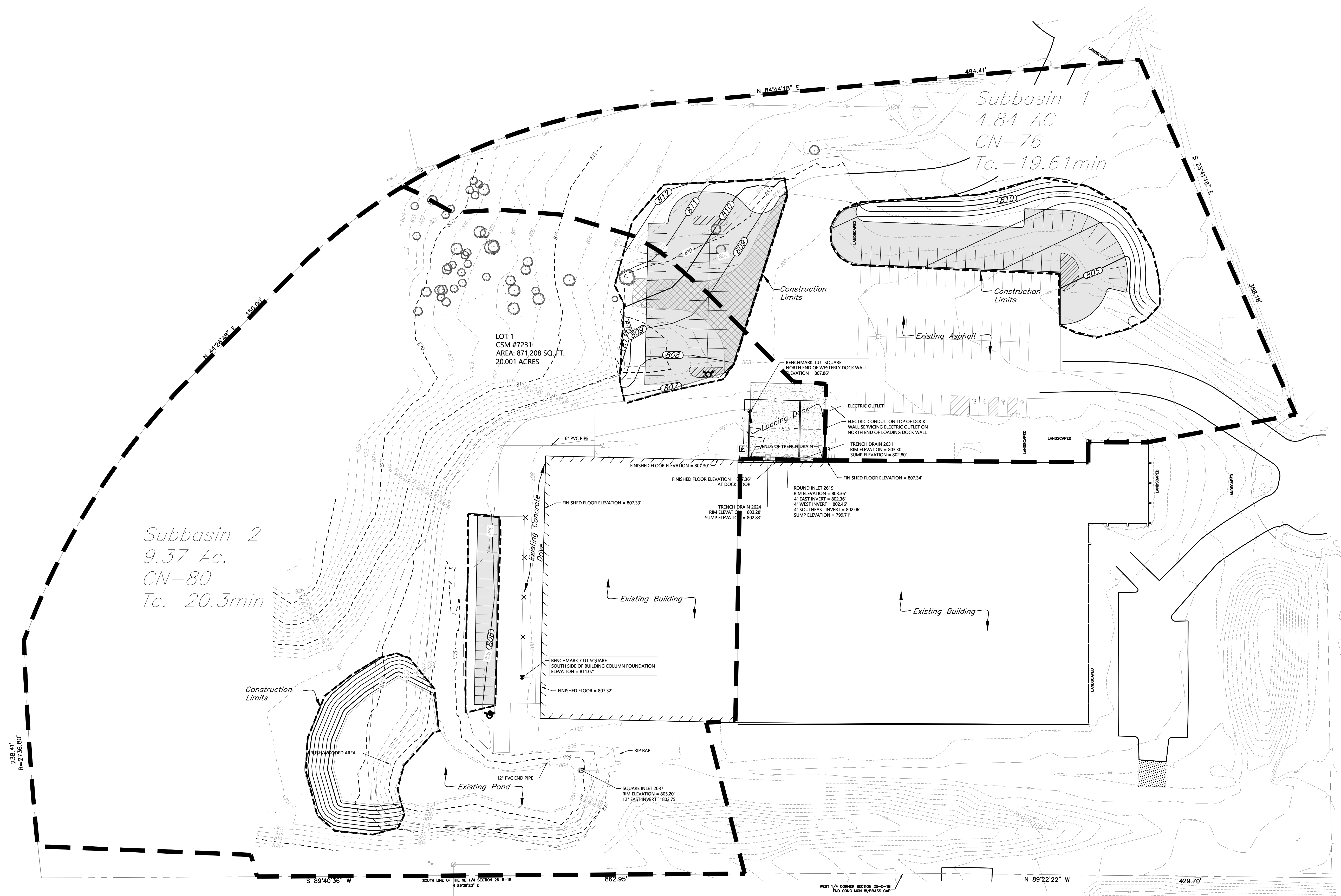
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Drainage Plan

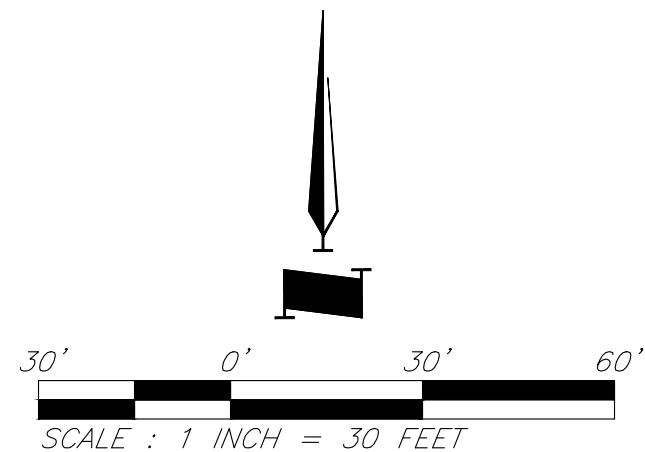
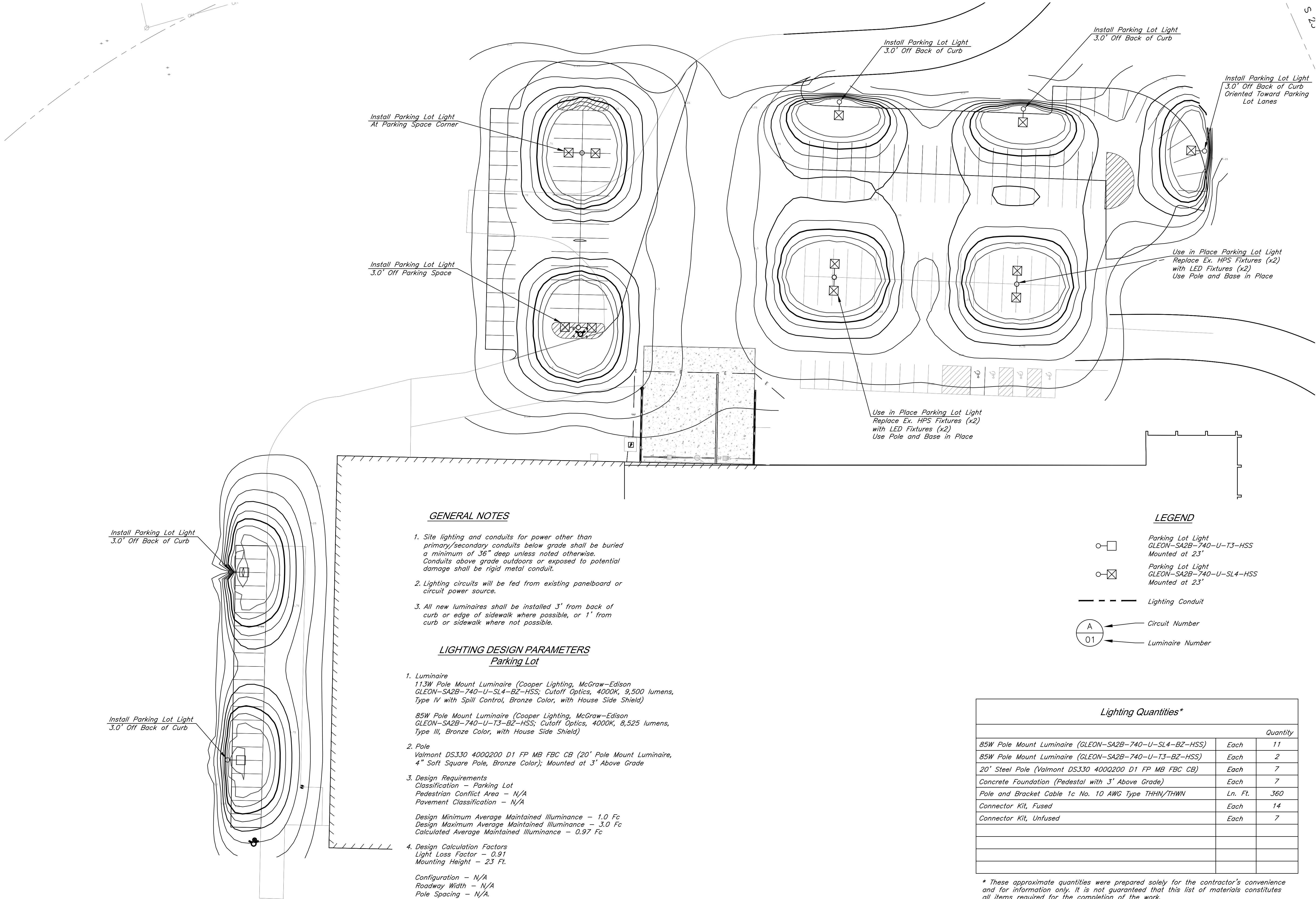
SHEET NUMBER

C3.0

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Architecture COA# 2881-11



Plotted 12/28/2021 4:33:21 PM BIM 360//15077 Berks Group_IDC15077_IDC - Arch.rvt



NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
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PROJECT NUMBER
15077

ATE

1/03/2022

0% DOCUMENTS

DESIGNED: JRH

DRAWN: JMS/JWM

REVIEWED: JRH

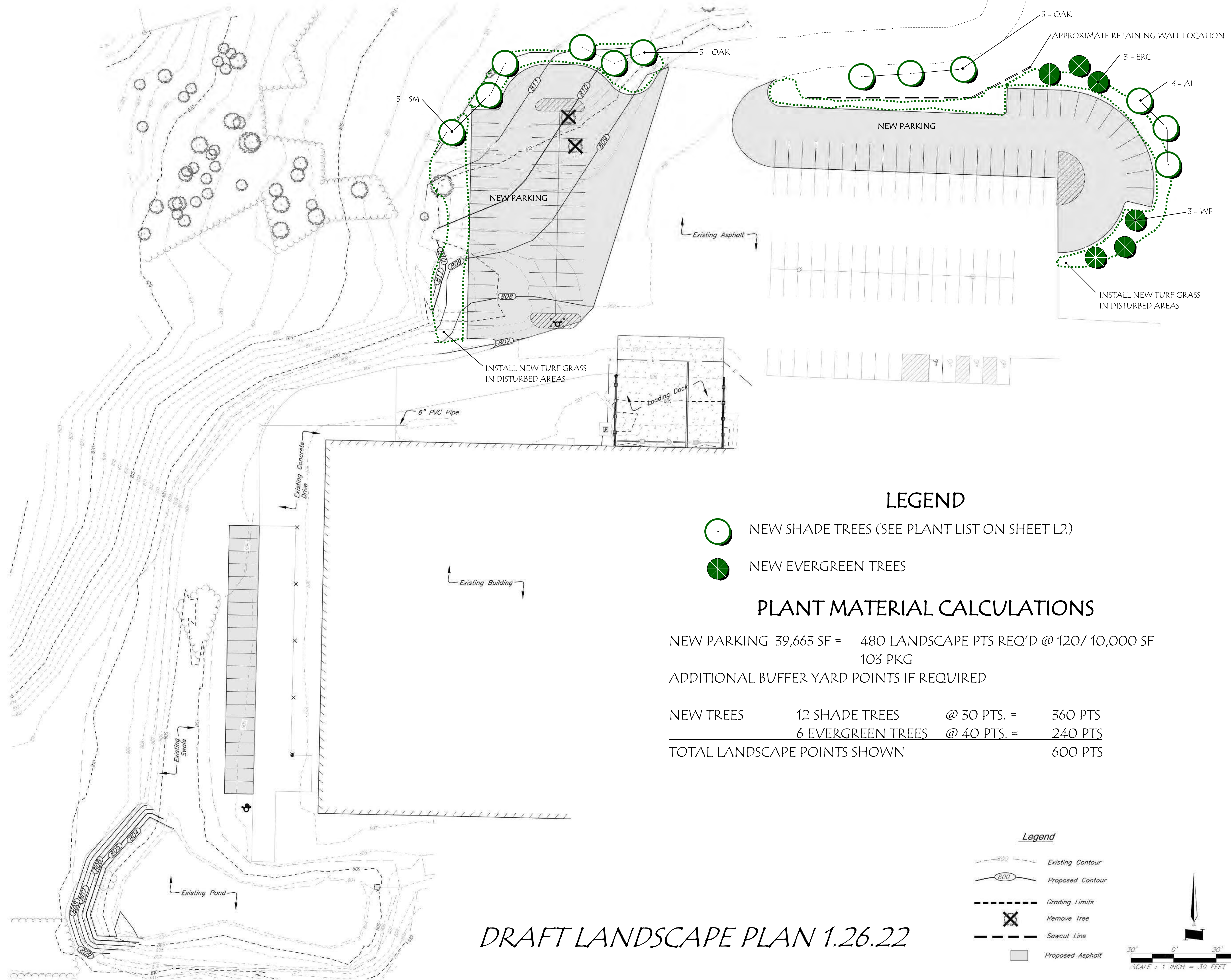
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Landscape Plan

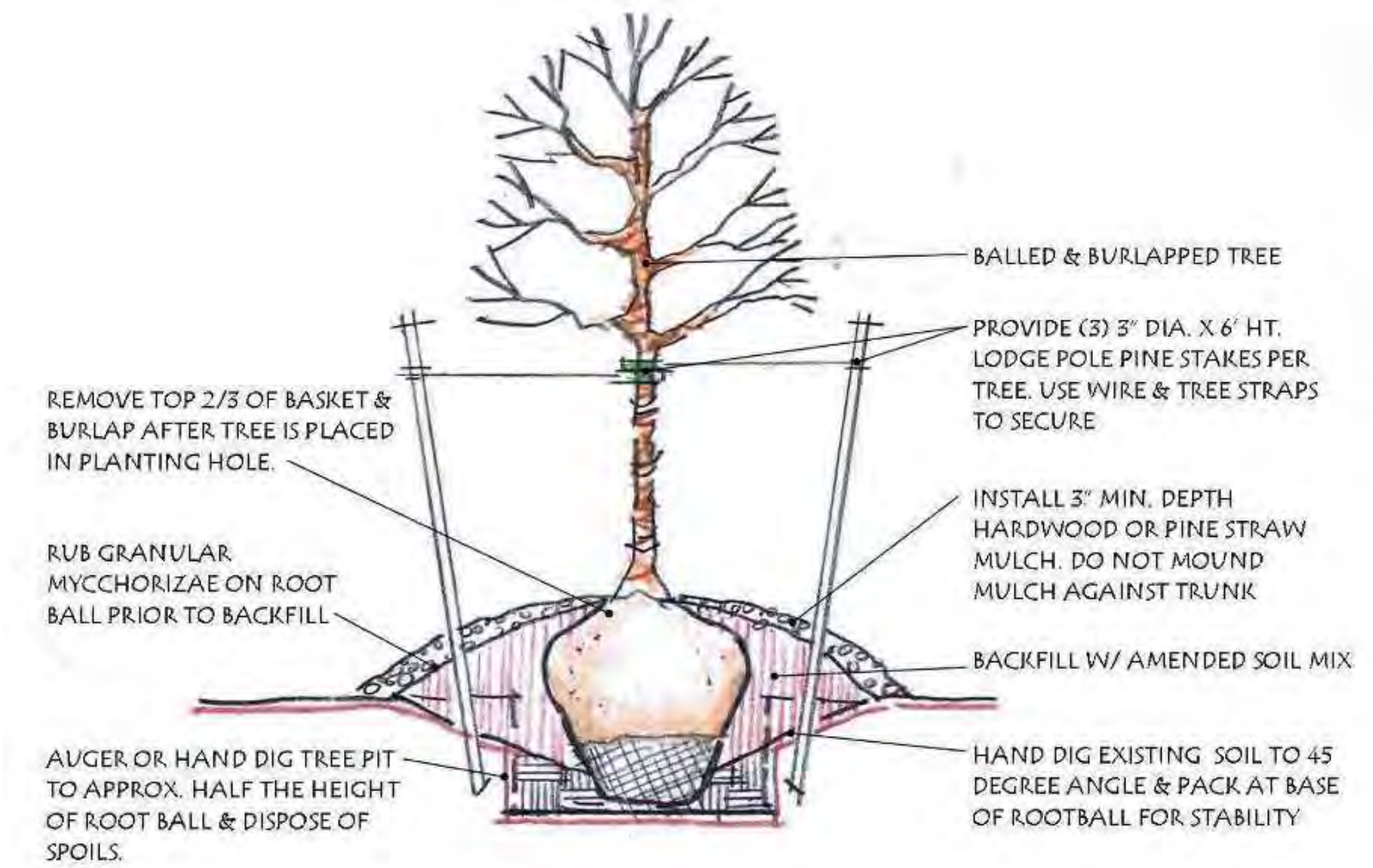
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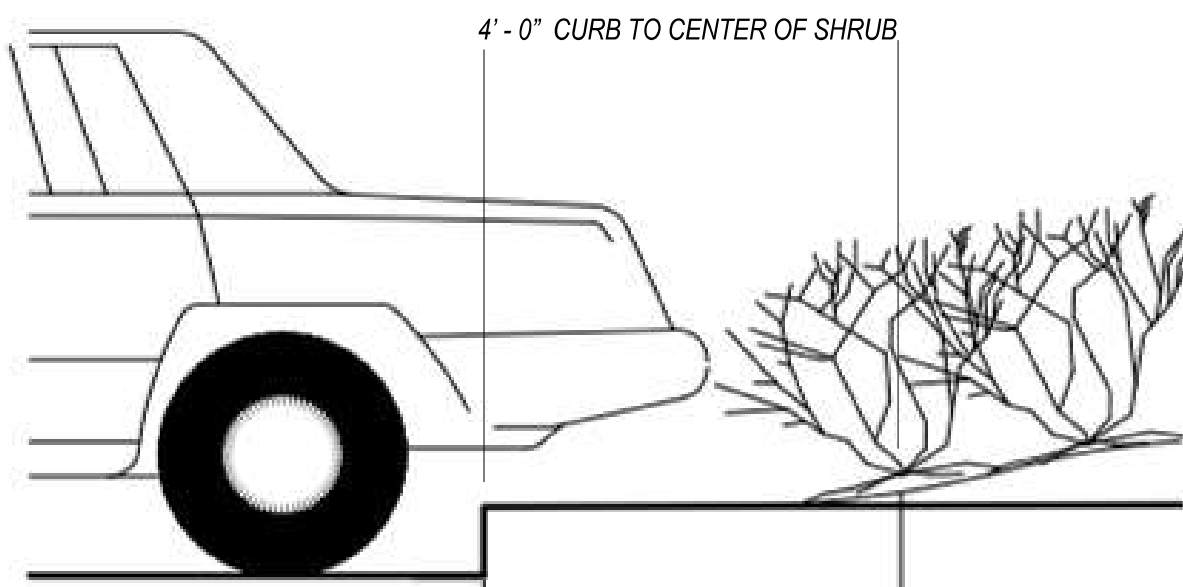
George Butler Associates, Inc. 2019
Engineering COA# 2881-11
Architecture COA# 2881-11



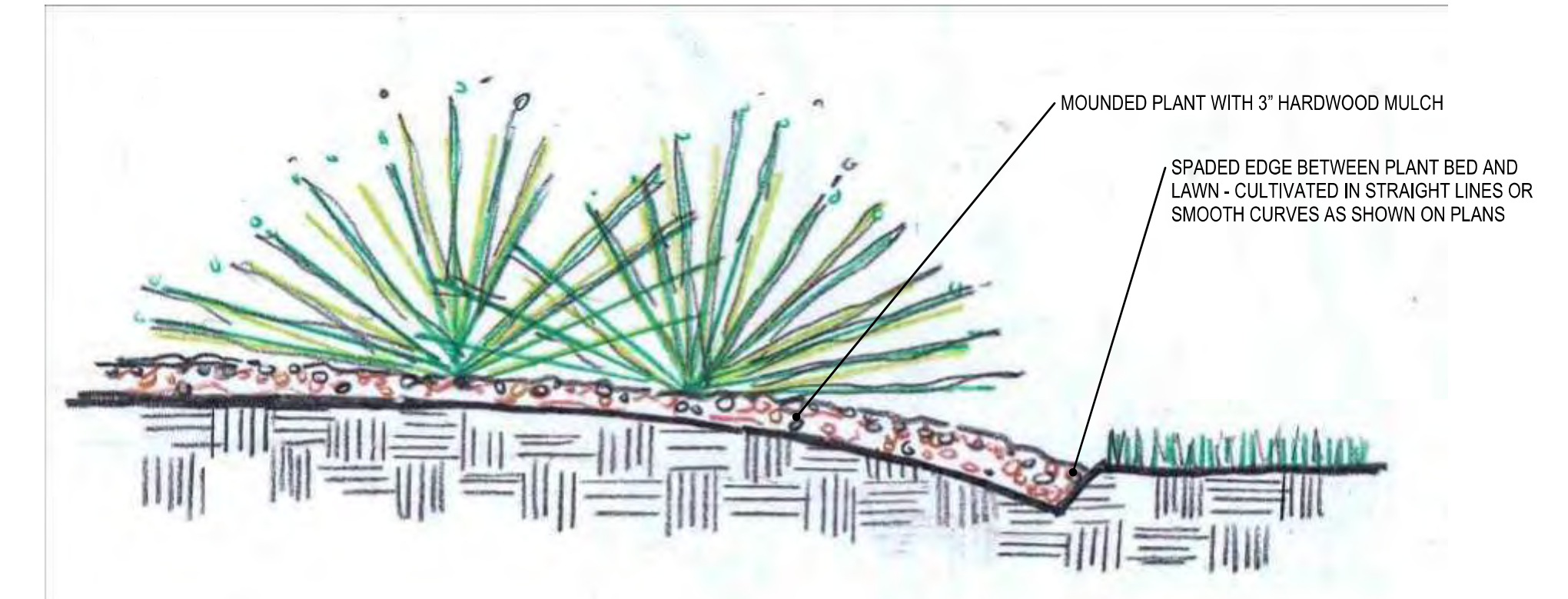
PLANT LIST				
ABBREV.	NO	COMMON NAME	BOTANICAL NAME	SIZE
SHADE TREES				
OAK	6	NORTHERN RED OAK	QUERCUS RUBRA	2" CAL.
		SWAMP WHITE OAK	QUERCUS BICOLOR	2" CAL.
		BUR OAK	QUERCUS MACROCARPA	2" CAL. .
		CHINKAPIN OAK	QUERCUS MUELENBERGII	2" CAL.
BDC		BALDCYPRESS	TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	2" CAL.
SM	3	SUGAR MAPLE	ACER SACCHARUM 'AUTUMN SPLENDOR' , 'CADDO' , 'JOHN PAIR'	2" CAL.
AL	3	AMERICAN LINDEN	TILIA AMERICANA 'FRONTYARD'	2" CAL.
LIN		LITTLELEAF LINDEN	TILIA CORDATA 'GLENLEVEN'	2" CAL. .
LIN		SILVER LINDEN	TILIA TOMENTOSA 'GREEN MOUNTAIN' , 'STERLING'	2" CAL.
ELM		ELM	ULMUS 'ACCOLADE' , 'FRONTIER' , 'TRIUMPH'	2" CAL. .
EVERGREEN TREES				
ERC	3	EASTERN REDCEDAR	JUNIPERUS VIRGINIA 'CANAERT' OR COLLECTED NATIVE	5'-6" HT
JUN		UPRIGHT JUNIPERS	JUNIPERUS CHINENSIS 'SPARTAN' , 'KETELEERI' , 'BLUE POINT'	5'-6" HT.
NSP		NORWAY SPRUCE	PICEA ABIES	5'-6" HT.
WP	3	WHITE PINE	PINUS STROBUS	5'-6" HT
NOTE: OPTIONAL CHOICES SHOWN TO ALLOW SUBSTITUTIONS TO ACHIEVE BEST AVAILABLE PLANT SELECTION				



TREE PLANTING DETAIL



BUMPER OVERHANG AT PLANT BED



CULTIVATED EDGE DETAIL

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER MOST RECENT STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z60.1.

2. ORNAMENTALS AND SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. ABSOLUTELY NO BARE ROOT MATERIALS. FERTILIZER OF 10-20-10: ONE PELLET OR 1-2 OZ. SHALL BE ADDED TO SOIL AT TIME OF PLANTING. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL AREAS.

3. ALL TREES SHALL BE FERTILIZED WITH FERTILOME BRAND LIQUID ROOT STIMULATOR, 1.5 TABLESPOONS PER GAL. OF WATER. AS A SUBSTITUTE, 19-8-10 GRANULAR FERTILIZER, .75 LB. FOR 2" CAL. & 1.5 LBS. FOR 3" CAL., SHALL BE ADDED. INCORPORATE FERTILIZER INTO THE AMENDED PLANTING SOIL BEFORE PLANTING TREE. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE MOUNDED. ALL TREES TO BE STAKED AND GUYED WITH A MINIMUM OF 2 WOOD OR STEEL 'T' POSTS AND PROTECTED W/ COVERING AT TREE W/ GUY WIRE. ADD MYKE PRO LANDSCAPE GRANULAR MYCCHORIZAE TO ALL PLANTING SOIL PITS PER MANUFACTURER'S RECOMMENDATIONS.

4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.

5. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.

6. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF MUKWONAGO, WISCONSIN

7. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 6" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.

8. ALL PLANT BED AREAS TO RECEIVE DAIRY COW MANURE SOIL CONDITIONER AT A RATE OF 4.5 CU. YDS. PER 1000 SF. AND ORGANIC COMPOST AT A RATE OF 4.5 CU. YDS. PER 1000 SF. TO DETERMINE THE AMOUNT OF PHOS-PHOUS AND POTASSIUM THE CONTRACTOR SHALL PERFORM A SOIL TEST AND ADD THOSE FERTILIZERS ACCORDING TO THE TEST RESULTS. AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO A DEPTH OF 12". CONTRACTOR TO INSTALL A PERMEABLE LANDSCAPE WEED CONTROL FABRIC, 3 OZ. PER SQ. YD. MIN. IN ALL PLANT BEDS EXCEPT IN AREAS OF GROUND COVER, PERENNIAL OR ANNUAL PLANTING. PLANT BEDS TO BE "MOUNDED" AS SHOWN ON DETAIL SHEET L2.00. ALL PLANT MATERIAL, PLANT BEDS, MULCH AND EDGING TO BE INSTALLED PER LANDSCAPE PLANS AND DETAILS.. ADD MYKE PRO LANDSCAPE GRANULAR MYCCHORIZAE TO ALL PLANTING SOIL PITS PER MANUFACTURER'S RECOMMENDATIONS.

9. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 1-1/2" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".

10. PLANT BEDS SHALL BE MULCHED WITH 3" DEEP HARDWOOD MULCH. IN LOCATIONS LABELED ROCK ON PLANS USE 3" ROCK INSTALLED OVER A WEED BARRIER. ROCK TO BE 3" DEEP SMOOTH RIVER COBBLE, 2" TO 4" DIA.. IN EARTH TONE BROWN & GRAY COLORS GRAY ROCK SHALL BE INSTALLED OVER A PERMEABLE LANDSCAPE WEED CONTROL FABRIC(PROPEX INC OR GEOTEX 401, MINIMUM 3oz. PER SQ. YD. WITH 130LBS OF TENSILE STRENGTH. BARRIER SHALL BE A PERMEABLE SPUN BOUND POLYPROPYLENE.

ORNAMENTAL GRASSES, GROUND COVER AND PERENNIAL PLANT BED AREAS TO BE MULCHED WITH 3" OF HARDWOOD MULCH. IN AREAS OF STEEP SLOPES AN EROSION MAT IS TO BE INSTALLED INSTEAD OF HARDWOOD MULCH. ACTUAL LOCATIONS AND EXTENT OF EROSION MAT TO BE DETERMINED IN FIELD.

11. ALL PLANT BEDS TO BE SEPARATED FROM LAWN AREAS WITH A CULTIVATED LANDSCAPE EDGE. STEEL LANDSCAPE EDGING MAY BE USED AS AN ADD ALTERNATE. A CULTIVATED EDGE SHALL BE INSTALLED TO SEPARATE GROUND COVER VEGETATION TYPES.

12. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.

13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND REQ'D INSPECTIONS BY LEGAL AUTHORITIES. THE LANDSCAPE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL PLANT MATERIAL FOR ONE CALENDAR YEAR.

14. ANY SUBSTITUTIONS OF DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.

15. WATER: THE GRASS / PLUGS SHALL BE WATERED AT LEAST TWICE A WEEK FOR THE FIRST (3) WEEKS AFTER PLANTING. THE WATER AMOUNT FOR EACH WEEKLY WATERING SHALL BE AT LEAST EQUIVALENT TO (1) INCH OF RAINFALL. WATER USED IN THIS WORK SHALL BE FURNISHED BY THE OWNER AND WILL BE SUITABLE FOR IRRIGATION AND FREE FROM INGREDIENTS HARMFUL TO PLANT LIFE..

16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, OBTAINING AND INSTALLATION OF 'ALL' IRRIGATION COMPONENTS, SLEEVING, PIPE, METERS, PERMITS, CONNECTION AND CONTROL SYSTEMS. DESIGN DRAWINGS OF THE PROPOSED IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR ANY REPAIR OF DAMAGE OF EXISTING IRRIGATION SYSTEM DURING CONSTRUCTION.

17. EROSION CONTROL MAT TO BE NORTH AMERICAN SC 150-BN BIODEGRADABLE MAT OR EQUIVALENT.

18. LAWN AREAS: LAWN AREAS TO BE SODDED OR SEEDED IN TURF GRASS. LOCATIONS SHOWN ON PLANS. SOD SHALL COMPLY WITH THE U.S. DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE: TURF-TYPE TALL FESCUE BLEND OF 3 TYPES OF TURF TYPE TALL FESCUE SIMILAR TO THE FOLLOWING SEED BLEND:

TITAN LTD FESCUE
FALCON IV TALL FESCUE
2ND MILLENNIUM TALL FESCUE
BLUEGRASS OR MESH ADDED TO FORM SOD

DRAFT LANDSCAPE PLAN 1.26.22

GBA

9801 Renner Blvd. Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

BERKS GROUP - IDC

600 PERKINS DR.
MUKWONAGO, WI 53149

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
PROJECT NUMBER 15077		
DATE 01/03/2022		
30% DOCUMENTS		
DESIGNED:	JRH	
DRAWN:	JMS/JWM	
REVIEWED:	JRH	
SHEET TITLE		
Landscape Plan		
SHEET NUMBER		
L2.0		
© George Butler Associates, Inc. 2019		
Engineering COA# 2881-11		
Architecture COA# 2881-11		

RESOLUTION 2022-24

**RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW FOR SITE AND
BUILDING MODIFICATIONS, INSTRUMENT DEVELOPMENT CO, LLC, APPLICANT, AT
600 PERKINS STREET PARCEL: MUKV1973-941**

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

WHEREAS, the application has been submitted by Instrument Development Co, LLC,

WHEREAS, structures within parks are allowed with a conditional use within the M-4 Medium / Heavy Industrial District zoning district in which the subject property is located, and

WHEREAS, the plan of operation and plans have been reviewed and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for a parking lot and building modifications for 600 Perkins 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

Village of Mukwonago
Walworth and Waukesha Counties, State of Wisconsin

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. Building colors are approved to be in a grey palette or neutral palette with specific colors to be approved by the Planning Department prior to issuance of building permits. Any color that go beyond a grey palette or neutral palate shall be returned for approval to the Planning Commission.
10. An erosion control permit shall be required.
11. The developer shall comply with stormwater requirements as detailed by the Village Engineer Reukert and Mielke.
12. 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.

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

Passed and dated this 16th day of March 2022.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk-Treasurer



PLANNING COMMISSION

March 8, 2022 at 6:30pm

Mukwonago, WI

Street Names for CSM 11997

Case Summary

Parcel Data

Proposal:	Street Names
Applicant:	Village of Mukwonago
Request:	Street Names
Staff Recommendation:	Recommend Staff move forward with preparing appropriate legal documents for naming of streets.

Parcel Characteristics / Conditions

Acreage:	NA
Current Use:	Unimproved Right of way
Proposed Use:	Right of Way
Reason for Request:	Unnamed Right of Way
Land Use Classification:	NA
Zoning Classification:	NA
Census Tract:	2039.02

Request

Street Names

The Village of Mukwonago approved a CSM on April 1, 2020 which created two right of ways. This CSM is recorded with the Waukesha Register of deeds as CSM No. 11997. There are two road that require names. There is a north south road and an east west road. Usually Street are named through the CSM process. However these street were left unnamed.

A request has been made to provide addresses for properties located along these unnamed streets. In order for addressed to be assign names need to be selected.

The east west Road has been casually referred to as Deback Drive.

The North -South Road does not have a causal name. Staff has researched possible options for this street. Staff has looked at original plat maps from 1873 to 1922 and found that the land in this area was generally divided

into two larger parcels. Throughout this period some names are constant such as Quail. With a bit of additional research, it appears that the Quail Family and the Perkins Family have final reseeing locations at Oak Knoll Cemetery. Note the Village already has a street named Perkins.

Year	Name
1873	P. Quail
1873	S. Winch
1891	Patrick Quail
1891	A E Perkins
1900	Quail
1900	F Utter
1914	John and Wm Quail
1914	Orrin Perkins
1922	John and Wm Quail
1922	G B VanNorman

Other options could also include Greenhouse Way, note the village already has a Thomas.

Recommendation

Staff recommends the Planning Commission choose two names to move forward and direct Village staff to prepare appropriate documents to bring forward to the Planning Commission for a recommendation and to the Village Board for final approval.

- Staff recommends for the east-west Street: Deback Drive.
- Staff Recommends for the north-south Street: Quail Boulevard.

Attachments

1. Maps
2. Plans

CERTIFIED SURVEY MAP NO. 11997

A DIVISION OF LOT 2 OF CSM#11558 BEING PART OF THE NE ¼ OF THE NE ¼ OF SECTION 36, TOWN 5 NORTH, RANGE 18 EAST AND PART OF THE NW ¼ OF THE NW ¼ OF SECTION 31, TOWN 5 NORTH, RANGE 19 EAST, VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

SURVEYOR/ENGINEER:
PAUL H. VAN HENKELUM, PLS
201 BROAD STREET, SUITE B
LAKE GENEVA, WI. 53147
PHONE: (414) 406-3248

OWNER/SUBDIVIDER:
FAMILY VENTURES OF
MUKWONAGO, LLC
N7152 BOWERS RD.
ELKHORN, WI 53121

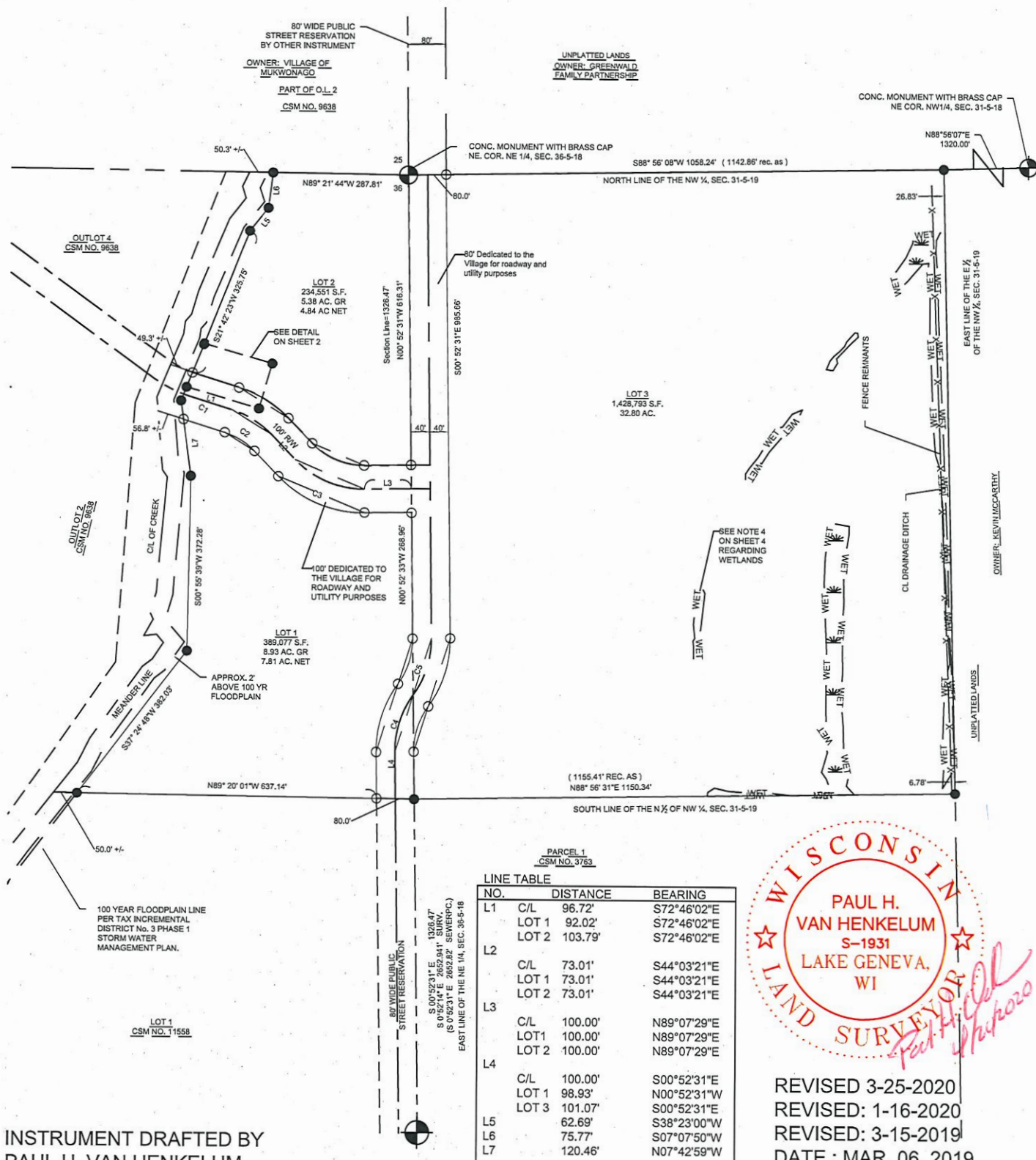
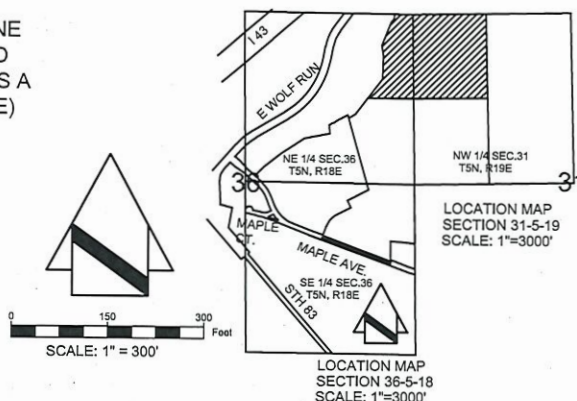
REFERENCE BEARING: THE NORTH LINE OF THE NW ¼, SEC. 31-5-19 WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF S88°56'08"W (SOUTH ZONE)

LEGEND:

- -IRON PIPE 1" DIA. (FOUND)
- -IRON PIPE 18" x 1" DIA. SET 1.13+ LBS. PER LIN. FT.
- ⊙ -CONCRETE MONUMENT WITH BRASS CAP
- ◡ -WETLANDS
- (xx.xx) -PREVIOUSLY RECORDED AS

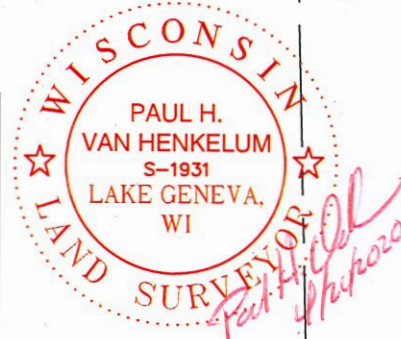
NOTES:

1. SEE SHEET 2 FOR SOIL INFORMATION.
2. SEE SHEET 3 FOR TOPOGRAPHY AND CURVE INFORMATION.
3. SEE SHEET 4 FOR GENERAL NOTES.



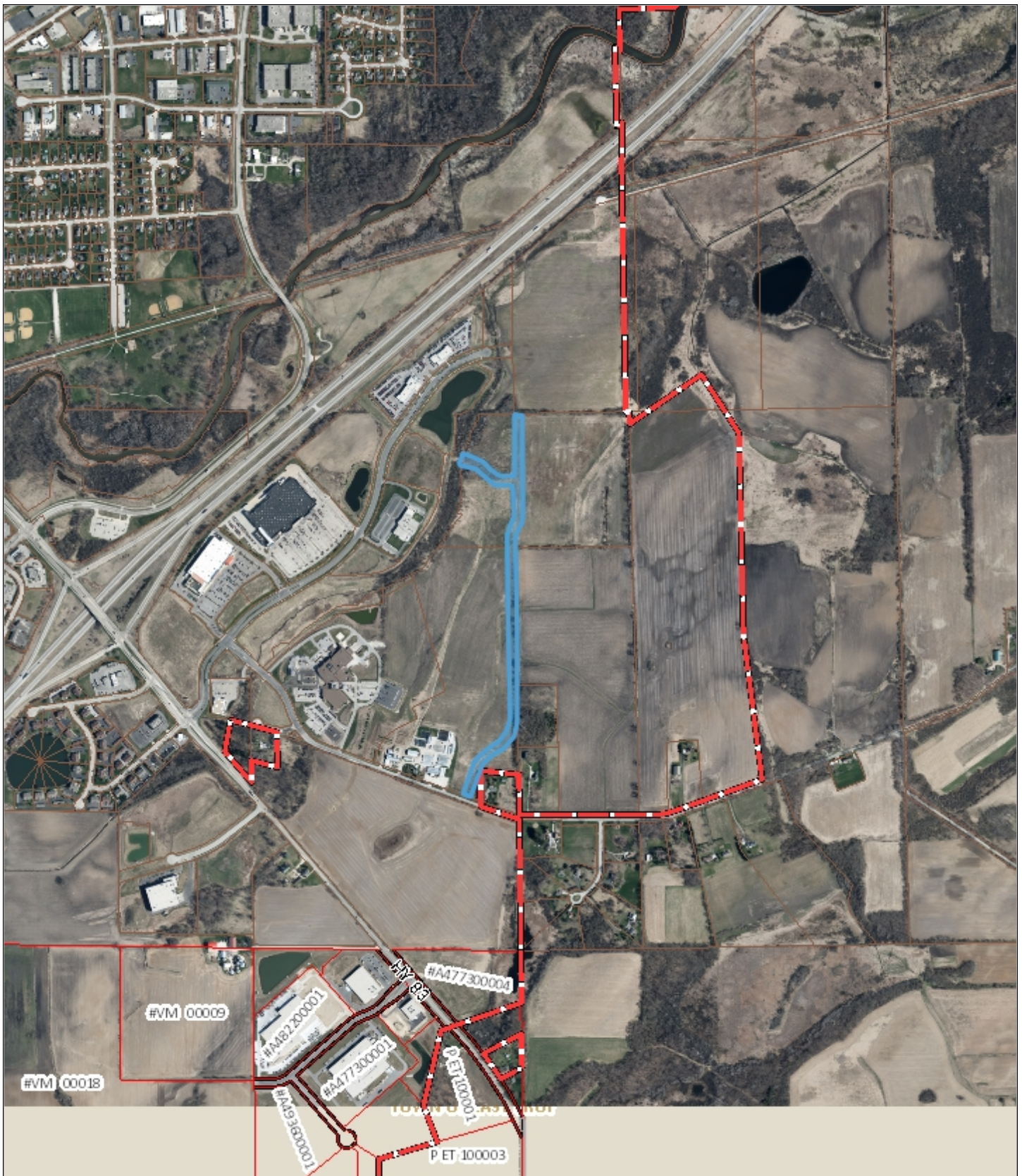
PARCEL 1
CSM NO. 3763

NO.	DISTANCE	BEARING
L1	C/L 96.72'	S72°46'02"E
	LOT 1 92.02'	S72°46'02"E
	LOT 2 103.79'	S72°46'02"E
L2	C/L 73.01'	S44°03'21"E
	LOT 1 73.01'	S44°03'21"E
	LOT 2 73.01'	S44°03'21"E
L3	C/L 100.00'	N89°07'29"E
	LOT 1 100.00'	N89°07'29"E
	LOT 2 100.00'	N89°07'29"E
L4	C/L 100.00'	S00°52'31"E
	LOT 1 98.93'	N00°52'31"W
	LOT 3 101.07'	S00°52'31"E
L5	62.69'	S38°23'00"W
L6	75.77'	S07°07'50"W
L7	120.46'	N07°42'59"W



REVISED 3-25-2020
REVISED: 1-16-2020
REVISED: 3-15-2019
DATE: MAR. 06, 2019
SHEET 1 OF 5

INSTRUMENT DRAFTED BY
PAUL H. VAN HENKELUM
DWG: 1701331 CSM



Village of Mukwonago GIS

Aerial

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



SCALE: 1" = 1333'

VILLAGE OF MUKWONAGO

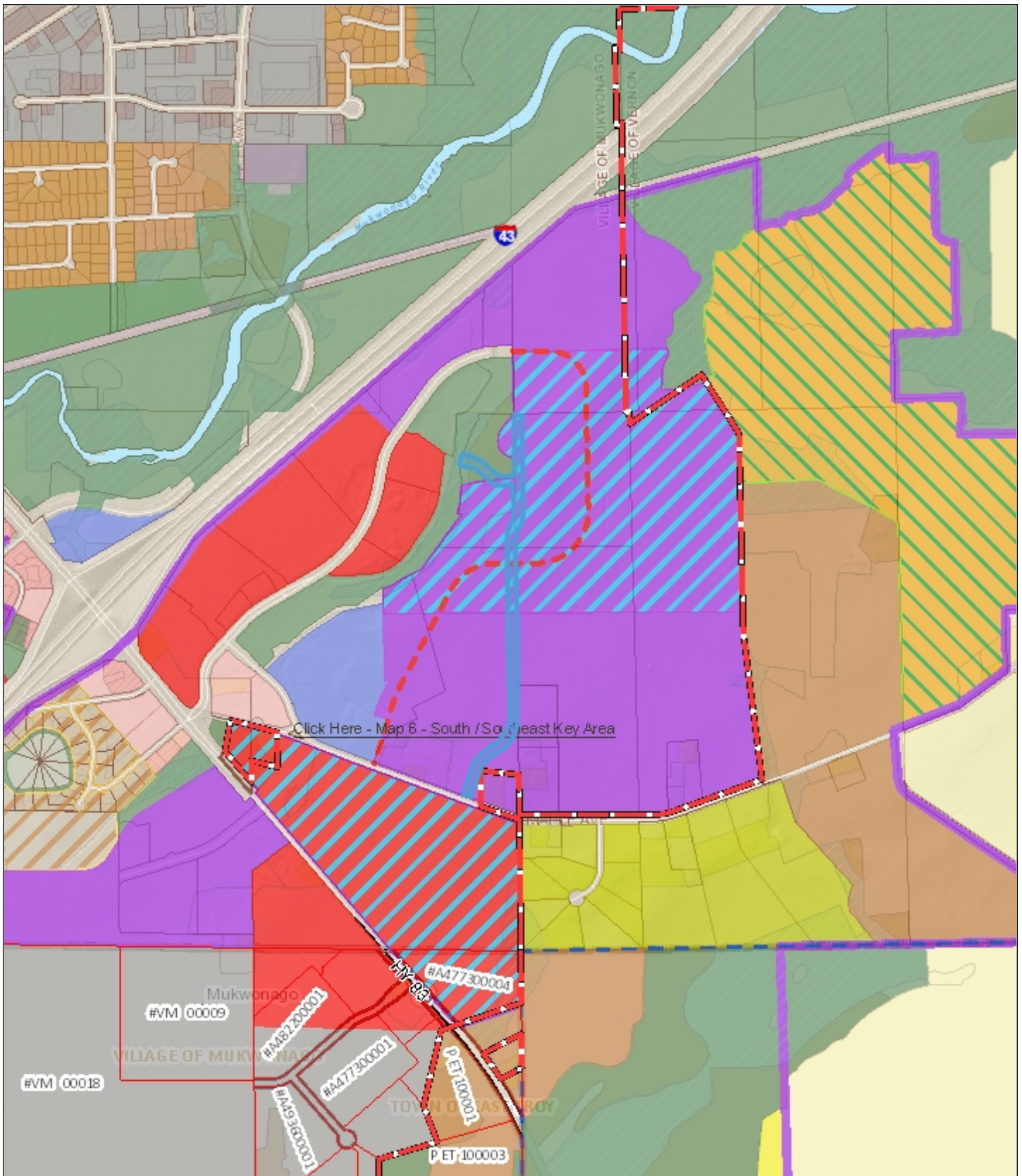
440 River Crest Court

PO Box 206

Mukwonago, WI 53149

262-363-6420

Print Date: 2/16/2022



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" = 1333'

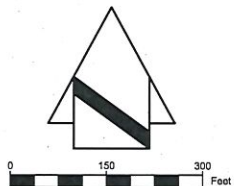
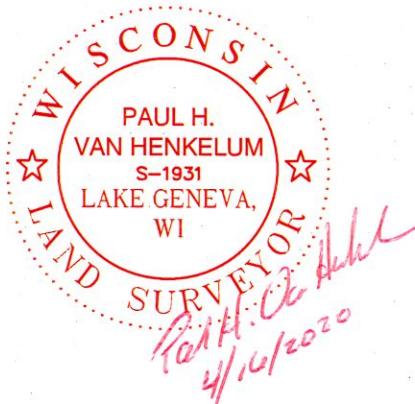
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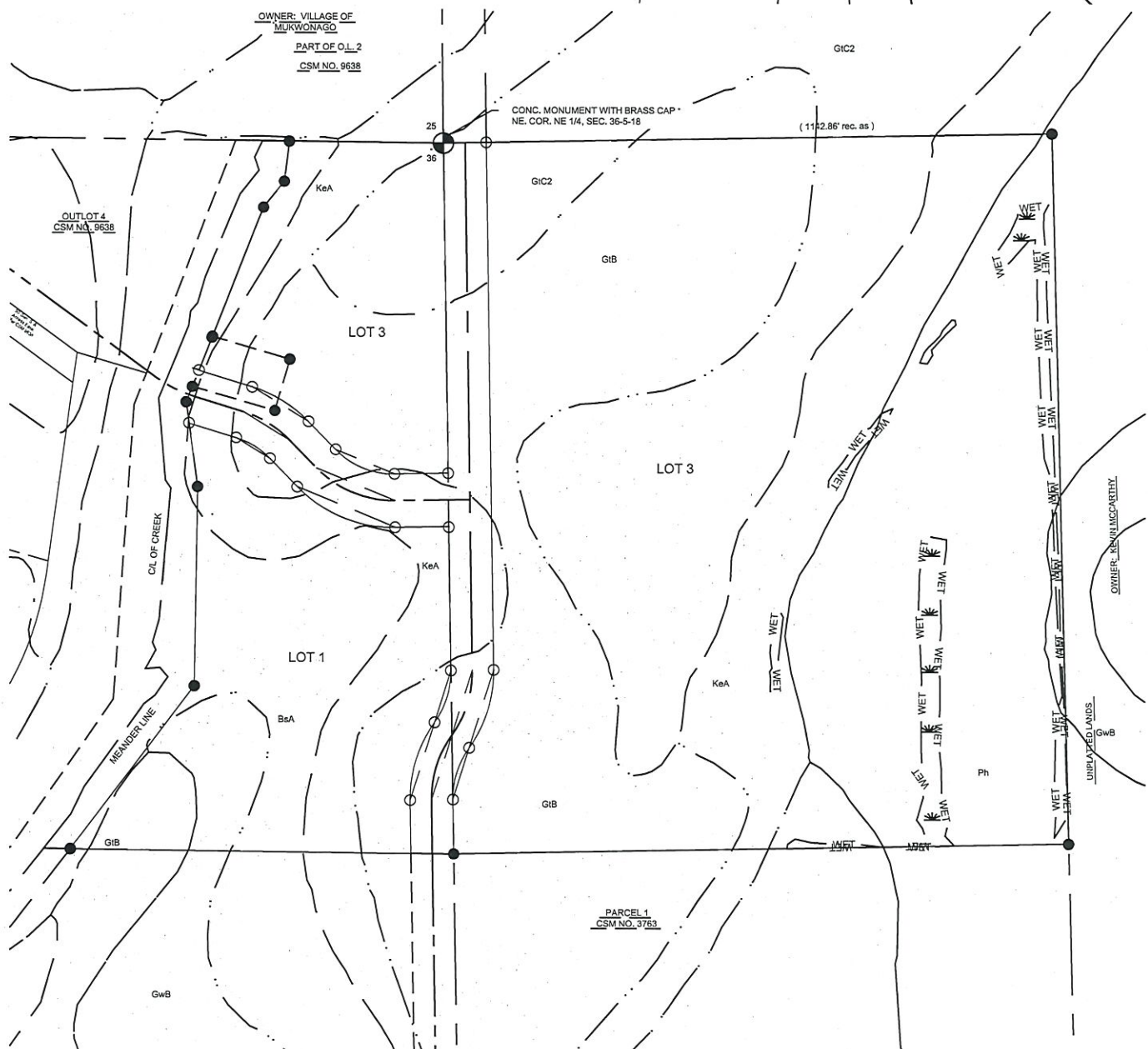
CERTIFIED SURVEY MAP NO. 11997

A DIVISION OF LOT 2 OF CSM#11558 BEING PART OF THE NE ¼ OF THE NE ¼ OF SECTION 36, TOWN 5 NORTH, RANGE 18 EAST AND PART OF THE NW ¼ OF THE NW ¼ OF SECTION 31, TOWN 5 NORTH, RANGE 19 EAST, VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

DETAIL OF PREVIOUSLY DEDICATED 100' R/W

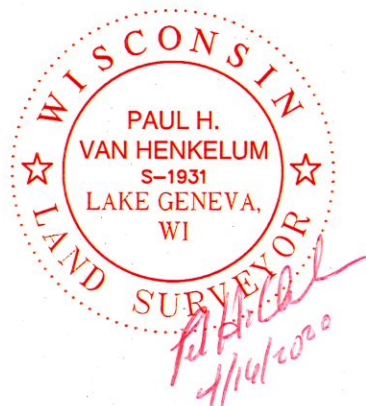


SOIL DATA

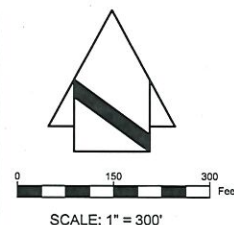


CERTIFIED SURVEY MAP NO. 11997

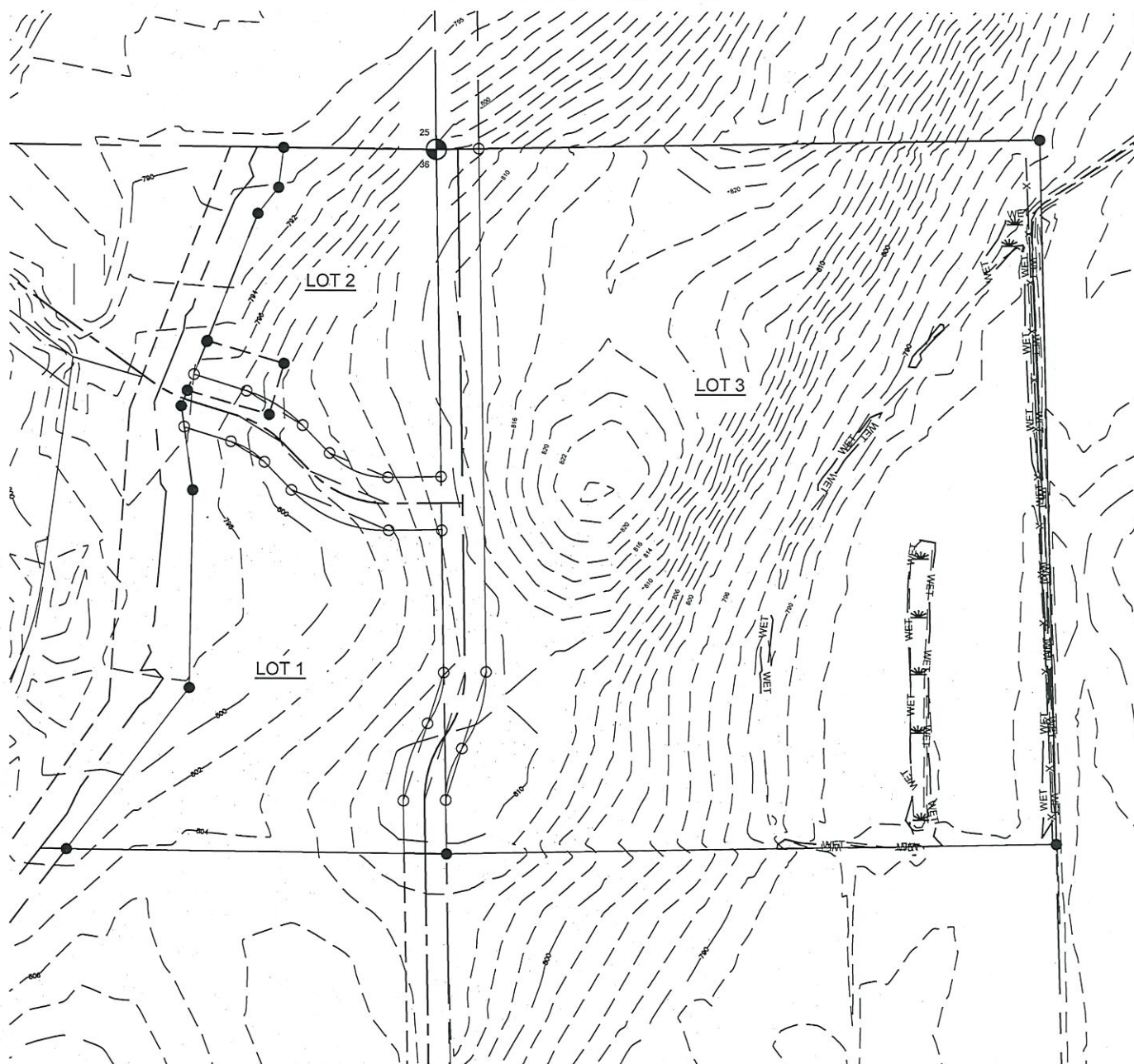
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CURVE TABLE							
NO.	ARC	RADIUS	CHORD	BEARING	CEN. ANGLE	TAN. IN	TAN. OUT
C1 c/l	82.35'	250.00'	81.98'	S63°19'49"E	19°00'00"	S53°53'37"E	S72°46'02"E
Lot 2	7.58'	200.00'	7.58'	N71°40'55"W	02°10'13"	N72°46'02"W	N70°35'48"W
C2 c/l	100.22'	200.00'	99.18'	S58°24'41"E	28°42'41"	S72°46'02"E	S44°03'21"E
Lot 1	75.17'	150.00'	74.38'	S58°24'41"E	28°42'41"	S72°46'02"E	S44°03'21"E
Lot 2	125.28'	250.00'	123.97'	N58°24'41"W	28°42'41"	N44°03'21"W	N72°46'02"W
C3 c/l	163.43'	200.00'	158.92'	S67°27'56"E	46°49'10"	S44°03'21"E	N89°07'29"E
Lot 1	204.29'	250.00'	198.65'	S67°27'56"E	46°49'10"	S44°03'21"E	N89°07'29"E
Lot 2	122.57'	150.00'	119.19'	N67°27'56"W	46°49'10"	S89°07'29"W	N44°00'21"W
C4 c/l	128.70'	200.00'	126.49'	S17°33'35"W	36°52'12"	S35°59'41"W	S00°52'31"E
Lot 1	154.44'	240.00'	151.79'	S17°33'35"W	36°52'12"	S35°59'41"W	S00°52'31"E
Lot 3	102.96'	160.00'	101.19'	N17°33'35"E	36°52'12"	N00°52'20"W	N35°59'41"E
C5 c/l	128.70'	200.00'	126.49'	S17°33'35"W	36°52'12"	S00°52'31"E	S35°59'41"W
Lot 1	102.96'	160.00'	101.19'	S17°33'35"W	36°52'12"	S00°52'31"E	S35°59'41"W
Lot 3	154.44'	240.00'	151.79'	N17°33'35"E	36°52'12"	N35°59'41"E	N00°52'31"W



TOPOGRAPHIC DATA



INSTRUMENT DRAFTED BY PAUL H. VAN HENKELUM
DWG: 1701331 CSM

REVISED 3-25-2020
REVISED: 1-16-2020
REVISED: 3-15-2019
DATE : MAR. 06, 2019
SHEET 3 OF 5

CERTIFIED SURVEY MAP NO. 11997

A DIVISION OF LOT 2 OF CSM#11558 BEING PART OF THE NE ¼ OF THE NE ¼ OF SECTION 36 , TOWN 5 NORTH, RANGE 18 EAST AND PART OF THE NW ¼ OF THE NW ¼ OF SECTION 31, TOWN 5 NORTH, RANGE 19 EAST, VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, PAUL H. VAN HENKELUM PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, DEDICATED AND MAPPED THE FOLLOWING LAND HEREIN DESCRIBED:

LOT 2 OF CERTIFIED SURVEY MAP NO. 11558, RECORDED AS DOCUMENT NO. 3843057 IN THE OFFICE OF THE REGISTER OF DEEDS, WAUKESHA COUNTY, BEING PART OF THE NE ¼ OF THE NE ¼ OF SECTION 36 , TOWN 5 NORTH, RANGE 18 EAST AND PART THE NW ¼ OF THE NW ¼ OF SECTION 31, TOWN 5 NORTH, RANGE 19 EAST, VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN. SAID LANDS CONTAIN 48.81 ACRES MORE OR LESS TO THE MEANDER LINE OF PLATTED CREEK. ALSO INCLUDING LANDS BETWEEN THE MEANDER LINE AND THE CENTERLINE OF PLATTED CREEK (CONTAINING 50.95 ACRES.)

I FURTHER CERTIFY THAT I HAVE MADE SAID MAP BY THE DIRECTION OF FAMILY VENTURES OF MUKWONAGO, LLC, OWNER(S) OF SAID LAND. THAT SUCH LAND DIVISION IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE COMBINATION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCES OF THE VILLAGE OF MUKWONAGO IN SURVEYING, DIVIDING, DEDICATING AND MAPPING THE SAME.

DATED THIS 16th DAY OF April, 2020.


PAUL H. VAN HENKELUM,
PROFESSIONAL LAND SURVEYOR



GENERAL NOTES:

1. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.
2. SOIL TYPES, DELINEATION AND EXISTING TOPOGRAPHY TAKEN FROM WAUKESHA COUNTY G.I.S. WEBSITE, JULY, 2017.
3. WETLANDS LOCATED ON LOT 3 WERE DELINEATED BY WETLAND AND WATERWAY CONSULTING, LLC ON 10-18-17 AND SURVEYED BY V2G SURVEYING, LLC ON JAN. 30, 2018.
4. THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA PER FIRM PANEL 55133C0431G, REVISED NOV. 5, 2014.

BASEMENT RESTRICTION - GROUNDWATER:

ALTHOUGH THE LOTS IN THIS CERTIFIED SURVEY MAP HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE-FAMILY RESIDENTIAL USE IN ACCORDANCE WITH SECTION 236 WISCONSIN STATUTES, THE LANDS THAT ARE PART OF THIS CERTIFIED SURVEY MAP ARE LOCATED IN AN AREA WITH MAPPED SOILS THAT MY CONTAIN SEASONAL HIGH GROUNDWATER. THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE CURRENTLY REQUIRES THAT THE LOWEST LEVEL OF ANY RESIDENCE MUST BE AT AN ELEVATION THAT IS AT LEAST ONE (1) FOOT HIGHER THAN THE HIGHEST SEASONAL GROUNDWATER LEVEL, UNLESS A VARIANCE FROM THAT REQUIREMENTS IS OBTAINED FROM THE WAUKESHA COUNTY BOARD OF ADJUSTMENT. THEREFORE, ADDITIONAL SOIL TESTING IN THE VICINITY OF ANY PROPOSED RESIDENCE WILL BE REQUIRED TO ENSURE COMPLIANCE WITH THIS REQUIREMENT . IF THE REQUIREMENT REGARDING VERTICAL SEPARATION DISTANCE FROM THE HIGHEST SEASONAL GROUND WATER LEVEL IS MODIFIED BY A FUTURE AMENDMENT OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE, THE REQUIREMENT AT THE TIME OF CONSTRUCTION SHALL APPLY. ALL GROUNDWATER SEPARATION REQUIREMENTS SET FORTH BY THE VILLAGE OF MUKWONAGO MUST ALSO BE COMPLIED WITH.

INSTRUMENT DRAFTED BY PAUL H. VAN HENKELUM
DWG: 1701331 CSM

REVISED 3-25-2020
REVISED: 1-16-2020
REVISED: 3-15-2019
DATE : MAR. 06, 2019
SHEET 4 OF 5

CERTIFIED SURVEY MAP NO. 11997

A DIVISION OF LOT 2 OF CSM#11558 BEING PART OF THE NE ¼ OF THE NE ¼ OF SECTION 36, TOWN 5 NORTH, RANGE 18 EAST AND PART OF THE NW ¼ OF THE NW ¼ OF SECTION 31, TOWN 5 NORTH, RANGE 19 EAST, VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE

AS OWNERS, FAMILY VENTURES OF MUKWONAGO, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT IT HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON.

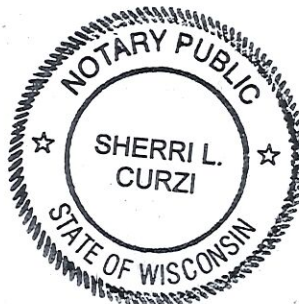
AS OWNERS, WE FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

1.) THE VILLAGE OF MUKWONAGO

DATED THIS 16 DAY OF April, 2020.

Thomas L. Larson

THOMAS L. LARSON, MANAGING MEMBER



STATE OF Wisconsin) ss
COUNTY OF Mukwonago)

PERSONALLY CAME BEFORE ME THIS 16 DAY OF April, 2020

THE ABOVE NAMED THOMAS L. LARSON, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Sherri L. Curzi
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/15/2021

CERTIFICATE OF PLAN COMMISSION APPROVAL:

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF MUKWONAGO
ON THIS 18th DAY OF March, 2020.

Fred Winchowky
FRED WINCHOWKY,
CHAIRPERSON

Diana Dykstra
DIANA DYKSTRA,
VILLAGE CLERK

CERTIFICATE OF VILLAGE BOARD APPROVAL:

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF MUKWONAGO
ON THIS 18th DAY OF March, 2020.

Fred Winchowky
FRED WINCHOWKY
PRESIDENT

Diana Dykstra
DIANA DYKSTRA,
VILLAGE CLERK

