

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, May 10, 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 April 12, 2022 meeting.
[20220412 PlanCommissionMinutesdraft.pdf](#)

5. New Business

Discussion and Possible Action on the Following Items

- 5.1 Discussion and possible approval on **PC-RESOLUTION 2022-03** for Site Plan and Architectural Review for Hill Court Partners Reload LLC, applicant; 115 Hill Court; Parcel #A493600002.
[Staff report for May 10 2022.pdf](#)
[PC-RESOLUTION 2022-03 - SPAR Hill Court Reload.pdf](#)
[Site Plan-Application.pdf](#)
- 5.2 Discussion and possible approval on **PC-RESOLUTION 2022-06** for Downtown Retail Use for Otto's Fine Arts Academy, Melissa Hilmer, applicant; 105 Fox Street; Parcel MUKV 1976-109-001.
[Staff report for May 10 2022.pdf](#)
[Ottos application materials.pdf](#)
[PC-RESOLUTION 2022-06 - Ottos Fine Art Academy.pdf](#)

- 5.3 Discussion and possible approval on **PC-RESOLUTION 2022-04** for amendment of Site Plan and Architectural Review for Hahn's Ace Hardware, applicant; 1080 N Rochester St; Parcel MUKV 1963-999-005.
[Staff report for May 10 2022.pdf](#)
[PC-RESOLUTION 2022-04 Hahn Ace Hardware.pdf](#)
- 5.4 Discussion and possible approval on **PC-RESOLUTION 2022-05** for amendment of Site Plan and Architectural Review for Your Auto Wash, applicant; 611 S Rochester St; Parcel MUKV 1976-185.
[Staff report for May 10 2022.pdf](#)
[New materials.pdf](#)
[PC-RESOLUTION 2022-05 - Your Car Wash.pdf](#)
- 5.5 Discussion and presentation regarding conceptual review on the use of "shipping containers".
[Video of Tap House Example - Waukesha](#)
[Shipping Containers Photos](#)
- 5.6 Discussion regarding potential agreement with Village of Vernon for potential development of the Hein property.
[Staff report for May 10 2022.pdf](#)

6. Adjournment

Membership:

Eric Brill, Karl Kettner, John Meiners, 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, April 12, 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
Mark Penzkover
Tim Rutenbeck
Karl Kettner
Eric Brill

Commissioners excused:

Also present: Fred Schnook, Village Administrator
Tim Schwecke, Village Planner
Linda Gourdeaux, 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 March 8, 2022 meeting, carried.

Public Hearings

Public Hearing to consider a request for Conditional Use for a drive through lane for a coffee shop and also for a restaurant located at 827 S Rochester St, Parcel MUKV 2009-978-003; Flitz International LTD, applicant (Ulrich Jentzsch, agent).

Opened at 6:31 pm
Peter Weston, Architect, gave project overview
No Comments from the public
Closed at 6:35 pm

New Business

Discussion and possible recommendation to the Village Board for RESOLUTION 2022-31 to approve a conditional use for a drive through lane for a coffee shop and also for a restaurant located at 827 S Rochester St, Parcel MUKV 2009-978-003; Flitz International LTD, applicant (Ulrich Jentzsch, agent).

Schwecke gave overview of project

Motion by Decker/Penzkover to approve **RESOLUTION 2022-31** for a conditional use permit for a drive through lane for a coffee shop and also for a restaurant located at 827 S Rochester St, Parcel MUKV 2009-978-003; Flitz International LTD, applicant (Ulrich Jentzsch, agent), carried with addition of larger turning radius

Roll Call: Yes; Decker, Kettner, Penzkover, Rutenbeck, Winchowky; No; Brill, Wamser

Discussion and possible recommendation to Village Board for RESOLUTION 2022-32 to approve Site Plan and Architectural Review for the coffee shop located at 827 S Rochester St, Flitz International LTD, applicant (Ulrich Jentzsch, agent).

Schwecke gave overview of project

Motion by Decker/Kettner to approve **RESOLUTION 2022-32** for a Site Plan and Architectural Review for the coffee shop located at 827 S Rochester St, Flitz International LTD, applicant (Ulrich Jentzsch, agent), carried with the addition of stop sign or speed bump for rear of the building traffic, exiting lane turning radius.

Discussion and possible recommendation to the Village Board for PC RESOLUTION 2022-02 to amend the Village's comprehensive plan to accommodate a planned single-family residential development. Neumann Development (Bryan Lindgren, agent), applicant; Parcel MUKV 2091-995.

Schwecke gave overview of project

Representative from Neumann Developments gave overview of project

Administrator Schnook directed to reach out to the Village of Vernon to see about collaborating on this development. Further action tabled to a later date.

Discussion and possible recommendation to the Village Board to amend the Official Map to accommodate a planned single-family residential development. Neumann Development (Bryan Lindgren, agent), applicant; Parcel MUKV 2091-995.

Schwecke gave overview of project

Further action tabled to later date.

Discussion and possible recommendation to the Village Board for RESOLUTION 2022-29 for a monument subdivision sign for Chapman Villas, Bielinski Homes, Inc. (John Donovan, agent), applicant.

Schwecke gave overview of project

Donovan gave overview of project

Motion Decker/Penzkover to approve **RESOLUTION 2022-29** for a monument subdivision sign for Chapman Villas, Bielinski Homes, Inc. (John Donovan, agent), applicant, carried

Discussion and possible recommendation to Village Board for RESOLUTION 2022-30 for a monument subdivision sign for Chapman Farms subdivision Bielinski Homes, Inc (John Donovan, agent), applicant.

Schwecke gave overview of project

Donovan gave overview of project

Motion Decker/Kettner to approve **RESOLUTION 2022-30** for a monument subdivision sign for Chapman Farms subdivision Bielinski Homes, Inc (John Donovan, agent), applicant, carried

Roll Call: Yes; Brill, Decker, Kettner, Rutenbeck; No; Penzkover, Winchowky; Recuse; Wamser

Discussion and possible recommendation to Village Board for RESOLUTION 2022-35 for a Site Plan Amendment for Goodwill, 101 Arrowhead Dr.

Schwecke gave overview

Counsel for Goodwill gave overview of project

Deckow, Prospective Design, gave overview of project

Motion Decker/Penzkover to approve RESOLUTION 2022-35 for a Site Plan Amendment for Goodwill, 101 Arrowhead Dr, carried with not doing the 25 feet of sidewalk in the right-of-way.

Roll Call: Yes; Decker, Penzkover, Rutenbeck, Winchowky; No; Brill, Kettner, Wamser

Adjournment

Meeting adjourned at 8:07 p.m.

Respectfully Submitted,
Linda Gourdoux, WCMC
Deputy Clerk/Treasurer

DRAFT



PLANNING COMMISSION

May 10, 2022, at 6:30 pm
Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW FOR HILL COURT PARTNERS RELOAD LLC

Project Summary

Request:	Multi-tenant industrial/warehouse with 183,200 square feet
Applicant:	Hill Court Partners Reload LLC (Brion Design Group, agent)
Application number:	2022-36
Location:	115 Hill Court
Parcel number:	A493600002
Acreage:	16.89 acres
Current Use:	Vacant, undeveloped
Zoning Classification:	M-4 Medium/Heavy Industrial district

Planning Staff Review

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

Architectural review The building is designed to accommodate seven tenant spaces with primary entrances on the front face of the building. Loading docks are located at the back of the building. Exterior materials consist of painted precast concrete insulated panels, typical of what is already in the business park. Rooftop mechanicals will be screened by parapets as required.

Access One access point on Hill Court is proposed.

Fire protection The site has been designed to accommodate fire protection vehicles (WB-50 vehicle). (See Sheet C5.0)

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

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

Wetlands The proposed plans do not indicate wetlands on the property.

Signage No signage is planned at this time. Individual tenants will need to submit detailed sign permit applications prior to occupancy.

Parking The site plan shows 168 parking spaces with the potential of another 190 spaces that could be developed in the future if the occupancy required such parking. Ultimately, the property owner will need to manage what tenants occupy the various spaces so that collectively there is enough parking for all tenants. A sidewalk should be added in front of the parking spaces along the front of the building.

Landscaping The subject property has a significant wooded area in the southwest and southeast corners of the property with mature trees. A tree inventory has been conducted and found 306 trees with a diameter of 8 inches and more. These trees are subject to the Village's tree protection ordinance. As set forth in that code, up to 20 percent of those large-diameter trees can be removed ($306 \times 0.2 = 61$). As proposed, 125 trees will need to be removed; 64 more than what is otherwise allowed. As required, the landscape plan has been designed to mitigate the removal of these 64 trees. A landscaping plan has been submitted and complies with applicable requirements.

Trash enclosure As set forth in Section 100-206(g) of the zoning code, trash dumpsters must be enclosed within a 6-foot high wall/fence. The site plan should be revised accordingly and submitted for review.

Fencing The project does not include any fencing.

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

Outdoor lighting Outdoor lighting consists of wall packs and parking lot lights. Light poles comply with the maximum height of 25 feet. All fixtures are full cutoff. Lighting levels at the lot lines is zero footcandles as required (Sheet E-1).

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

Department Review

Engineering The proposed site plan should be able to accommodate the required stormwater management facilities. The developer will need to submit detailed stormwater management plans and obtain approval of the same.

Public Works No concerns at this time

Utilities

1. Driveway access is shown over the water service. We typically do not allow this since we would be responsible for repairs to their driveway if the portion of the service that we own breaks. Normally we would ask that the driveway be moved, but it appears that the road frontage is limited. If the driveway cannot be moved then at a minimum, I would ask that they enter into an indemnity agreement, that is filed with the County, as we have with a few other customers releasing us from responsibility of repairing their driveway due to a service break.
2. It appears that there are areas around the building that lack proper fire hydrant coverage, specifically the back of the building. They will likely need to loop the watermain around the back of the building and space hydrants appropriately around the building as needed per code. Chief Stien may have more to comment on this.

3. It is my understanding that this building will require a fire pump. If so, can the fire pump be installed with a variable frequency drive (VFD)? A VFD allows a motor a slower ramp up to full speed. This is important because the pressure zone that this building will reside in is supplied by a booster station with VFD's. Since there currently is no water tower, a large demand of water can cause a significant and sudden drop in pressure while our booster station is ramping up.
4. Need more detail for sprinkler riser room, specifically the meter plumbing detail. We need to know the size of the meter(s) needed. We also need to see what the spacing will look like for present and future meters if necessary. This is important so that the room is of ample size for service of the water meter(s). Once I have updated plans, I can provide further comment.
5. Since the meter room serves multiple tenants, a key for access is required.

Fire Department Need turn template for WB-50, hydrant spacing not to exceed 300 feet, need dedicated FDC hydrant, need multiple KNOX boxes, need a separate exterior and isolated Riser room

Police Department No concerns at this time

Building Inspection No concerns at this time

Potential Plan Commission Motion:

Approve the project as set forth in PC-Resolution 2022-03 (as drafted OR as amended).

Attachments

1. Application materials
2. Draft PC-Resolution 2022-03

PLAN COMMISSION RESOLUTION 2022-03

PLAN COMMISSION RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW FOR A MULTI-TENANT BUILDING LOCATED AT 115 HILL COURT (PARCEL NUMBER A493600002)

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

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

WHEREAS, the Village Plan Commission reviewed the proposed project consistent with the requirements in the zoning code at their meeting on May 10, 2022; and

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for multi-tenant industrial/warehouse building based upon the plan of operation and plans submitted to the Village.

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

1. The site plan should be revised to show a sidewalk along the parking lot in front of the building.
2. Plans for the dumpster enclosures must be submitted to the Village Planner and obtain approval of the same.
3. Prior to any land disturbing activity, the application must submit a detailed stormwater plan to the Village Engineer and obtain approval of the same.
4. 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. In this regard, see the staff comments in the staff report.
5. 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.
6. 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.
7. 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.
8. All work related to this project must comply with all project plans approved by the Village.

9. Prior to temporary occupancy issuance, and if needed prior to final occupancy permit, the following shall occur:
 - a. Completion of all site grading in accordance with submitted and approved plans.
 - b. Completion of the building in accordance with approved plans and all applicable codes.
 - c. Completion of paving of driveways and parking lots, including parking space pavement markings and all other pavement markings including handicapped parking signs, and installation of on-site traffic control signs.
 - d. Completion of all utility connections.
10. Prior to final occupancy permit, which shall be issued no later than 120 days after any temporary occupancy permit, the following shall occur:
 - a. Completion of all items required in Condition No. 9 above.
 - b. Installation of dumpster enclosure, site lighting and site landscaping, as shown on approved plans.
 - c. The Zoning Administrator must verify installation of the landscaping as set forth in the approved landscaping plan.
11. All on-site signs (freestanding and wall signs) shall be approved by separate review and permit. Any directional and traffic control signage shall comply with the sign regulations as set forth in the municipal code.
12. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Supervisor of Inspections are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.
13. In the event a potential tenant proposes a use that is classified as a conditional use, the property owner and tenant shall submit all appropriate application materials which shall be reviewed using the procedures in effect at the time of application.

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

Passed and dated this 10th day of May 2022.

VILLAGE OF MUKWONAGO PLAN COMMISSION

By: _____
Fred Winchowky, Chairman/Village President

Attest: _____
Linda Gourdoux, Deputy Clerk-Treasurer

HILL COURT PARTNERS RELOAD LLC

An architectural rendering of a large, modern, single-story commercial building. The building has a light beige or off-white facade with prominent blue vertical and horizontal accents around the windows and doors. The windows are large and rectangular, some with blue frames. The building is situated on a green lawn, with a paved parking lot in front of it containing several cars. A line of trees is visible in the background under a clear blue sky. The overall style is clean and professional, typical of architectural visualizations.

PERSPECTIVE VIEW LOOKING SOUTHEAST

APRIL 8, 2022



PLAN NORTH
APPLICABLE TO
ALL PLAN VIEWS

SHEET INDEX

0-GENERAL	
T1.1	TITLE SHEET
T1.2	PERSPECTIVE RENDERINGS
3-CIVIL	
C1.0	SITE PLAN
C2.0	SITE GRADING PLAN
C3.0	SITE UTILITY PLAN
C4.0	EROSION CONTROL PLAN
C5.0	FIRE DEPARTMENT ACCESS PLAN
4-LANDSCAPING	
L1.0	EXISTING TREE EXHIBIT
L1.1	OVERALL LANDSCAPE PLAN, LANDSCAPE SCHEDULE
L1.2	ENLARGED LANDSCAPE PLAN
L1.3	ENLARGED LANDSCAPE PLAN, GENERAL NOTES AND DETAILS
5-ARCHITECTURAL	
A0.1	ARCHITECTURAL SITE PLAN
A1.0	CODE PLAN
A1.1	OVERALL FLOOR PLAN
A4.1	ROOF PLAN
A5.1	EXTERIOR ELEVATIONS
7-ELECTRICAL	
E1.0	EXTERIOR PHOTOMETRIC LIGHTING PLAN
E2.0	EXTERIOR LIGHTING SPECIFICATIONS

SHEET TITLE

PROPOSED NEW BUILDING FOR:
HILL COURT PARTNERS RELOAD, LLC
104 HILL COURT
MUKWONAGO, WI 53149

Revision	Date
JOB:	3395
DRAWN:	CK/PK/KJ
CHECKED:	DF/CB
DATE:	APRIL 8, 2022
SHEET:	

T1.1



AERIAL LOOKING SOUTHWEST



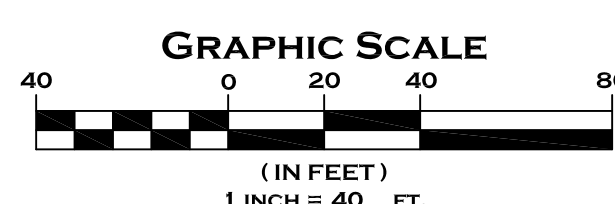
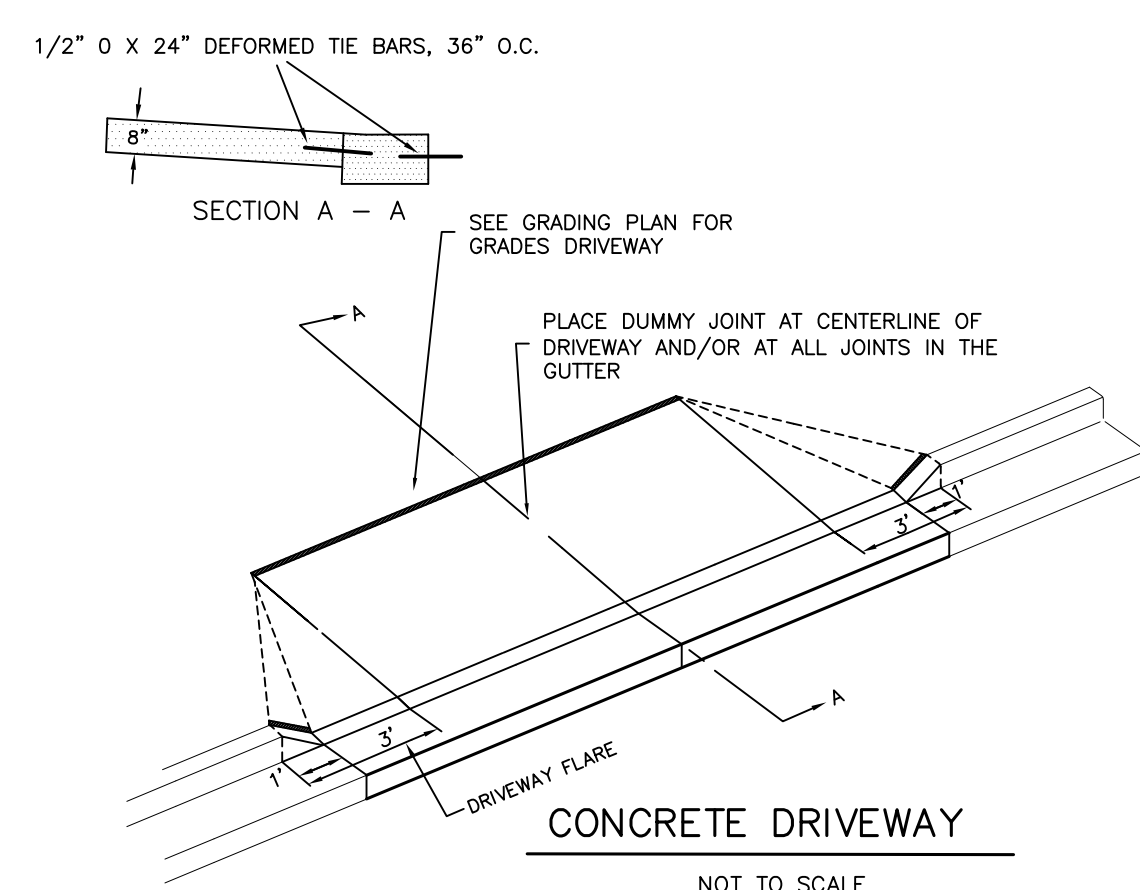
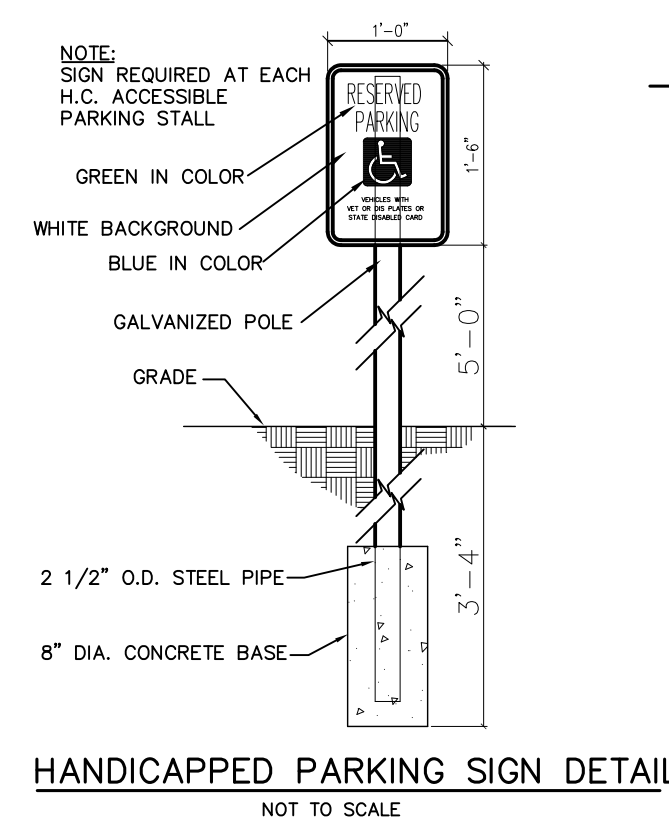
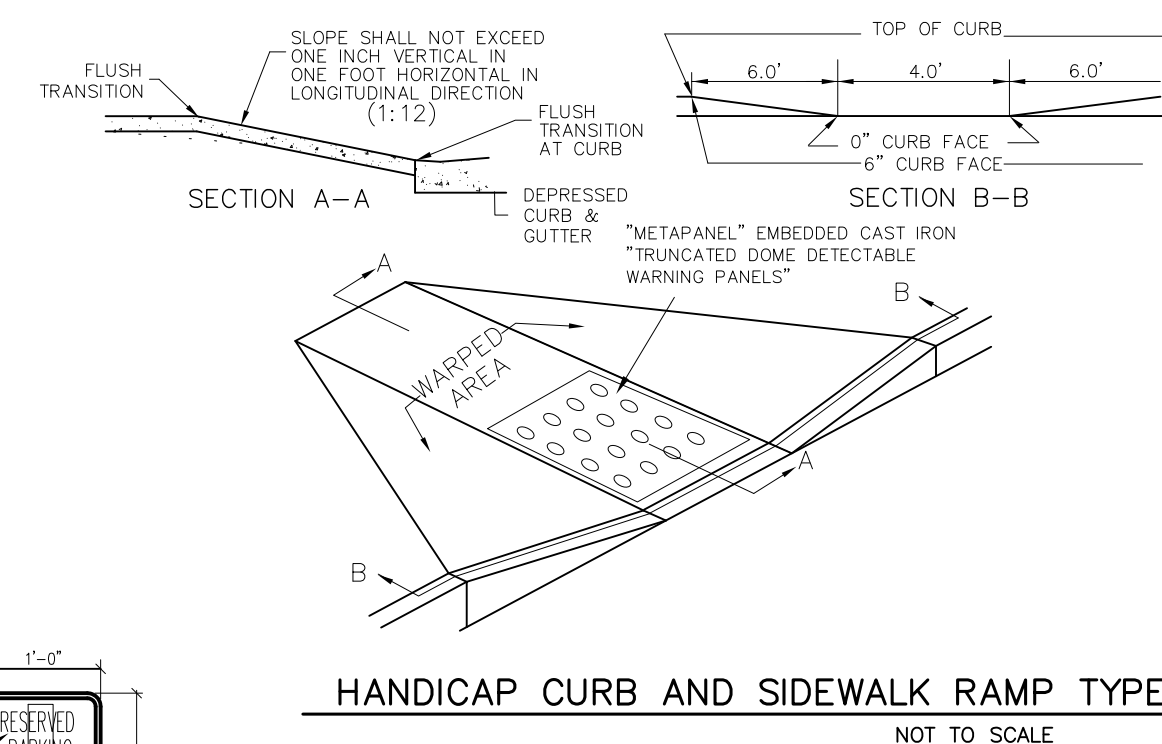
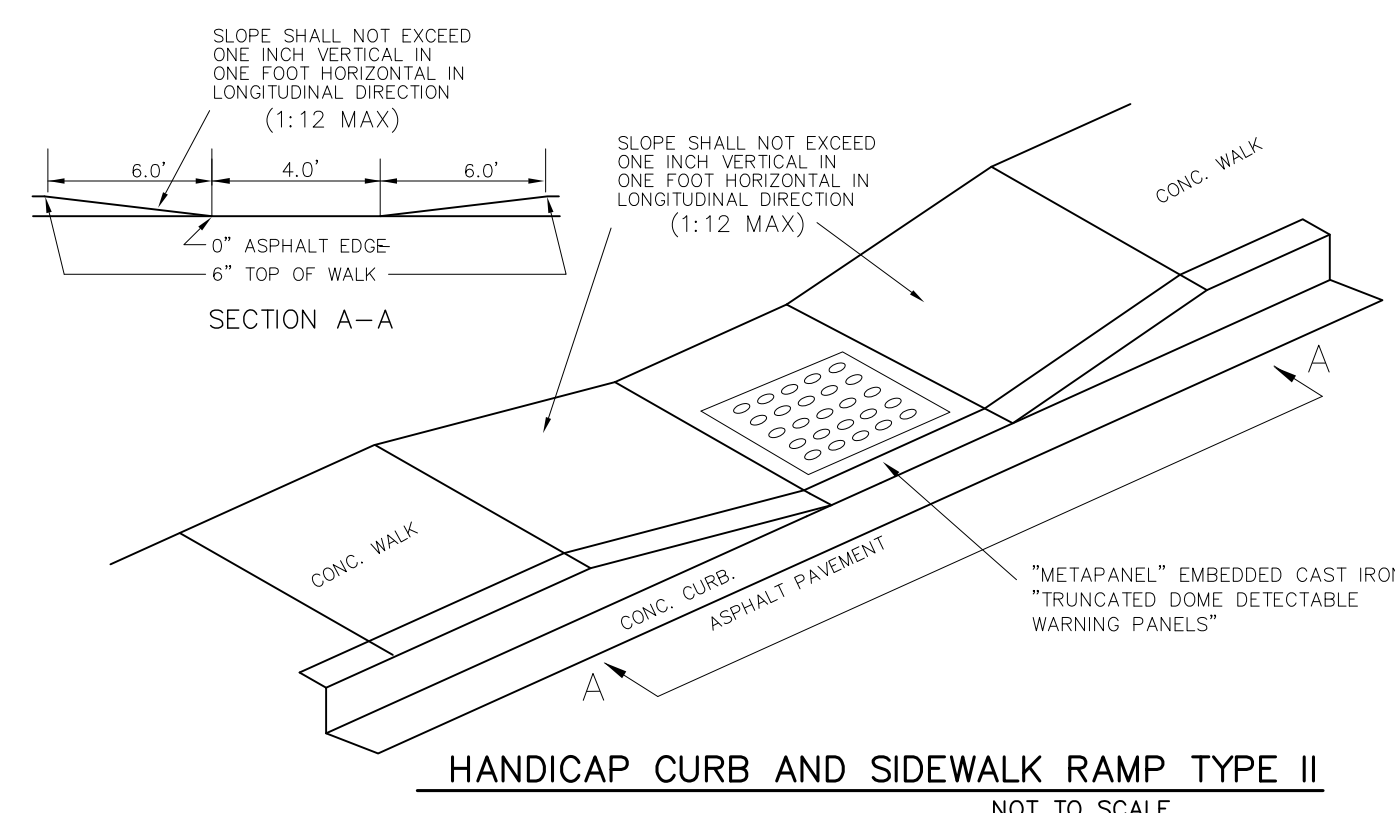
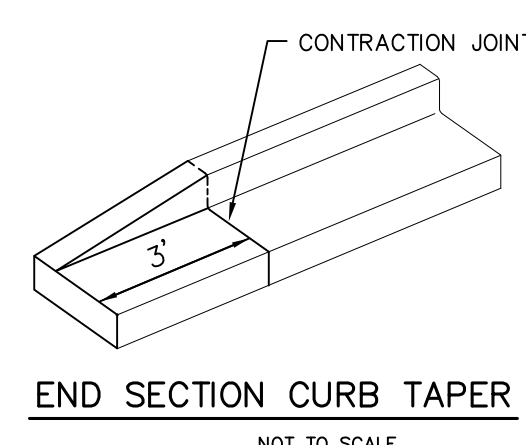
AERIAL LOOKING SOUTHEAST



PERSPECTIVE LOOKING SOUTHEAST (W/ TREES)



AERIAL LOOKING NORTHWEST



MUKWONAGO, WISCONSIN

C1.0

SITE PLAN

www.DiggersHotline.com

DIGGERS  **HOTLINE**

DIAL **811** OR (800) 242-8511

SITE PARKING:

REGULAR PARKING SPACES = 158
ACCESSIBLE PARKING SPACES = 10

FUTURE PARKING SPACES = 190

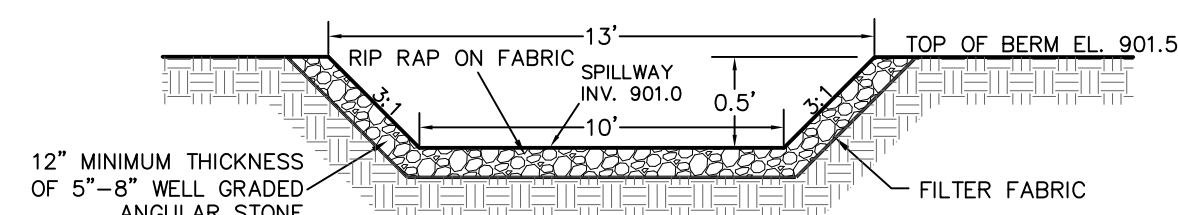
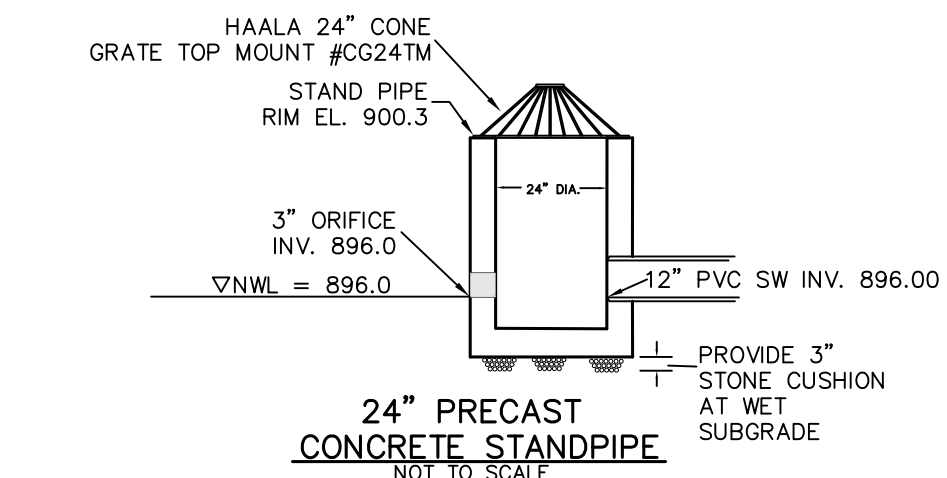
TOTAL PARKING SPACES = 168
ULTIMATE PARKING SPACES = 358

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

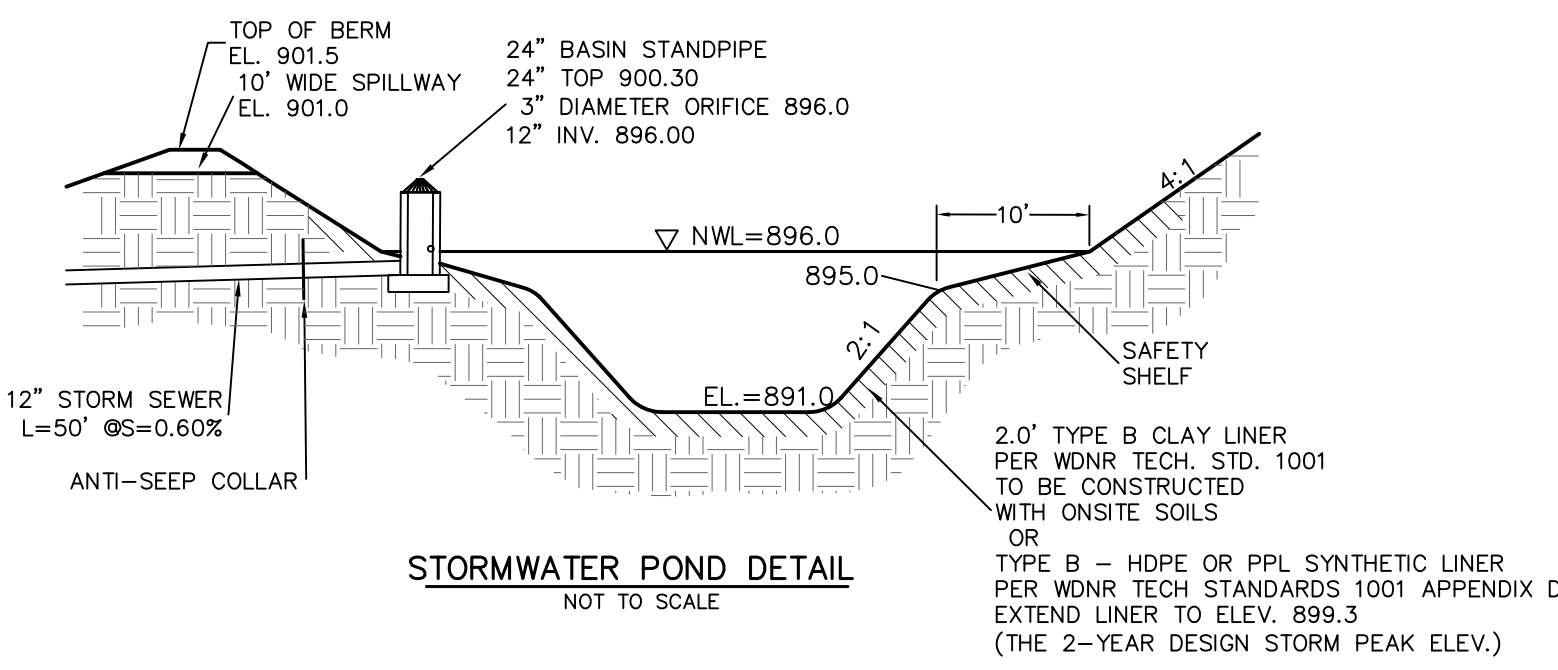
BUILDING SETBACK INFORMATION FOR
PROPERTIES ZONED M-4 ARE AS FOLLOWS
STREET = 25' PER 25' OF GREENSPACE
SIDE = 15' PER 15' OF GREENSPACE
REAR = 35' PER 10' OF GREENSPACE



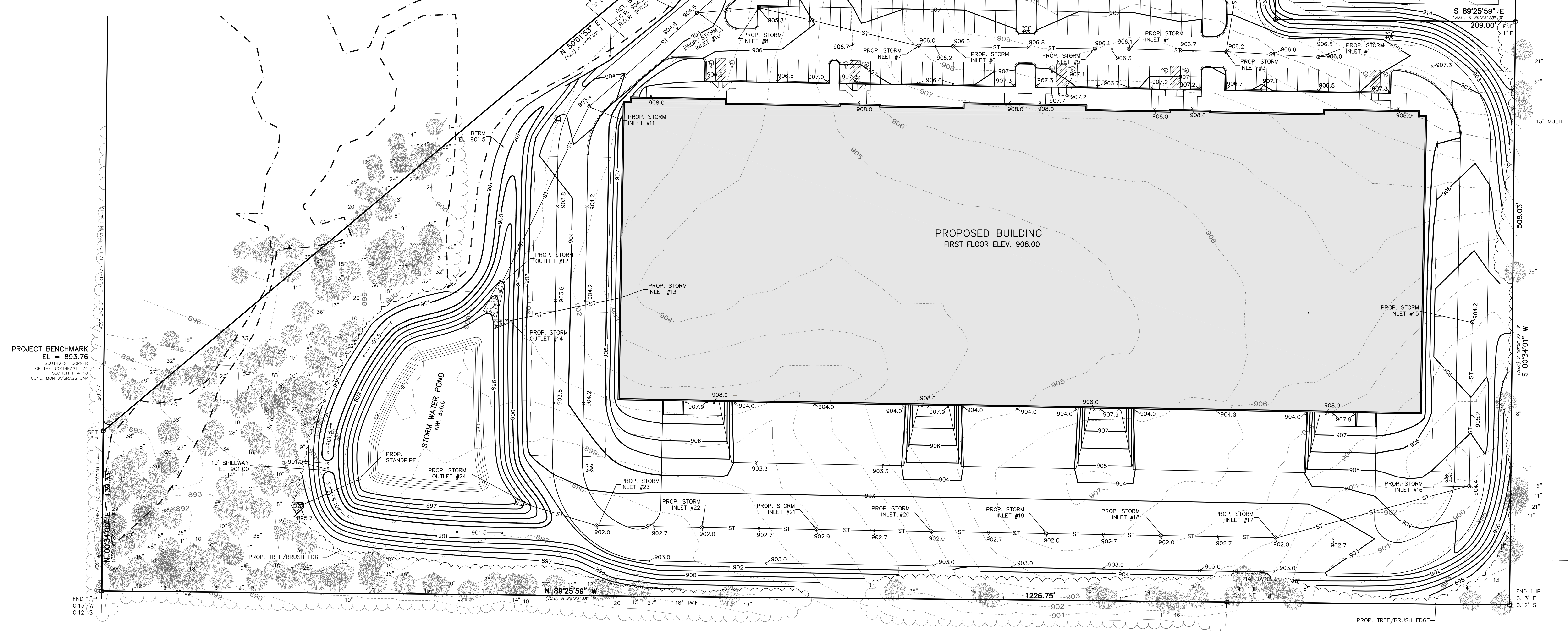
LEGEND	
----- 943	EXISTING CONTOUR
----- 946	PROPOSED CONTOUR
x 942.5	PROPOSED ELEVATION
----- ST	EXISTING STORM SEWER
----- ST	PROPOSED STORM SEWER



POND SPILLWAY DETAIL
(LOCATED W OF POND)
NOT TO SCALE

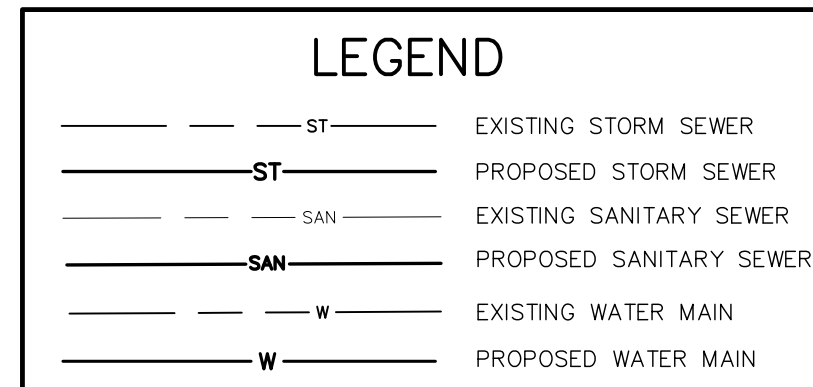


STORMWATER POND DETAIL
NOT TO SCALE



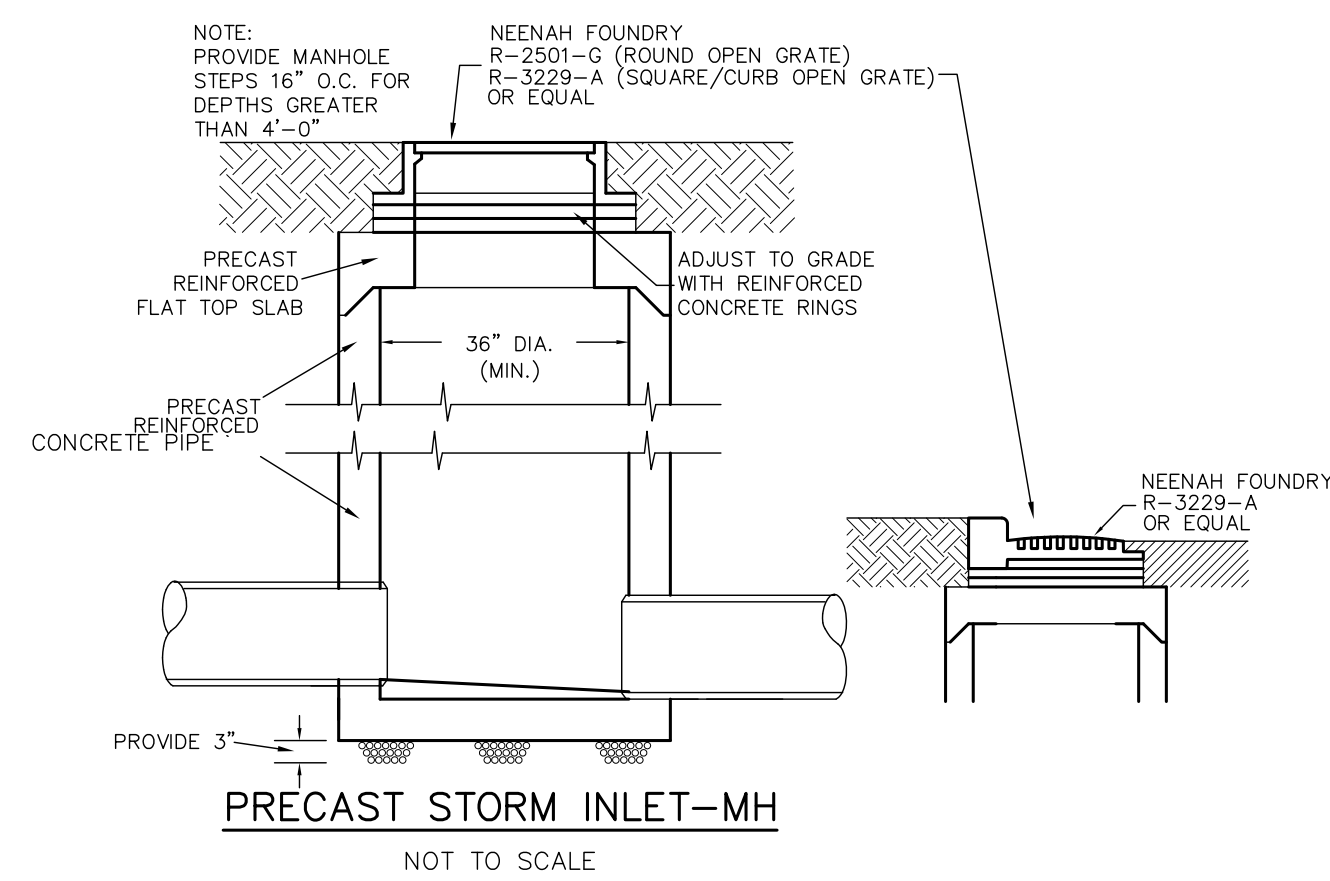
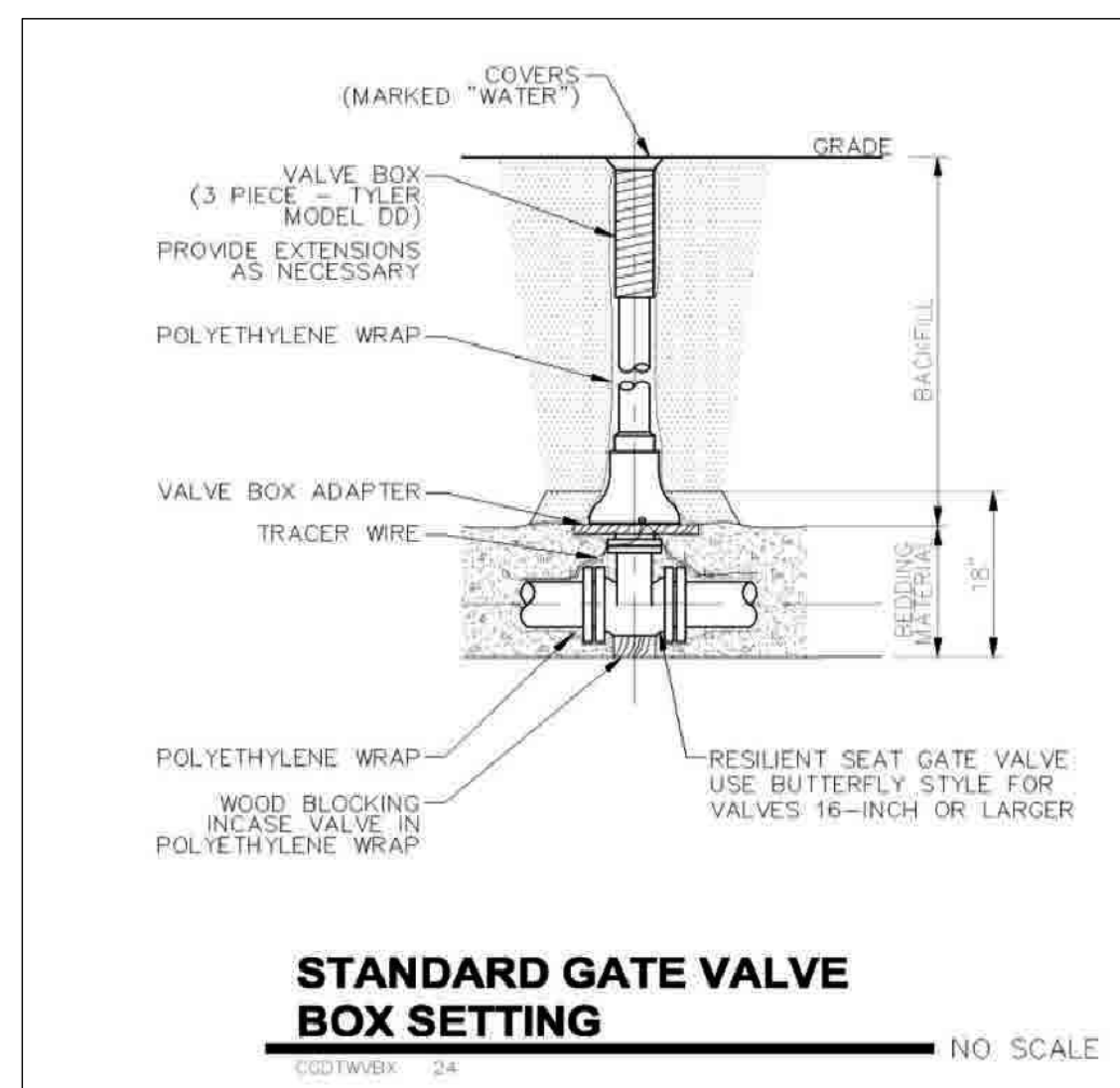
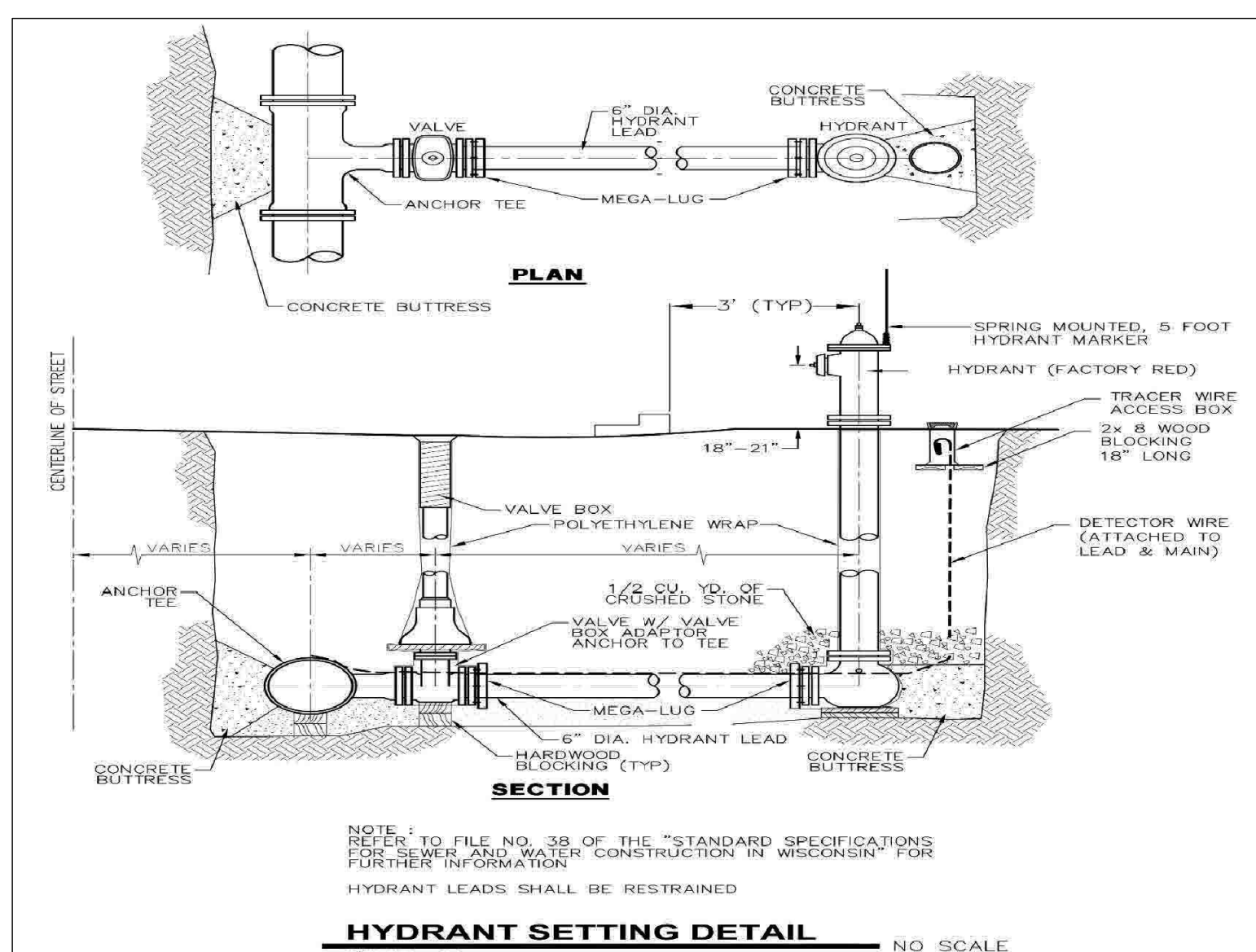
HILL COURT SOUTH MULTI-TENANT BUILDING
MUKWONAGO, WISCONSIN

CJE NO.: CJE2056RI
MARCH 30, 2022



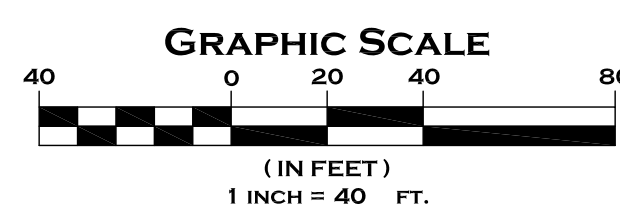
NOTES:

1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN STANDARDS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE VILLAGE OF MUKWONAGO REQUIREMENTS.
2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS SECTION 8.43.4 AND PER FILE NO.4 COMPACTED SECTION (CLASS "B" BEDDING).
3. PRIOR TO ANY UTILITY CONSTRUCTION, THE CONTRACTOR AND PLUMBER SHALL VERIFY THE SIZE, SLOPE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING. DOCUMENTATION CONFIRMING THE SIZING REQUIREMENTS SHALL BE PROVIDED TO THE VILLAGE PRIOR TO ANY CONSTRUCTION OF THE SANITARY AND WATER SERVICES.
4. PROPOSED WATER SERVICE SHALL HAVE A MINIMUM 6.0 FEET OF COVER.
5. ALL PRIVATE HYDRANTS ARE TO BE YELLOW WITH STORZ NOZZLES.
6. UNLESS OTHERWISE LABELED ON THE PLAN:
STORM SEWER: PVC ASTM D3034 OR ADS-HDPE
SANITARY SEWER: PVC ASTM D3034, SDR 35
WATER SERVICE: PVC, AWWA C900
7. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
8. MAINTAIN 6" MINIMUM VERTICAL WATER MAIN SEPARATION WITH ALL SANITARY AND STORM SEWERS WHEN CROSSING OVER AND 18" MINIMUM VERTICAL SEPARATION WITH ALL SANITARY AND STORM SEWERS WHEN CROSSING UNDER.

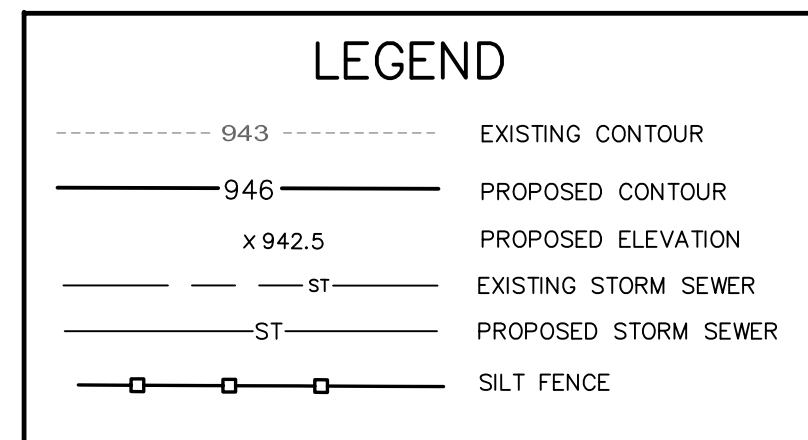


PROJECT BENCHMARK
EL = 893.76
SOUTHWEST CORNER
OR THE NORTHEAST 1/4
SECTION 14-18-18
CONC. MON. W/BRASS CAP

www.DiggersHotline.com



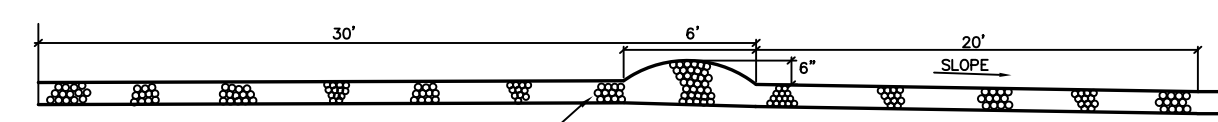
SITE UTILITY PLAN



EROSION CONTROL PRACTICES SCHEDULE

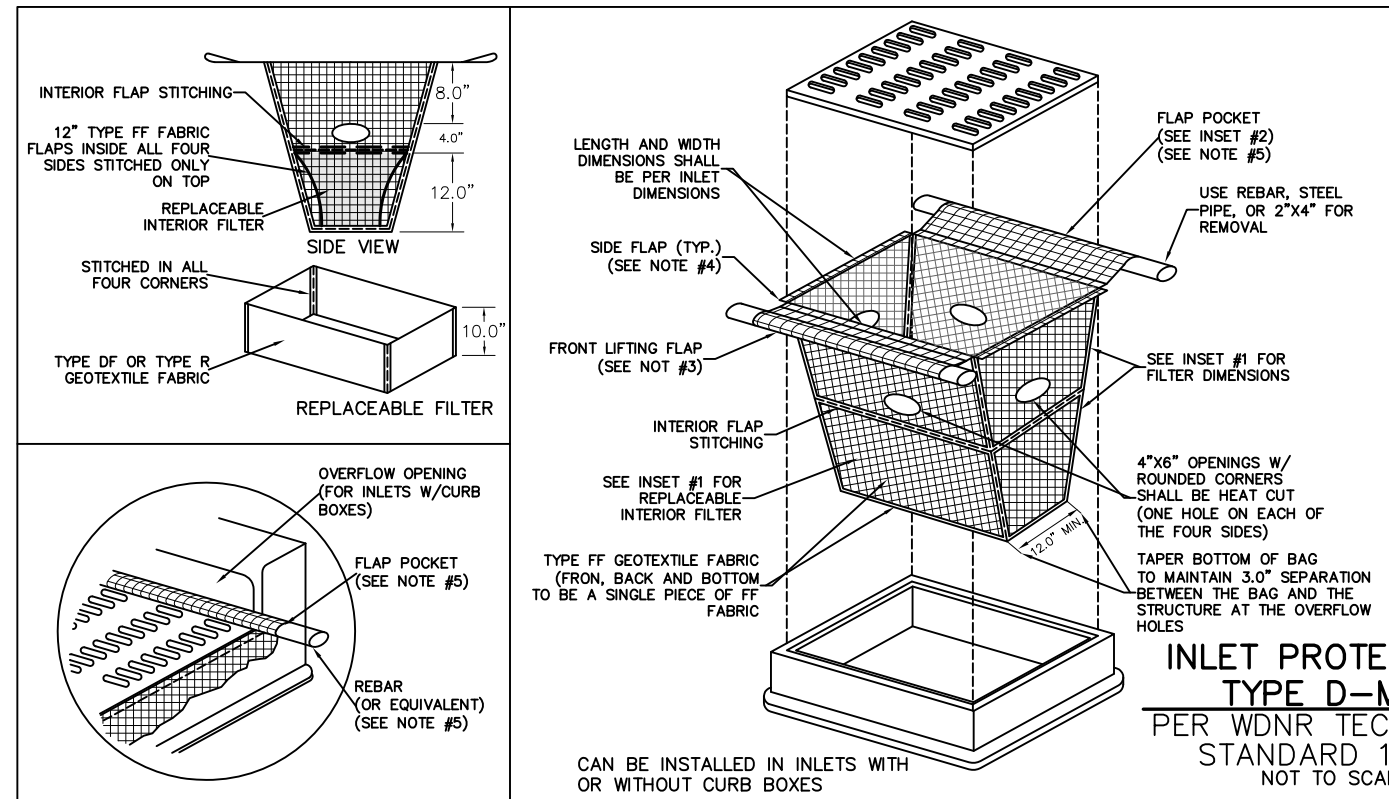
- 1 SILT FENCE
- 2 TRACKING PAD
- 3 INLET PROTECTION
- 4 OUTLET PROTECTION
- 5 SEDIMENT BASIN
- 6 EROSION MAT

FOR FINAL STABILIZATION, PROVIDE CLASS II TYPE B EROSION MAT PER WDNR TECHNICAL STANDARD 1057.



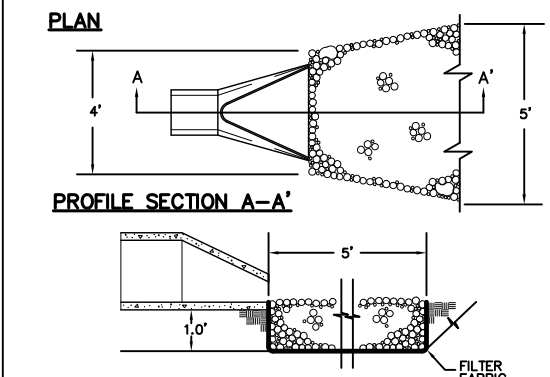
CONSTRUCTION EXIT
PER WDNR TECHNICAL STANDARD 1057
NOT TO SCALE

2



INLET PROTECTION
TYPE D-M
PER WDNR TECHNICAL STANDARD 1060
NOT TO SCALE

3



CONSTRUCTION SITE DIVERSION
PER WDNR TECHNICAL STANDARD 1066
NOT TO SCALE

4

- CONSTRUCTION SPECIFICATIONS**
1. EXCAVATE BELOW CHANNEL, OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP RAP THICKNESS FOR EACH APRON. FOUNDATION 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 12".
 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

NOTES

1. PAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG, FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4". THE REAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

MAINTENANCE PLAN

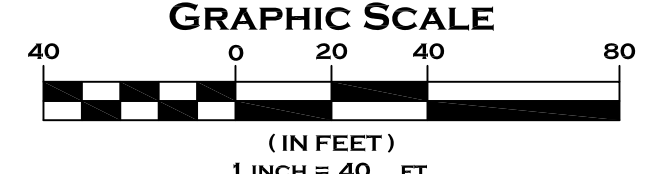
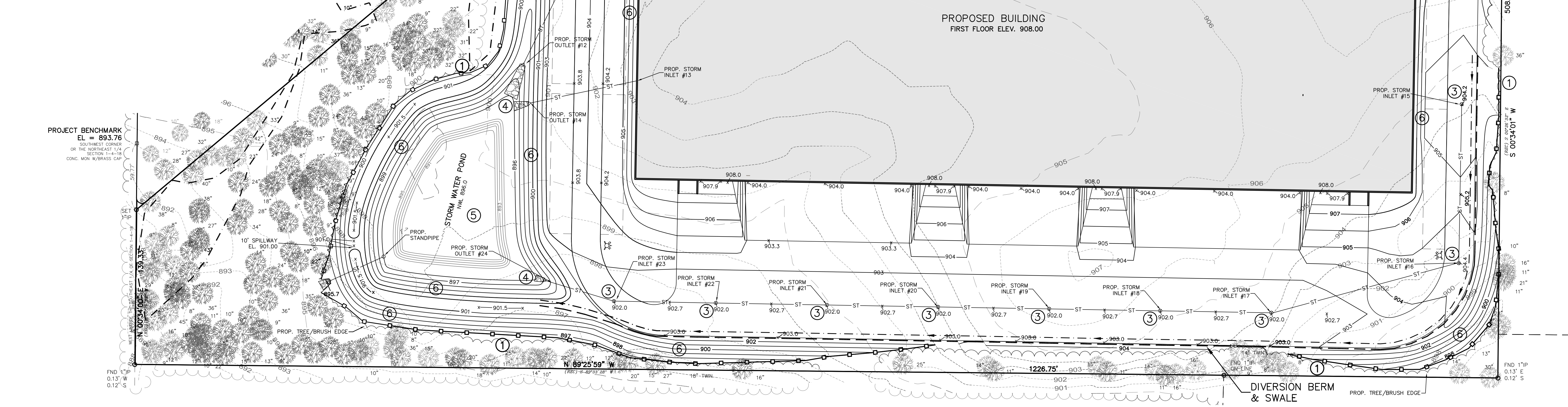
1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 3rd RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND 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 WATERED, FERTILIZED, RESEED AS NECESSARY, AND MULCHED 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.
5. THE EROSION AND SEDIMENT CONTROL DEVICES THAT ARE SHOWN ARE A MINIMUM REQUIREMENT AND THAT AS A RESULT OF CONSTRUCTION ACTIVITIES, ADDITIONAL MEASURES MAY BE NECESSARY AS DIRECTED BY THE VILLAGE OF MUKWONAGO, THEIR ENGINEER, OR ANY GOVERNING AGENCY.

CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL CONSTRUCTION EXIT.
3. INSTALL SILT FENCE.
4. INSTALL INLET PROTECTION IN INLETS ADJACENT TO SITE AS SHOWN ON PLAN.
5. REMOVE AND STOCKPILE TOPSOIL IN BUILDING PAD AREA FOR POND EXCAVATION SOIL PLACEMENT. PROVIDE SILT FENCE AND TEMPORARY STABILIZATION.
6. INSTALL TEMPORARY SEDIMENT BASINS COMPLETE WITH OUTLET.
7. EXCAVATE AND STOCKPILE TOPSOIL. PROVIDE SILT FENCE AND TEMPORARY STABILIZATION.
8. CONSTRUCT STORMWATER POND TO FINAL GRADE. INSTALL STANDPIPE COMPLETE WITH 8" OUTLET PIPE.
9. PROVIDE TEMPORARY OR PERMANENT STABILIZATION ALONG BERMS AND PROVIDE PERMANENT STABILIZATION (MATTING) AND RIP RAP FOR OUTLET PIPE.
10. REMOVE AND STOCKPILE TOPSOIL. PROVIDE TEMPORARY OR PERMANENT STABILIZATION ALONG BERMS.
11. REMOVE AND STOCKPILE TOPSOIL. PROVIDE SILT FENCE AND TEMPORARY STABILIZATION.
12. UTILIZE DRAINAGE BAGS AS NECESSARY DURING EXCAVATION. DIRECT RUNOFF FROM BAG TO EXISTING STORM WATER FACILITIES.
13. INSTALL INLET PROTECTION.
14. INSTALL INLET GRATE SCREENS IN ALL NEW STORM INLETS.
15. INSTALL BASE COURSE OF PAVEMENT.
16. REMOVE TEMPORARY SEDIMENT BASIN. DRAINAGE BASIN INTO DRAINAGE BAG. INSTALL AGGREGATE, 6" DRAIN TILES AND OUTLET PIPES.
17. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES. VEGETATE AND MAT ALL DISTURBED AREAS.
18. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
19. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
20. ESTIMATED TIME BEFORE FINAL STABILIZATION - 9 MONTHS.

NOTES

1. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF MUKWONAGO STANDARDS AND WDNR CPS TECHNICAL STANDARDS. MODIFICATIONS TO THE CONSTRUCTION SCHEDULE REQUIRE SUBMITTAL TO AND APPROVAL BY THE VILLAGE OF MUKWONAGO.
2. DIVERSION BERM AND SWALE SHALL SLOPE TOWARDS STORM WATER POND.
3. ALL EXPOSED SOIL AREAS NOT DISTURBED WITHIN SEVEN (7) DAYS SHALL BE IMMEDIATELY RESTORED WITH SEED AND MULCH OR POLYMER.
4. TOTAL DISTURBED AREA - 464.463 S.F. (10.66 ACRES)
5. ALL SPOT GRADES ARE AT FLANGE.



EROSION CONTROL PLAN C4.0

SHEET 4 OF 5

CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH: (414) 443-1312
www.cj-engineering.com

TEMPORARY STABILIZATION METHODS

TEMPORARY SEEDING:
DURING GROWING SEASON (MAY 2 - OCTOBER 31) TEMPORARY SEEDING (COVER CROP) TO BE USED FOR TEMPORARY STABILIZATION DURING SITE CONSTRUCTION.

Species	Lbs/Acre	Percent Purity
Oats	131*	98
Cereal Rye	131*	97
Winter Wheat	131*	95
Annual Ryegrass	80*	97

* Fall Seeding

LAND APPLICATION OF ADDITIVES:
DURING NONGROWING SEASON (NOVEMBER 1 - MAY 1) CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER DURING SITE CONSTRUCTION. STABILIZER TO BE POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) - SEE WDNR TECHNICAL STANDARD 1050.

STABILIZATION SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS.

HILL COURT SOUTH MULTI-TENANT BUILDING

MUKWONAGO, WISCONSIN

CJE NO.: CJE2056R
MARCH 30, 2022

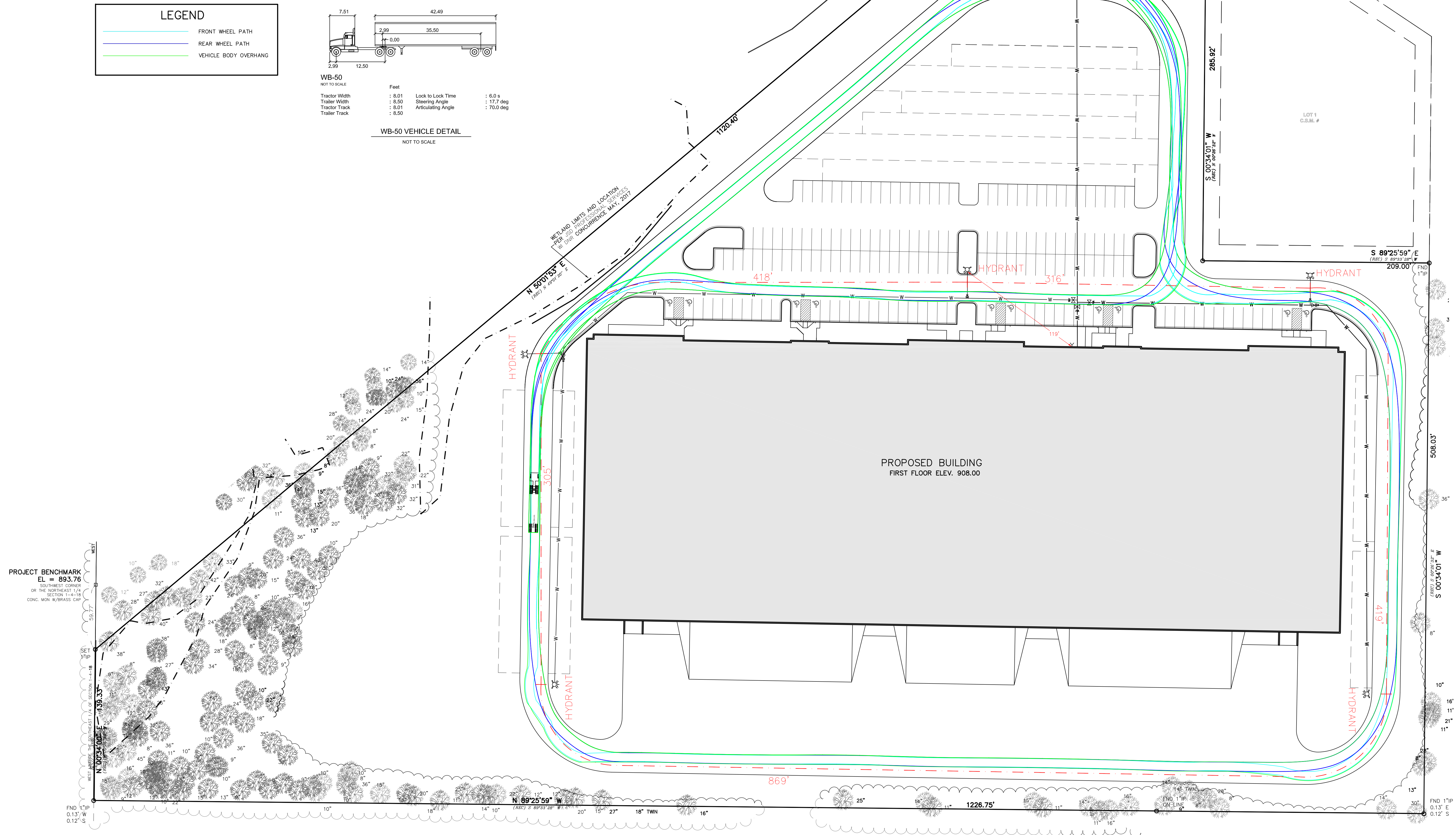
www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511



HILL COURT SOUTH MULTI-TENANT BUILDING
MUKWONAGO, WISCONSIN

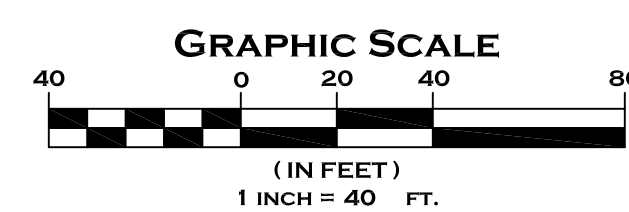
CJE NO.: CJE2056RI
MARCH 30, 2022

C5.0
SHEET 5 OF 5



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

www.DiggersHotline.com



FIRE DEPARTMENT ACCESS PLAN

Infiltration Swale Seed Mix

Forbs:		
<i>Alisma subcordatum</i>	Common Water Plantain	2.00
<i>Asclepias incarnata</i>	Marsh (Red) Milkweed	6.00
<i>Aster novae-angliae</i>	New England Aster	2.00
<i>Desmodium canadense</i>	Canada Tick Trefoil	4.00
<i>Ratibida pinnata</i>	Yellow Coneflower	3.00
<i>Rudbeckia hirta</i>	Black-eyed Susan	2.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-eyed Susan	2.00
<i>Solidago ohioensis</i>	Ohio Goldenrod	1.00
<i>Verbena hastata</i>	Blue Vervain	1.75
<i>Vernonia fasciculata</i>	Ironweed	2.00

Approximate area of coverage:	
Total area (SF) of coverage of infiltration area:	11,850
Total area (acres) of coverage of infiltration area:	0.27

INFILTRATION BASIN SEED MIX

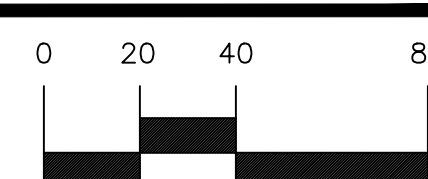
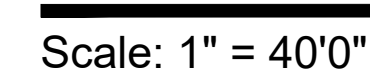
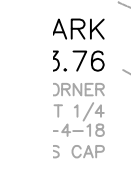
Length of Hill Court Frontage:	81.23 LF
Minimum Number of Trees:	4.1 Trees
Number of Trees Shown:	4.0 Trees

Number of Parking Spaces:	165 Spaces
Required Landscape Area:	2,475.0 SF
Landscape Area Shown:	2,813.0 SF

Tree Replacement Requirements
Up to 20% of site trees, that are 8" DBH or greater, may be removed

Total Number of Trees Removed:	125 Trees
Number of Excess Tree Removals:	63.8 Trees
Required Tree Replacements (2" dia.):	63.8 Trees
Number of Tree Replacements Shown:	64 Trees

CODE REQUIREMENTS



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

SHEET TITLE

OVERALL LANDSCAPE PLAN

PROPOSED NEW BUILDING FOR:
MUKWONAGO MULTITENANT INDUSTRIAL

HILL COURT
MUKWONAGO, WI 53149

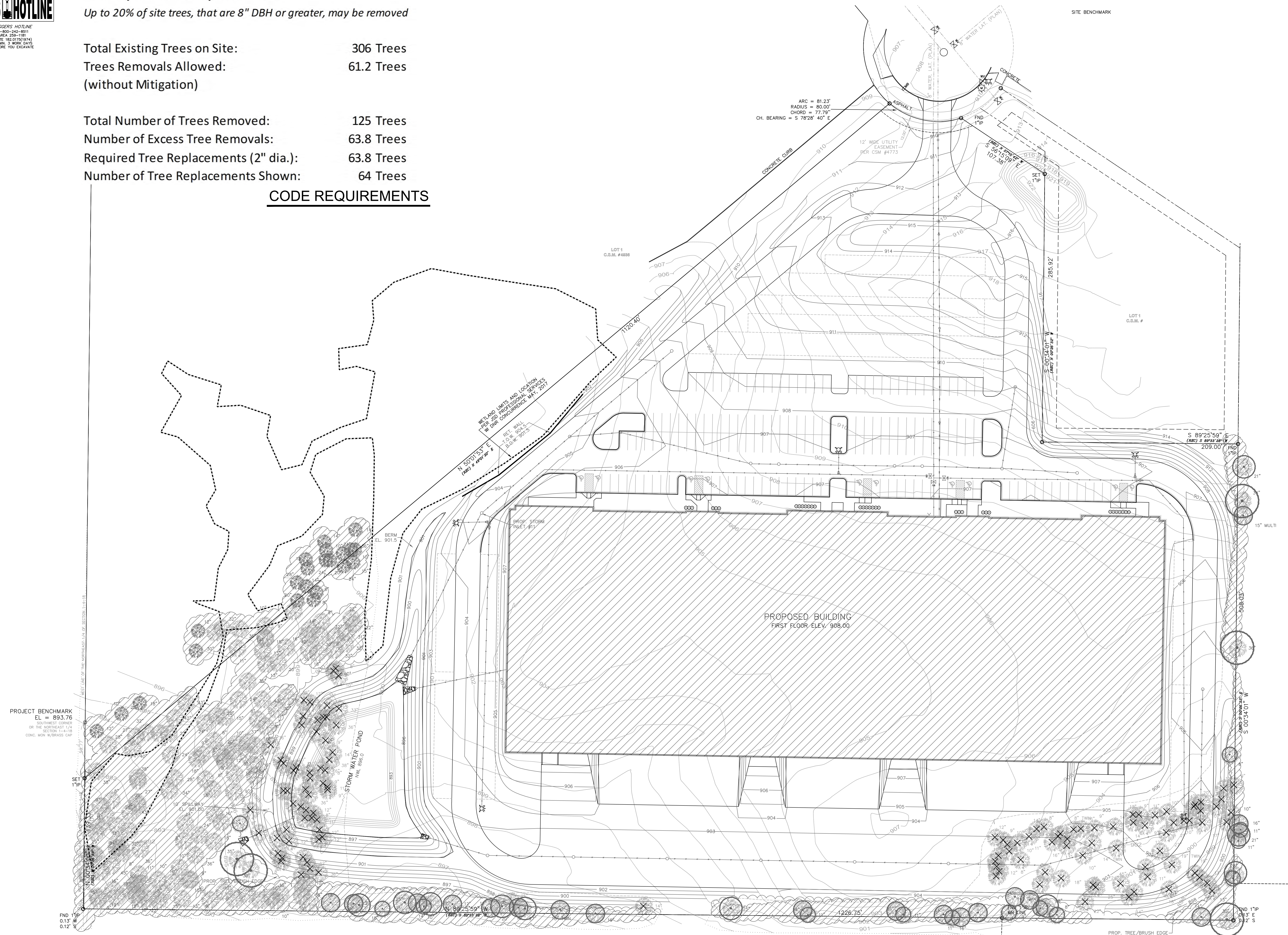
JOB:	3399
DRAWN:	WDH/ PCA
CHECKED:	PC
DATE:	APRIL 5, 2021
SHEET:	

L1.0

Up to 20% of site trees, that are 8" DBH or greater, may be removed

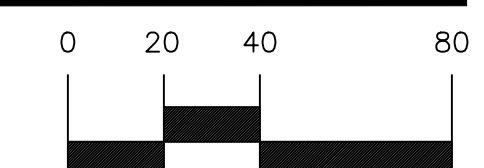
Total Number of Trees Removed:	125 Trees
Number of Excess Tree Removals:	63.8 Trees
Required Tree Replacements (2" dia.):	63.8 Trees
Number of Tree Replacements Shown:	64 Trees

CODE REQUIREMENTS



EXISTING TREE EXHIBIT

Scale: 1" = 40'0"





CH. BEARING = S 78°28' 40" E

C.S.M. #4936

SHADE TREES (DECIDUOUS)

AFM	Autumn Fantasy Maple
PPH	Prairie Pride Hackberry
SHL	Skyline Honeylocust
SWO	Swamp White Oak
NRO	Northern Red Oak
GSL	Greenspire Linden
AE	Accolade Elm

ORNAMENTAL TREES (DECIDUOUS)

TCH	Thornless Cockspur Hawthorn
SSFC	Spring Snow Flowering Crabapple
IW	Ironwood

EVERGREEN TREES

NS	Norway Spruce
BHS	Black Hills Spruce
AP	Austrian Pine

EVERGREEN SHRUBS

SGJ	Sea Green Juniper
TIY	Taunton Intermediate Yew

DECIDUOUS SHRUBS	
HC	Peking (Hedge) Cotoneaster
IH	Incrediball Hydrangea
UH	Unique Hydrangea
AJAV	Autumn Jazz Arrowwood Viburnum

ORNAMENTAL GRASSES
KFRG Karl Foerster Feather Reed Grass

HERBACEOUS PERENNIALS

HRD	Happy Returns Daylily
MDL	Catherine Woodbury Daylily (Soft Pink)
MDL	Hyperion Daylily (Lemon Yellow)
MDL	Summer Wine Daylily (Maroon)
MRCB	Midnight Rose Coralbells
FH	Francee Hosta

PLANT ABBREVIATIONS

C.S.M. #

BRIORN



DESIGN GROUP

3185 N. BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

SHEET TITLE
ENLARGED LANDSCAPE
PLAN

PROPOSED NEW BUILDING FOR:
MUKWONAGO MULTITENANT INDUSTRIAL

HILL COURT
MUKWONAGO, WI 53149

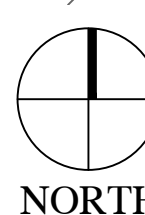
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DRAWN:	WDH/ PCA
CHECKED:	PG
DATE:	APRIL 5, 2022
SHEET:	

L1.2

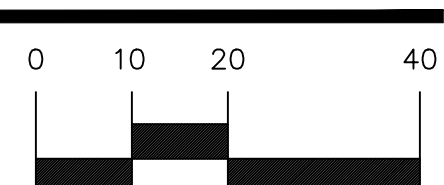


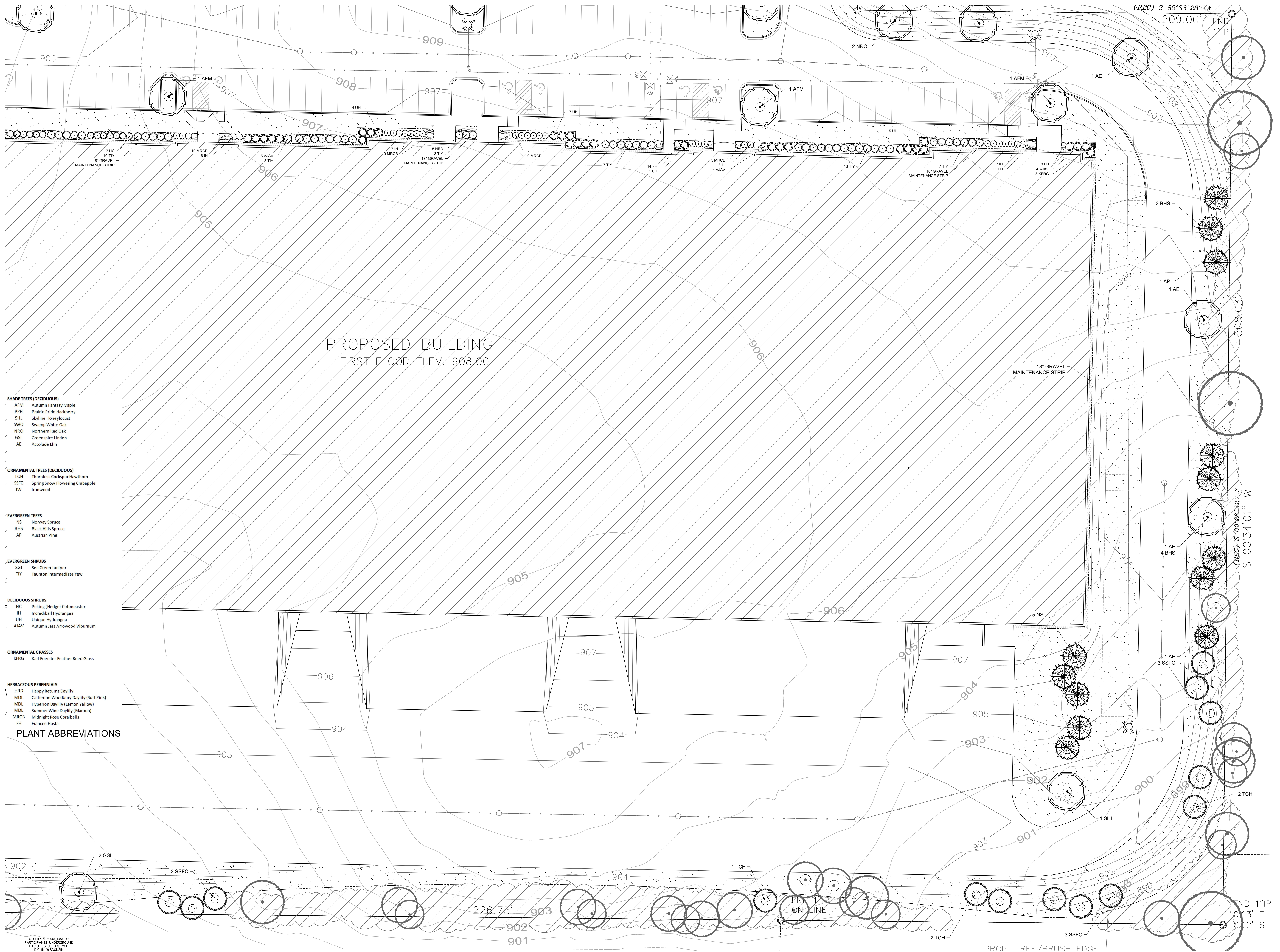
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
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www.wdavidheller.com



ENLARGED LANDSCAPE PLAN

Scale: 1" = 20'0"





- SHADE TREES (DECIDUOUS)**
- AFM Autumn Fantasy Maple
 - PPH Prairie Pride Hackberry
 - SHL Skyline Honeylocust
 - SVO Swamp White Oak
 - NRO Northern Red Oak
 - GSL Greenspire Linden
 - AE Accolade Elm
- ORNAMENTAL TREES (DECIDUOUS)**
- TCH Thornless Cockspear Hawthorn
 - SSFC Spring Snow Flowering Crabapple
 - IW Ironwood
- EVERGREEN TREES**
- NS Norway Spruce
 - BHS Black Hills Spruce
 - AP Austrian Pine
- EVERGREEN SHRUBS**
- SGJ Sea Green Juniper
 - TIY Taunton Intermediate Yew
- DECIDUOUS SHRUBS**
- HC Peking (Hedge) Cotoneaster
 - IH Incredible Hydrangea
 - UH Unique Hydrangea
 - AJAV Autumn Jazz Arrowwood Viburnum
- ORNAMENTAL GRASSES**
- KFRG Karl Foerster Feather Reed Grass
- HERBACEOUS PERENNIALS**
- HRD Happy Returns Daylily
 - MDL Catherine Woodbury Daylily (Soft Pink)
 - MDL Hyperion Daylily (Lemon Yellow)
 - MDL Summer Wine Daylily (Maroon)
 - MRCB Midnight Rose Coralbells
 - FH Frances Hosta

PLANT ABBREVIATIONS

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

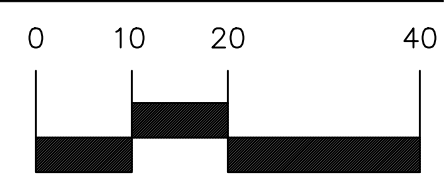


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ENLARGED LANDSCAPE PLAN

Scale: 1" = 20'0"



ENLARGED LANDSCAPE PLAN

PROPOSED NEW BUILDING FOR:
MUKWONAGO MULTITENANT INDUSTRIAL
HILL COURT
MUKWONAGO, WI 53149

Revision	Date	Job	Drawn	Checked	Date	Sheet
		3395	WDH/PCA	PC	APRIL 5, 2022	L1.3



ENLARGED LANDSCAPE PLAN



PLANT ABBREVIATIONS



1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 12" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 4" to provide proper drainage, unless otherwise specified.
6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{3}{4}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{3}{4}$ of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.
7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{3}{4}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50% mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{3}{4}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diameter of shrub at planting.
9. Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 2" layer of double-shredded hardwood bark mulch, and groundcover areas a 2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and baled & burlapped plant material should be baled-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):

- $\frac{3}{4}$ CY Peat Moss or Mushroom Compost
- $\frac{1}{4}$ CY blended/pulverized Topsoil
- $\frac{1}{4}$ CY composted manure

In roto-tilled beds only, also include in above mixture:
2 lbs Starter Fertilizer

12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.
- An acceptable quality seed installation is defined as having:
No bare spots larger than one (1) square foot
No more than 10% of the total area with bare areas larger than one (1) square foot
A uniform coverage through all turf areas

13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.
14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER/HEIGHT	ROOT	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME	SIZE			
Proposed Landscape Materials							
SHADE TREES (DECIDUOUS)							
AFM	8	Acer xfreemanii 'Autumn Fantasy'	Autumn Fantasy Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
PPH	5	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
SHL	8	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
SWO	4	Quercus bicolor	Swamp White Oak	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
NRO	3	Quercus rubra	Northern Red Oak	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
GSL	4	Tilia cordata 'Greenspire'	Greenspire Linden	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
AE	4	Ulmus 'Morton'	Accolade Elm	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER/HEIGHT	ROOT	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME	SIZE			
ORNAMENTAL TREES (DECIDUOUS)							
TCH	7	Crataegus crus-gali 'Inermis'	Thornless Cockspur Hawthorn	6-7' H	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
SSFC	13	Malus x 'Spring Snow'	Spring Snow Flowering Crabapple	6-7' H	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
IW	7	Ostrya virginiana	Ironwood	2.0-2.25"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		HEIGHT	ROOT	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME	SIZE			
EVERGREEN TREES							
NS	10	Picea abies	Norway Spruce	6-7' H	B&B	Evenly shaped tree with branching to the ground	17'
BHS	6	Picea glauca 'densata'	Black Hills Spruce	6-7' H	B&B	Evenly shaped tree with branching to the ground	15'
AP	2	Pinus nigra var. Austriana	Austrian Pine	6-7' H	B&B	Evenly shaped tree with branching to the ground	17'
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME	SIZE (HEIGHT)	CONT.		
EVERGREEN SHRUBS							
SGJ	50	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#5	Cont.	Full rounded well branched shrub	54"
TIY	48	Taxus xmedia 'Tautoni'	Taunton Intermediate Yew	24"	B&B	Full rounded well branched shrub	42"
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME	SIZE (HEIGHT)	CONT.		
DECIDUOUS SHRUBS							
HC	13	Cotoneaster acutifolia	Peking (Hedge) Cotoneaster	36"	B&B	Full, well rounded plant with moist rootball and healthy appearance	30-42"
IH	33	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	#5	Cont.	Full, well rooted plant, evenly shaped	48"
UH	17	Hydrangea paniculata 'Unique'	Unique Hydrangea	36"	Cont.	Full, well rooted plant, evenly shaped	60"
AJAV	17	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Arrowwood Viburnum	26"	Cont.	Full, well rooted plant, evenly shaped	60"
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME	SIZE			
ORNAMENTAL GRASSES							
KFRG	26	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME	SIZE			
HERBACEOUS PERENNIALS							
HRD	15	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped	18"
MDL	47	Hemerocallis 'Catherine Woodbury'	Catherine Woodbury Daylily (Soft Pink)	#1	Cont.	Full, well rooted plant, evenly shaped (mix 3 varieties)	18"
MDL	47	Hemerocallis 'Hyperion'	Hyperion Daylily (Lemon Yellow)	#1	Cont.	Full, well rooted plant, evenly shaped (mix 3 varieties)	18"
MDL	47	Hemerocallis 'Summer Wine'	Summer Wine Daylily (Maroon)	#1	Cont.	Full, well rooted plant, evenly shaped (mix 3 varieties)	18"
MRCB	33	Heuchera 'Midnight Rose'	Midnight Rose Coralbells	#1	Cont.	Full, well rooted plant, evenly shaped	18"
FH	38	Hosta fortunei 'Francee'	Francee Hosta	#1	Cont.	Full, well rooted plant, evenly shaped	18"
PLAN KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	
		SPECIFIED SEED MIX / SOD		SIZE			
LAWN	18968	Lawn Establishment Area / Grading Area			SY	Reinder's Deluxe 50 Seed Mix (800-785-3301)	
	170710	Erosion Matting for sloped seeded areas		see plan for area delineation	SF	EroTex D575 Erosion Control Blanket (or approved equal)	
	1317	Infiltration Basin Seed Mix		see plan for area delineation	SY	Agrecol, LLC (608-223-3571)	
Hardscape Materials							
	25	Heritage River Gravel Mulch (1.0-1.5" pieces)		Area: 1,790 SF	TN	2" depth at Gravel Maintenance Strip	
	1200	Aluminum Edge Restraint (gravel areas)		Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish	LF		
	1790	Landscape Fabric		SF	SF		
	67	Shredded Hardwood Mulch (3" depth)		Area: 7,300 SF	CY	Bark Mulch; apply Preemergent after installation of mulch	
	45	Soil Amendments (2" depth)		Area: 7,300 SF	CY		
	525	Pulverized Topsoil (Lawn Area)		Area: 170,710 SF	CY		
	45	Pulverized Topsoil (2" over bed areas)		Area: 7,300 SF	CY		

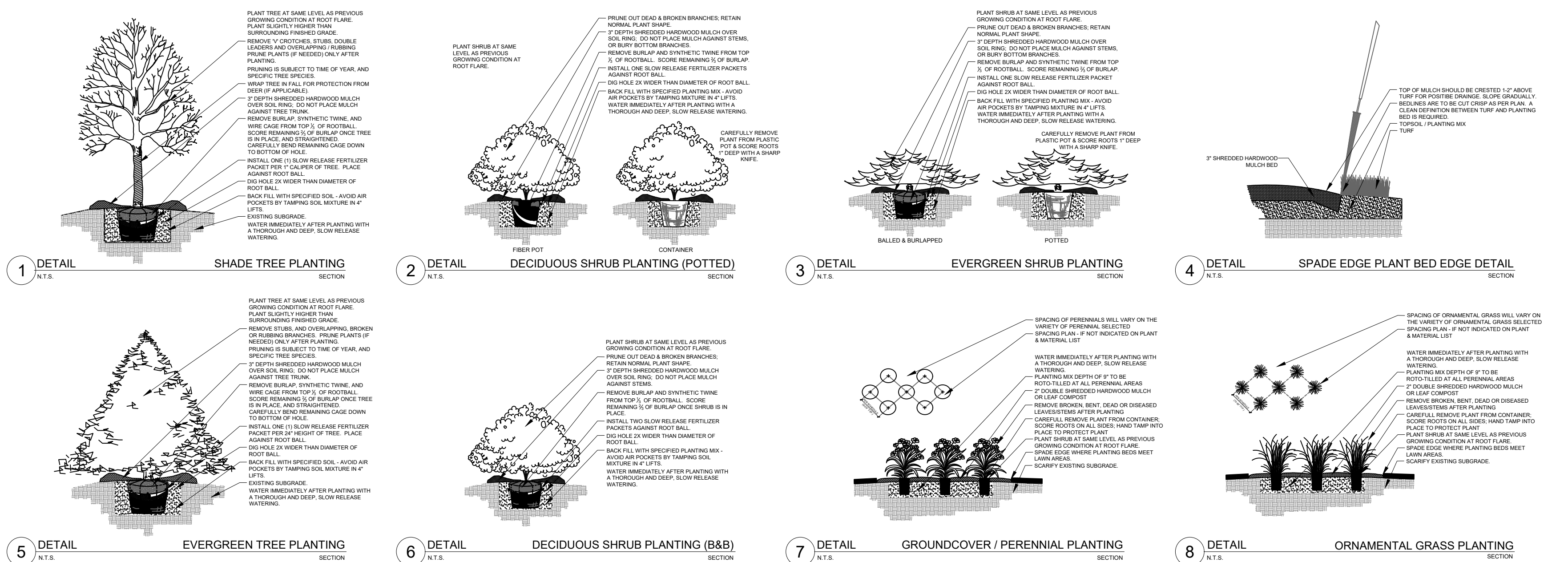
Seed Compositions:

Reinder's Deluxe 50 Seed Mix (800-785-3301):

- 20% Kentucky Bluegrass (Sod Quality)
- 15% Quebec Perennial Ryegrass
- 15% Newport Kentucky Bluegrass
- 15% Ken Blue Kentucky Bluegrass
- 25% Creeping Red Fescue

Seed at rate of 150-200# per acre

PLANT & MATERIAL SCHEDULE



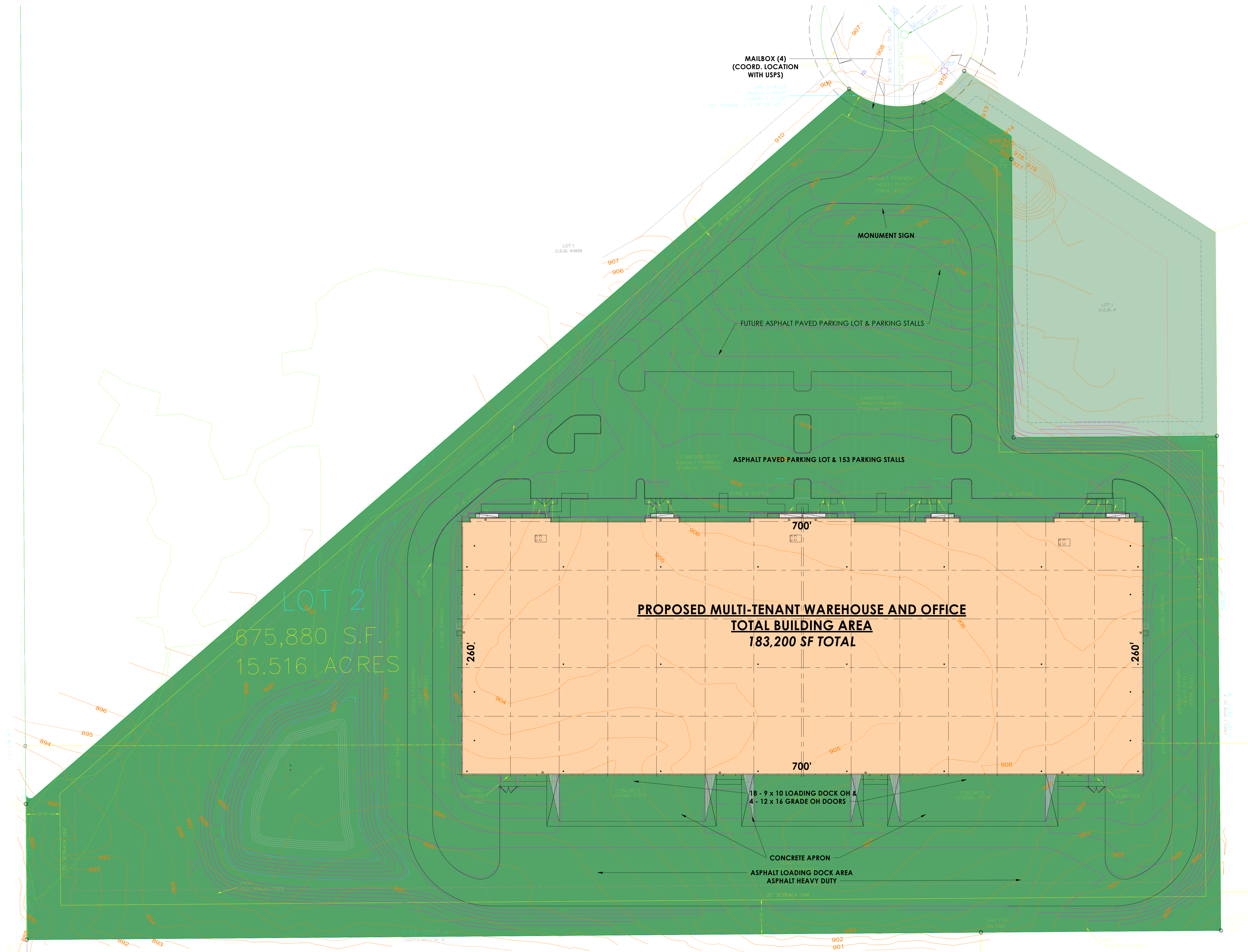
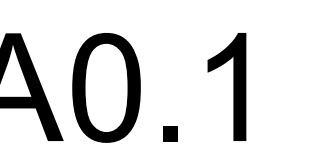
PLANTING & HARDSCAPE DETAILS



PROPOSED NEW BUILDING FOR:
HILL COURT PARTNERS RELOAD, LLC
104 HILL COURT
MUKWONAGO, WI 53149

[illegible]

NO:	3395
PAWN:	PG/CK
CHECKED:	DF/CB
DATE:	APRIL 8, 2022
MEET:	



1 ARCHITECTURAL SITE PLAN
1" = 40'-0"

1. ALL HANDLES, PULTS, LATCHES, LOCKS, AND OTHER PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING. THE DOOR SHALL BE OPENED BY ONE HAND WITHOUT THE NEED FOR SPECIAL KNOWLEDGE OR EFFORT. THE MINIMUM TO 48 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND, WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE AND NOT BE COVERED BY ANY OTHER PART.
2. DOORS CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM.
3. DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM, MEASURED UNDER AMBIENT CONDITIONS.
4. THE DOOR SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE AUTHORITY. THE MAXIMUM FORCE FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
 - A. INTERIOR HINGED DOOR: 5.0 POUNDS (22.2N)
 - B. SLIDING OR FOLDING DOOR: 5.0 POUNDS (22.2N)THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAUGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.
5. THE DOOR SHALL BE WITHIN 10 INCHES OF THE FLOOR OR GROUND MEASURED VERTICALLY SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN SUCH SURFACE SHALL BE WITHIN 1/16 INCH OF THE SURFACE AS THE OTHER. CAVITIES CREATED BY ADDED KICK PLATE SHALL BE CAPED.
6. SLIDING DOORS
 - A. TEARDROP GLASS DOORS WITHOUT STILES AND HAVING A BOTTOM RAIL OR SUE WITH THE TOP LEADING EDGE TAPERED AT NO LESS THAN 60 DEGREES FROM THE HORIZONTAL SHALL NOT BE REQUIRED TO MEET THE 10 INCH BOTTOM RAIL HEIGHT REQUIREMENT.
 - B. DOORS WHICH DO NOT EXTEND TO WITHIN 10 INCHES OF THE FLOOR OR GROUND.
 - C. GLASS DOORS WITH STILES AND HAVING A BOTTOM RAIL OR SUE WITH GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE PANEL 43 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND.

THIS SPECIFICATION IS BASED ON THE ASSUMPTION OF A PERSON WITH EGRESS SUE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT UNLESS SPECIFICALLY PERMITTED IN IBC 10102.1.9.

1. 6-1/2" MAXIMUM SINK DEPTH.
2. INSULATE PIPES BELOW COUNTERTOPS (WATER AND WASTE LINES w/ PVC MOLDED PROTECTION.
3. FLUSH VALVE FOR URINAL MUST NOT EXCEED 44" IN HEIGHT.
4. PROVIDE LEVER FAUCETS HANDLES AAT ALL SINKS AND LAVATORIES.
5. ALL DIMENSIONS SHOWN ARE FROM WALL FINISH.

DRINKING FOUNTAIN NOTES:

1. CONTROLS MUST BE MOUNTED IN FRONT OR SIDE MOUNTED NEAR FRONT EDGE
2. PROVIDE 30" x 48" CLEAR FLOOR SPACE

1. CONTROLS MUST BE MOUNTED IN FRONT OR SIDE MOUNTED NEAR FRONT EDGE
2. PROVIDE 30" x 48" CLEAR FLOOR SPACE

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

	1 HOUR RATED FIRE BARRIER WALL
	EXIT ACCESS
34"	EXIT WIDTH
	EXIT LIGHT
FE	FIRE EXTINGUISHER BRACKET MTD.
FEC	FIRE EXTINGUISHER CABINET

- 1 EXITS AND AISLES SHALL BE SO LOCATED THAT THE TRAVEL DISTANCE TO AN EXIT DOOR SHALL NOT BE GREATER THAN 250 FEET MEASURED ALONG THE LINE OF TRAVEL IN SPRINKLERED BUILDINGS. WHERE AISLES ARE NOT SPRINKLERED, THE TRAVEL DISTANCE SHALL BE MEASURED ALONG THE AISLES AND AID ACCESSIBLE WITHOUT TRAVEL OVER OR ON THE SEATS.
- 2 EGRESS ROUTE & ACCESSIBLE ROUTE SHALL BE RE-EVALUATED FOR FUTURE OCCUPANCY'S NEEDS IN TENANT SPACES.
- 3 EGRESS ROUTE SHALL BE CLEARLY MARKED BY SIGNAGE AND SHALL PROVIDE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY EGRESS TRAVEL EXITS. EGRESS TRAVEL EXITS SHALL BE CLEARLY DIRECTED TO THE EXITS. WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY ACCESSIBLE TO THE OCCUPANTS, INTERVENING EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO INTERVENING DOORS SHALL BE UNMARKED. EXIT SIGNS SHALL BE PLACED TO PROVIDE SUFFICIENT LIGHTING FOR THE NEED FOR 90 MINUTE CONTINUED ILLUMINATION IN CASE OF POWER LOSS. PROVIDE EGRESS LIGHTING ON THE EXTERIOR AT EXIT DOORS. REFER TO ELECTRICAL DRAWINGS.
- 4 OWNER SHALL PROVIDE ACCESSIBLE DRINKING AND WATER FACILITIES.
- 5 EXIT TRAVEL DISTANCE IS LESS THAN 250 FEET.

MARK	FLOOR PLAN CODED NOTES
2	EXIT DOORS TO HAVE CODE COMPLIANT EXIT LIGHTS AND EMERGENCY EGRESS LIGHTING PER CODE TYPICAL.
5	FIRE DETECTOR ACCESS DOOR TO SPRINKLER RISER ROOM AND ROOF HATCH. PROVIDE KNOX BOX AND EXTERIOR STROBE ALARM AS REQ'D. PER COORDINATION WITH LOCAL FIRE MARSHAL/HAZAR.
17	ROOF HATCH AND LADDER PER OSHA STANDARDS. LOCATION TO BE COORD. W/ STRUCTURAL ROOF JOIST PROVIDE W/ 18" MIN. CLEARANCE TO LADDER AND CASE IF REQUIRED. PROVIDE CURBS AND FLASHING AS REQUIRED. - REFER TO STRUCTURAL DRAWINGS.
22	VESTIBULE NOT REQUIRED AT THIS DOOR. - REFER TO 2015 IECC 4.02.5.7 EXCEPTION #2 (NON-ENTRANCES). EXCEPTION #4 (OPENING TO A SPACE UNDER A DOOR). EXCEPTION #6 (VEHICLE MOVEMENT/MATERIAL HANDLING, AND ADJACENT PERSONNEL DOORS).

NOTE:
EGRESS ROUTE AND ACCESSIBLE ROUTE ARE THE SAME.

NOTE:
OWNER SHALL PROVIDE ACCESSIBLE DRINKING WATER FACILITIES.

NOTE:
EXIT TRAVEL DISTANCE IS LESS THAN 250 FEET.



C402.5.8 RECESSED LIGHTING.
NOT APPLICABLE TO PROPOSED BUILDING.

CODE PLAN

SHEET TITLE

PROPOSED NEW BUILDING FOR:
HILL COURT PARTNERS RELOAD, LLC
104 HILL COURT
MUKWONAGO, WI 53149

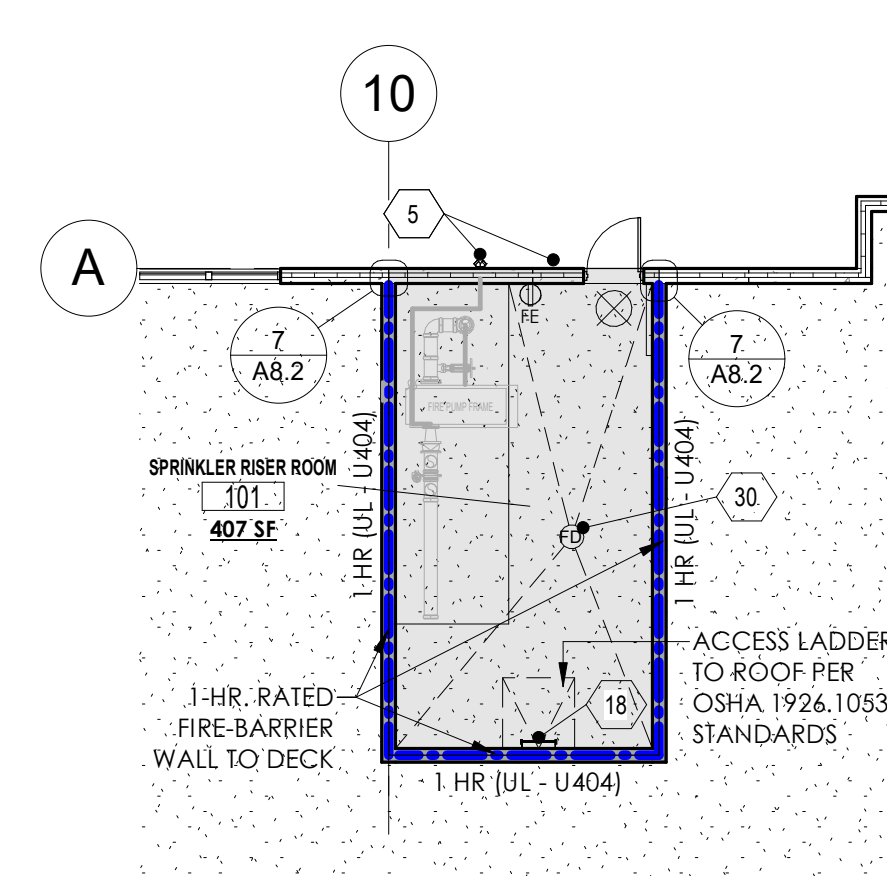
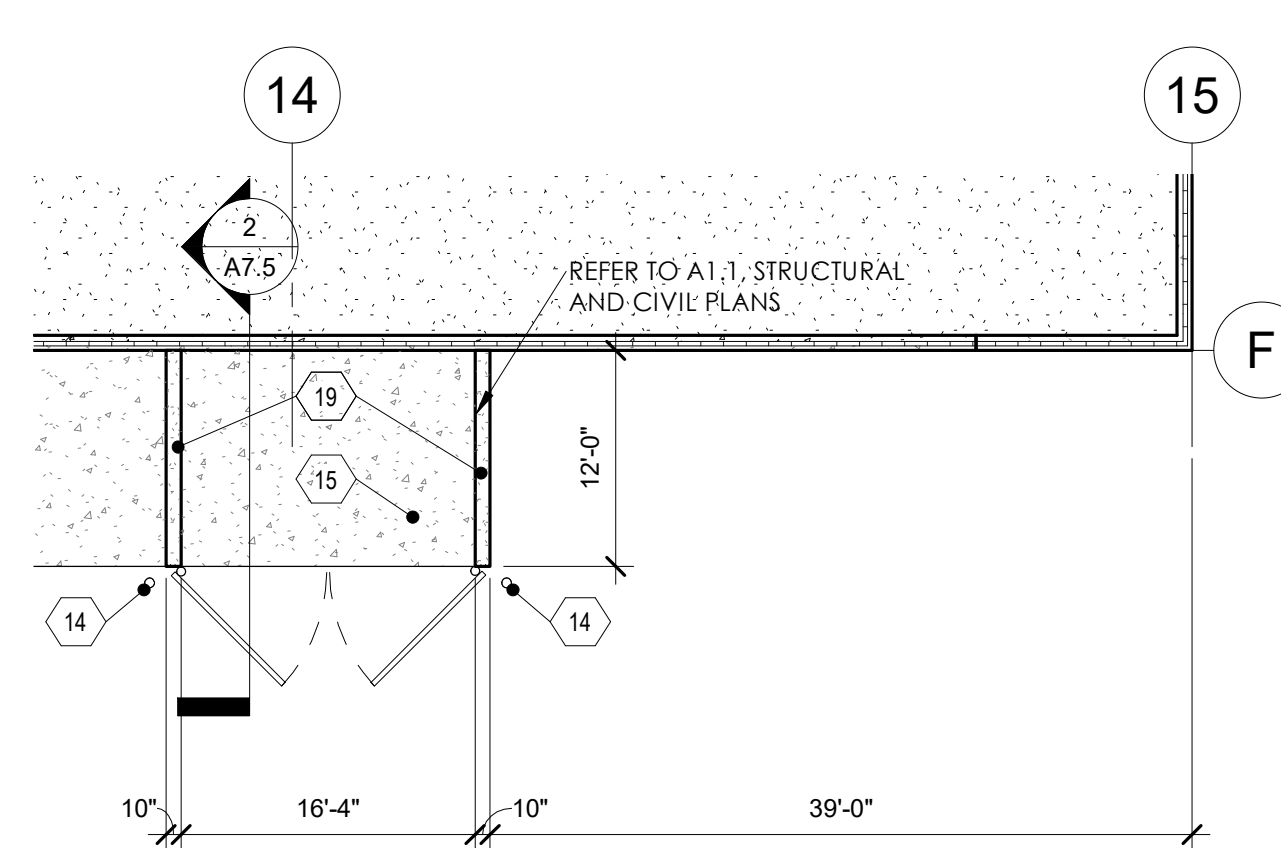
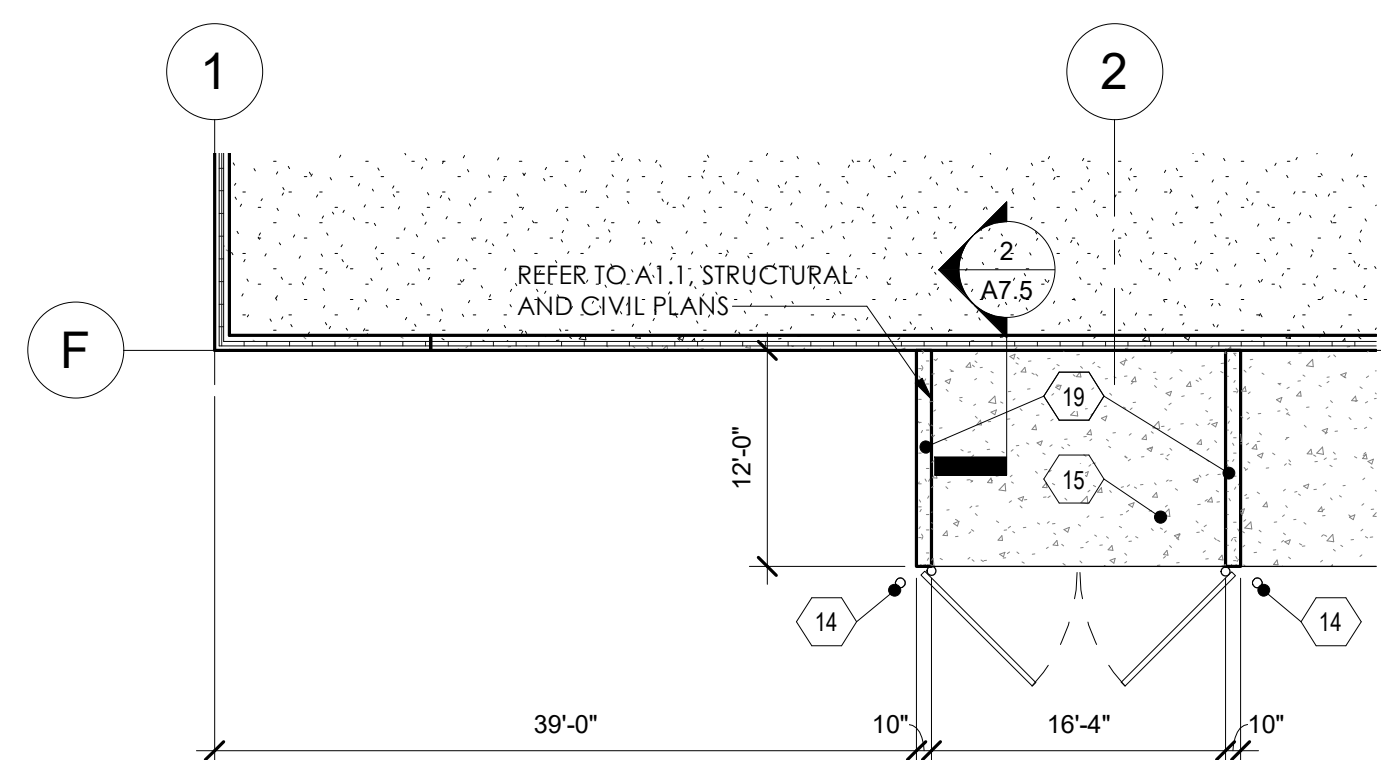
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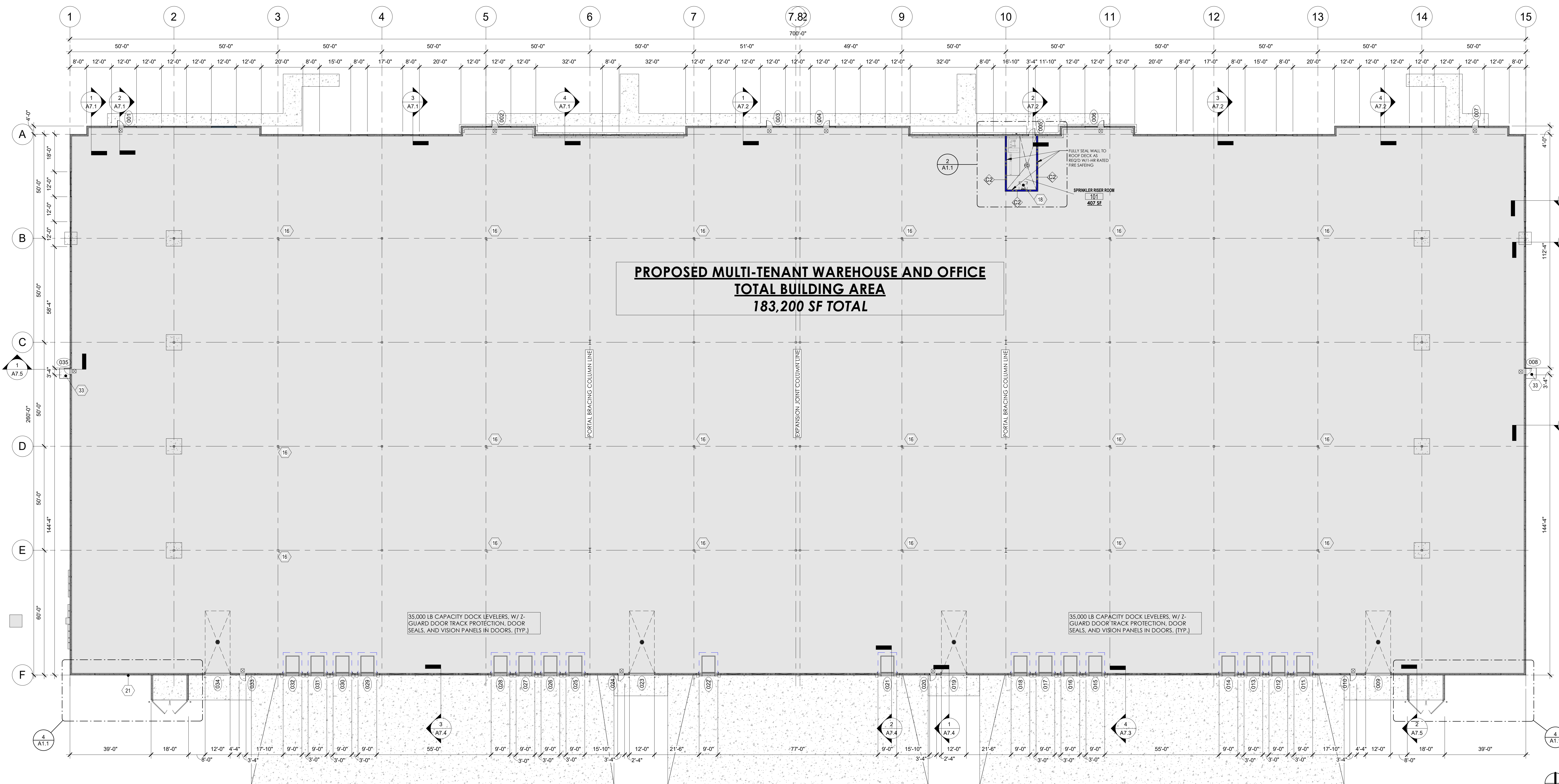
1 FIRST FLOOR CODE PLAN
1" = 20'-0"



FLOOR PLAN LEGEND

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

KEYNOTE LEGEND FLOOR PLAN - SHELL	
MARK	FLOOR PLAN CODED NOTES
5	FIRE DETECTED ACCESS DOOR TO SPRINKLER RISER ROOM AND ROOF HATCH. PROVIDE KNOX CAB AND EXTERIOR STROBE ALARM AS REQ'D. (PER COORDINATION WITH LOCAL FIRE MARSHAL/ASH)
14	PAINTED 6" O.D. STEEL BOLLARD FILLED WITH CONCRETE (FIELD VERIFY LOCATION). TWO TYPICAL AT EXTERIOR OF EACH OVERHEAD DRIVE-IN DOOR.
15	CONCRETE APRON FOR LOADING DOCK AREA, GRADE DOORS AND TRASH ENCLOSURE. REFER TO STRUCTURAL PLAN AND CIVIL DRAWINGS. SEE WALL SECTIONS FOR DETAILS.
16	VERTICAL CONDUCTOR. NOTE: PROVIDE COLUMN AND VERTICAL CONDUCTOR PROTECTION FOR WAREHOUSE COLUMNS (PROVIDE CLEAN-OUT AS REQUIRED).
17	ROOF HATCH AND RAMP. REFER TO BUILDING STANDARDS. LOCATION TO BE COORD. W/ STRUCTURAL ROOF JOIST SPACING. PROVIDE WOOD BLOCKING IN WALL AND GAGE IF REQUIRED, PROVIDE CURB AND FLASHING AS REQUIRED - REFER TO STRUCTURAL DRAWINGS.
19	TRASH ENCLOSURE SIDEWALLS TO BE CONSTRUCTED OF PAINTED POURED AND REINFORCED 10" CONCRETE WALL OR PAINTED PRE-CAST 10" WALLS. PAINT FINISH TO MATCH ADJACENT WALLS AS INDICATED ON ELEVATIONS.
21	EXTERIOR FREEZE-PROOF HOSE BIB. REFER TO PLUMBING DRAWINGS. PROVIDE A THERMAL SEPARATION BETWEEN WALL AND PIPE IF WITHIN INTERIOR FURRING WALL. PROVIDE ACCESS PANEL AT INTERIOR.
30	FLOOR DRAIN - SEE PLUMBING PLAN.
31	CONCRETE SLOPE - REFER TO STRUCTURAL AND COORD. W/ CIVIL



OVERALL FLOOR PLAN

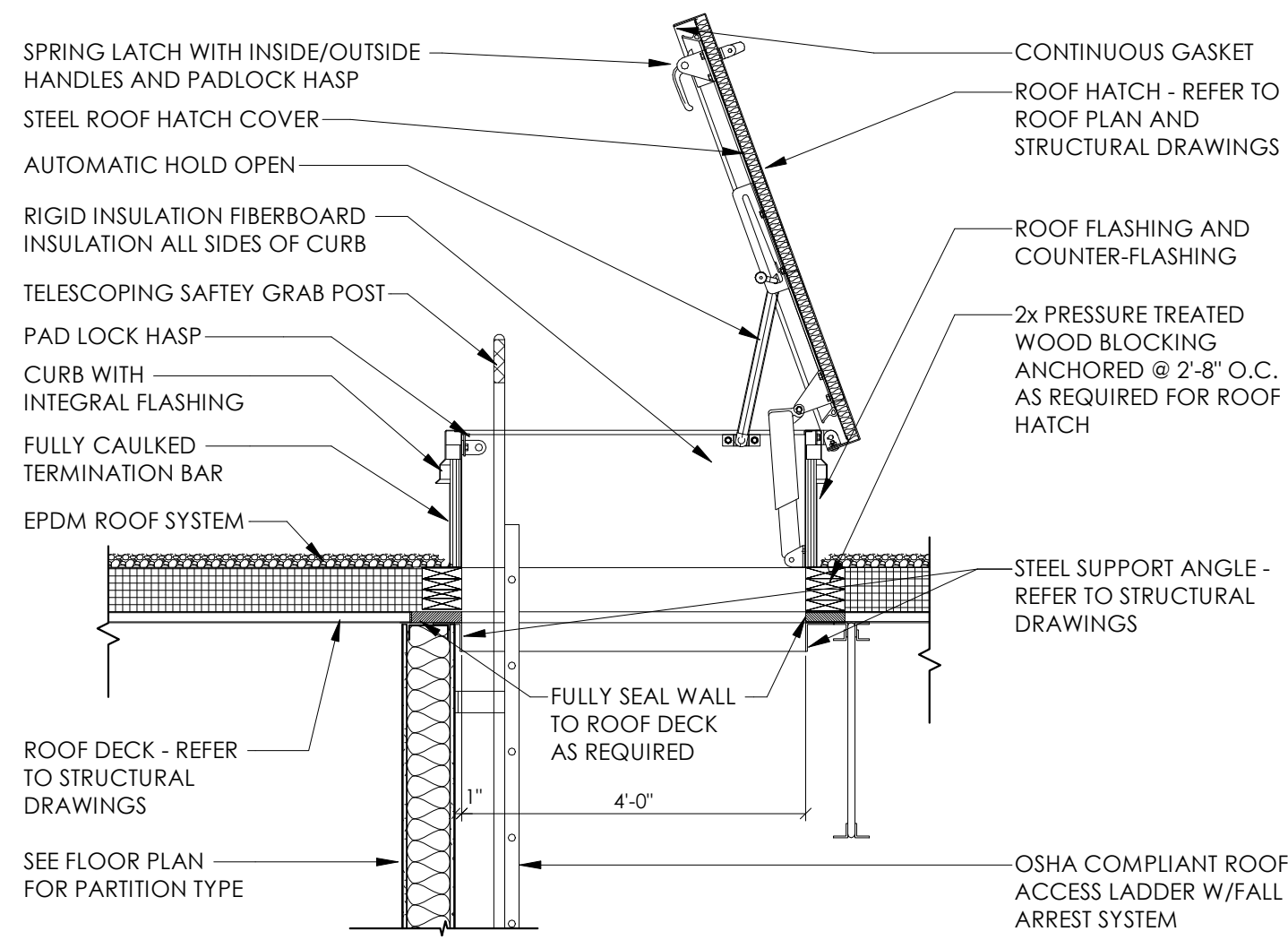
PROPOSED NEW BUILDING FOR:
HILL COURT PARTNERS RELOAD, LLC
104 HILL COURT
MUKWONAGO, WI 53149

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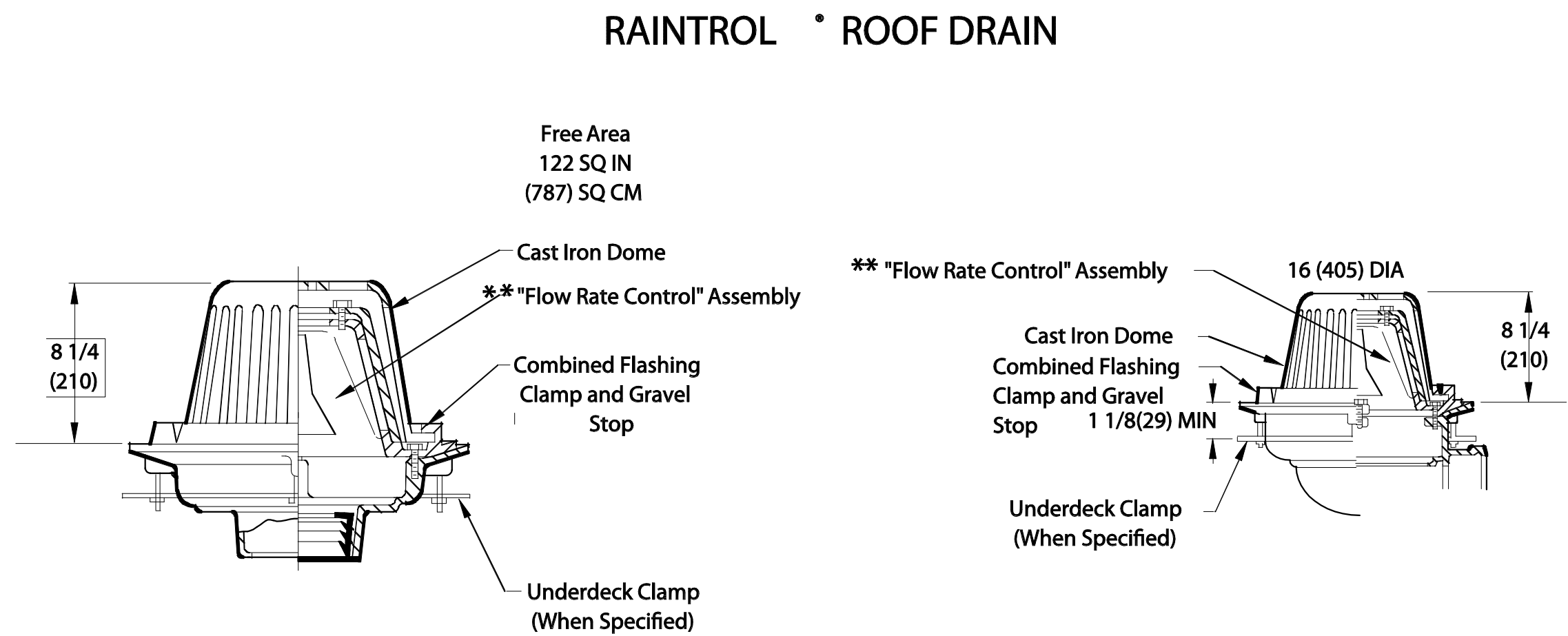
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PLAN NORTH
APPLICABLE TO
ALL PLAN VIEWS



2 ROOF HATCH DETAIL
1/2" = 1'-0"



3 CONTROL FLOW ROOF DRAIN DETAIL
3/4" = 1'-0"

KEYNOTE LEGEND ROOF	
MARK	PLAN CODED NOTES
R1	BALLASTED SINGLY-PLY MEMBRANE ROOFING SYSTEM. SEE ROOF SPECIFICATIONS FOR ROOF TYPE 1.
R2	PRE-FINISHED 24 GA. METAL CAP/COPING ON SINGLE 2X PRESSURE TREATED WOOD BLOCKING. EXTEND RUBBER MEMBRANE FLASHING UP AND OVER PT WOOD BLOCKING AND FULLY SEAL TO FACE OF PRE-CAST CONCRETE WALL PANEL. BLOCKING BY ROOFING CONTRACTOR.
R3	PRE-FINISHED 24 GA. METAL GRAVEL STOP, ON SINGLE 2X WOOD BLOCKING. EXTEND RUBBER MEMBRANE FLASHING OVER PT WOOD BLOCKING AND FULLY SEAL TO FACE OF PRE-CAST CONCRETE WALL PANEL. BLOCKING BY ROOFING CONTRACTOR.
R4	ROOF DRAIN AND SUMP PANS- REFER TO DETAIL ON ROOF PLAN SHEET. INSULATE UNDERSIDE OF PAN W/ ONE LAYER 3/4" ELASTOMERIC ADHERED INSULATION. COORD. W/ STRUCTURAL.
R5	PROVIDE "BILCO" ROOF HATCH REFER TO DETAIL ON ROOF PLAN SHEET. PROVIDE FRAMING, CURB, FLASHING, AND CRICKET AS REQ'D. CODE-COMPLIANT HATCH SIZE, FOR USE WITH OSHA APPROVED STEEL LADDER ACCESS FROM FLOOR LEVEL BELOW. COORD. LOCATION WITH STRUCTURAL ROOF JOISTS.
R6	CONCRETE BALLAST PAVERS - 2' X 2' X 2" W/ PROTECTION SHEET- SEE STRUCTURAL CODE PLAN FOR REQUIREMENTS.
R7	PROVIDE PREFINISHED 24 GA. METAL SCUPPERS AT GRAVEL STOP FOR OVERFLOW - SIZE SHOWN- 2'-0" WIDE (VERIFY) REQUIRED. REFER TO ELEVATIONS, PLUMBING DRAWINGS AND STRUCTURAL DRAWINGS, AND FIELD VERIFY LOCATIONS. (NOT TO BE LOCATED OVER DOORS, WALL MOUNTED LIGHT FIXTURES AND WINDOW SYSTEMS)
R9	SLOPE DIRECTION ARROWS - TYPICAL.
R10	8" DIA. MIN. SECONDARY ROOF DRAINS WITH EXTERIOR PIPE DISCHARGE THROUGH WALL TO "LAMBS TONGUE" - REFER TO ARCHITECTURAL ELEVATION DRAWINGS, STRUCTURAL, AND PLUMBING DRAWINGS. PLACE DRAINS 5' OR 6' HIGHER THAN LOCATION OF PRIMARY DRAINS. REFER TO PLAN. DO NOT PLACE PIPE OUTFALL DIRECTLY ABOVE EXTERIOR DOORS OR WINDOWS. COORDINATE PIPE SIZE WITH PLUMBING CONTRACTOR.
R11	PROVIDE TAPERED INSULATION CRICKETS ON HIGH SIDE OF RTU, ROOF HATCH, AND EQUIPMENT.
R14	HATCHED AREA REPRESENTS SPACE DESIGNATED FOR PROPOSED AND POSSIBLE FUTURE RTU LOCATIONS. TO BE SCREENED BY PARAPET WALLS; NO ROOF TOP SCREENS.
R15	ROOF TOP HVAC UNITS (RTU'S)-REFER TO MECHANICAL DRAWINGS. LOCATE UNITS TO MINIMIZE APPEARANCE FROM ROAD; NO ROOF TOP SCREENS.
R16	CAMBRIDGE UNIT - REFER TO MECHANICAL DRAWINGS. LOCATE UNITS TO MINIMIZE APPEARANCE FROM ROAD; NO ROOF TOP SCREENS.

ROOFING SYSTEM NOTES:

ROOF ASSEMBLY SYSTEM #1:
BALLASTED SINGLE PLY EPDM 45 MIL ON MIN. 5.75" EPS TYPE II (1.35 LB/CUFT) DIRECT TO DECK ON CONTINUOUS INSULATION (TWO LAYERS STAGGERED) MIN. R-25.
ROOF SYSTEM #2:
DIRECTLY ADHERED SINGLE PLY EPDM (45 MIL) ON TAPERED INSULATION (SEE ROOF PLAN)

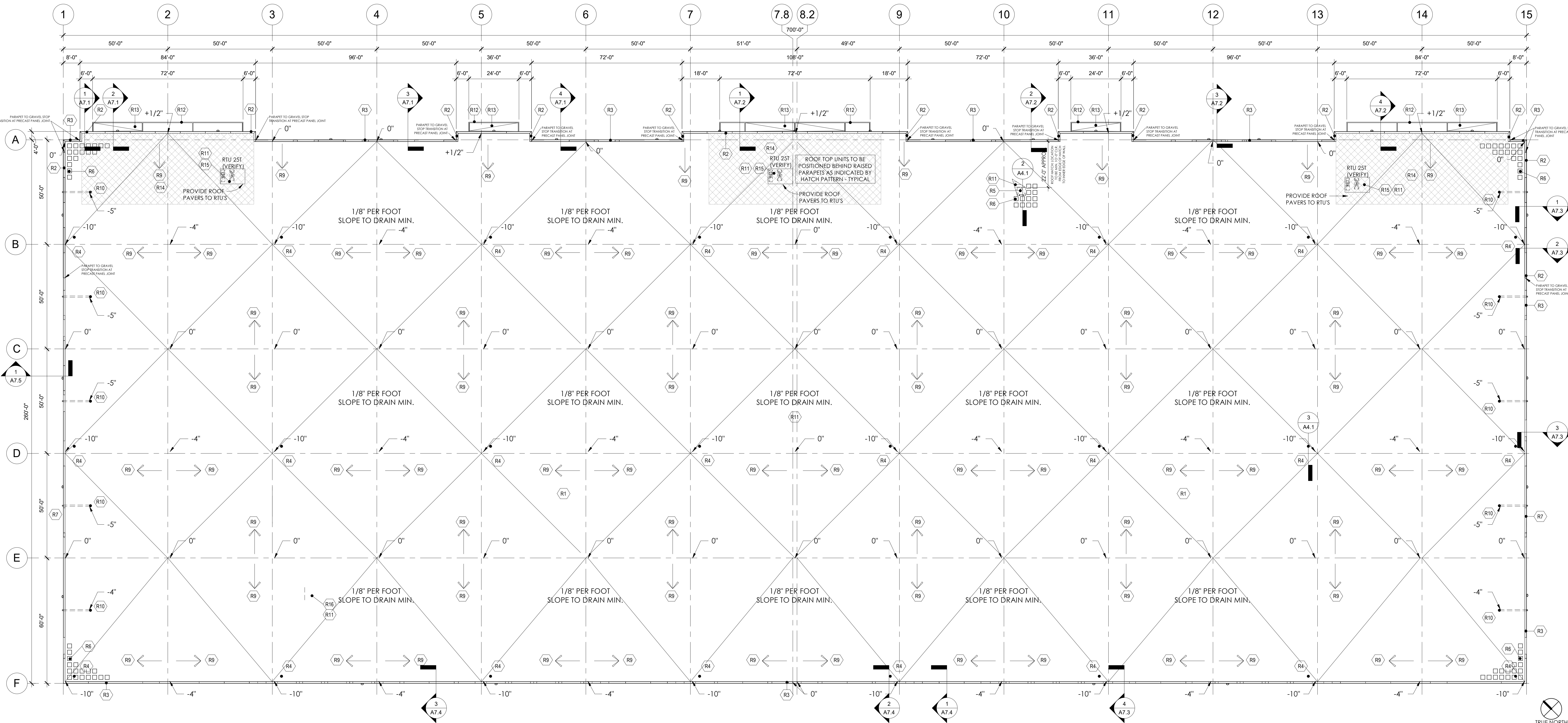
ROOF IS DESIGNED FOR CONTROL FLOW

RTU EQUIPMENT REFER TO MECHANICAL PLANS

ROOF TOP EQUIPMENT TO BE POSITIONED BEHIND RAISED PARAPETS AS INDICATED BY HATCH PATTERN. PROVIDE SUPPLEMENTAL SCREENING FOR ROOF TOP UNITS THAT ARE NOT SCREENED BY PARAPETS.

PROVIDE ROOF PAVERS AT ROOF HATCH AND AT ALL ROOF TOP UNITS. REFER TO HVAC PLANS FOR EXACT LOCATION.

PROVIDE ROOF PAVERS AT ROOF HATCH AND AT ALL ROOF TOP UNITS. REFER TO HVAC PLANS FOR EXACT LOCATION.



PROVIDE ROOF PAVERS AT ROOF HATCH AND AT ALL ROOF TOP UNITS. REFER TO HVAC PLANS FOR EXACT LOCATION.

1 OVERALL ROOF PLAN
1" = 20'-0"

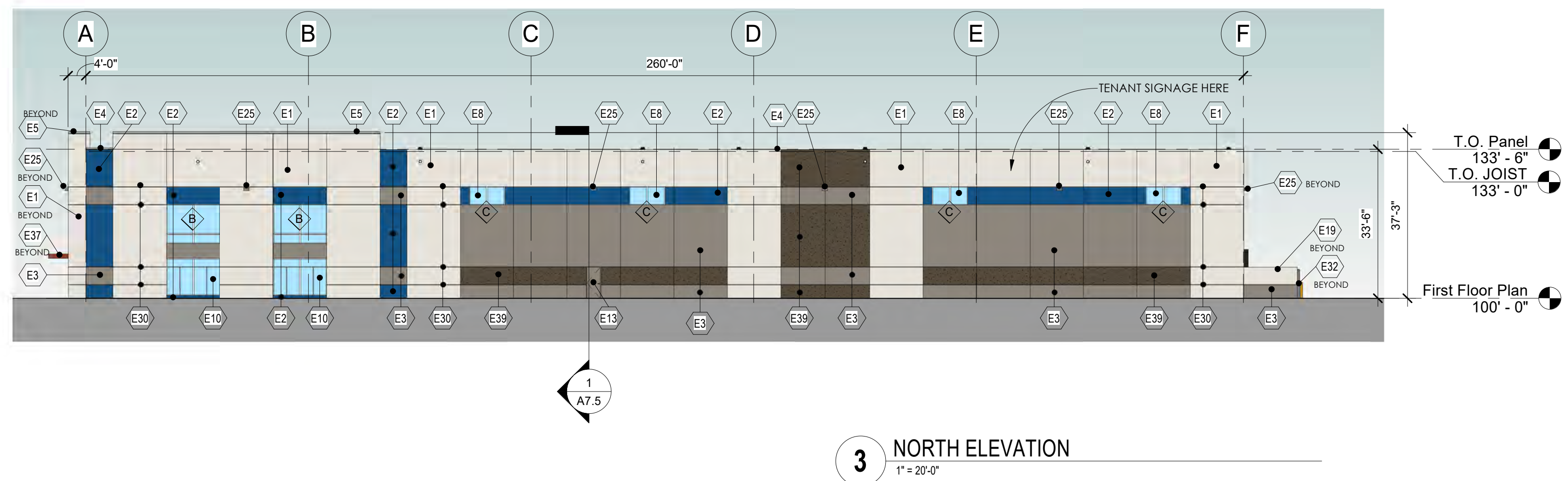
TRUE NORTH
APPLICABLE TO
ALL PLAN SHEETS

PLAN NORTH
APPLICABLE TO
ALL PLAN VIEWS



EXTERIOR ELEVATIONS

PROPOSED NEW BUILDING FOR:
HILL COURT PARTNERS RELOAD, LLC
104 HILL COURT
MUKWONAGO, WI 53149



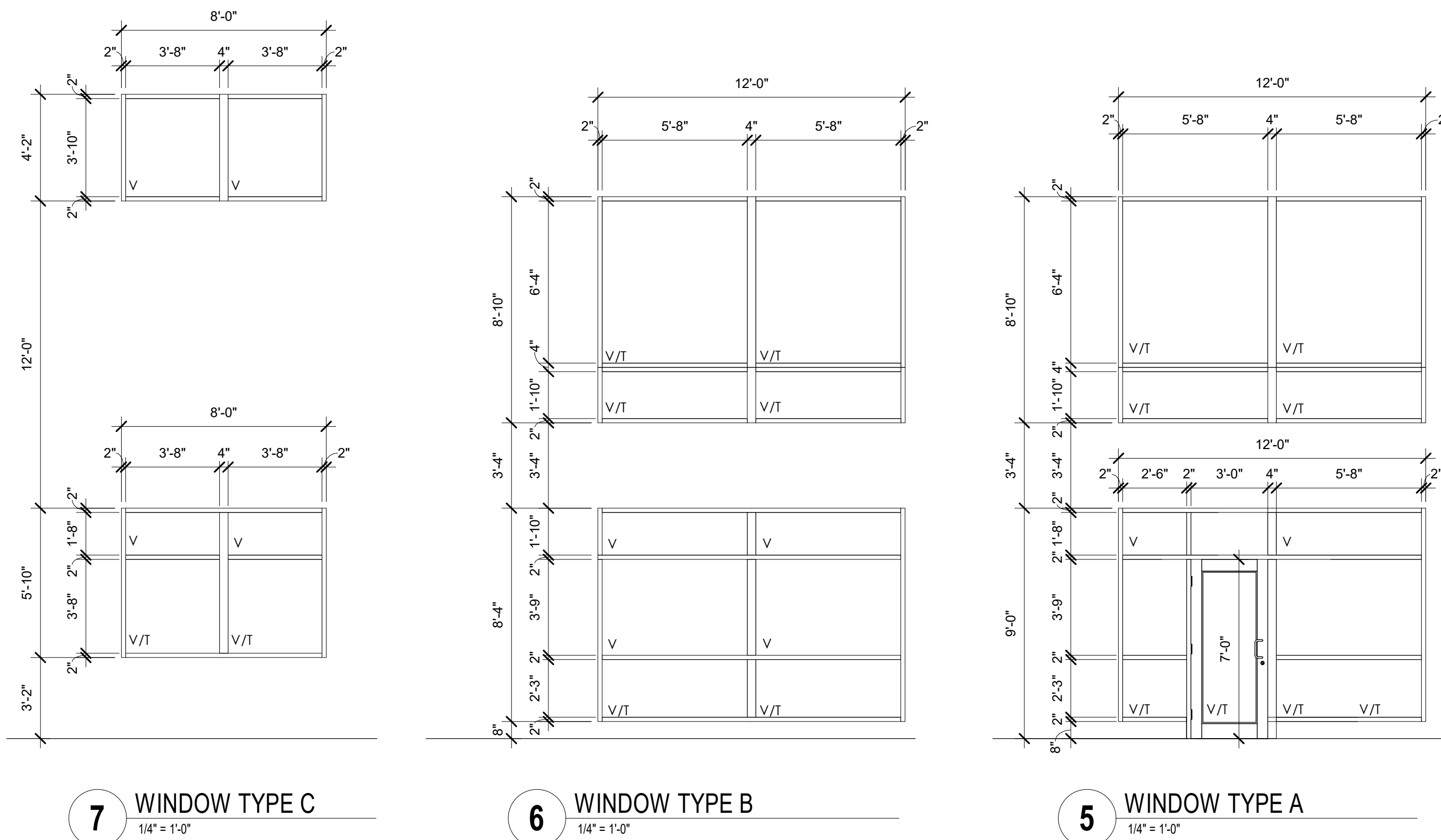
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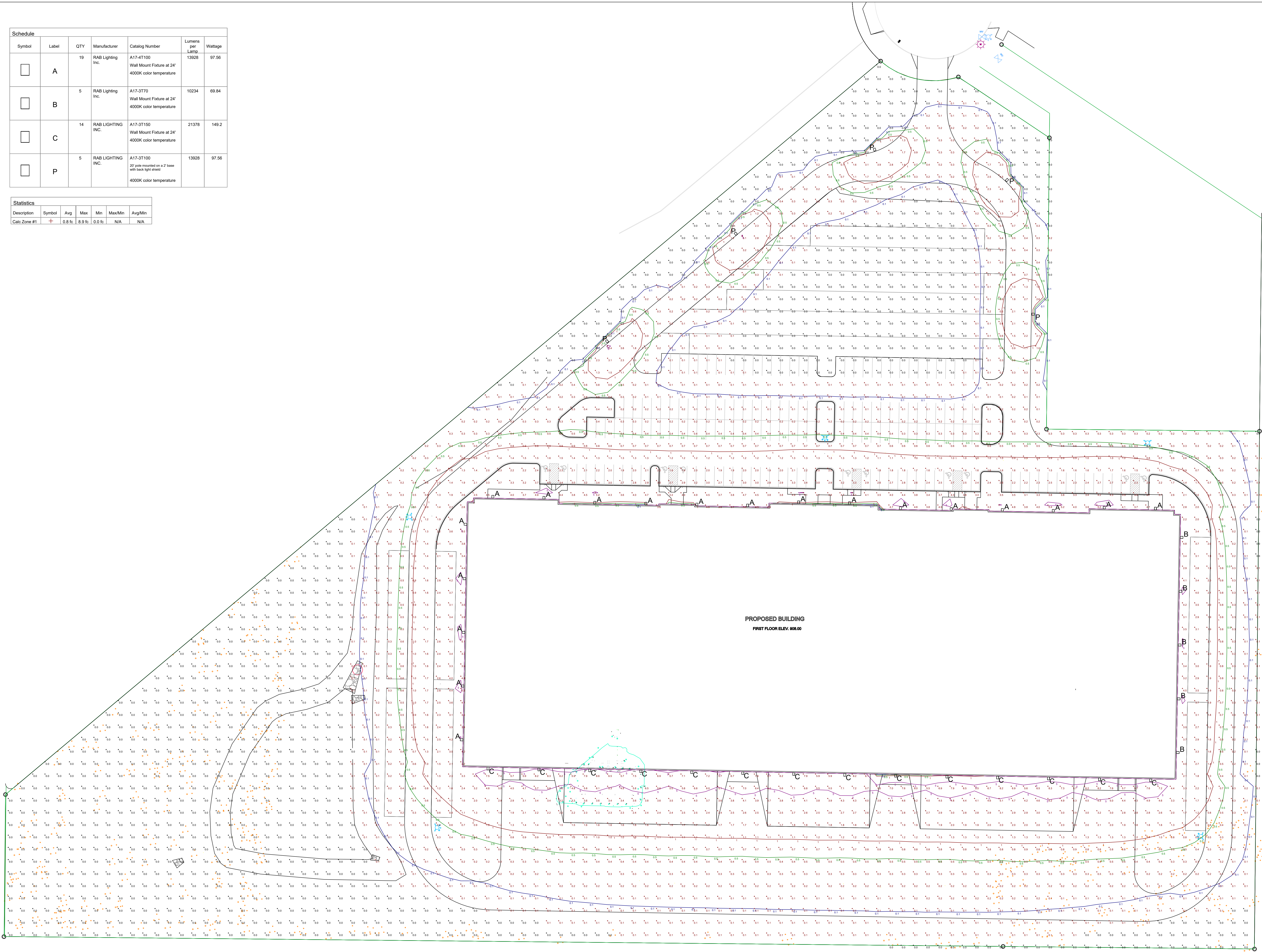
DENOTES INSULATED
SPANDREL PANEL

STOREFRONT SYSTEMS TO BE PREFINISHED, CLEAR ANODIZED THERMALLY BROKEN WITH LOW-E GLASS. SEE 'TYPES' FOR LOCATION FOR SPANREL LOCATIONS.



Schedule					
Symbol	Label	QTY	Manufacturer	Catalog Number	Lumens per Lamp Wattage
	A	19	RAB Lighting Inc.	A17-4T100 Wall Mount Fixture at 24' 4000K color temperature	13928 97.56
	B	5	RAB Lighting Inc.	A17-3T70 Wall Mount Fixture at 24' 4000K color temperature	10234 69.84
	C	14	RAB LIGHTING INC.	A17-3T150 Wall Mount Fixture at 24' 4000K color temperature	21378 149.2
	P	5	RAB LIGHTING INC.	A17-3T100 20' pole mounted on a 2" base with back light shield 4000K color temperature	13928 97.56

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1		0.8 fc	8.9 fc	0.0 fc	N/A	N/A

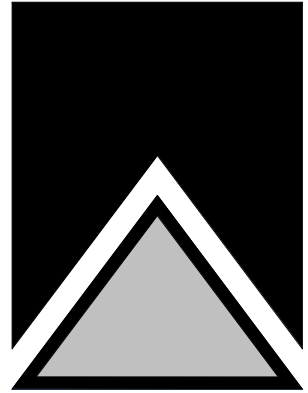


A17-4T100+A17-WM	Type A	RAB
	Project: Type: Prepared By: Date:	Weight: 11.2 lbs Color: Bronze
Driver Info LED Info	Type: Constant Current Watts: 100W 120V 1.8A Color Temp 5000K (Cool) 200V 0.90A Color Accuracy 70 CRI 240V 0.50A L70 LifeSpan 100,000 Hours 277V 0.45A Lumens 13927.9 Input Watts 97.56W Efficiency 142.8 lm/W	
Technical Specifications Compliance UL Listed: ESNA LM-79 & LM-80 Testing: DLC Listed: Electrical: Dimming Driver: THD: Power Factor:		
Surge Protection: Performance: LifeSpan: ES Classification: IP Rating: EPA with Slipster & Adjustable Arm Mounting: Accessories Sold Separately: Cold Weather Starting: Maximum Ambient Temperature: Lens: Housing: Finish:		

Need help? Tech help line (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com
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Page 1 of 2

A17-4T100+A17-WM		RAB
Technical Specifications (continued) Construction Green Technology: LED Characteristics LEDs: Other: 5 Yr Limited Warranty: Color Uniformity: Buy American Act Compliance:	Dimensions: A17-4T100 Features:	Ordering Matrix
Family Distribution Wattage/Lumens Mounting Color Temp Driver Options A17 - 4T 100 Blank = Universal Pole Mount Blank = 5000K Cool Blank = 120-277V, 0-10V Dimming Blank = No Option 4T = Type IV 100 = 100W/13,000LM 4T = Type IV 10		

BRIOHN  DESIGN GROUP 3805 N BROADFIELD ROAD, SUITE 200 BROOKFIELD, WISCONSIN 53005-1960 (262) 780-6500 PHONE (262) 780-6505 FAX	EXTERIOR LIGHTING SPECIFICATIONS	SHEET TITLE	PROPOSED NEW BUILDING FOR: HILL COURT PARTNERS RELOAD, LLC 104 HILL COURT MUKWONAGO, WI 53149 Revision Date JOB: DRAWN: CHECKED: DATE: SHEET: 3395 HFR DF/CB APRIL 8, 2022 E2.0
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DESCRIPTION OF PROPOSAL FOR A NEW 183,000 SQUARE FOOT MULTI-TENANT INDUSTRIAL BUILDING TO BE CONSTRUCTED FOR HILL COURT PARTNERS RELOAD LLC AT THE INTERSECTION OF HILL COURT AND BOXHORN DRIVE (IN BEAR CORPORATE CENTER BUSINESS PARK IN THE VILLAGE OF MUKWONAGO)

April 8, 2022

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

RE: Hill Court Partners Reload LLC Project Summary

SUBMITTAL:

On behalf of Hill Court Partners Reload LLC, Briohn Design Group LLC and Briohn Building Corporation are acting as the representative applicant. This submittal includes the Village of Mukwonago Plan Commission Application, Agreement for Reimbursable Services, and required supporting documents such as site plan, building plan, lighting plan with fixture cut sheets, utility plan, site grading plan, storm water management information, landscaping plans, and architectural elevations.

THE DESCRIPTION OF THE PROPOSAL AND THE PLAN OF OPERATION:

On 04/01/2022, Hill Court Partners Reload LLC purchased an approximate 14.472 acre parcel at the south/southwest corner of Hill Court and Boxhorn Drive, to construct a multi-tenant industrial/warehouse building of 183,000 square feet.

There is significant market demand and tenant interest in a variety of sizes and in function. Discussions are ongoing with potential tenants that comply with Permitted or Conditional Uses per the Village of Mukwonago M-4 Zoning. As a multi-tenant building, there is potential for multi-shift 24 hour, 7 days per week operation, depending upon individual tenant needs. The possible tenant mix could include a variety of industrial types such as a light or medium duty manufacturing, assembly, processing, warehousing, and distribution. Therefore, parking needs will vary. The site plan includes 168 initial parking spaces (158 standard spaces and 10 accessible parking spaces), and 190 additional future spaces along the east and west ends of the proposed building. Per



municipal standards, the site has potential for at least 358 total parking spaces, should tenant demand exist.

A tree survey was completed and the site plan includes adequate replacement per Village code.

Precast concrete screen walls were thoughtfully placed to shield trash enclosures and dock activities at the rear of the building. The proposed roof top units (RTU's) shall be screened by use of an extended front wall parapet which is 4 feet higher than the roof plane. These specific locations will be finalized with each tenant. There are no unscreened outside storage area as part of this proposal.

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

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

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

Sincerely,

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



PLANNING COMMISSION

May 10, 2022, at 6:30 pm
Mukwonago, WI

REVIEW OF PROPOSED ART SCHOOL AT 105 FOX STREET (PARCEL NUMBER MUKV1976109001) WITHIN THE VILLAGE CENTER-RETAIL ZONING DISTRICT

Project Summary

Request:	Private art school operated as Otto's Fine Art Academy
Applicant:	Jay Campbell, property owner and Melissa Hilmer, operator
Application number:	2022-38
Location:	105 Fox Street
Parcel number:	MUKV1976109001
Acreage:	0.57 acres
Current Use:	Unit 120 of multi-tenant building
Zoning Classification:	Village Center Retail Center (VC-RC)



Planning Staff Review

Zoning The subject property is located in the Village Center-Retail District which was created to:

Create street level activity by permitting a range of businesses on the ground floor or first floor space of buildings facing the public street primarily of retail character that sell or provide services directly to customers on the premises or serves as a third-place establishment. ***Businesses that do not create customer traffic are encouraged to locate within the retail center on upper floors or the ground floor or first floor space of buildings that do not face the public street. Nonetheless, businesses without customer traffic may be allowed by approval of the plan commission if the business adds significance to the village center;*** such as the business is an employment generator, the aesthetic appeal of the business or the building in which the business is located, or the existing floor plan of the building or tenant space is designed for an office environment. (Emphasis added)

A specialty school, like the one being proposed, is not allowed on the ground floor in this district, except when the Plan Commission determines that there are “students arriving and leaving on a regular basis to provide constant store front activity.”

Aside from this issue, the building is well suited to the proposed use and there should be sufficient parking given the nature of this use (student drop-off).

Potential Plan Commission Motion:

Allow the use of the subject property for a specialty school (private art school) as set forth in Section 100-153 (f)(2) of the Village's zoning code consistent with PC-Resolution 2022-06 (as drafted OR as amended).

Attachments

1. Application materials
2. Draft Plan Commission PC-Resolution 2022-06

Plan of Operation

Otto's Fine Art Academy, LLC

www.OttosArtAcademy.com

Melissa L Hillmer, Owner

Executive Summary:

Otto's Fine Art Academy, LLC (Otto's) plans to take occupancy of 100 Fox Street, Downtown Mukwonago in the former "Animal House" retail space. This will be a second location for Otto's, a supplementary education art school including a small art supply store. This is a place for K-12 students and adults to further their art education and fine arts skills. The lease for this space begins May 1, 2022. Otto's will open for classes September 1, 2022.

Otto's was established in 2004 in Waukesha. In 2018, Melissa Hillmer purchased the business as a single member LLC, and has operated it debt free ever since. Otto's is not a franchised business.

Strategic Context:

Otto's program and curriculum has reached far across Southeastern Wisconsin, instilling creativity, and passion for the arts over the last 18 years. Otto's has been seeking a quaint area to plant a second location for two years now in order to reach additional students with our mission and vision. Otto's Mission and Vision is to:

- To teach children and adults the fundamentals of fine arts in a supportive environment
- To instill creative confidence in each one of our students
- To challenge the creative process
- To build self-esteem through positive instructional feedback
- To develop and refine fine motor skills in young students
- To introduce students to a variety of fine art mediums
- To build students' vocabulary of art terms, definitions, concepts, and tools
- To introduce students to art history and develop an understanding of different artistic styles and movements, both past and present
- To help students build a portfolio
- To foster life-long artists
- To introduce students to career possibilities in the arts

Company Objectives:

Otto's Waukesha location will be advertising the opening and expansion of the school beginning with an expansion announcement and celebration on May 7, 2022. During the time between May and September, the goal is to widely advertise the new location and begin enrolling new students for the Fall at our new location. The new location will open on September 1, 2022, and have a steady clientele of students who attend weekly classes.

Hours of Operation: same as the Waukesha ottosartacademy.com/calendar/

Year Round: (each class is 1 ½ hrs)

M 4:15pm - 7:30pm (2 classes)
T 10am-noon, 4:15-7:30 (3 classes)
W 2:30pm-7:30pm (3 classes)
Th 10m-noon, 4:15-7:30 (3 classes)
F 4:15pm - 5:45pm (1 class)
S 9:00am - 12:30pm (2 classes)

Summer Camp 2023: like Waukesha ottosartacademy.com/2022-summer-camps/

Mid-June-August: (each class is 3 hours)

M-F: 9am-Noon, 1pm-4pm

Student Attendance:

Maximum students per afternoon/evening class: 15-20

Maximum students per summer camp: 20

Parents drop off and do not stay for any of the classes

Hiring Plan:

During the first four months of operation, Otto's will have two teachers on staff. One will be a full-time teacher (owner) and one will be a part-time teacher. Otto's also employs education students from local universities as part-time interns so they can receive classroom hours towards their teaching degrees. Otto's hosts 1-2 interns per semester.



100 E. MAIN STREET
MUKWANAGO, WI

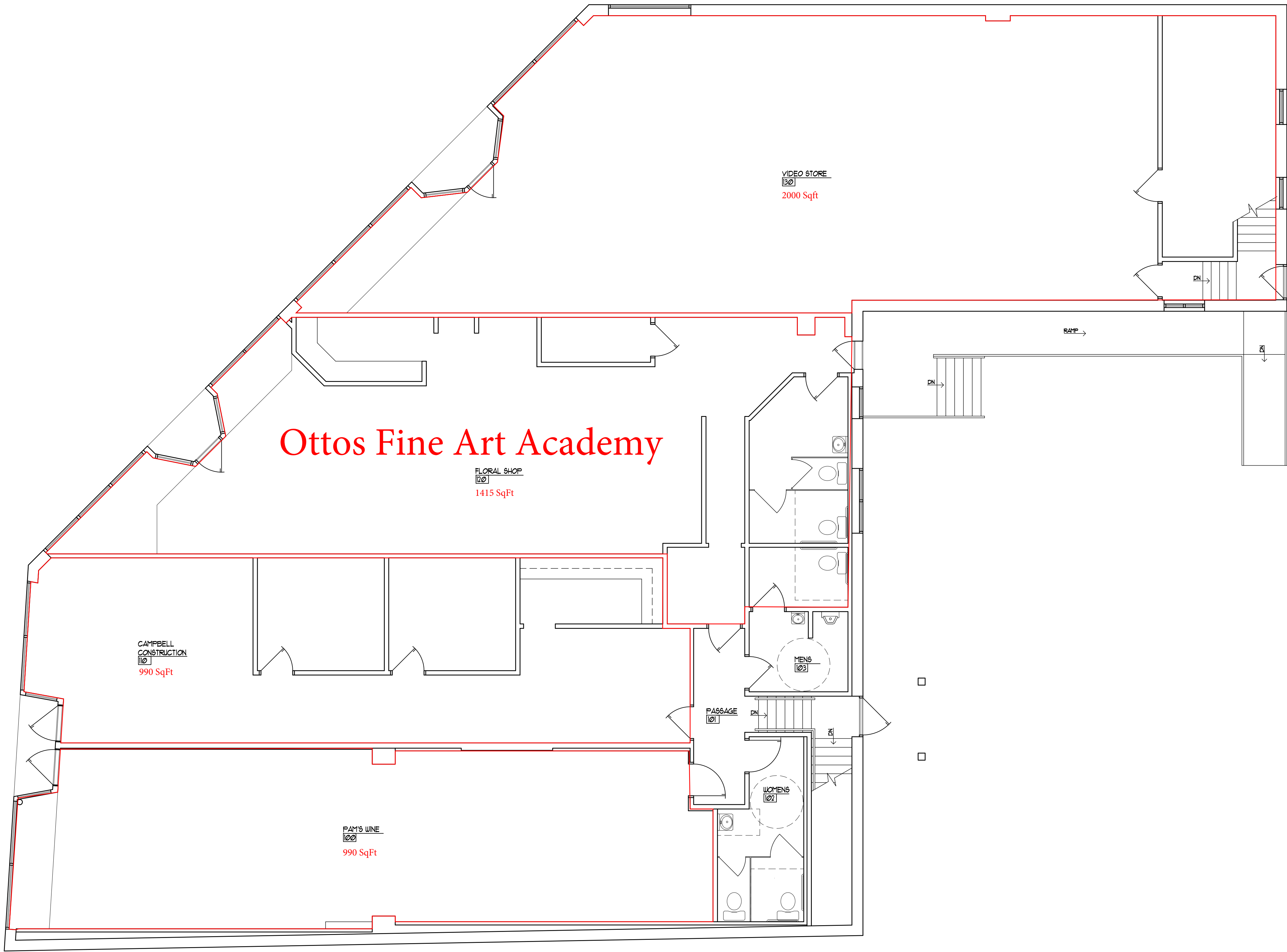


MADISEN
ARCHITECTS

project title:

AS-BUILT
DRAWINGS

100 E. MAIN STREET
MUKWANAGO, WI



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



date:
03/08/2010

project number:
2010.006

sheet number:

A101

PLAN COMMISSION RESOLUTION 2022-06

**RESOLUTION ALLOWING THE ESTABLISHMENT OF A SPECIALTY SCHOOL
LOCATED AT 105 FOX STREET (PARCEL NUMBER MUKV1976109001) IN THE
VILLAGE CENTER RETAIL OVERLAY DISTRICT**

WHEREAS, pursuant to Section 100-601, and 100-153 of the Zoning Code, Otto's Fine Art Academy (Melissa Hilmer, owner) has submitted an application to the Village for the establishment of a specialty school located at 105 Fox Street on the ground floor; and

WHEREAS, the Village Plan Commission reviewed the petitioner's request consistent with the requirements in the zoning code at their meeting on May 10, 2022 and determined the use can be located on the ground floor because students will be arriving and leaving on a regular basis to provide constant store front activity consistent with the requirements for overlay district; and

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves of the establishment of an art school at above-mentioned property subject to the following conditions:

1. The business must comply with all other requirements in the municipal code and obtain all other approvals that may be required.
2. This approval remains valid so long at the school operates at the above-mentioned property.

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 10th day of May 2022.

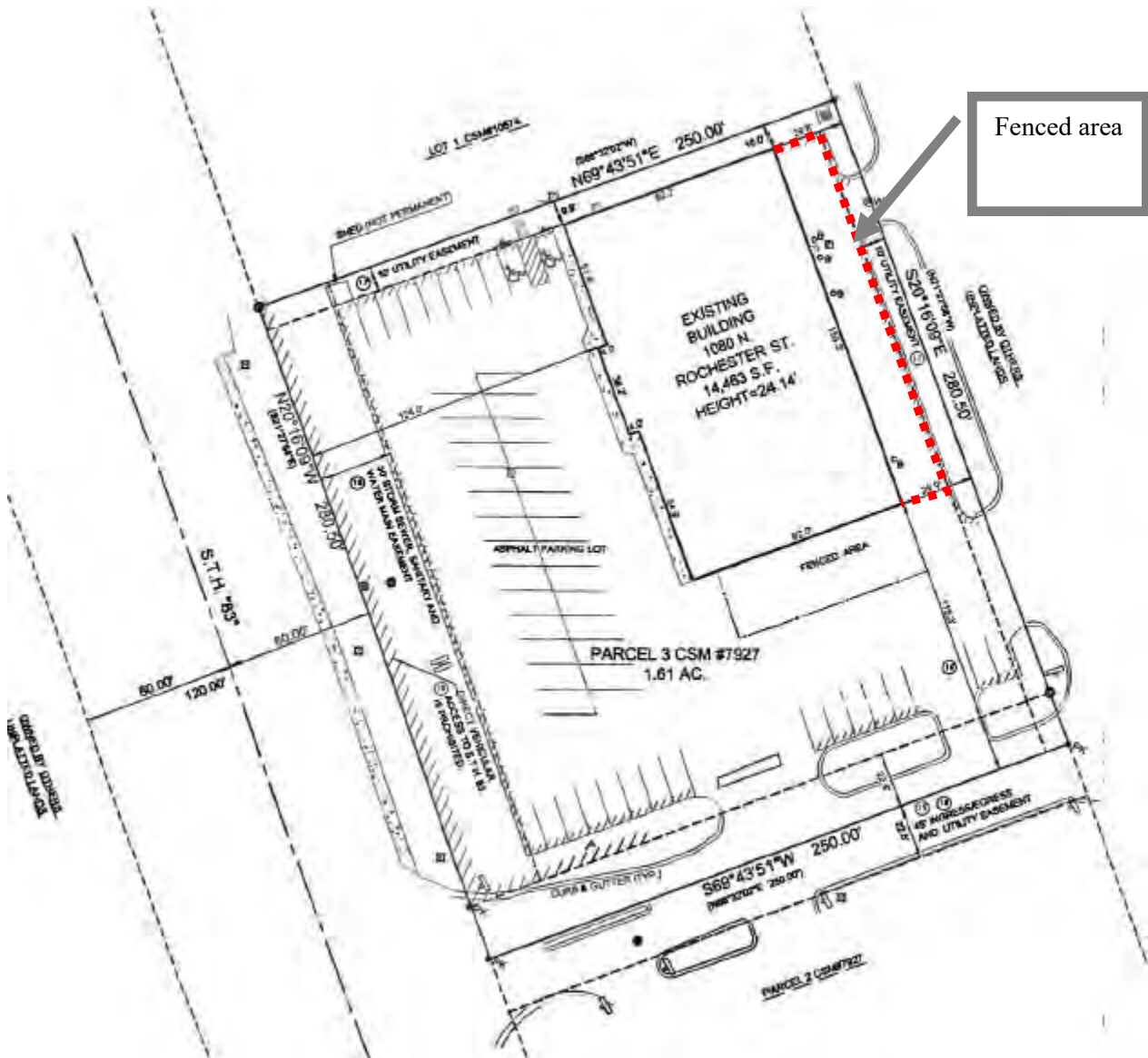
VILLAGE OF MUKWONAGO PLAN COMMISSION

By: _____
Fred Winchowky, Chairman/Village President

Attest: _____
Linda Gourdoux, Deputy Village Clerk

Exhibit A.

Hahn Ace Hardware - Site Plan Amendment for Fenced Area



There will be two gate openings, one 28' double-drive at the north entrance along the private road and a 15' double-drive along the south end of the enclosure.



PLANNING COMMISSION

May 10, 2022, at 6:30 pm
Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW FOR HAHN ACE HARDWARE

Project Summary

Request:	Amend site plan to designate a fenced storage area
Applicant:	Hahn Ace Hardware (Adam Hahn, owner)
Application number:	2022-37
Location:	1080 N Rochester Street
Parcel number:	MUKV1963999005
Acreage:	1.615 acres
Current Use:	Retail (Hardware Store)
Zoning Classification:	B-2 General Business district



Planning Staff Review

The petitioner is proposing a 6-foot fence to enclose the back of the existing building using a black vinyl coated, steel chain link fence with a black privacy screen. (Image inset)

There is a fenced area on the south side of the building enclosing one of the greenhouses with a black ornamental fence. That same style of fencing should be used in the proposed area.

Department Review

Engineering No concerns at this time

Public Works No concerns at this time

Utilities There is a 10-foot-wide easement along the private road. That area should be kept clear of any improvements.



Fire Department No concerns at this time

Police Department No concerns at this time

Building Inspection No concerns at this time

Potential Plan Commission Motion:

Approve the project as set forth in Plan Commission PC-Resolution 2022-04(as drafted OR as amended).

Attachments

1. Application materials
2. Draft Plan Commission PC-Rresolution 2022-04

PLAN COMMISSION RESOLUTION 2022-04

**RESOLUTION APPROVING AN AMENDMENT OF THE SITE PLAN
FOR HAHN HARDWARE STORE LOCATED AT 1080 N
ROCHESTER STREET (PARCEL NUMBER MUKV1963999005)**

WHEREAS, pursuant to Section 100-601, and 100-153 of the Zoning Code, Hahn Ace Hardware (Adam Hahn) has submitted an application to the Village to amend the site plan for the subject property at 1080 N Rochester Street by adding a fenced enclosure in the area depicted in Exhibit A; and

WHEREAS, the Village Plan Commission reviewed the proposed project consistent with the requirements in the zoning code at their meeting on May 10, 2022; and

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the site plan amendment for the fenced area based upon the 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. The fence shall consist of [REDACTED].
2. Gates at the north and south ends must have a knock box if so requested by the police department and/or fire department.
3. All work related to this project must comply with all project plans approved by the Village.
4. 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.
5. All other aspects of any prior approvals remain unchanged.

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 10th day of May 2022.

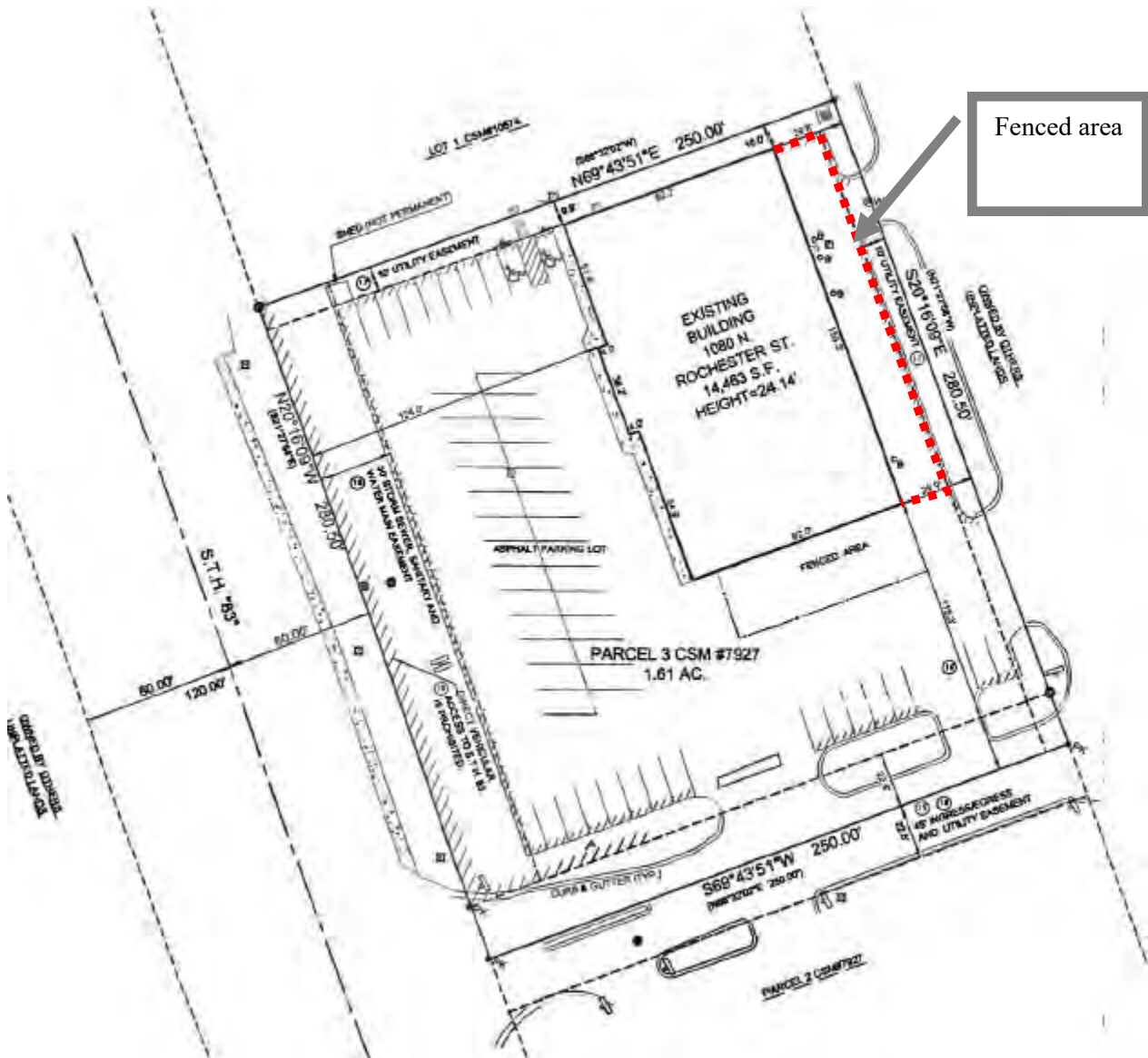
VILLAGE OF MUKWONAGO PLAN COMMISSION

By: _____
Fred Winchowky, Chairman/Village President

Attest: _____
Linda Gourdeaux, Deputy Village Clerk

Exhibit A.

Hahn Ace Hardware - Site Plan Amendment for Fenced Area



There will be two gate openings, one 28' double-drive at the north entrance along the private road and a 15' double-drive along the south end of the enclosure.



PLANNING COMMISSION

May 10, 2022, at 6:30 pm
Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW FOR YOUR AUTO WASH LOCATED AT 611 S ROCHESTER STREET

Project Summary

Request:	Amend site plan for upgrades at established car wash
Applicant:	Your Auto Wash (James Rozeski, owner)
Application number:	2022-39
Location:	611 S Rochester Street
Parcel number:	MUKV1976185
Acreage:	0.2188 acres
Current Use:	Car wash
Zoning Classification:	B-2 General Business district (with Village Center Overlay)



Zoning Map



Planning Staff Review

The petitioner is proposing a series of changes to the existing car wash as described in the attached application.

Most notably, a touchless lane will be added to the second bay from S Rochester, and both touchless bays will be fitted with a dryer over the exit. The petitioner has indicated the dryers will be mounted above the door and hang down on either side of the door opening. Both of the units will be enclosed with a box-type enclosure (not depicted in the application materials) to hide the mechanicals and potentially mitigate some of the noise.

Noise from these units should be considered, especially during the overnight hours. The Plan Commission could limit the hours of operation to avoid potential impacts to residential properties on Blood Street. Alternatively, the Plan Commission could include a provision in the resolution retaining the right to establish limits on hours of operation should problems arise.

Section 100-706 (b) of the zoning code addresses noise as follows:

All noise shall be so muffled or otherwise controlled as not to become objectionable due to intermittence, duration, beat frequency, impulse character, periodic character or shrillness.

A number of new vacuums are proposed. One is proposed on the east side of the building (along S Rochester) to replace the one that is there. The property boundary line is relatively close to the building and vehicles will undoubtedly cross into the public right of way. This situation is depicted on the first aerial image in the application. Encouraging that as a through lane (from north to south) may pose a safety hazard to those on the sidewalk and may create an unnecessary exposure to liability for the owner and the Village.

The application describes a number of changes in signage. Those will be handled administratively when a completed sign application has been submitted.

While the outdoor lighting will not change, it should be noted that the lenses on the existing pole-mounted lights must be adjusted so they are on a horizontal plane.

Potential Plan Commission Motion:

Approve the project as set forth in Plan Commission PC-Resolution 2022-05 (as drafted OR as amended).

Attachments

1. Application materials
2. Draft Plan Commission PC-Resolution 2022-05

Aerial View



Proposed Changes

1. Remove vacuum
2. Replace vacuum with new dual arm vacuum (See page 4 for example)
3. Add Unitech touchscreen pay station for bay 2 (See page 4 for example)
4. Replace existing pay station
5. Add new dual arm vacuum (See page 4 for example)
6. Attach dryer to building (See page 4 for example)
7. Attach dryer to building (See page 4 for example)

North Side Entrance (Blood Street)



Proposed Changes to North Side Entrance

8. Replace existing pay station with Unitech touchscreen (See page 4 for example)
9. Add touchless automatic sign (2' x 10') (Signage)
10. Add new Unitech touchscreen pay station (See page 4 for example)
11. Add touchless automatic sign (2' x 10') (Signage)
12. All American car wash sign (14" x 8') this sign is not designed yet but it will have the same red, white and blue color scheme as the touchless automatic car wash sign. (Signage)
13. Add new dual arm vacuum (See page 4 for example)
14. Self-serve car wash sign with dual arrow 3'x3' (Signage)
15. Remove vacuum

South Side Exit



Proposed Changes to South Side Exit

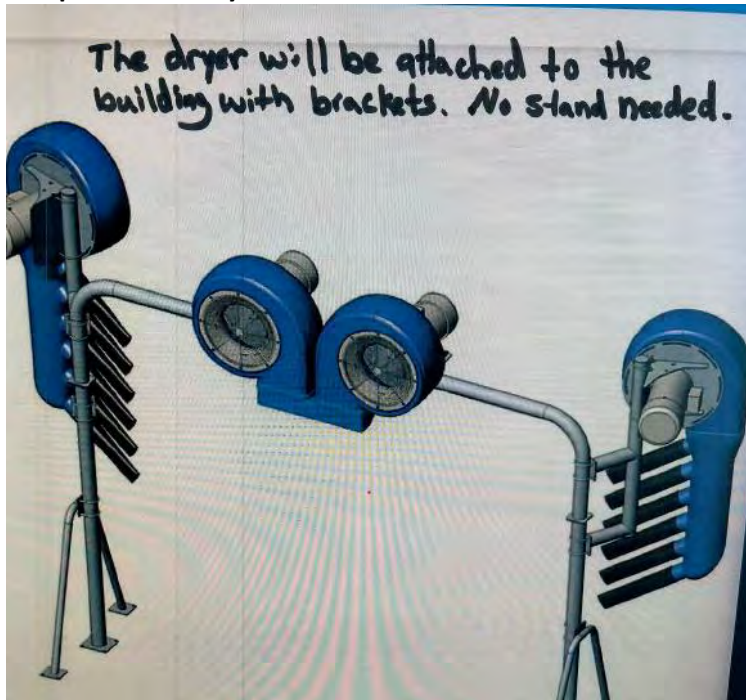
- 15. Dryer attached to building (above door and on sides)
- 16. Dryer attached to building (above door and on sides)

East Side



- 17. All American car wash sign 2' x 12'. This sign will look the same as item 12 located on the north side of the building. (Signage)
- 18. Remove existing vacuum and add new dual arm vacuum. (See page 4 for example)

Sample of New Dryer for Above Touchless Exits



Sample of Dual Arm Vacuum



Sampe of Unitech Touchscreen



PLAN COMMISSION RESOLUTION 2022-05

**RESOLUTION APPROVING AN AMENDMENT OF THE SITE PLAN
FOR YOUR CAR WASH LOCATED AT 611 S ROCHESTER
STREET (PARCEL NUMBER MUKV1976185)**

WHEREAS, pursuant to Section 100-601, and 100-153 of the Zoning Code, Your Car Wash (James Rozeski and Aaron Dekarske) has submitted an application to the Village to amend the site plan for the subject property at 611 S Rochester Street; and

WHEREAS, the Village Plan Commission reviewed the proposed project consistent with the requirements in the zoning code at their meeting on May 10, 2022; and

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the site plan amendment for the improvements described in the petitioner's application.

NOW, THEREFORE, BE IT FURTHER RESOLVED this approval is subject to the following conditions:

1. The new vacuum located on the east side of the building may not be replaced as proposed. (to be verified)
2. The Village retains the unilateral right to impose hours of operation on the touchless lanes with the dryers so as to mitigate noise impacts on surrounding properties.
3. The business shall comply with any noise restrictions as may be adopted by the Village.
4. All work related to this project must comply with all project plans approved by the Village.
5. 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.
6. All other aspects of any prior approvals remain unchanged.
7. The property owner must submit a completed application for any new signage and obtain approval of the same.
8. The property owner must obtain all necessary permits from the Village's building inspector.
9. The property owner must adjust the existing light fixtures on the poles so the lenses are in a horizontal position.

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 10th day of May 2022.

VILLAGE OF MUKWONAGO PLAN COMMISSION

By: _____
Fred Winchowky, Chairman/Village President

Attest: _____
Linda Gourdoux, Deputy Village Clerk





Weekend Preview

JULY 1ST

- ★ Meat on the Street
- ★ Myles Wangerin

JULY 2ND

- ★ Cafe Corazon
- ★ William Darling

JULY 3RD

- ★ Yummy Bones
- ★ Marc Ballini
- ★ Evan Christian



4501 W. River Lane - Brown Deer | www.thebrickyardoasis.com







PLANNING COMMISSION

May 10, 2022, 6:30 pm

Mukwonago, WI

COMPREHENSIVE PLAN AMENDMENT AND OFFICIAL MAP AMENDMENT RELATED TO A PLANNED RESIDENTIAL DEVELOPMENT

At last month's meeting, the Plan Commission reviewed a proposal submitted by Neuman Development to amend the Village's comprehensive plan and official map to accommodate a planned single-family residential development on the Hein property. The matter was tabled at that time to allow Village staff to meet with representatives of the Village of Vernon to discuss the proposed development, including an alternative plan that incorporates a property to the north of the Hein property that is currently for sale (attached).

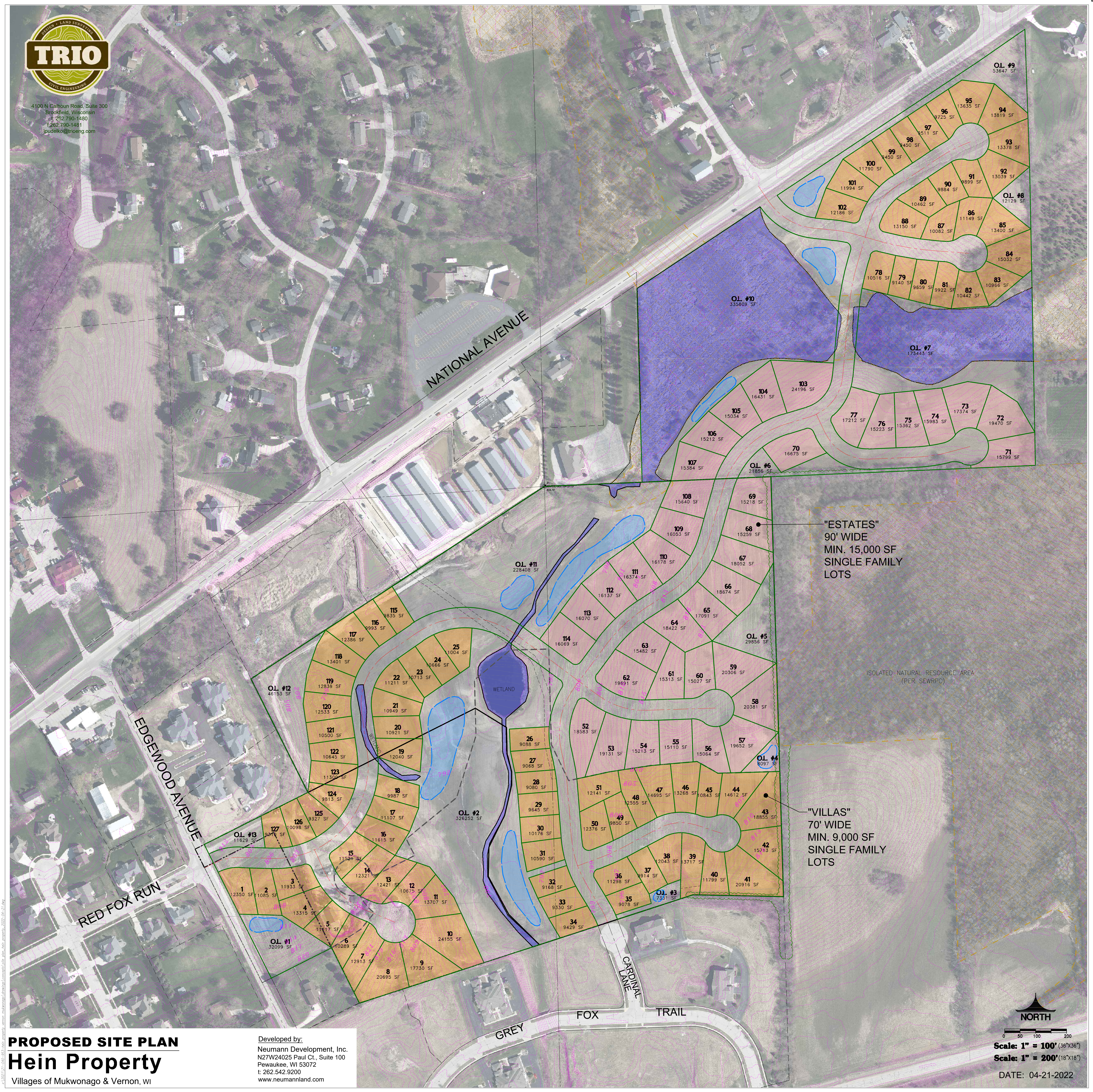
To accommodate this development, both villages would need to agree to a land swap and to establish a utility district that would be limited to this development project. Those decisions will be largely driven by the respective Village Boards.

Attachments

1. Revised concept plan



4100 N Calhoun Road, Suite 300
Brookfield, Wisconsin
t: 262.790-1480
f: 262.790-1481
jpudefko@trioeng.com



PROPOSED SITE PLAN

Hein Property

Villages of Mukwonago & Vernon, WI

Developed by:

Neumann Development, Inc.

N27W24025 Paul Ct., Suite 100

Pewaukee, WI 53072

t: 262.542.9200

www.neumannland.com

"ESTATES"
90' WIDE
MIN. 15,000 SF
SINGLE FAMILY LOTS

"VILLAS"
70' WIDE
MIN. 9,000 SF
SINGLE FAMILY LOTS

NORTH

0 50 100 200

Scale: 1" = 100' (36"x36")

Scale: 1" = 200' (18"x18")

DATE: 04-21-2022