

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, June 14, 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 for the May 10, 2022 meeting.
[20220510 PlanCommissionMinutesdraft.pdf](#)

5. Public Hearings

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

- 5.1 Public Hearing for input regarding a conditional use for a church located in a multi-tenant building located at 400 Bay View Rd; Parcel MUKV 2009-958-001; B&B Investment Properties, owner; LifePoint Church, tenant.
[2022-40 LifePoint Church CU - public hearing notice.pdf](#)

6. New Business

Discussion and Possible Action on the Following Items

- 6.1 Discussion and possible recommendation to Village Board for **RESOLUTION 2022-37** to establish a church as a conditional use in an existing multi-tenant building. B&B Investment Properties LLC, owner; LifePoint Church, tenant; 400 Bay View Rd; Parcel MUKV 2009-958-001.

[Staff report for June 13 2022 for LifePoint Church.pdf](#)

[RESOLUTION 2022-37 - CU for LifePoint Church.pdf](#)

- 6.2 Discussion and possible recommendation to Village Board for **RESOLUTION 2022-30** for a monument subdivision sign located in the public right-of-way for Chapman Farms subdivision. Bielinski Homes, Inc. (John Donovan, agent), applicant.

[Staff report for Chapman Farms Roundabout.pdf](#)

[RESOLUTION 2022-30 - Chapman Farms public right-of-way sign.pdf](#)

- 6.3 Discussion and possible recommendation to the Village Board for **RESOLUTION 2022-31** for a conditional use for a drive-through lane for a coffee shop; and Discussion and possible recommendation to the Village Board for **RESOLUTION 2022-32** for site plan and architectural review of a coffee shop for Jentzsch-Barrette Properties (Ulrich Jentzsch, agent), applicant; 827 S Rochester St; Parcel MUKV 2009-978-003.

[Staff report for Riverview Coffee Shop for SPAR and CU.pdf](#)

[RESOLUTION 2022-31 - CU for Coffee Drive-Through Lanes.pdf](#)

[RESOLUTION 2022-32 - SPAR Coffee drive through.pdf](#)

- 6.4 Discussion and possible recommendation to the Village Board for **RESOLUTION 2022-38** for the Final Development Plan for Phase 1 of Maple Centre PUD.

[Staff report for Maple Centre for Final Dev Plan.pdf](#)

[RESOLUTION 2022-38 - PUD Final Phase 1 Maple Centre.pdf](#)

[Informational Packet.pdf](#)

7. Adjournment

Membership:

Eric Brill, Karl Kettner, John Meiners, Mark Penzkover, Tim 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, May 10, 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
John Meiners
Jason Wamser
Mark Penzkover
Tim Rutenbeck
Karl Kettner
Eric Brill

Commissioners excused:

Also present: Fred Schnook, Village Administrator
Tim Schwecke, Village Planner
Linda Gourdoux, Deputy Clerk/Treasurer

Comments from the Public

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

Minutes

Motion made by Meiners/Penzkover to approve the minutes of the April 12, 2022 meeting, carried.

New Business

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.

Schwecke gave overview of project

Paul Grzeszczak, Briohn, gave overview of project

Motion by Meiners/Penzkover to approve PC-RESOLUTION 2022-03 for Site Plan and Architectural Review for Hill Court Partners Reload LLC, applicant; 115 Hill Court; Parcel #A493600002, carried with removal of item regarding dumpster enclosure

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.

Schwecke gave overview of project

Motion by Kettner/Wamser to approve 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, carried

Roll Call: Yes; Brill, Kettner, Penzkover, Rutenbeck, Wamser, Winchowky. Recused; Meiners

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.

Schwecke gave overview of project

Motion Wamser/Penzkover to approve 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, carried with the verification of 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.

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.

Schwecke gave overview of project

Foat/Rozeski, owners gave overview of project

Motion Meiners/Penzkover to approve 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, carried with the additional language on #1, 'until such time as owner(s) obtain permissive use with Wisconsin Department of Transportation authorizing use in the right-of-way at this location.'

Discussion and presentation regarding conceptual review on the use of "shipping containers".

Bradley Zajork gave presentation and overview of project

Commission was interested in project. Would like to have more information on structural aspects of turning containers into shops. Instructed Planner Schwecke to check into zoning requirements for this type of project.

Discussion regarding potential agreement with Village of Vernon for potential development of the Hein property.

Schnook gave overview of project

Commission was very surprised and interested in the progress that had been made with the Village of Vernon regarding this project.

Adjournment

Meeting adjourned at 7:59 p.m.

Respectfully Submitted,
Linda Gourdoux, WCMC
Deputy Clerk/Treasurer

NOTICE OF PUBLIC HEARING
VILLAGE OF MUKWONAGO PLAN COMMISSION

The Village of Mukwonago Plan Commission will conduct a public hearing on Tuesday, June 14, 2022, to accept public input regarding a conditional use for a church located in a multi-tenant building located at 400 Bay View Road (MUKV2009958001), B&B Investment Properties, owner; LifePoint Church, tenant).

The meeting will be held in the Board Room of the Village Hall located at 440 River Crest Court, Mukwonago. The meeting starts at 6:30 pm and the public hearing will be conducted in the order listed on the meeting agenda.

For information regarding this public hearing, contact the Village Planner, at 920-728-2814 during regular office hours. All interested parties will be heard.

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, please contact, Diana Dykstra, at 262-363-6420.

VILLAGE OF MUKWONAGO
Diana Dykstra, Clerk-Treasurer

Legal notice to be published on May 31 and June 7, 2022



PLANNING COMMISSION

June 14, 2022, at 6:30 pm
Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW AND CONDITIONAL USE FOR LIFEPOINT CHURCH

Project Summary

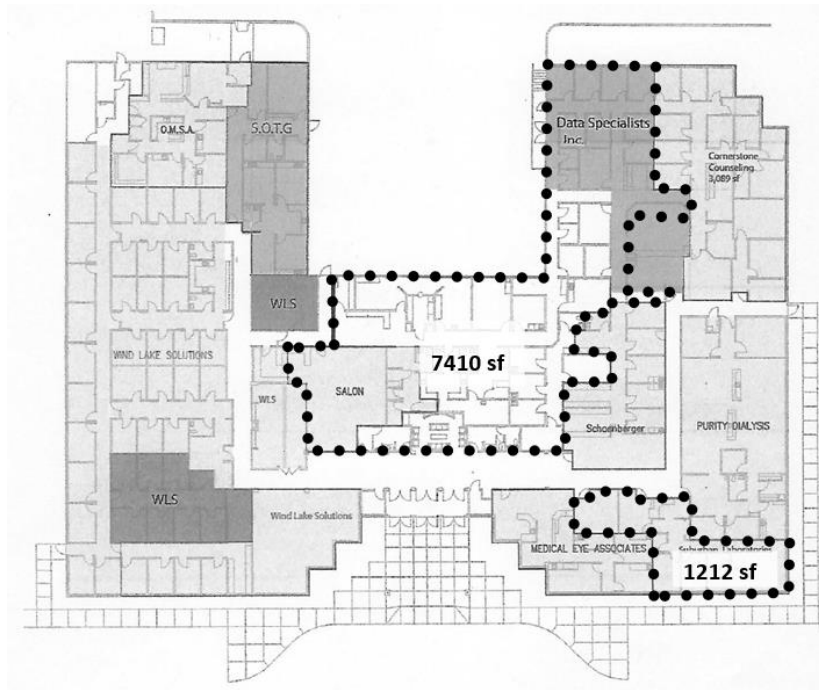
Request:	Establish a church as a conditional use in an existing multi-tenant building
Applicant:	LifePoint Church, tenant
Location:	400 Bay View Road
Parcel number:	MUKV2009958001
Acreage:	3.7 acres
Current Use:	Multi-tenant commercial
Proposed Use:	Church
Land Use Classification:	Commercial
Zoning Classification:	B-2 General Business

Subject Property



A. Conditional Use

A church is allowed as a conditional use in the B-2 zoning district. The church will occupy about 8,622 square feet of the multi-tenant building as generally depicted below.



Conditional Use Justification

Below are the evaluation criteria used in the review of conditional use applications along with the petitioner's response.

- A. Harmony with Village policies, ordinances, and programs (apart from specific location)
Applicant response: As a church, we gather to pursue a faith in God which promotes a life-giving lifestyle. This is beneficial to building strong family centered communities while reaching out with a helping hand to the disadvantaged.
- B. Specific location in harmony with Village policies, ordinances and programs
Applicant response: As a church gathering place, it attracts individuals and their families from outside of the Mukwonago community to build up and resource those within the community.
- C. Potential adverse impact on surrounding
Applicant response: No, it does not introduce adverse impact on the community. LifePoint Church has been in Mukwonago since September 2011. Throughout that time, it has provided many community building services from community cleanup days to felt needs ministry such as food, clothing resources to those in need.
- D. Maintaining consistency within the environs of the property.
Applicant response: There will be no additional strain on any land use as we intend to utilized space inside an already established building.
- E. Adequate public services
Applicant response: Yes, the space being used has been vacant, so this will fulfill the space.
- F. Benefits of the use outweigh adverse impacts

Applicant response: Yes. The public will benefit from an active church pursuing life giving activities.

Conditional Use Process / Findings

The Plan Commission holds the public hearing and makes a recommendation to the Village Board which makes the final decision. Following the close of the public hearing, the Plan Commission may recommend (1) approval, (2) approval with conditions, or (3) denial.

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

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

In addition, the property owner / tenant has shown compliance with the requirements set forth in the Village's zoning regulations for the specified use. The Village Board will carefully review the recommendation of the Plan Commission and concurs with the Plan Commission's findings set forth above, provided the conditional use is operated pursuant to the conditions of approval set forth in this order.

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

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

Public Notice

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

Planning Staff Review

The proposed use is consistent with the other uses in the building. Given the nature of the uses, peak parking demand will occur at different times.

Utilities	No modifications proposed.
Stormwater management	No modifications required.
Wetlands	None
Signage	Will be processed at staff level.
Parking	No modifications proposed. The site consists of a multi-tenant commercial development
Landscaping	No modifications proposed.
Trash enclosure	No modifications proposed.
Fencing	No modifications at this time.
Outdoor lighting	No modifications proposed.

Department Review

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

Potential Plan Commission motion for approval:

Approve the conditional use for the church as set forth in the draft resolution (as drafted OR as amended).

B. Site Plan and Architectural Review

Existing site improvements will not be modified to accommodate the proposed use.

Attachments

1. Public hearing notice
2. Application materials
3. Draft conditional use order

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For information regarding this public hearing, contact the Village Planner, at 920-728-2814 during regular office hours. All interested parties will be heard.

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, please contact, Diana Dykstra, at 262-363-6420.

VILLAGE OF MUKWONAGO
Diana Dykstra, Clerk-Treasurer

Legal notice to be published in the *Waukesha Freeman* on May 31 and June 7, 2022

Village of Mukwonago
440 River Crest Ct
Mukwonago, WI 53149
Phone: (262) 363-6420
Fax: (262) 363-6425
www.villageofmukwonago.com

VILLAGE OF MUKWONAGO

CONDITIONAL USE PERMIT APPLICATION

Application Fee: \$450

Date Submitted: MAY 3, 2022

CONTACTS

Zoning and Planning Department
Contact:
Phone: (262) 363-6420 ex 2111
Fax: (262) 363-6425
Email: planner@villageofmukwonago.com

GUIDELINES

The undersigned petition is to consider a request, as stated herein, for the specified parcel(s) of land and will be reviewed by the Plan Commission and Village Board of the Village of Mukwonago.

Conditional use applications require a public hearing. To ensure the public hearing will be properly advertised, the application must be submitted **at least 30 days prior to the meeting** in which the Plan Commission will hold the public hearing. The Plan Commission meets on the second Tuesday of each month at 6:30 p.m.

Materials listed on page 3 must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100-354 and other pertinent sections of Village ordinances, WI Stats. 62.23, and as necessary to permit review that is consistent with proper planning practice. The Village will strive to accommodate reasonable requests for informal preliminary staff review, however the Village shall not place any items on the agenda for Plan Commission consideration until such time as the application is complete in accordance with all requirements specified on this and other attached application forms.

Mail completed applications to: Village Planner
ATTN: Conditional Use Permits
440 River Crest Ct
Mukwonago, WI 53149
Deliver to: Village Clerk's Office
440 River Crest Ct
Email to: planner@villageofmukwonago.com

Complete, accurate and specific information must be entered. Please Print.

APPLICANT (Full Legal Name)

Name: ROBERT JADRNICKEK
Company: LIFE POINT CHURCH
Address: 560 BAY VIEW RD City: MUKWONAGO State: WI Zip: 53149
Daytime Phone: 414-881-8043 Fax: _____
E-Mail: PASTOR ROB @ LIFEPOINT MUKWONAGO.COM

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: _____

Company: _____

Address: _____ City: _____ State: _____ Zip: _____

Daytime Phone: _____ Fax: _____

E-Mail: _____

ARCHITECT

Name: _____

Company: _____

Address: _____ City: _____ State: _____ Zip: _____

Daytime Phone: _____ Fax: _____

E-Mail: _____

PROFESSIONAL ENGINEER

Name: _____

Company: _____

Address: _____ City: _____ State: _____ Zip: _____

Daytime Phone: _____ Fax: _____

E-Mail: _____

REGISTERED SURVEYOR

Name: _____

Company: _____

Address: _____ City: _____ State: _____ Zip: _____

Daytime Phone: _____ Fax: _____

E-Mail: _____

CONTRACTOR

Name: MIKE DUFFEK

Company: DUFFEK CONSTRUCTION

Address: W249 N 1870 WESTWOOD DR. City: WAUKESHA State: WI Zip: 53186

Daytime Phone: 262-444-2270 Fax: _____

E-Mail: M.DUFFEK@DUFFEKCONSTRUCTION.COM

PROCEDURAL CHECKLIST FOR CONDITIONAL USE REVIEW AND APPROVAL

This form is designed to be a guide for submitting a complete application for a conditional use.

Application Submittal Packet Requirements for Village and Applicant Use (Check off List)

Application:

- ☐ Completed application form including the procedural checklist and justification of the proposed conditional use.
- ☐ Application fee: \$450
- ☐ Agreement for Reimbursable Services (separate application)

Required site drawings:

- ☐ Survey of the property
- ☐ Landscape plan
- ☐ Parking plan (including parking computations)
- ☐ Lighting plan (including photo metrics)
- ☐ Proposed location and connection to the sanitary sewer and water mains
- ☐ Drainage plan (if applicable)
- ☐ All building elevations
- ☐ Floor plans

Other Documents:

- ☐ Plan of operation/proposal
- ☐ Overview of the adjoining lots (including list of parcel identification numbers and names and mailing addresses of the current owners for all properties within 300 feet of the subject property)
- ☐ **Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to planner@villageofmukwonago.com.
- ☐ Any additional information as determined by Village staff

JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

The Plan Commission and Village Board of the Village of Mukwonago will base their decisions on the category standards listed below. It is in the best interest of the applicant to base their presentation on the same applicable set of standards when presenting their petition. **Applicant: Please fill out ALL of the questions. Use additional sheets of paper if needed.**

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

AS A CHURCH, WE GATHER TO PURSUE A FAITH IN GOD WHICH PROMOTES A LIFE GIVING LIFESTYLE. THIS IS BENEFICIAL TO BUILDING STRONG FAMILY CENTERED COMMUNITIES WHILE REACHING OUT WITH A HELPING HAND TO THE DISADVANTAGED.

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

AS A CHURCH GATHERING PLACE, IT ATTRACTS INDIVIDUALS AND THEIR FAMILIES FROM OUTSIDE OF THE MUKWONAGO COMMUNITY TO BUILD UP & RESOURCE THOSE WITHIN THE COMMUNITY.

PROPERTY AND PROJECT INFORMATION

Present Zoning: _____ Tax Key No(s): _____

Address/Location: 400 BAY VIEW RD. MILWAUKEE, WI 53149

A. I/We request a conditional use permit for:

CHURCH ACTIVITIES; EVANGELICAL SERVICES, MEETINGS,
TRAININGS

B. The property is presently used as:

PROFESSIONAL SERVICES & VARIOUS TENANTS

C. Name of Architect, Professional Engineer, or Contractor:

MIKE DUFFEK

D. Project Timetable: Start Date: JUNE 2022 Completion Date: OCTOBER 2022

E. All of the Proposed Use(s) of the property will be:

Principal Use VARIOUS TENANTS (BUSINESS SOLUTIONS, COUNSELING, DIALYSIS,
~~CHURCH~~ CHURCH SERVICES, ETC.

Secondary Use _____

Accessory Use _____

F. I/We represent that I/we have a vested interest in this property in the following manner:

☐ Owner

☒ Leasehold. Length of Lease: 10 YEARS

☐ Contractual. Nature of contract: _____

☐ Other. Please explain _____

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

NO, IT DOES NOT INTRODUCE ADVERSE IMPACT ON THE COMMUNITY. LIFEPOINT CHURCH HAS BEEN IN MUKWONGO SINCE SEPTEMBER 2011. THROUGH OUT THAT TIME IT HAS PROVIDED MANY COMMUNITY BUILDING SERVICES FROM COMMUNITY CLEAN UP DAYS TO FELT NEEDS MINISTRY SUCH AS FOOD, CLOTHING RESOURCES TO THOSE IN NEED.

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

THERE WILL BE NO ADDITIONAL STRAIN ON ANY LAND USE AS WE INTEND TO UTILIZE SPACE INSIDE THE ALREADY CONSTRUCTED/ESTABLISHED BUILDING.

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

YES, THE SPACE BEING USED HAS BEEN VACANT, SO THIS WILL FULFILL THE SPACE. IT WILL ALSO BE CONDITION THE DIS REPAIR. CREATING AN ATTRACTIVE SPACE.

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

YES. THE PUBLIC WILL BENEFIT FROM AN ACTIVE CHURCH PURSUING LIFE GIVING ACTIVITIES.

CERTIFICATION

Applicant hereby certifies that:

1. All of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.
2. Affirms that no Village of Mukwonago elected or appointed official or employee has a proprietary interest in the above referenced property for which this applications being filed (except as stated below under "Exceptions").
3. None of the above referenced individuals has been promised or given any contract for consultation, planning or construction in relation to this project (except as stated below under "Exceptions").
4. Applicant has read and understands all information in this packet.

Applicant further understands the policies of the Village regarding change of zonings and property development. Conditions of the resolution regarding all approvals are strictly followed. Certificates of Occupancy are not given until all conditions of approval have been met

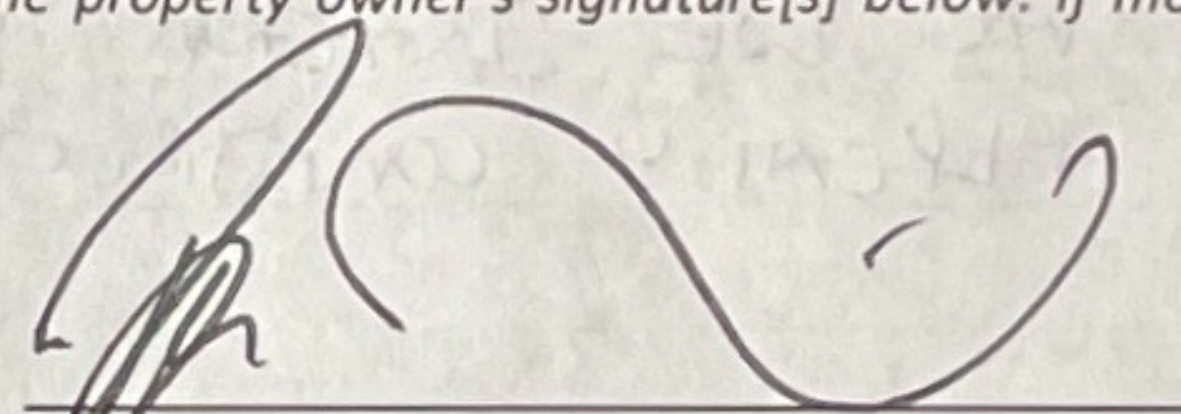
By the execution of this application, applicant hereby authorizes the Village of Mukwonago or its agents to enter upon the property during the hours of 7:00 am to 7:00 pm daily for the purpose of inspection. Applicant grants this authorization to enter even if this land has been posted against trespassing pursuant to Section 943.13 WI Stats.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

Signature - Property Owner

Name & Title (PRINT)

Date



Signature - Applicant

Rob JADRNYCEK LEAD PASTOR

Name & Title (PRINT)

MAY 3, 2022

Date

Signature - Property Owner

Name & Title (PRINT)

Date

Signature - Applicant's Representative

Name & Title (PRINT)

Date

FOR OFFICE USE ONLY

Date Paid	Receipt #	Date(s) Notice Published	Date Notices Mailed
Public Hearing Date	Plan Commission Date(s)	Village Board Date(s)	Resolution Number
Escrow Required? ☐ Yes ☐ No		Escrow Amount	
Plan Commission Disposition			
Village Board Disposition			

RESOLUTION 2022-37

**Village of Mukwonago Order Granting a Conditional Use
Approval for the Establishment of a Church in a Multi-
Tenant Building Located at 400 Bay View Drive,
Mukwonago, WI**

WHEREAS, B&B Investment Properties LLC (hereinafter "property owner") owns the property located at 400 Bay View Drive (hereinafter "subject property") in the Village of Mukwonago, more particularly described as follows: and

LOT 1 CERT SURV 7622 VOL 65/114 REC AS DOC#
2025551 PT NE1/4 SEC 35 T5N R18E :: DOC#
4328342

WHEREAS, LifePoint Church, Inc (hereinafter "tenant") has submitted an application, along with the property owner, to establish a church in a part of the existing multi-tenant building located on the subject property as a conditional use as set forth in the Village's zoning regulations; and

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

WHEREAS, allowing for required public notice, the Plan Commission conducted a public hearing on June 14, 2022, to consider the petitioner's request; and

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

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

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

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

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

Return to:

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

Parcel Number: MUKV 2009-958-001

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

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

1. **Authorized uses.** Subject to the terms and conditions of this approval and the sections of the zoning code that apply, the property owner is authorized a church as allowed under the Village's zoning regulations and consistent with this approval in the general area depicted in Exhibit A, totaling approximately 8,622 square feet.
2. **Issuance of permit required.** The zoning administrator is authorized to issue the conditional use permit when all conditions enumerated in section 3 have been satisfied to his or her satisfaction. Such permit is the last approval before the property owner/tenant can begin to establish the use as authorized herein.
3. **Initial conditions of approval.** The following conditions shall be satisfied prior to the issuance of the conditional use permit:
 - a. The property owner must submit site/architectural plans to the Village for review and obtain approval of the same within 9 months of the date of this decision.
 - b. The property owner must accept the terms and conditions of this conditional use order in its entirety in writing within 6 months of the date of this decision. Prior to such expiration, the property owner may request an extension to this time period and the Village Clerk may approve an extension with good cause.
 - c. This order must be recorded against the subject property in the Waukesha County register of deeds office (only if subsections 3(a) through 3(b) have been satisfied).

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

4. **Ongoing conditions of approval.** The following conditions shall constitute an ongoing obligation:
 - a. The church shall be operated so as to not exceed available onsite parking.
 - b. The property owner shall maintain registration with the Wisconsin Department of Financial Institutions.
 - c. The tenant shall maintain registration with the Wisconsin Department of Financial Institutions.
5. **Expansion or changes.** The conditional use hereby authorized shall be confined to the subject property without extension or expansion. Any expansion or change in use shall require issuance of a new conditional use approval pursuant to the requirements in effect at the time of application.
6. **Modification of property boundary lines.** The property owner shall not change the size and/or shape of the subject property by any means without the approval of the Village Board. If the Village Board determines that a proposed change is substantial with regard to the overall size of the parcel and/or configuration, such change shall require issuance of a new conditional use approval pursuant to the requirements in effect at the time of application.
7. **Plans and related matters.** Unless otherwise expressly stated herein, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the amendment to be minor and consistent with the conditional use order and permit. Any change in any plan that the Plan Commission feels, in its sole discretion to be substantial, shall require a new conditional use approval and all procedures in place at the time must be followed.

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

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

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

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

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

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

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

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

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

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

Approved this 15th day of June 2022.

BY THE VILLAGE BOARD OF THE VILLAGE OF MUKWONAGO

Attest:

Fred Winchowky, Village President

Diana Dykstra, Village Clerk

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

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

NOTARY PUBLIC

My Commission Expires:

The remainder of this page left intentionally blank.

Acceptance by Tenant

I, Robert Jadrnicek, verify that I am an authorized agent for LifePoint Church, Inc and that LifePoint Church, Inc accepts the terms stated herein.

Dated this _____ day of _____, 2022

Robert Jadrnicek, agent for LifePoint Church, Inc

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

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

NOTARY PUBLIC

My Commission Expires:

The remainder of this page left intentionally blank.

Acceptance by Property Owner

I, Brian F Drudel, verify that I am an authorized agent for B&B Investment Properties, LLC and that B&B Investment Properties, LLC accepts the terms stated herein.

Dated this _____ day of _____, 2022

Print Name

Signature

STATE OF WISCONSIN, WAUKESHA

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

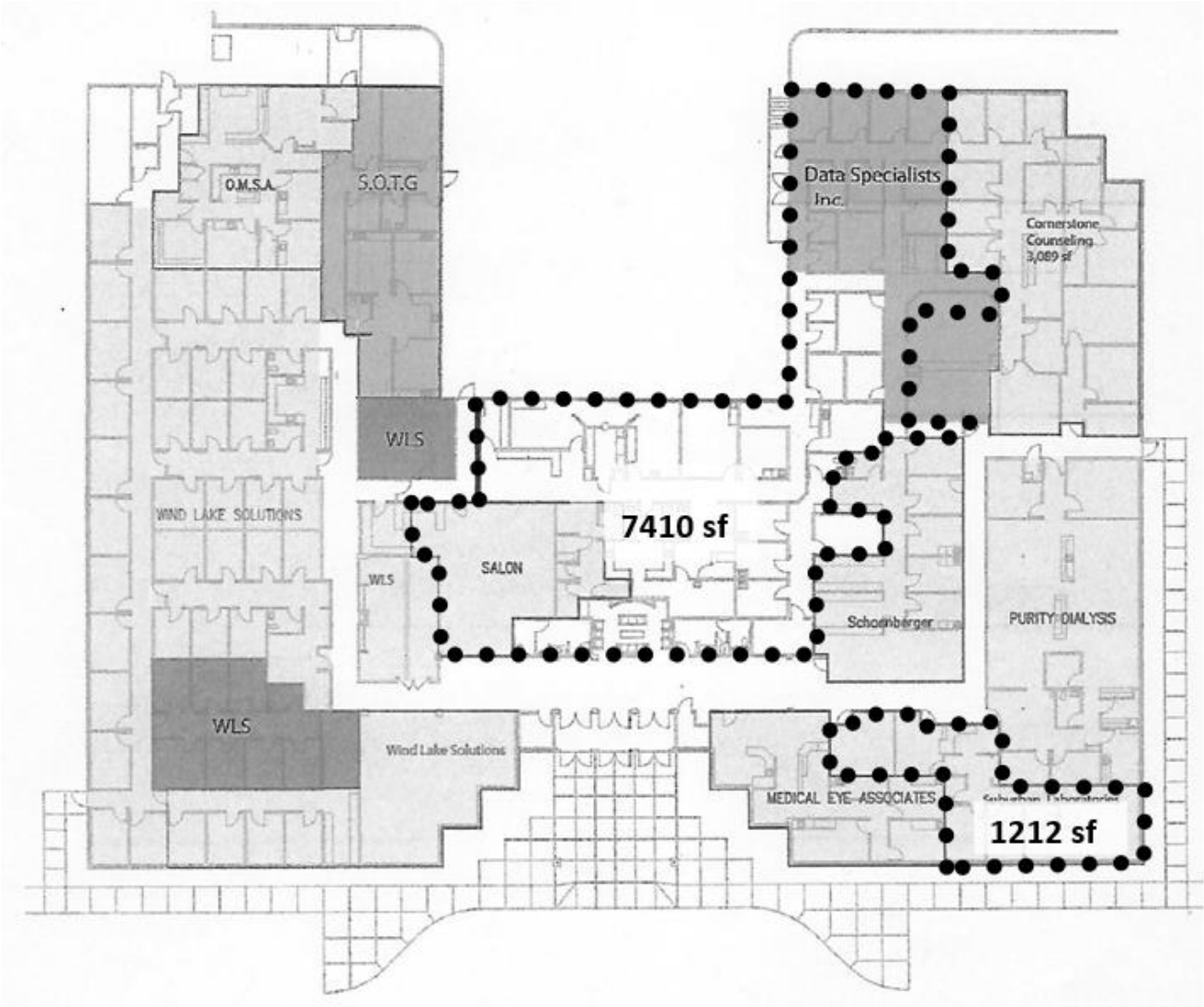
NOTARY PUBLIC

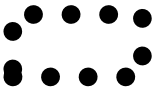
My Commission Expires:

Drafted by Tim Schwecke, Interim Village Planner, at the direction of the Mukwonago Village Board.

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Exhibit A



LifePoint Church 

$7410 + 1212 = 8,622$ square feet



PLANNING COMMISSION

June 13, 2022, at 6:30 pm

Mukwonago, WI

(Second review)

MONUMENT SIGN FOR CHAPMAN FARMS SUBDIVISION LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY

The Plan Commission initially reviewed the petitioner's application on April 12, 2022 and recommended approval. The Village Board reviewed the application and requested the petitioner to come back with another design with enhanced landscaping.

Project Summary

Request:	Monument subdivision sign for Chapman Farms subdivision
Applicant:	Bielinski Homes, Inc (John Donovan, agent)
Application number:	2022-30
Acreage:	NA
Current Use:	Roundabout
Proposed Use:	Roundabout
Land Use Classification:	Public right-of-way
Zoning Classification:	Public right-of-way
Staff Recommendation:	Approve the revised sign design and landscaping with conditions

Project Summary

Bielinski Homes has submitted a sign permit application to install a subdivision sign within the roundabout at Fairwinds Boulevard and Chapman Farm Boulevard.

Planning Staff Review

Section 64-21 of the sign regulations allow subdivision signs. The proposed design, size (29 sf), height, and placement complies with applicable requirements. The sign will not be lit. Landscaping is proposed around the base of the sign and in two other locations in the roundabout.

The developer will need to enter into a permissive use agreement with the Village setting forth the terms and conditions relating to private improvements within the public right-of-way. The agreement will outline maintenance requirements for the sign and landscaping within the roundabout. That requirement is included in the draft resolution.

Department Review

Engineering	No concerns at this time
Public Works	No concerns at this time
Utilities	No concerns at this time

Police	No concerns at this time
Fire	No concerns at this time
Building Inspection	No concerns at this time

Potential Plan Commission Motion:

Approve the monument sign as revised subject to the draft resolution (as drafted OR as amended).

Attachments

1. Revised sign design
2. Draft resolution

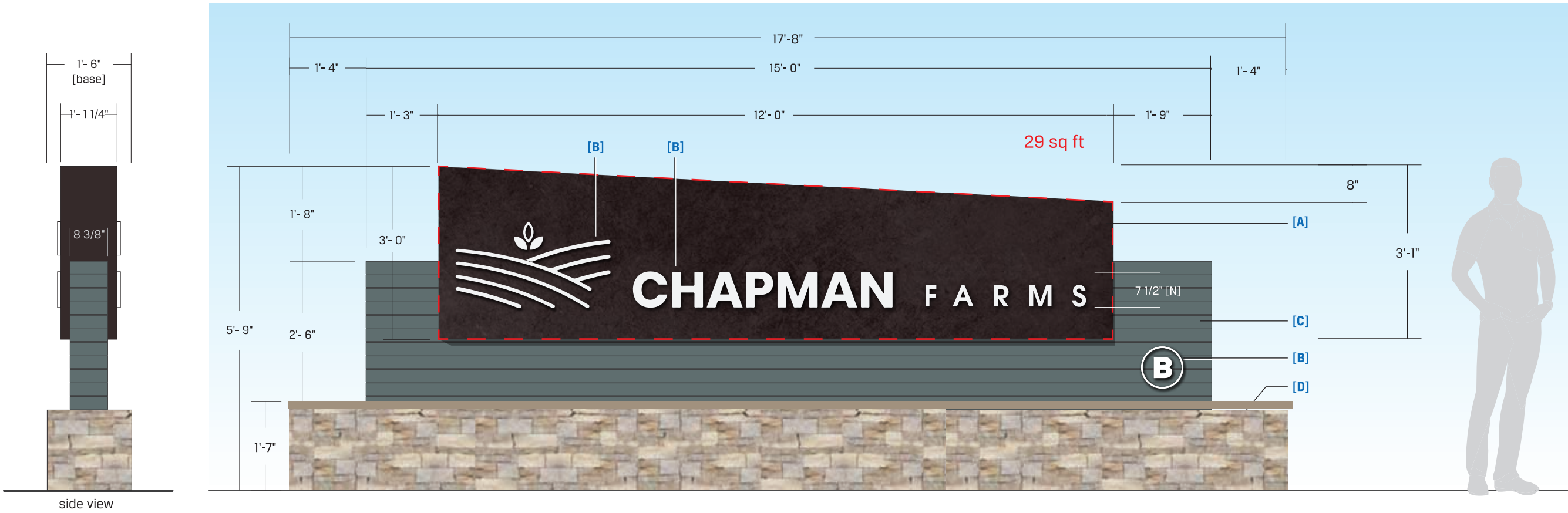
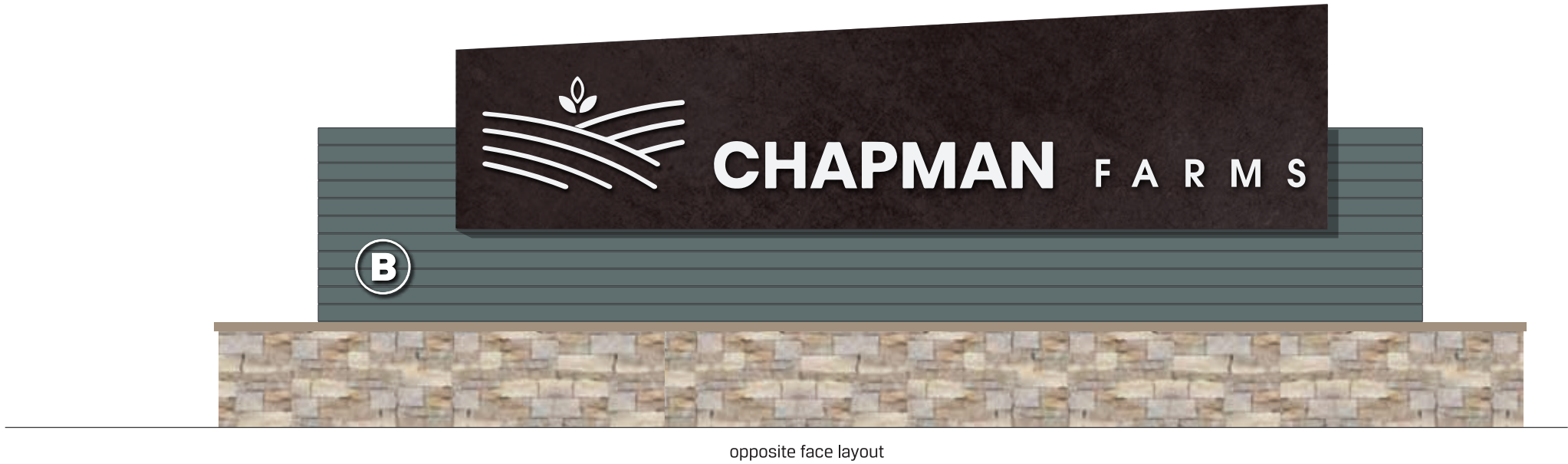
SIGN SPECIFICATIONS

[A] - CABINET
Lighting: Non-Lit
Material: Aluminum
Face Color: Paint Black PMS 2c [TBD] with
Tex-cote Finish
Cabinet Color: Paint Black PMS 2c [TBD] with
Tex-cote Finish
Installation: New Structure

[B] - GRAPHICS
Material: 1/4" FCO Aluminum
Color: White

[C] - CABINET
Material: Aluminum
Face Color: Paint Dark Grey PMS 431c to
Match Building [TBD]
with Routed Groove Lines
Cabinet Color: Paint Dark Grey PMS 431c
to Match Building [TBD]

[D] - BASE
Material: Masonry
Color: Match Building Specs:
Halquist Stone Veneer - Charcoal Ledge



This document is owned by and the information contained in it is proprietary to Poblocki Sign Company, LLC. By receipt hereof, the holder agrees not to use the information, disclose it to any third party or reproduce this document without the prior written consent of Poblocki Sign Company, LLC. Holder also agrees to immediately return this document upon request by Poblocki Sign Company, LLC.
This document represents only an approximation of material colors specified. Actual product colors may vary from this print or digital image.

Project
Bielinski
Chapman Farms
Mukwonago, WI

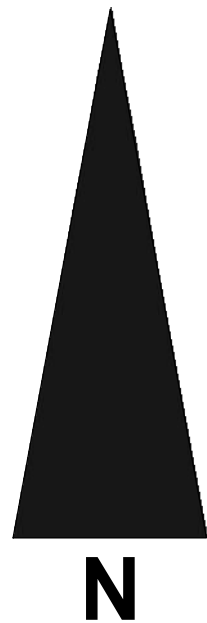
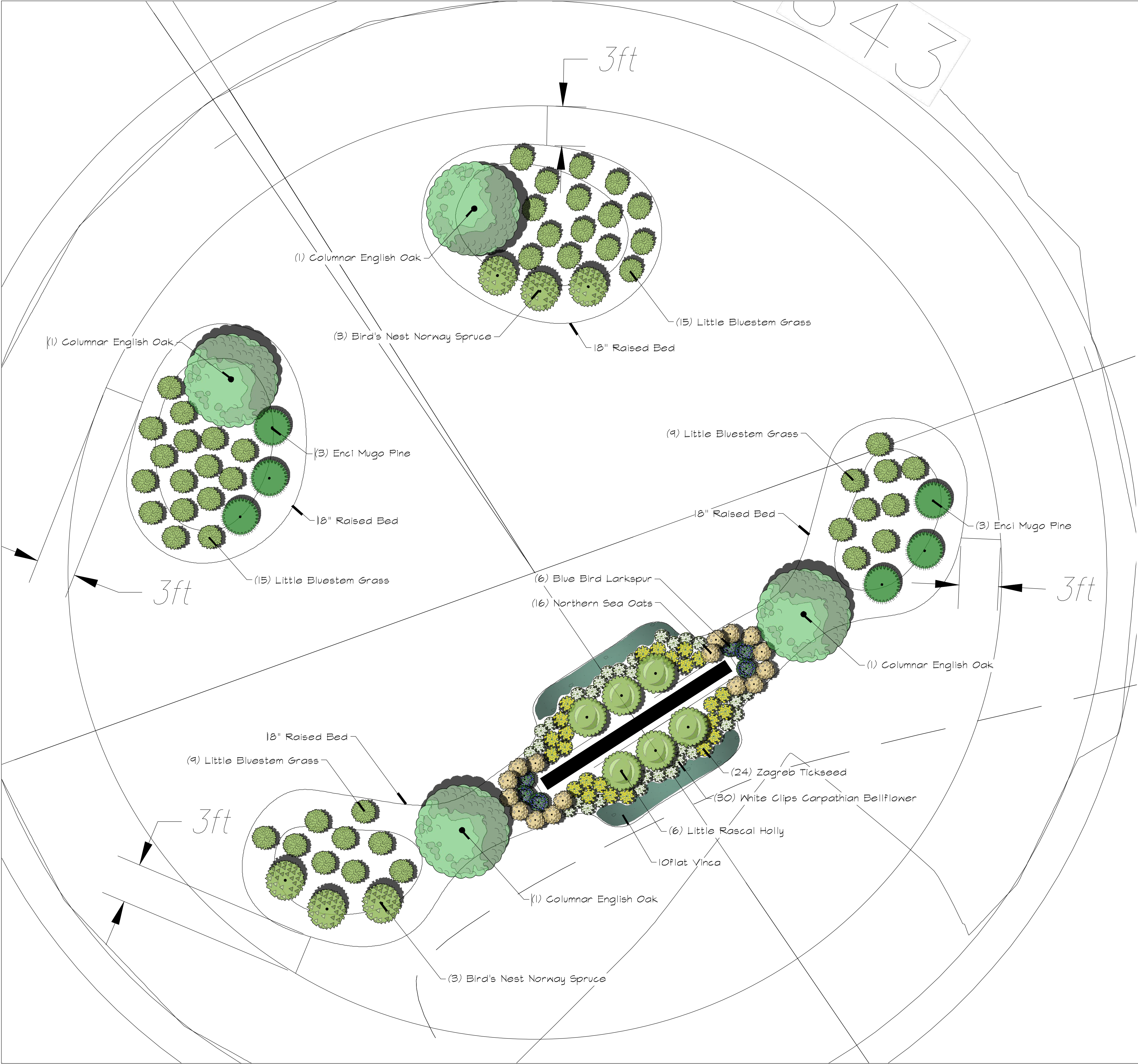
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Notes
COLORS TBD

Revisions			
REV	DESCRIPTION	BY	DATE
01	details	RJE	11.24.21
02	reduce base	seb	01.13.22
03	color change	seb	01.28.22
04	preprod	jeb	03/04/22
05	dims	jeb	03/16/22

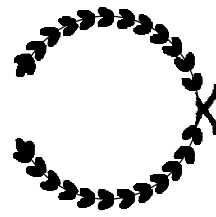
Rep.: Blair Benes
Drawn By: Ron Erickson
Orig. Date: 09/15/21

Sign Loc. No. .
MON-02
D/F Monument
Sign. Type
91963
OPP - Project - Job No.
102
Des **26**

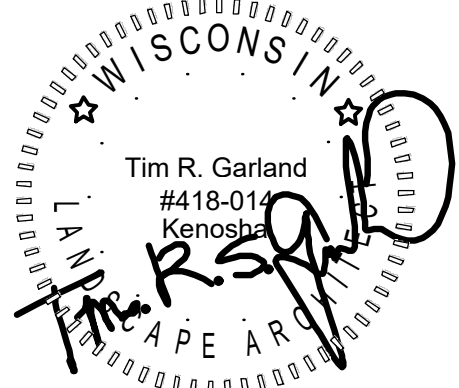


PROPOSED GARDEN DESIGN FOR:
CHAPMAN FARMS
SINGLE-MULTI-FAMILY RESIDENTIAL SUBDIVISION
MON-02
VILLAGE OF MUKWONAGO, WISCONSIN

GARLAND ALLIANCE
LANDSCAPE ARCHITECTS



PO Box 1352
Kenosha, WI 53141
(414) 688-1641
garlandalliance@gmail.com



REVISIONS:

MAY 1, 2022
MAY 16, 2022

SCALE: 1/4" = 1'-0"
SHEET NUMBER: L1.2

RESOLUTION 2022-30

**RESOLUTION APPROVING SIGNAGE FOR CHAPMAN FARMS SUBDIVISION LOCATED
IN THE PUBLIC RIGHT OF WAY**

WHEREAS, Bielinski Homes, Inc submitted a sign permit application to the Village for review consistent with the review procedures in Chapter 64 of the municipal code; and

WHEREAS, the proposed sign consists of a monument sign for Chapman Farms subdivision to be located within the roundabout at the intersection at Fairwinds Boulevard and Chapman Farm Boulevard; and

WHEREAS, the Plan Commission reviewed the proposed sign at their meeting on April 12, 2022 and also on June 13, 2022 and recommended approval; and

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the monument sign for the subdivision as proposed and as set forth herein; and

BE IT FURTHER RESOLVED this monument sign approval shall be subject to the plans submitted and as recommended by the Plan Commission and on file in the office of the Zoning Administrator, with the following conditions:

1. The applicant must obtain a building permit for the approved work within 6 months of this date and begin construction and work in good faith to completion.
2. The applicant must pay any outstanding fees/charges related to this application.
3. The applicant must enter into a permissive use agreement with the Village of Mukwonago that sets forth the terms and conditions for the placement of the sign in the public right-of-way.

Passed and dated this 15th day of June, 2022.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana A Dykstra, Village Clerk-Treasurer



PLANNING COMMISSION

June 13, 2022, at 6:30 pm
Mukwonago, WI
(Second review of conditional use)

SITE PLAN AND ARCHITECTURAL REVIEW AND CONDITIONAL USE FOR RIVERVIEW CENTRE

The Plan Commission initially reviewed the petitioner's conditional use application on April 12, 2022 and recommended approval. The Village Board then reviewed the application and requested the petitioner to come back with a better design.

Project Summary

Request:	Building addition for coffee shop and a drive-through lane
Applicant:	Jentsch-Barrette Properties (Ulrich Jentsch, agent)
Location:	827 S Rochester Street
Parcel number:	MUKV2009978003
Acreage:	1.4798 acres
Current Use:	Multi-tenant commercial
Proposed Use:	Addition of coffee shop and a drive-through lane
Land Use Classification:	Commercial
Zoning Classification:	B-2

Subject Property



A. Conditional Use (Application 2022-32)

The coffee shop is permitted by right, while the drive-through lane is a conditional use. If the project is approved, the outdoor seating area must also be reviewed as a conditional use as a separate action.

Conditional Use Justification

Below are the evaluation criteria used in the review of conditional use applications along with the petitioner's response.

- A. Harmony with Village policies, ordinances, and programs (apart from specific location)
Applicant response: This addition to the existing strip mall is fully in character with the intent of the comprehensive plan and zoning ordinance.
- B. Specific location in harmony with Village policies, ordinances and programs
Applicant response: Same as above – the proposed coffee shop fits perfectly at this site.
- C. Potential adverse impact on surrounding
Applicant response: None
- D. Maintaining consistency within the environs of the property.
Applicant response: This use fits perfectly in the area, and is complementary to the neighboring businesses.
- E. Adequate public services
Applicant response: This proposed business / building addition poses no burden on infrastructure on neighbors.
- F. Benefits of the use outweigh adverse impacts
Applicant response: Yes. This proposed project is a positive addition to the community and neighboring businesses.

Conditional Use Process / Findings

The Plan Commission holds the public hearing and makes a recommendation to the Village Board which makes the final decision. Following the close of the public hearing, the Plan Commission may recommend (1) approval, (2) approval with conditions, or (3) denial.

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

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

In addition, the property owner / tenant has shown compliance with the requirements set forth in the Village's zoning regulations for the specified use. The Village Board will carefully review the recommendation of the Plan Commission and concurs with the Plan Commission's findings set forth above, provided the conditional use is operated pursuant to the conditions of approval set forth in this order.

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

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

Public Notice

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

Planning Staff Review

The primary issue with the drive-through lanes is how they are designed to function. The peak demand for the Subway drive-through will likely be less than that for the coffee shop. As shown on the site plan, the proposed layout will only accommodate 6 vehicles in each drive-through. In some instances, queuing vehicles may block the traffic lanes within the parking lot area. Public safety related to the movement of vehicles and pedestrians needs to be thoroughly evaluated before issuing the conditional use approval for the drive-throughs.

Utilities	No modifications proposed.
Stormwater management	No modifications required.
Wetlands	None
Signage	Will be processed at staff level.
Parking	No modifications proposed. The site consists of a multi-tenant commercial development. Although a number of the tenants are food service oriented, it is likely there is enough overlapping peak parking demand to accommodate the proposed use. To some extent it will be self-regulating.
Landscaping	Low-growing shrubs are proposed at the center island between the two drive-throughs.
Trash enclosure	No modifications proposed.
Fencing	No modifications at this time.
Outdoor lighting	There is under-canopy lighting for the drive-throughs. Lighted bollards are proposed as well.

Department Review

Engineering	No concerns at this time
Public Works	No concerns at this time
Utilities	No concerns at this time
Police	No concerns at this time
Fire	No concerns at this time
Building Inspection	No concerns at this time, aside from the placement of utilities and mechanicals

Potential Plan Commission motion for approval:

Recommend to the Village Board the approval of conditional use for the drive-through as set forth in the draft resolution (as drafted OR as amended).

B. Site Plan and Architectural Review (Application 2022-33)

The site plan has been revised and now shows a speed bump and directional signs on the northeast corner of the building. In addition, a turning movement is depicted for a vehicle and a boat trailer exiting the coffee drive-through lane and shows the vehicle will need to cross the centerline to make the corner.

Decorative fencing is proposed around the outdoor patio by the front door. The plans do not show where any HVAC mechanicals will be located. That needs to be addressed.

Public Notice

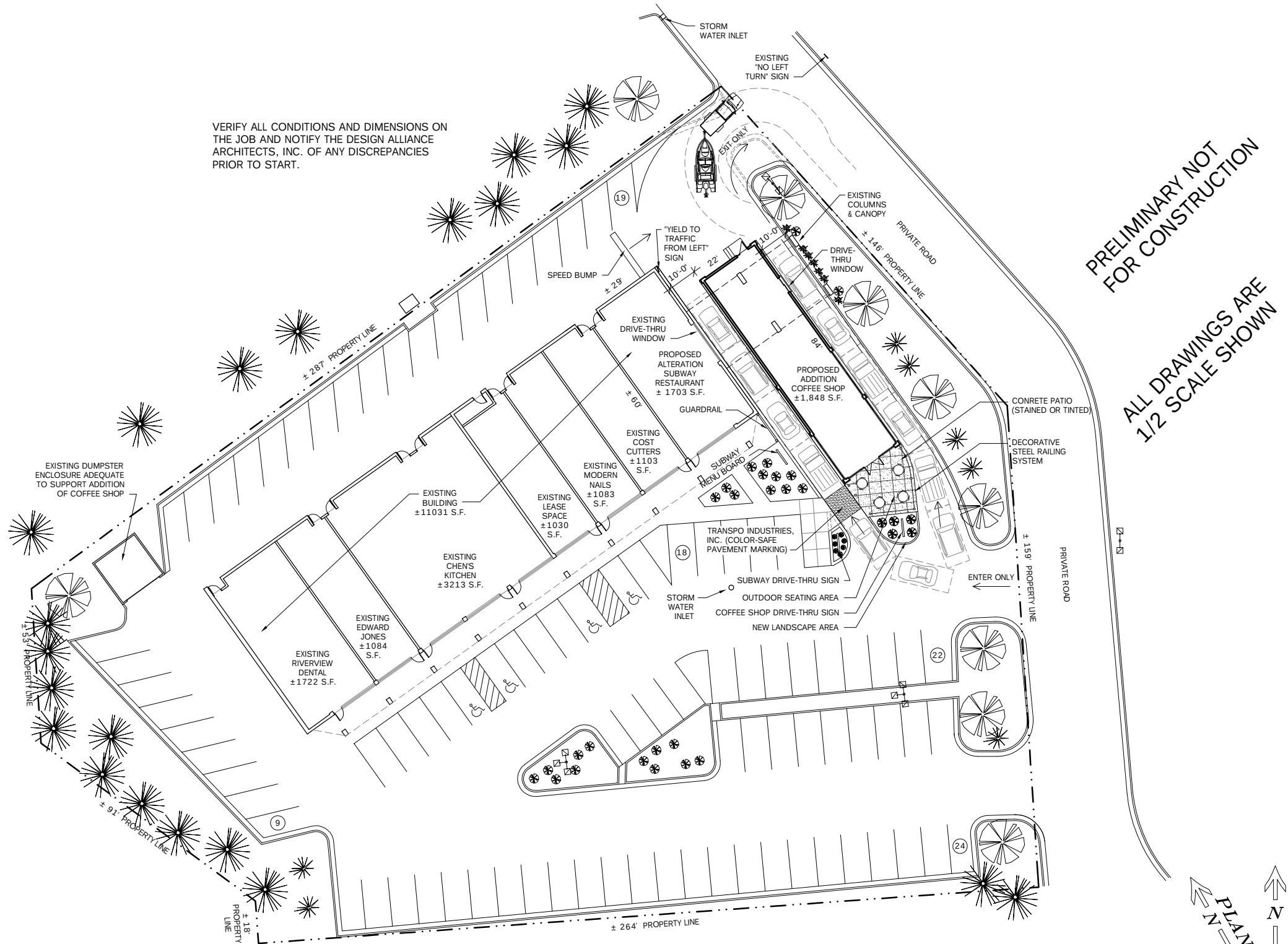
Aside from being listed on the meeting agenda, no other public notice is required for a site plan/architectural plan.

Potential Plan Commission motion for approval:

Approve the revised site plan and architectural plans as set forth in the draft resolution (as drafted OR as amended).

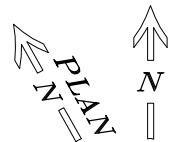
Attachments

1. Revised site plan, 4/28/2022
2. Draft conditional use order
3. Draft resolution for SPAR



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

PRELIMINARY NOT FOR CONSTRUCTION
ALL DRAWINGS ARE 1/2 SCALE SHOWN



20
SP1

SITE PLAN

SCALE: 1" = 20'-0"
2021/RIVERVIEW CENTRE MUKWONAGO/RV-DRAWINGS.DWG
DATE: NOVEMBER 10, 2021

RIVERVIEW CENTRE
827 South Rochester Street
Mukwonago, WI 53149

DRAWING NAMES

SITE PLAN

REVISIONS

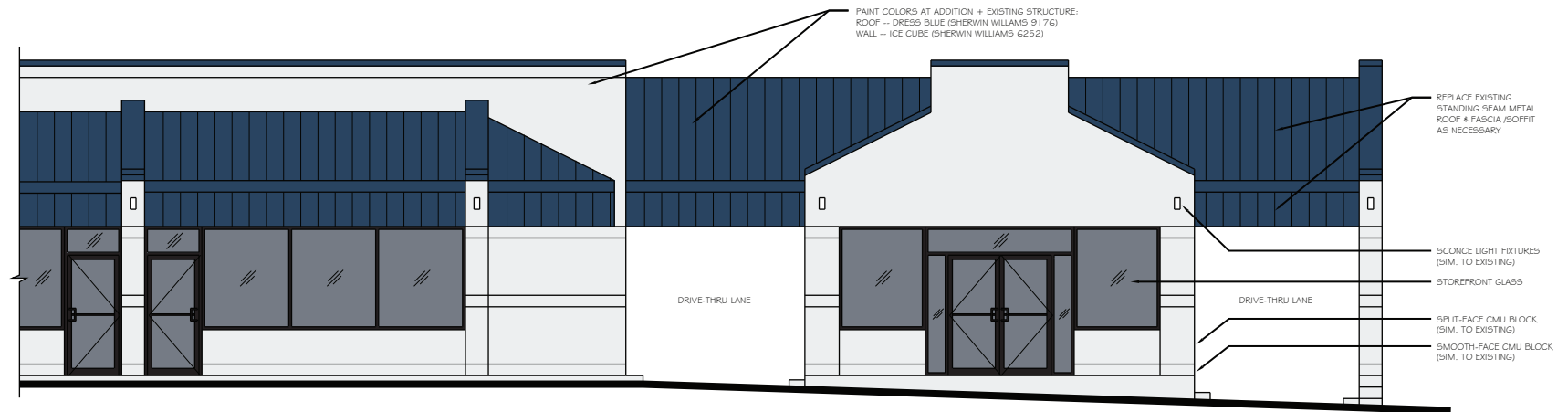
PROJECT DATA

DATE: 4/28/2022
DRAWN BY: JK/CL
CHECKED BY: P.W.

SHEET NO.

SP-1

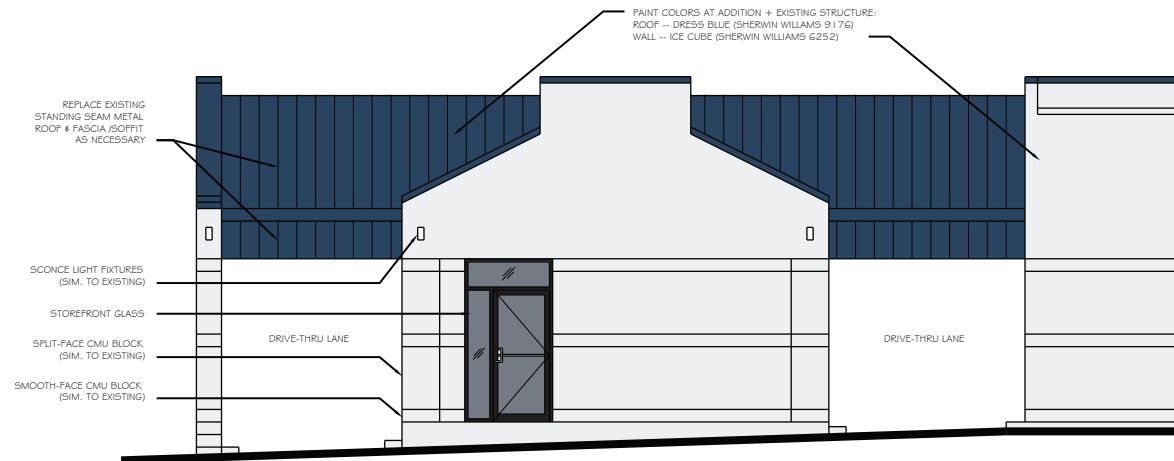
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AT ADDITION + EXISTING STRUCTURE*



RIVERVIEW CENTRE
SOUTH ELEVATION

FEBRUARY 28, 2022

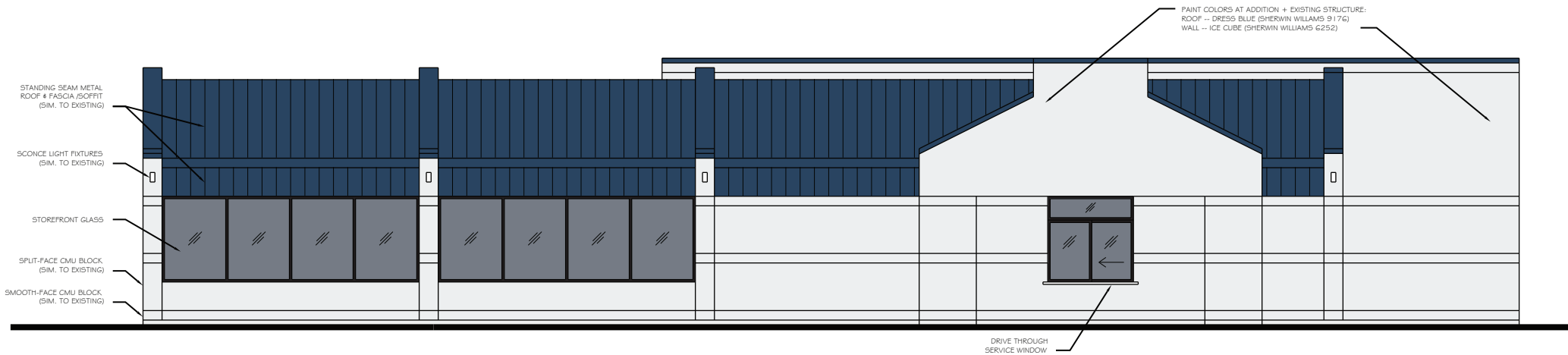
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AT ADDITION + EXISTING STRUCTURE*



RIVERVIEW CENTRE
NORTH ELEVATION

FEBRUARY 28, 2022

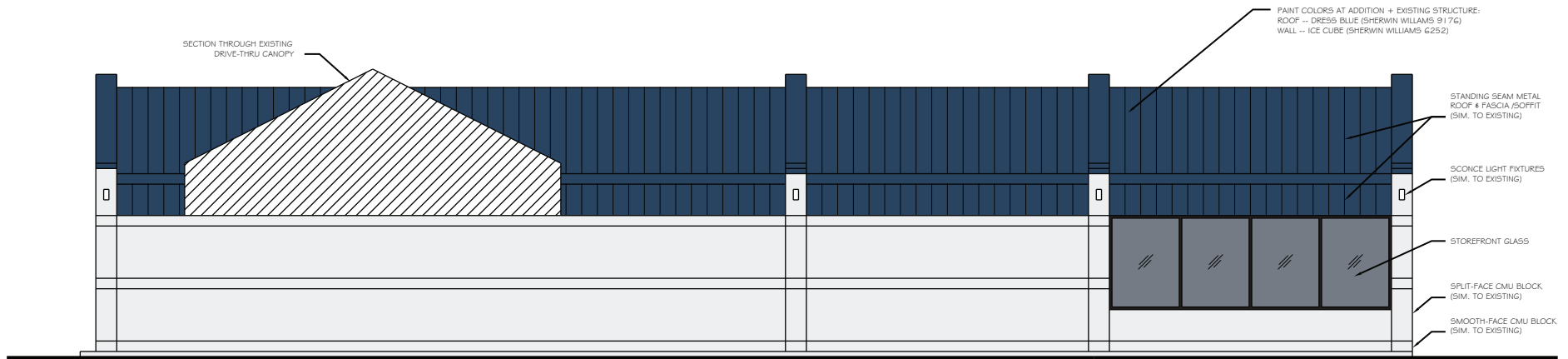
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AT ADDITION + EXISTING STRUCTURE*



RIVERVIEW CENTRE
EAST ELEVATION

FEBRUARY 28, 2022

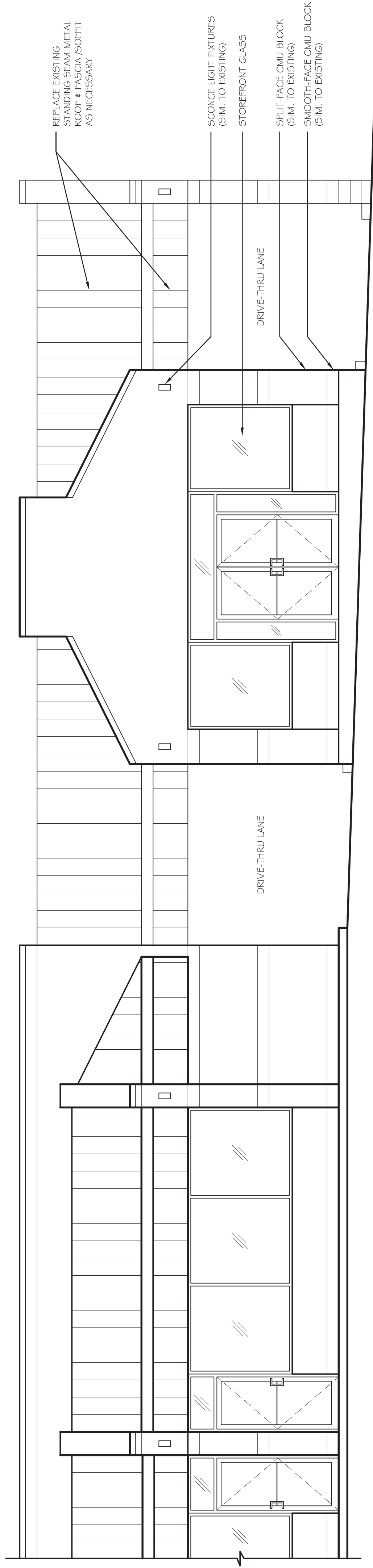
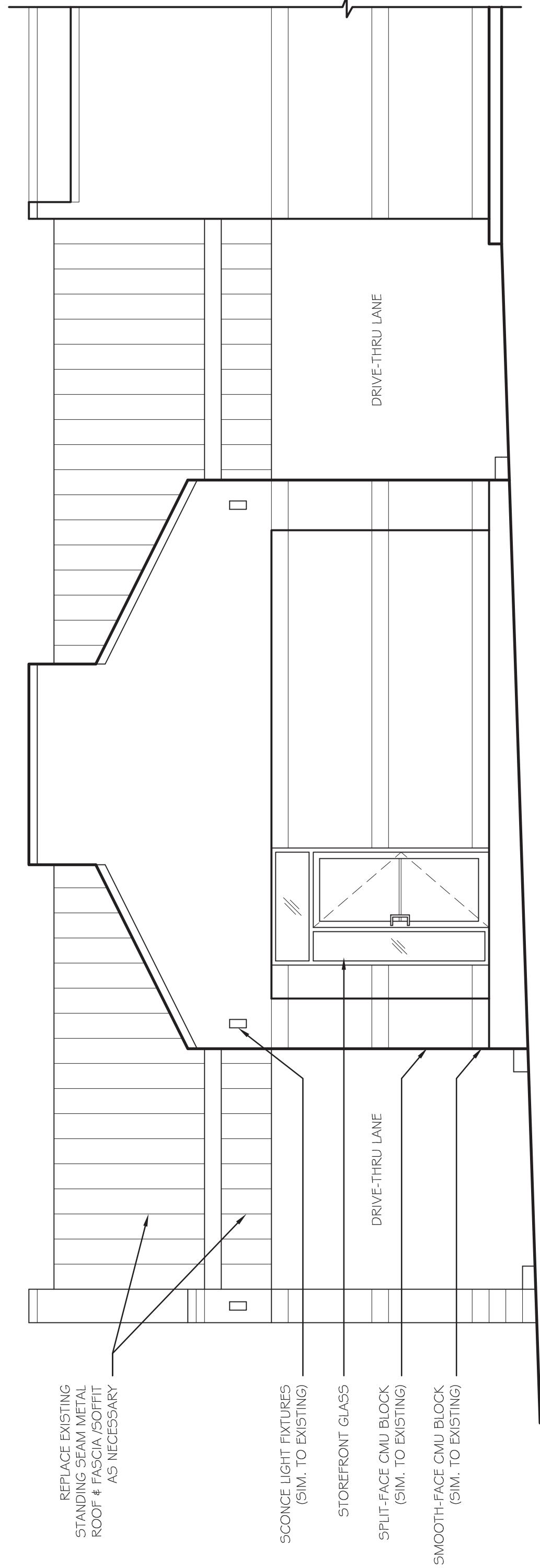
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AT ADDITION + EXISTING STRUCTURE*



RIVERVIEW CENTRE
WEST ELEVATION

FEBRUARY 28, 2022

PRELIMINARY NOT
FOR CONSTRUCTION



DRAWING NAMES

ELEVATIONSREVISIONSPROJECT DATADATE: 3/1/2022DRAWN BY: JKCHECKED BY: P.W.SHEET NO.

A-2

RIVERVIEW CENTRE
827 South Rochester Street
Mukwonago, WI 53149

the Design Alliance

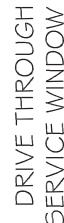
1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404

RIVERVIEW CENTRE
827 South Rochester Street
Mukwonago, WI 53149

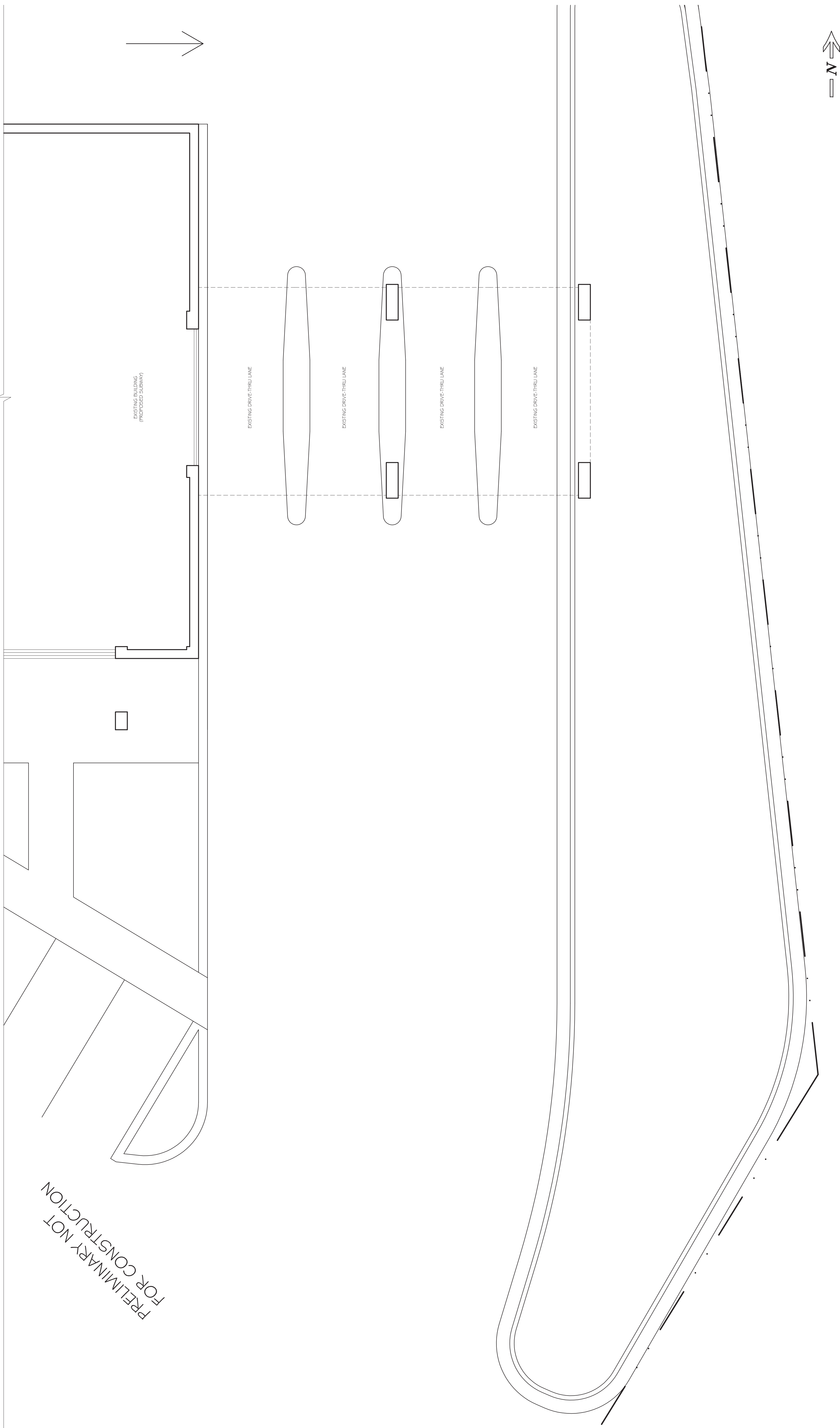
A-3

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2021 RIVERVIEW CENTRE MUKWONAGO RV-DRAWINGS.DWG
DATE:



SCALE: 1/4" = 1'-0"
202 I/RIVERVIEW CENTRE MUKWONAGO/RV-DRAWINGS.DWG
DATE:

SMOOTH-FACE CMU BLOCK
(SIM. TO EXISTING)



FOR CONSTRUCTION
PRELIMINARY NOT

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

$$\begin{array}{c} \uparrow \\ N \\ | \end{array}$$

MAIN FLOOR PLAN (AS-BUILT)

SCALE: 3/16" = 1'-0"
202 I/RIVERVIEW CENTRE MUKWONAGO/RV-DRAWINGS.DWG
DATE:



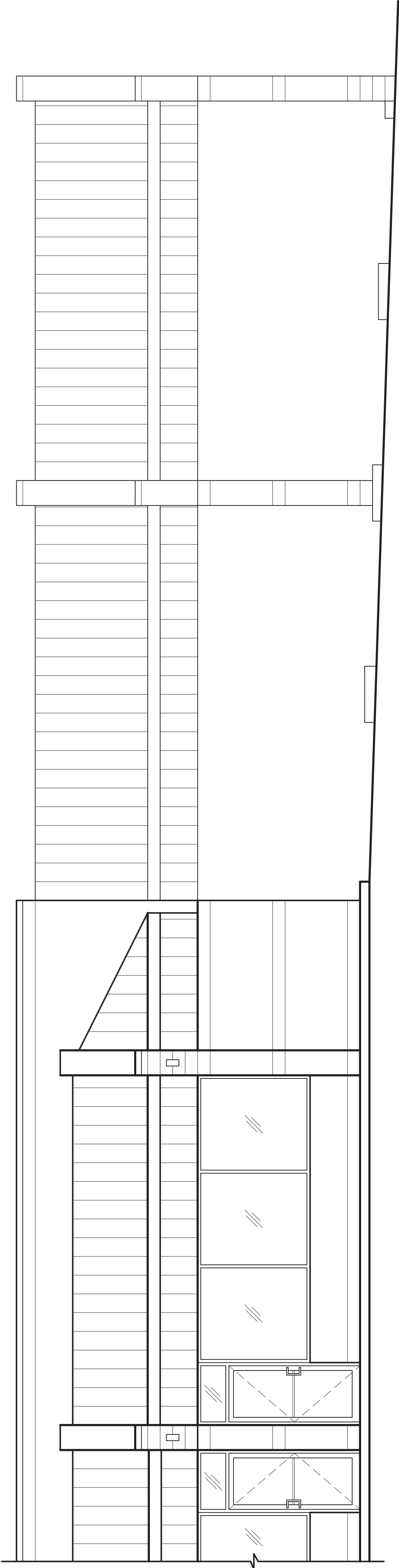
DRAWING NAMES	MAIN FLOOR PLAN (A5-BUILT)		
REVISIONS			
PROJECT DATA	DATE: 3/1/2022 DRAWN BY: JK CHECKED BY: P.W. SHEET NO.		

RIVERVIEW CENTRE
827 South Rochester Street
Mukwonago, WI 53149

the Design Alliance Architects, Inc.

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

PRELIMINARY NOT FOR CONSTRUCTION



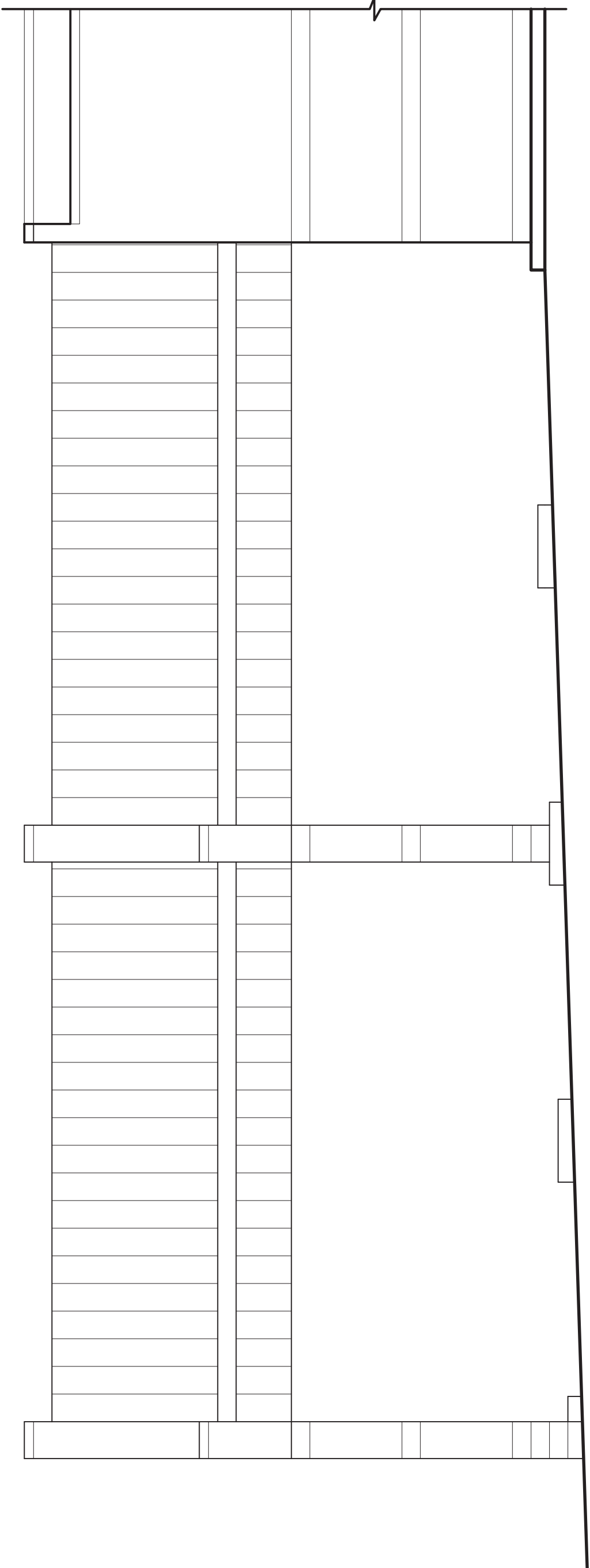
20
AB2

SOUTH ELEVATION (AS-BUILT)

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

202 / RIVERVIEW CENTRE MUKWONAGO.RV-DRAWINGS.DWG

DATE:



10
AB2

NORTH ELEVATION (AS-BUILT)

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

202 / RIVERVIEW CENTRE MUKWONAGO.RV-DRAWINGS.DWG

DATE:

RIVERVIEW CENTRE
827 South Rochester Street
Mukwonago, WI 53149

DRAWING NAMES

ELEVATIONS (AS-BUILT)

REVISIONS

PROJECT DATA

DATE: 3/1/2022

DRAWN BY: JK

CHECKED BY: P.W.

SHEET NO.

AB-2

the Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404

PRELIMINARY NOT
FOR CONSTRUCTION



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

RESOLUTION 2022-31

Village of Mukwonago Order Granting a Conditional Use and Prescribing Conditions for a Drive-Through for a Coffee Shop in River Centre located at 827 S Rochester Street, Mukwonago, WI

WHEREAS, Jentzsch-Barrette Properties (hereinafter "property owner") owns the property located at 827 S Rochester Street (hereinafter "subject property") in the Village of Mukwonago, more particularly described as follows:

PARCEL 2 CERT SURV 6592 VOL 55/1 REC AS
DOC# 1683246 PT NE1/4 SEC 35 & NW1/4 SEC 36
T5N R18E :: INCLUDING ACCESS EASEMENT TO
STH 83 AS SHOWN ON CERT SURV 6592 ::
R1410/346

WHEREAS, the property owner has, consistent with the Village of Mukwonago's zoning regulations, submitted a conditional use application for two drive-through lanes; and

WHEREAS, upon receipt of the petition the Village Clerk properly referred such petition to the Plan Commission; and

WHEREAS, allowing for required public notice, the Plan Commission conducted a public hearing on April 12, 2022, to consider the petitioner's request; and

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

WHEREAS, the Plan Commission passed a motion on April 12, 2022 and June 14, 2022 recommending to the Village Board that the conditional use be approved subject to certain conditions; and

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

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

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

Return to:

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

Parcel Number: MUKV 2009-978-003

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

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

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

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

4. **Ongoing conditions of approval.** The following conditions shall constitute an ongoing obligation:
 - a. Patrons using the drive-through lane shall not block drive lanes or parking spaces.
 - b. The businesses served by the drive-through lanes must be operated consistent with the village's zoning regulations and any site plans and related approvals.
5. **Expansion or changes.** The conditional use hereby authorized shall be confined to the subject property without extension or expansion. Any expansion or change in use shall require issuance of a new conditional use approval pursuant to the requirements in effect at the time of application.
6. **Modification of property boundary lines.** The property owner shall not change the size and/or shape of the subject property by any means without the approval of the Village Board. If the Village Board determines that a proposed change is substantial with regard to the overall size of the parcel and/or configuration, such change shall require issuance of a new conditional use approval pursuant to the requirements in effect at the time of application.
7. **Plans and related matters.** Unless otherwise expressly stated herein, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the amendment to be minor and consistent with the conditional use order and permit. Any change in any plan that the Plan Commission feels, in its sole discretion to be substantial, shall require a new conditional use approval and all procedures in place at the time must be followed.
8. **Inspection.** The property owner shall allow Village of Mukwonago staff, officials, and other authorized agents to inspect the subject property, at any reasonable time and for any proper purpose related to compliance with this conditional use order.

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

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

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

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

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

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

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

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

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

18. **Acceptance.** Property owner hereby accept the said Conditional Use Grant and covenant strictly to comply with all the terms and conditions thereof. Property owner acknowledge that, in accordance with the provisions of the Zoning Code, failure to comply with any conditions of the Conditional Use Grant is cause for the termination of said Grant by the Village. Property owner also acknowledge that approval of the Conditional Use Grant allows the appropriate Village officials to conduct reasonable and routine inspections of the property.

Approved this 15th day of June, 2022.

BY THE VILLAGE BOARD OF THE VILLAGE OF MUKWONAGO

Fred Winchowky, Village President

Attest:

Diana Dykstra, Village Clerk

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

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

NOTARY PUBLIC

My Commission Expires:

The remainder of this page left intentionally blank.

Acceptance by Property Owner

I, Ulrich Jentsch, verify that I am an authorized agent for Jentsch-Barrette Properties and that Jentsch-Barrette Properties accepts the terms stated herein.

Dated this _____ day of _____, 2022

Ulrich Jentsch, agent for Jentsch-Barrette Properties

STATE OF WISCONSIN, WAUKESHA

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

NOTARY PUBLIC

My Commission Expires:

Drafted by Tim Schwecke, Interim Village Planner, at the direction of the Mukwonago Village Board.

RESOLUTION 2022-32

**RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW
FOR A BUILDING ADDITION AND DRIVE-THROUGH LANE FOR PROPERTY LOCATED AT
827 S ROCHESTER STREET (RIVERVIEW CENTRE), VILLAGE OF MUKWONAGO**

WHEREAS, Jentzsch-Barrette Properties owns the property located at 827 S Rochester Street (MUKV2009978003) and submitted a petition for site plan and architectural review as required by Section 100-601 of the Village's zoning regulations; and

WHEREAS, the proposed project includes an addition to the existing building and a second drive-through lane for the coffee shop; and

WHEREAS, drive-through lanes are allowed as a conditional use within the B-2 zoning district in which the subject property is located; and

WHEREAS, the Plan Commission reviewed the proposed project at their meeting on April 12, 2022 and June 14, 2022, and recommended approval with conditions.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for the building addition and drive-through lanes subject to the submitted application and plans on file in the office of the Zoning Administrator, with the following conditions:

1. Prior to any land-disturbing activity, the property owner obtains a conditional use approval from the Village for the drive-through lanes and records the conditional use order at the Waukesha County register of deeds office within the time period established in that approval.
2. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and Village department heads and representatives.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required for inspection services.
4. The applicant must obtain all required building permits within 9 months of this date and start construction within 6 months of the date of building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Supervisor of Inspections are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.
9. Any future modification to the site such as modification of building, parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

Village of Mukwonago
Walworth and Waukesha Counties, State of Wisconsin

Passed and dated this 15th day of June 2022.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Plan Commission Chair

Attest: _____
Diana Dykstra, Village Clerk-Treasurer



PLANNING COMMISSION

June 13, 2022, at 6:30 pm

Mukwonago, WI

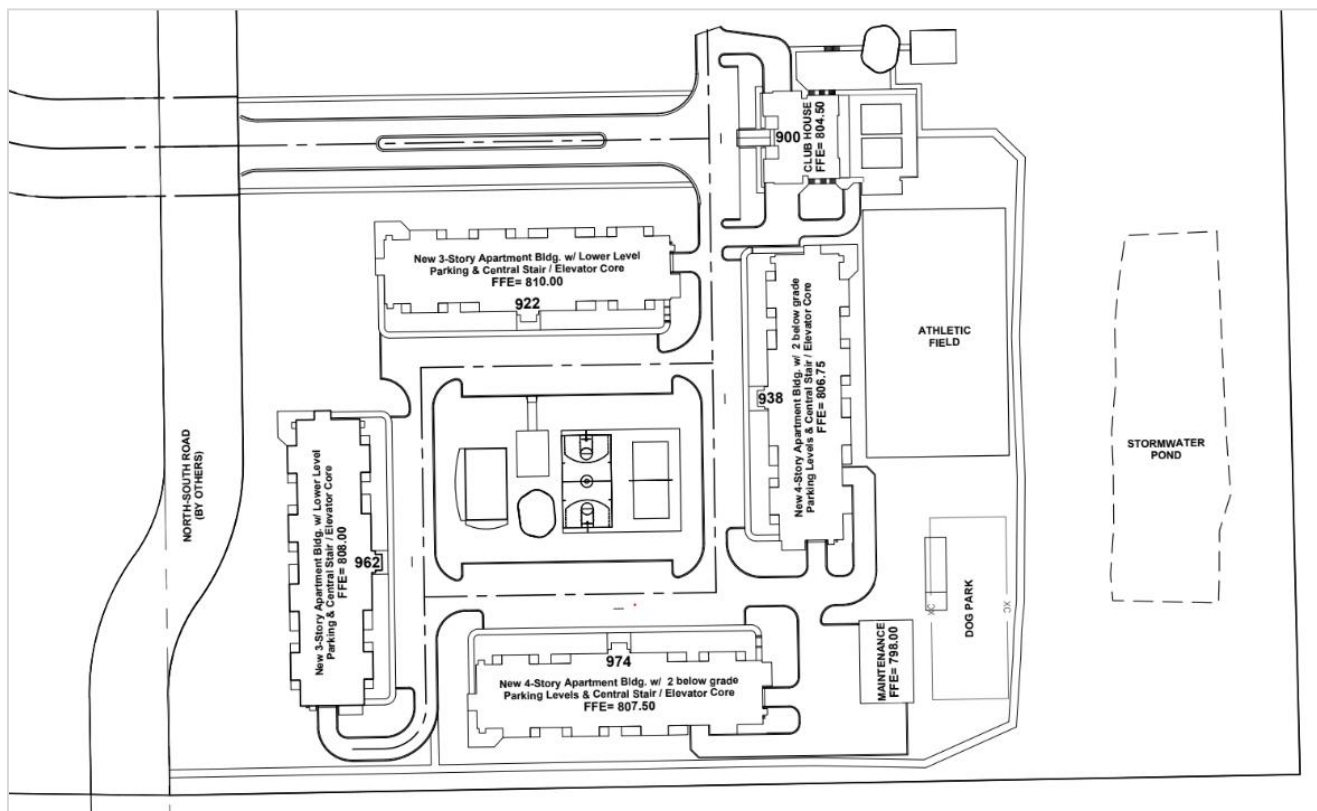
FINAL DEVELOPMENT PLAN FOR MAPLE CENTER (PHASE 1)

Overview The developer submitted an application for a General Development plan for a mixed used development project (Maple Center PUD) consisting of 674 apartments with ten buildings and a clubhouse along with associated site improvements and amenities on approximately 34 acres. Two of the ten buildings are specifically designed and dedicated to residents, age 55 and over.

After review, the Village Board adopted Resolution 2019-18, on April 17, 2019, setting forth the terms and conditions of the approval of the General Development plan.

Phase 1 Submittal As allowed under the Village's zoning code and developer agreement, and as anticipated, the developer has submitted a Final Development Plan for the first phase of the project consisting of four apartment buildings in the southwest corner of the project. Two of the buildings are four stories (78 DUs each) and two of the buildings are three stories (118 DUs each). In total, 274 dwelling units will be constructed in the first phase. In addition, the clubhouse and maintenance building will be constructed in the first phase. Other amenities include recreational facilities and walking trails.

Phase 1 Plan Area (Sheet 12)



Buildings The design and appearance of the apartment buildings, clubhouse, and maintenance building, as proposed during the General Development plan review, have not changed. The developer will need to ensure access routes/overhead doors to the underground parking have a width of 24 feet.

Landscaping A detailed landscape plan has been submitted for the first phase. It complies with the standards set forth in the resolution (274 DUs X 0.25 trees = 69 trees).

Outdoor lighting An outdoor lighting plan has been submitted and complies with zoning standards.

Parking The four-story buildings have two underground levels for parking (115 spaces each) and the three-story buildings have one level of underground parking (59 spaces each) . As set forth in the resolution, there must be at least 603 parking spaces (274 DUs X 2.2 spaces = 603).

Wetlands A number of small isolated wetlands will be filled. Necessary permits have been obtained.

Developer Guaranty Agreement A developer agreement was adopted and recorded at the register of deeds office on May 6, 2020, as document # 4472474. Given the issue regarding the construction of an access street to the subject property, the developer and Village will need to amend the agreement to address outstanding issues. That will need to be done prior to any land disturbing activity.

Potential motion

Recommend to the Village Board the approval of the Final Development Plan for Phase 1 of Maple Center PUD as set forth in the resolution and subject to the final review of the Village Attorney and Engineer.

Attachments

1. Plan set including civil plans, site plan, architectural plans, landscaping plan, outdoor lighting plan
2. Draft resolution for Final Development Plan

RESOLUTION 2022-38

**TO APPROVE A FINAL DEVELOPMENT PLAN FOR THE
FIRST PHASE OF MAPLE CENTER PUD; FAMILY
VENTURES OF MUKWONAGO, LLC, DEVELOPER**

WHEREAS, Family Ventures of Mukwonago, LLC (developer) submitted a General Development Plan for a Planned Unit Development on about 51 acres approximately 560 feet south of the eastern terminus of Wolf Run and approximately 2,600 feet north of Maple Avenue; and

WHEREAS, the General Development Plan includes 674 apartment units within ten buildings and a clubhouse along with associated on-site improvements and amenities on approximately 34 acres within the eastern portion of the subject site, with two of the ten buildings specifically designed and dedicated to housing residents age 55 and over; and

WHEREAS, the Village Board approved the General Development Plan for the 34-acre site as more fully described in Resolution 2019-018; and

WHEREAS, the developer has submitted a Final Development Plan for the first phase of the project; and

WHEREAS, the first phase consists of four apartment buildings (274 total DUs), along with a clubhouse, maintenance building, and site amenities; and

WHEREAS, the Village Plan Commission reviewed the proposed Final Development Plan for the first phase plans on June 14, 2022, and recommended approval subject to various terms and conditions; and

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the Final Development Plan for the first phase of Maple Center PUD finding that the proposal conforms to the standards and criteria for Planned Unit Development approval as specified in Section 100-53 of the Village's zoning regulations.

NOW, THEREFORE, BE IT FURTHER RESOLVED this approval shall be subject to the following terms and conditions:

1. Nothing in this approval or in the submitted plans shall supersede or void any requirement in the adopted Developer Guaranty Agreement or the General Development Plan.
2. Prior to any land-disturbing activity on the subject property, the Village and developer shall amend the existing Developer Guaranty Agreement to address access to the subject property.
3. There shall be no land-disturbing activity on the subject property until such time as the developer provides documentation satisfactory to the Village that all pertinent requirements of the Developer Guaranty Agreement have been satisfied or will be satisfied.
4. Prior to any land-disturbing activity on the subject property, the developer shall submit all construction plans for public infrastructure to the Village engineer and obtain approval of the same.

5. Prior to any land-disturbing activity on the subject property, the Village Engineer shall verify the plans address any outstanding issues related to public utilities.
6. Prior to any land-disturbing activity on the subject property, a complete a final storm water management and water quality plan, and grading plan, along with a final Storm Water Maintenance Agreement must be approved by the Village Board.
7. Prior to any land-disturbing activity on the subject property, the developer shall submit an erosion control plan to the Village Engineer and obtain approval of the same.
8. Prior to any land-disturbing activity on the subject property, the Fire Chief must approve the fire access within the project, including turning movements.
9. The Village Engineer must verify that the sanitary sewer and public water mains have extended to the farthest property line as required by Village ordinance and as approved by the Utilities Director.
10. The subsequent phases of the PUD development must be reviewed as set forth in the General Development Plan, Developer Guaranty Agreement, and all other applicable rules and regulations.
11. Timing for the construction of buildings and site improvements shall comply with paragraph 2(f) of the approved Developer Guaranty Agreement.

Passed and adopted by the Village of Mukwonago Village Board this 15th day of June 2022.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk



Welcome to the serenity and luxury that is Maple Centre. This vast open property, nestled in the peaceful edge of northeast Mukwonago, has been thoughtfully planned to support our community, our wildlife, and our residents. The vibrant mixed-use development will offer everything one needs to enjoy life to the fullest, from a well-appointed clubhouse with an inground pool and health center, to 17 acres of beautiful green space intertwined with over 3,000 linear feet of walking trails. Each naturally-lit, modern residence will feature high-end finishes, wide-open floorplans, and the amenities to fit each stage of your life.

GEOGRAPHIC ATTRIBUTES

Conveniently located on the Village's northeast side near the I-43 exchange, Maple Centre will provide easy access to the YMCA, ALDI, Pro Health Care, Walmart, Home Depot, and Lynch Chevrolet. This thoughtfully-planned and much-needed development will attract new workers and consumers to this rapidly growing area. Maple Centre will cater to several key demographics from busy young professionals, to established families and transitioning seniors. Maple Centre will be designed and marketed to attract quality residents and support the community and local businesses. The development strives to exceed all standards, goals and policies set forth by the Village's mixed-use zoning district.

COMMERCIAL ATTRIBUTES

Maple Centre will offer excellent proximity and opportunities for retail and commercial developments on the West side, emphasizing walkable community concepts and allowing residents convenient access to restaurants, grocers and other retail businesses. It will also contribute to community endeavors like the YMCA by bringing in new residents with active lifestyles, young families, and health-conscious seniors. Quality housing will also contribute to the local workforce by allowing residents access to employment close to home that better fits their lifestyle and families. The boulevard grand entrance will promote the Village and community in a visible and engaging way, joining the development's walking trails, vast green spaces, and numerous amenities, with the outside area. This will improve community interaction and contribute to future growth.

RESIDENTIAL HOUSING

Our modern, well-appointed housing will provide the highest level of quality offered in residential apartments. This comprehensive plan features desirable amenities that attract quality residents and community members. Our community area/clubhouse will feature a beautiful in-ground pool and lounging area, health/fitness center, dog park, multi-use field, sand volleyball court, basketball courts, playgrounds, community grill areas and a bocce ball court. The development will also protect and preserve vast areas of green space. Over 50% of the development will be utilized wildlife areas, walking trails, parks, and gardens. This obsessive attention to detail will attract and retain young professionals, established families, and "empty nesters" by helping to fill a deep need for quality housing in the area.

SENIOR HOUSING

Our engaging, vibrant senior community will allow mature residents who are transitioning out of their homes and into a more supportive environment with the features they need to thrive. With the burden of maintaining a home and yard lifted, these active seniors can enjoy the convenience of walking trails, common areas, and easy access to restaurants and retail businesses. It will also provide them safer, more economical access to shopping, health care, and part-time employment as everything is within walking distance, or easily accessible by car. The scenic gardens and meandering walking paths will give them a place they will be proud to call home, and active, social seniors will love being part of the larger Maple Centre community. Our senior housing fills a unique void in the Village by providing a supported community that offers freedom, flexibility, and affordability for more independent seniors.

OPERATIONAL DETAILS

Teronomy Builders employs approximately 35 employees who serve all areas of maintenance, administration, construction, and development. Staffing for our communities typically consists of a full-time, on-site Property Manager and several onsite Assistant Property Managers. 2 to 3 Maintenance Technicians as well as 24-hour emergency maintenance personnel are on call at all times. Vendors and subcontractors are also an important part of our property maintenance team, and this pool consists of carpenters, plumbers, heating and air conditioning specialists, electricians, drywall installers, flooring installers, cleaning personnel, and other more specialized exterior or interior contractors.

Hours of operation: Office hours for administrative and rental offices will be full time, Monday through Friday, from 8:00 a.m. to 5:00 p.m. Open houses will take place on weekends and by appointment only.

Storage of Hazardous Materials: Pool chemicals are stored in a locked utility room per the Department of Health and Safety Services, all chemicals will be in manufacturer-approved containers, on raised shelving, and will only be handled and administered by trained employees or aquatic professionals.

Anticipated Build-Out Phase I: The first phase buildings will be constructed to meet or exceed the timeline laid out in the approved Developer's Agreement Schedule.

COMMUNITY AMENITIES

- Grande Entrance opening from the boulevard into the clubhouse area
- Approximately 17 acres of prime green space (encompassing over 50% of the property)
- Centrally located, private clubhouse with keypad entry, featuring 3 party rooms, full kitchen, theater room, fitness center, weight room, yoga studio, game room, in-ground pool and lounge area
- Office in clubhouse for onsite management and maintenance staff
- Community room, grill and patio area on first floor of each building
- 24-hour onsite management and maintenance
- Private Driveways with 2.08 parking stalls per unit
- Community walking trails extending throughout the property (over 3,000 linear feet)
- Extensive gardens, green spaces, common areas, walking paths, and fenced dog park
- Multi-purpose field, basketball/tennis courts, sand volleyball courts, bocce ball court
- Playground equipment, and outdoor pavilions with community grill/picnic areas,

RESIDENT AMENITIES

- 154 senior housing apartments available
- ADA units available in every building with the ability to convert more units if needed
- Elevator service and three conveniently located stairwells in each building
- Well-lit, heated, secure, ADA compliant underground parking garages
- Security cameras throughout the common areas/underground parking garages
- Stone entrance facade and partial stone masonry around each building perimeter
- Exterior will be a combination of cement board or smart siding, shake and architectural shingles

- Trash and recycling areas in each building with trash chutes to underground storage containers in parking garages, eliminating the need for outdoor dumpsters and risk of littering
- Pet station for pet washing and grooming in each building
- Secure, private mail boxes off the entry lobby in each building

UNIT AMENITIES

- 9' ceilings on all floors, with cathedral ceilings and loft areas on uppermost floor
- Each unit has a private balcony or patio
- Stainless steel kitchen appliances and full-size washer and dryers
- Luxury vinyl plank flooring throughout each unit
- High-end cabinets and countertops provide ample storage and food preparation areas
- All units are dog and cat friendly

SITE LAYOUT

- Strategic layout with commercial properties facing other commercial development to serve more than just this residential community.
- Enhancing environmental features by saving existing wetlands and having proposed stormwater management and recreational features enhance these site features.
- Site and utility layout to best utilize existing topography and any future construction in the area
- Best use of impervious surface ratios to achieve parking requirements and include as much green space as possible.
- Coordination with City Staff for all utility layouts and connections for all vested interests.

PARKING

In addition to assigned underground parking for our residents, tenants and guests of Maple Centre will be able to use the 471 stalls planned for outside parking areas. This comes to 2.08 parking stalls per unit, with senior housing residents typically only having one vehicle. Maple Centre also has additional space between the senior housing units and the clubhouse as well as the inner circle of the entry that could be utilized for future parking. This would increase parking capacity to 2.23 stalls per unit. Upon renting, Teronomy will have residents declare all vehicle(s) they will be parking on site overnight. Parking passes will be provided and required.

RESIDENTIAL APARTMENT TYPES

The Maple Centre Community will have a unique balance of one, two and three-bedroom type units with several loft style plans available. There will be a total of 520 residential apartment units plus a 154 senior-housing apartments upon final construction of the project phasing. The square footage will range from a 769 square foot one-bedroom apartment to 1,621 square foot three-bedroom apartment with a loft. The 154 senior housing units equal 23% of the total number of community planned apartments for Maple Centre. The unit mix of one, two and three-bedrooms are noted below:

520 Residential Apartments

- 132 one-bedroom type units or 25.4%
- 128 one-bedroom with loft or 24.6%
- 156 two-bedroom type units or 30.0%
- 104 three-bedroom type units or 20.0%

154 Senior Housing Apartments

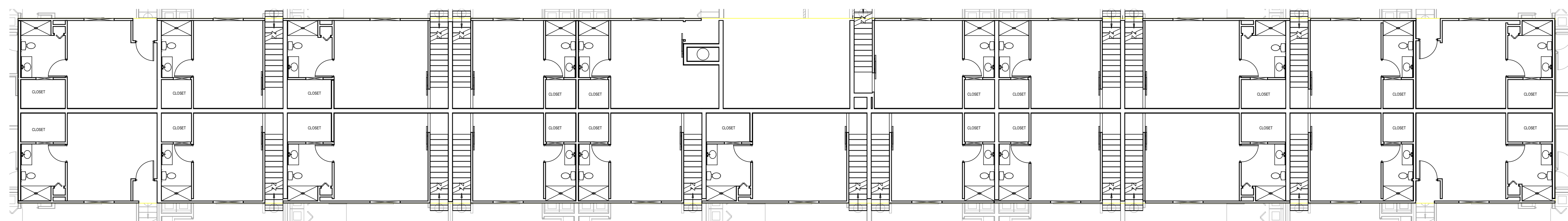
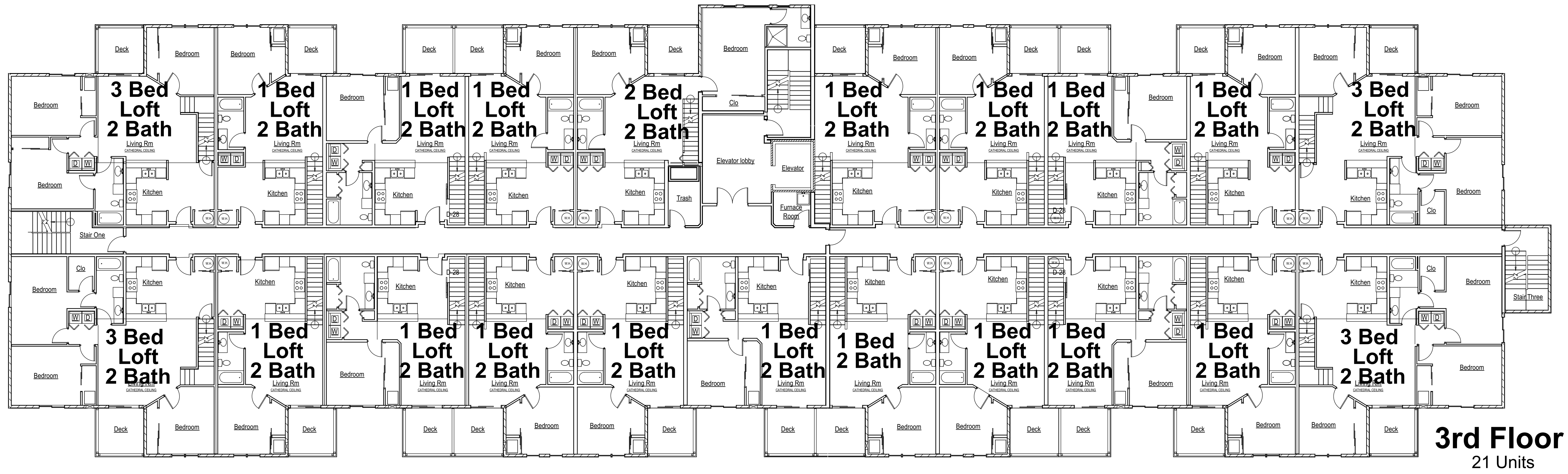
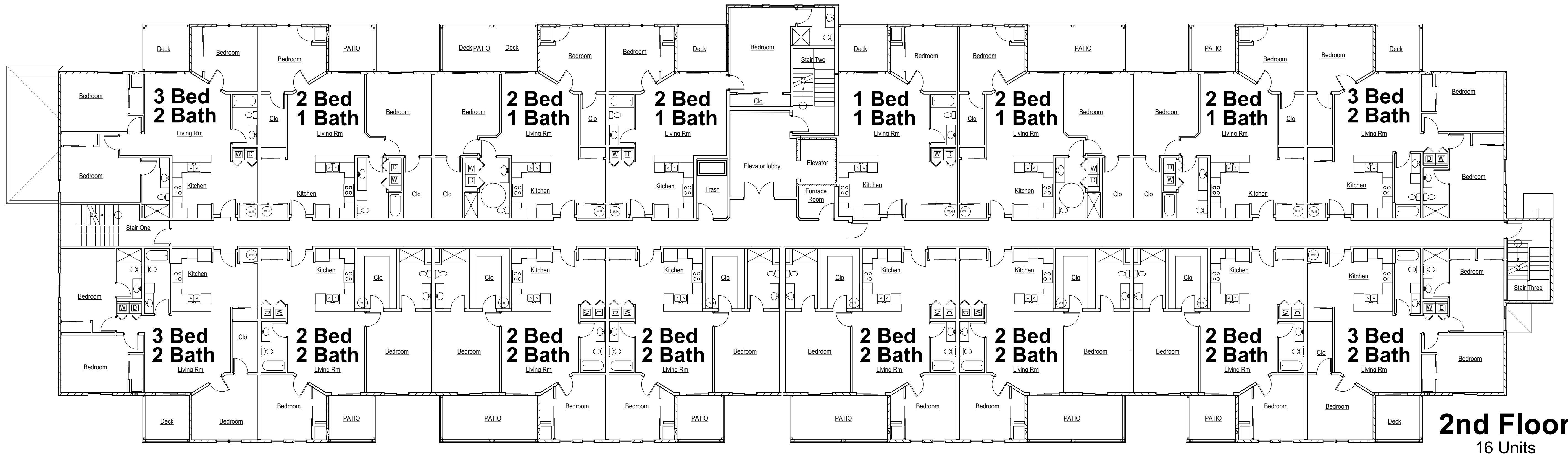
- 58 one-bedroom type units or 37.6%
- 32 one-bedroom with loft or 20.8%
- 32 two-bedroom type units or 20.8%
- 32 three-bedroom type units or 20.8%

MAPLE CENTRE COMMUNITY

We are determined to establish a new standard in mixed-use development for the Village of Mukwonago. We understand the importance of this property to the Village, our community, local businesses, and our residents. The design was carefully crafted to avoid urban sprawl by thoughtfully preserving important wildlife habitats so that they may continue to thrive without disruption. Our common areas and gardens will also contribute to the needs of local wildlife with carefully selected plantings, water features, reduced emissions, and energy efficient units. The walkable neighborhood, park-like amenities and ample open spaces will also have a positive impact on the health and well-being of Maple Centre residents and the surrounding community.

Maple Centre will provide much-needed, quality housing for individuals and families of all stages. Our housing options will contribute to the financial well-being of our families' and seniors by improving accessibility to work and shopping within a growing community with a favorable cost of living. This will bring new revenue to the Village of Mukwonago and the surrounding community. Expanding the availability of high-end community housing options will also provide more options for people who wish to remain in the community, but do not want the responsibility of owning a home. Multi-family residences are growing in popularity, and when done right, contribute in very meaningful ways to our local businesses and tax base.

Another important aspect of Maple Centre is bringing diverse age groups together to create one cohesive community. We want to help our residents support one another by filling the needs each generation currently faces. Community bulletin boards will promote tenants offering childcare, cleaning services, or simply hosting a round robin. Common areas for exercising, swimming, access to technology, and outdoor activities will provide opportunities for socialization. Other community enhancements like a shuttle, game nights, and tournaments are also under consideration as we search for ways to provide the intangibles that add value for our residents.



53 Units Total
3-Story Apartment Building
 2nd Floor and 3rd Floor



JENDUSA
 DESIGN &
 ENGINEERING
 ARCHITECTS & ENGINEERS
 4615 Vettelson Rd Ste 200
 Hartland, WI 53029
 P262-264-6340
 F866-326-1552
 Wjendusaeng.com

Teronomy
 DEVELOPERS • BUILDERS • REALTORS

53 Units Total
3-Story Apartment Building
 Patios and Decks

Maple Centre
 Development

Mukwonago, Wisconsin
 11-19-2021



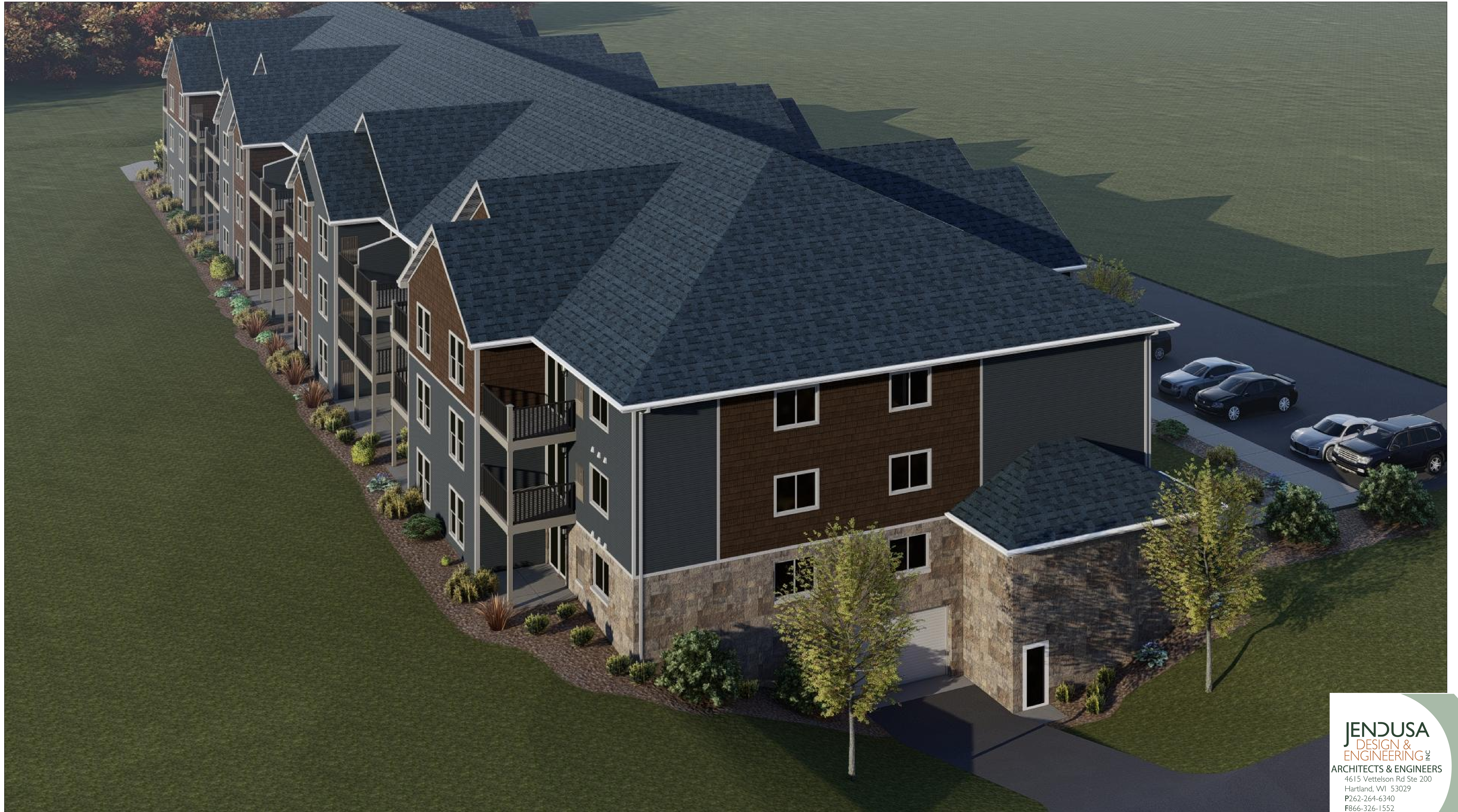
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 4615 Vettelson Rd Ste 200
 Hartland, WI 53029
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 F866-326-1552
 Wjendusaeng.com

Teronomy
 DEVELOPERS • BUILDERS • REALTORS

53 Units Total
3-Story Apartment Building
 Rear Elevation Garage Side

Maple Centre
 Development

Mukwonago, Wisconsin
 11-19-2021



JENDUSA
 DESIGN &
 ENGINEERING
 ARCHITECTS & ENGINEERS
 4615 Vettelson Rd Ste 200
 Hartland, WI 53029
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 F866-326-1552
 Wjendusaeng.com

Teronomy
 DEVELOPERS • BUILDERS • REALTORS

53 Units Total
3-Story Apartment Building
 Drone View Garage Side

Maple Centre
 Development

Mukwonago, Wisconsin
 11-19-2021



JENDUSA
 DESIGN &
 ENGINEERING
 ARCHITECTS & ENGINEERS
 4615 Vettelson Rd Ste 200
 Hartland, WI 53029
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 F866-326-1552
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Teronomy
 DEVELOPERS • BUILDERS • REALTORS

53 Units Total
3-Story Apartment Building
 Gables at Front Elevation

Maple Centre
 Development

Mukwonago, Wisconsin
 11-19-2021



JENDUSA
 DESIGN &
 ENGINEERING
 ARCHITECTS & ENGINEERS
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 F866-326-1552
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Teronomy
 DEVELOPERS • BUILDERS • REALTORS

53 Units Total
3-Story Apartment Building
 Front Entry

Maple Centre
 Development
Mukwonago, Wisconsin
 11-19-2021



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53 Units Total
3-Story Apartment Building
 Front Elevation at Exit Stair

Maple Centre
 Development

Mukwonago, Wisconsin
 11-19-2021



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Teronomy
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53 Units Total
3-Story Apartment Building
 Side Elevation at Garage Entry

Maple Centre
 Development

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53 Units Total
3-Story Apartment Building
 Front Elevation

Maple Centre
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Teronomy
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53 Units Total
3-Story Apartment Building
 Rear Elevation

Maple Centre
 Development

Mukwonago, Wisconsin
 11-19-2021



Front Elevation



Side Elevation at Garage Entry

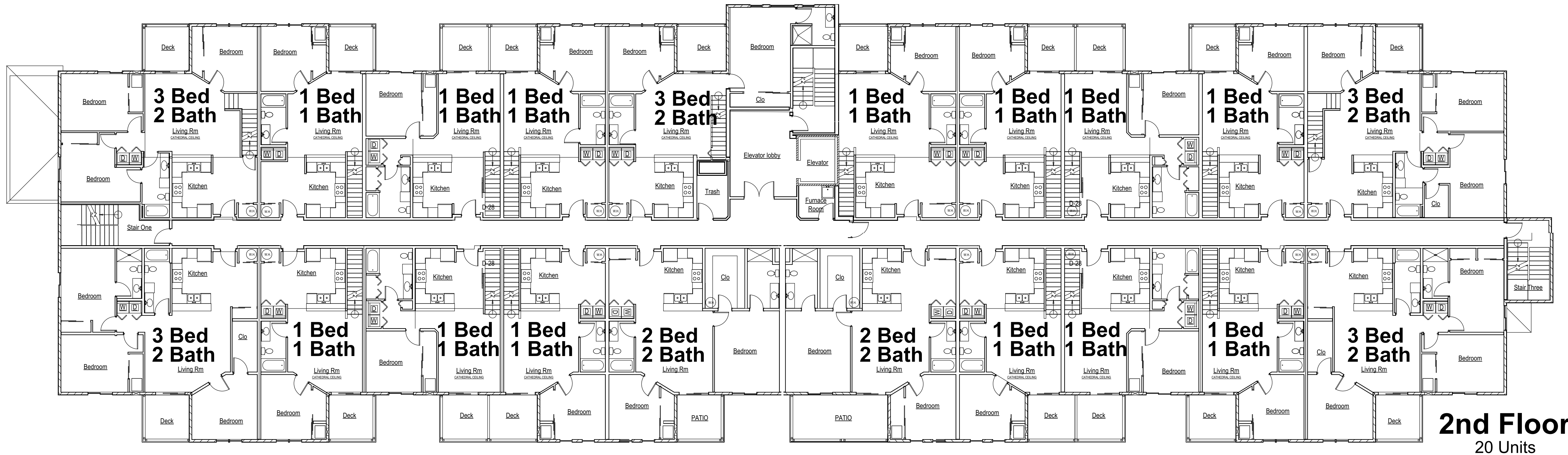
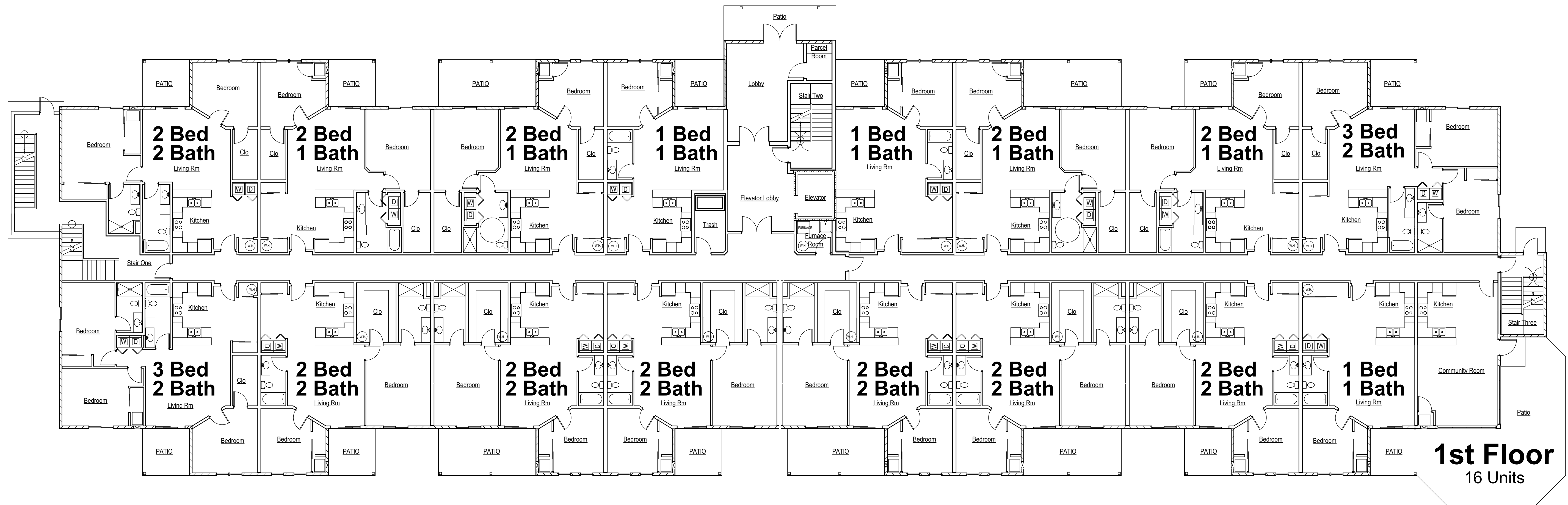


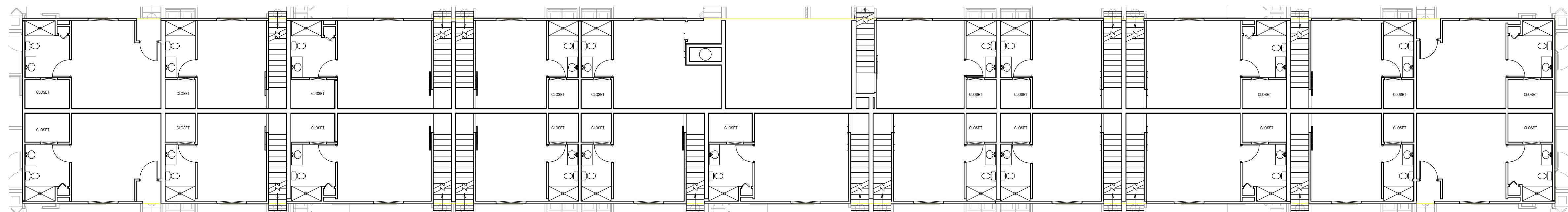
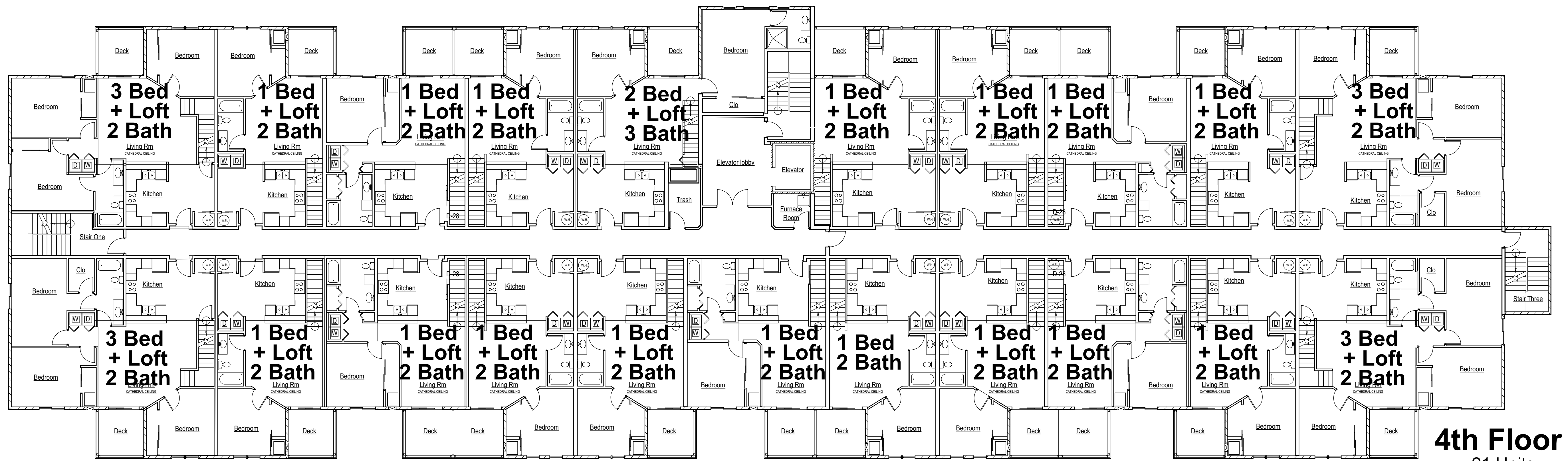
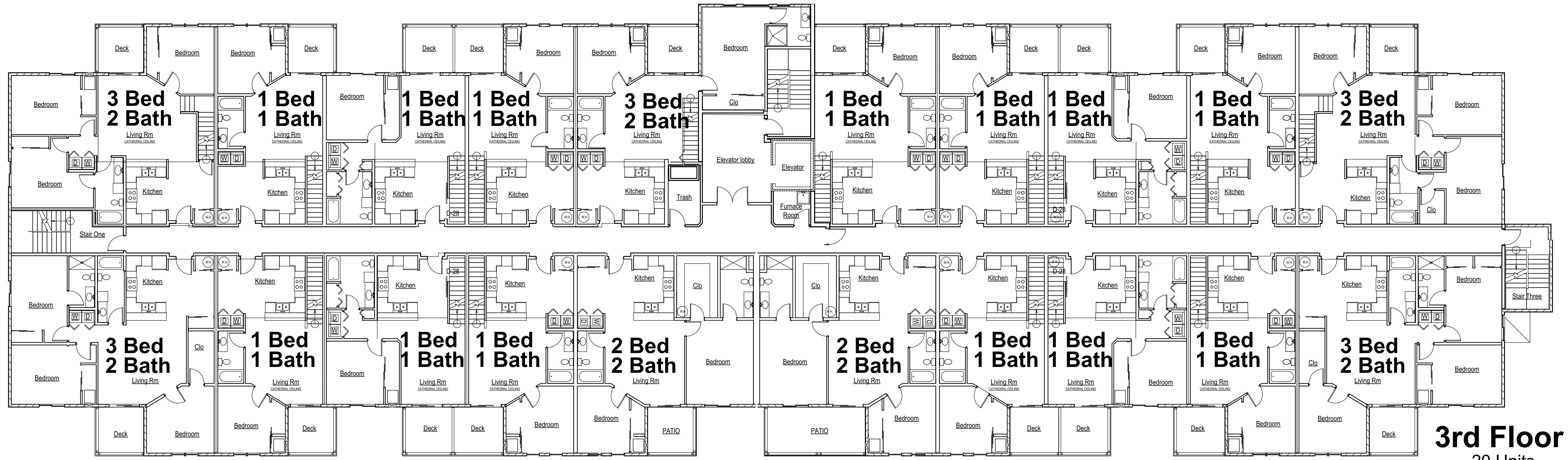
Side Elevation at Exit Stair



Rear Elevation

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Teronomy
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77 Units Total
4-Story Apartment Building
 Patios and Decks

Maple Centre
 Development

Mukwonago, Wisconsin
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Teronomy
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77 Units Total
4-Story Apartment Building
 Drone View Garage Side

Maple Centre
 Development

Mukwonago, Wisconsin
 11-19-2021



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Teronomy
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77 Units Total
4-Story Apartment Building
 Gables at Front Elevation

Maple Centre
 Development

Mukwonago, Wisconsin
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Teronomy
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77 Units Total
4-Story Apartment Building
 Front Entry

Maple Centre
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Teronomy
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77 Units Total
4-Story Apartment Building
 Front Elevation at Exit Stair

Maple Centre
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Teronomy
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77 Units Total
4-Story Apartment Building
Side Elevation at Exit Stair

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Development

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Teronomy
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77 Units Total
4-Story Apartment Building
 Side Elevation at Garage Entry

Maple Centre
 Development

Mukwonago, Wisconsin
 11-19-2021



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Teronomy
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77 Units Total
4-Story Apartment Building
 Front Elevation

Maple Centre
 Development

Mukwonago, Wisconsin
 11-19-2021



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Teronomy
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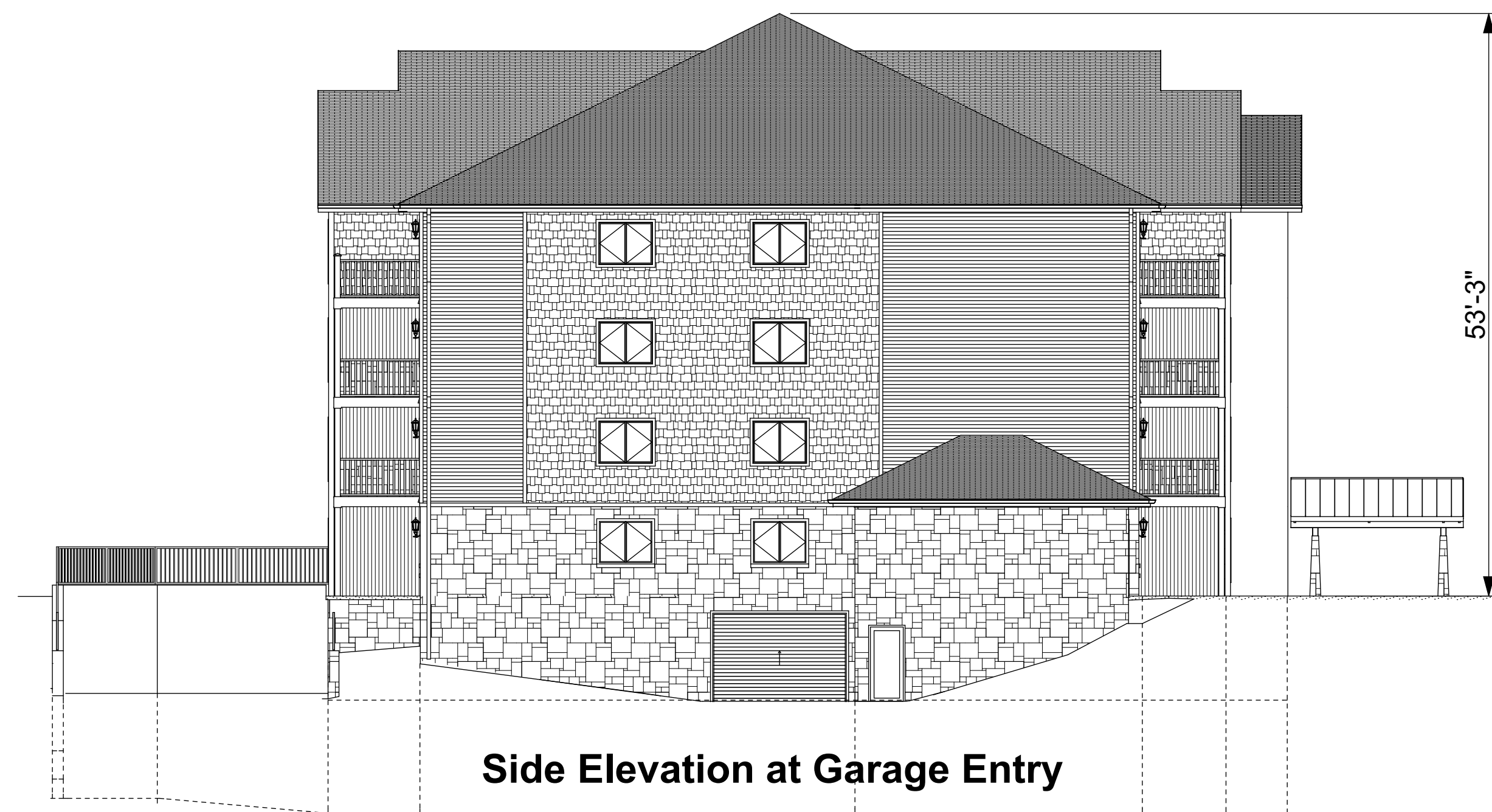
77 Units Total
4-Story Apartment Building
 Rear Elevation

Maple Centre
 Development

Mukwonago, Wisconsin
 11-19-2021



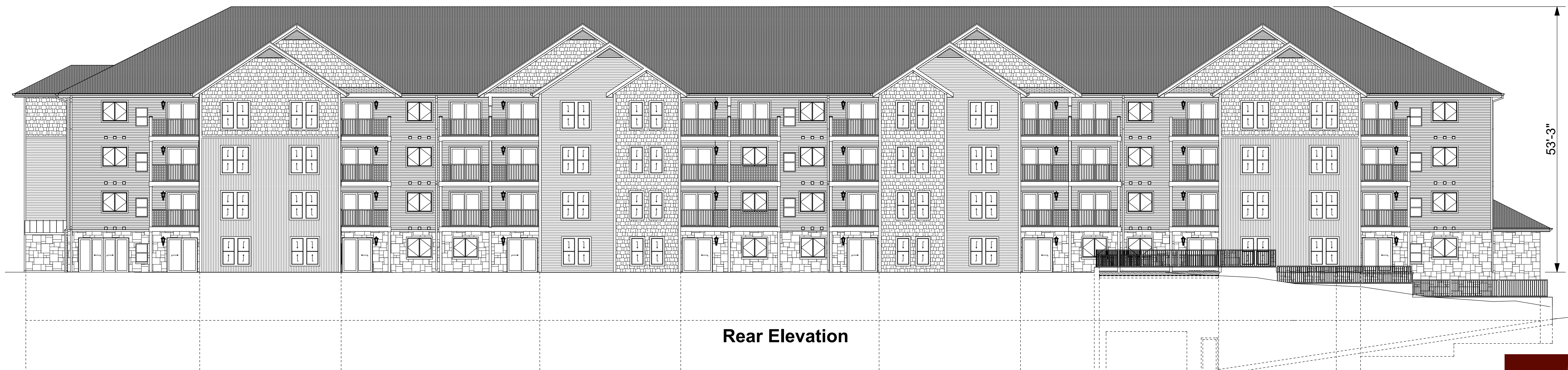
Front Elevation



Side Elevation at Garage Entry



Side Elevation at Exit Stair



Rear Elevation

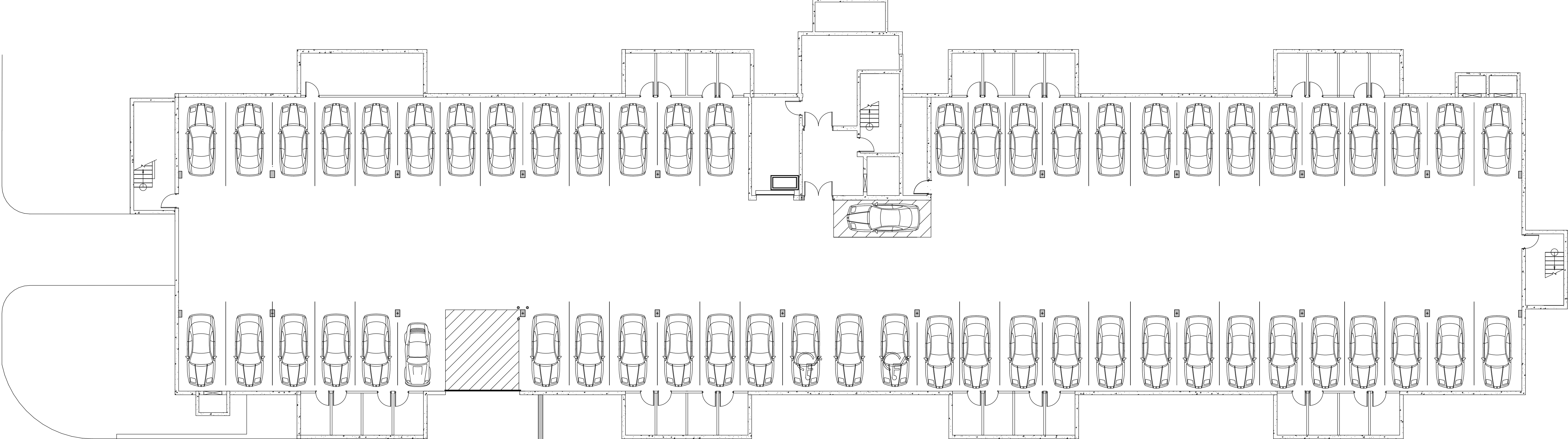
JENDUSA
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Teronomy
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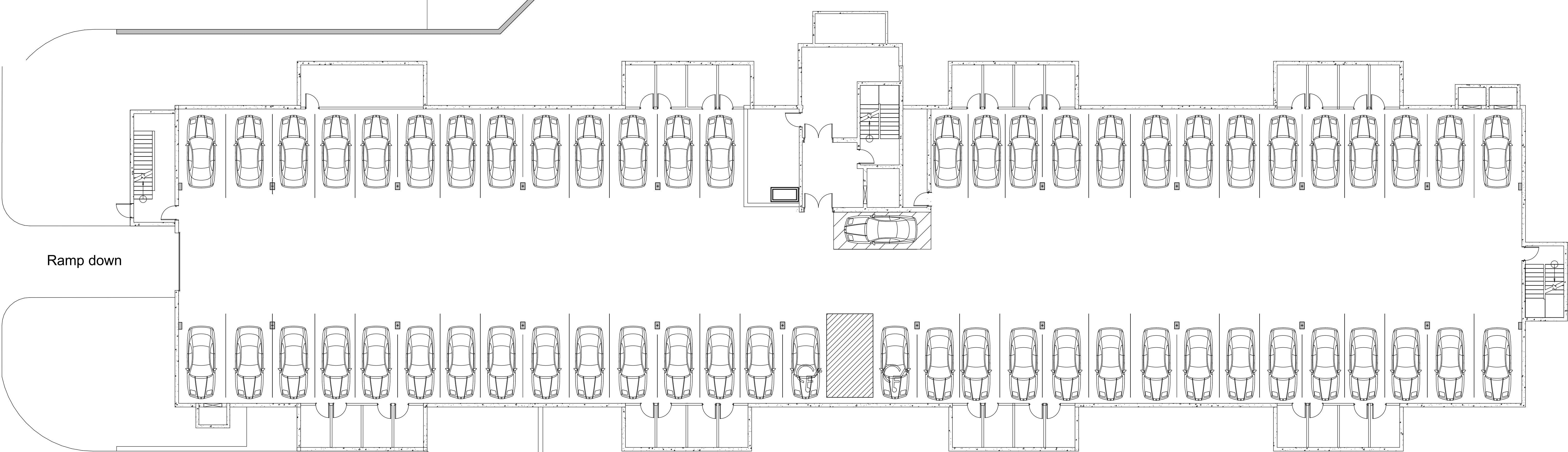
77 Units Total
4-Story Apartment Building
Elevations

3/32"=1'-0"
11-19-2021

Maple Centre
Development
Mukwonago, Wisconsin



Lower Level Parking
57 stalls



Upper Level Parking
58 stalls

77 Units Total
4-Story Apartment Building
Lower Level Parking and Upper Level Parking
115 Total Parking Stalls



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Mukwonago, Wisconsin

3/32"=1'-0"
11-19-2021

Maple Centre Development

EXTERIOR SELECTIONS



European Castle Stone: Either Bucks County or Chardonnay or comparable



Atlantic Blue Landmark Architectural Shingles or comparable



Blue LP SmartSide Siding or comparable



NDX Weathered Shake or comparable



Chardonnay Country LedgeStone or comparable



Maple Centre

Arlington

834 Sq. Ft.

Bathroom 9'x6'

This large Bathroom gives you all the storage space you need w/ lower cabinets

Laundry

Separate space w/ privacy doors & a full size washer & dryer

Kitchen w/ Snack Bar & Dining Area 14'x12'

The centerpiece of the unit is great for entertaining & cooking

Living Room 17'x12'

With 9' ceilings this room is spacious enough to accommodate large furniture & a full size TV

Private Patio 10'x10'

Sliding glass doors welcome your guests to a covered patio large enough for outdoor dining & your enjoyment

Closet

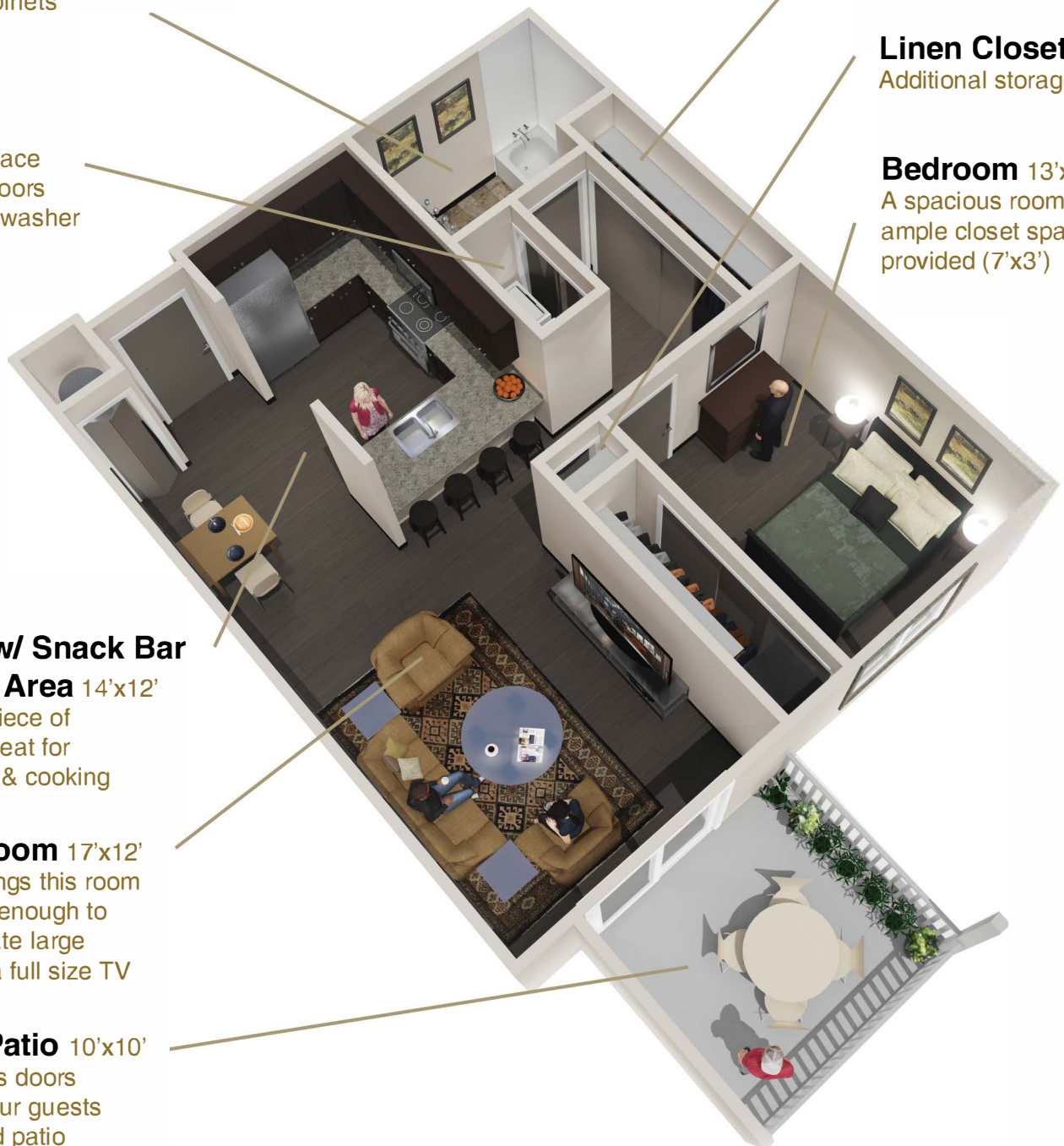
6' long closet for storage

Linen Closet

Additional storage

Bedroom 13'x10'

A spacious room with ample closet space provided (7'x3')



Note: This rendering may vary slightly from actual individual unit plans

Revised 5/29/2021



Maple Centre

Barrington

1,297 to 1,333 Sq. Ft.

Private Patio 10'x10'

Sliding glass doors welcome your guests to a covered patio large enough for outdoor dining & your enjoyment

2nd Bedroom 13'x11'

A spacious room w/ ample closet space provided (6'x3')

Laundry

Separate space w/ privacy doors & a full size washer & dryer

Master Bedroom 15'x10'

Plenty of space for a king size bed & large dressers

Master Bathroom 10'x5'

Attached to the bedroom provides additional privacy

Main Bathroom 13'x5'

All the storage space you could need w/ lower cabinets & a separate linen closet

Kitchen w/ Snack Bar & Dining Area 17'x12'

The centerpiece of the unit is great for entertaining & cooking

3rd Bedroom 13'x11'

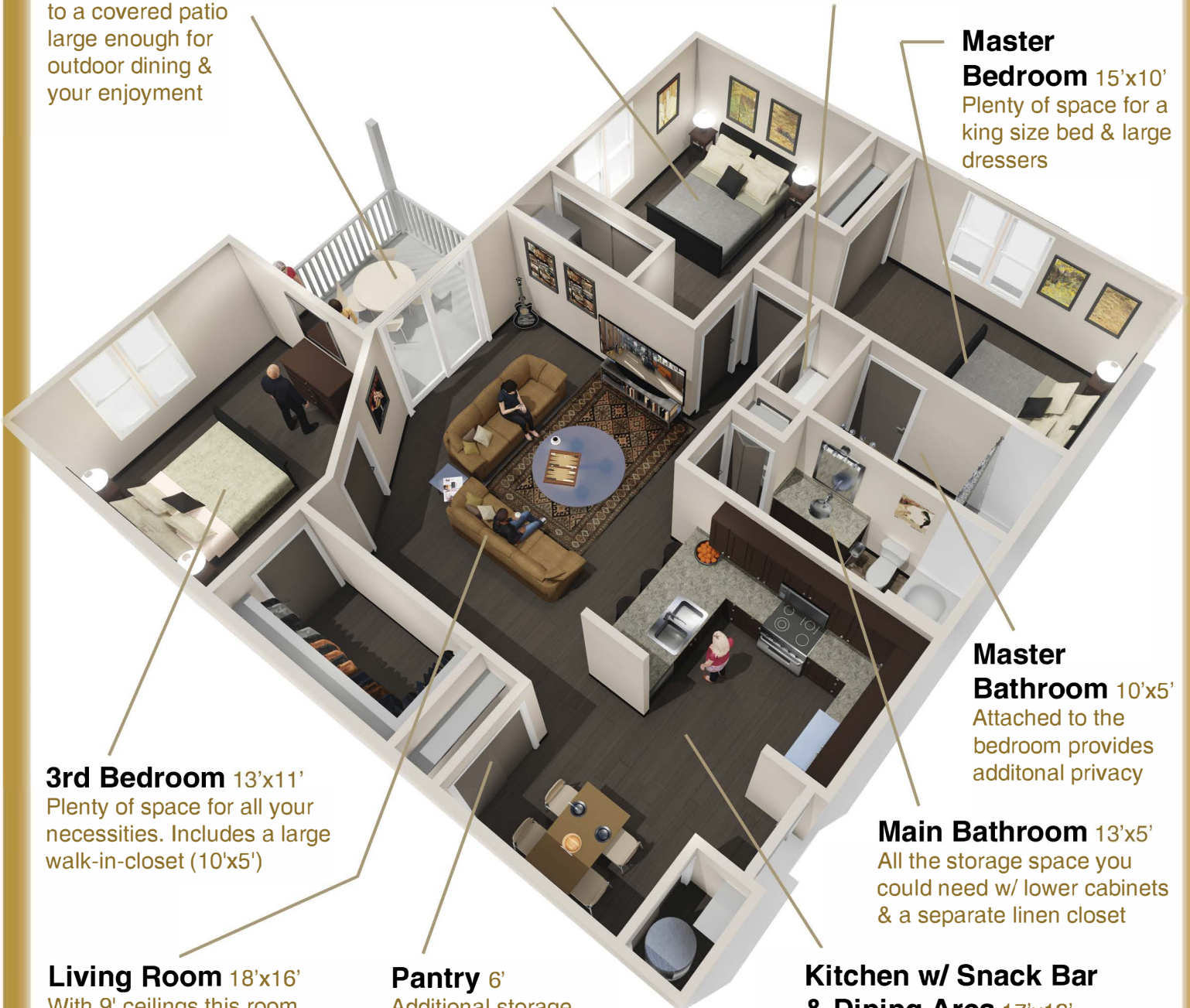
Plenty of space for all your necessities. Includes a large walk-in-closet (10'x5')

Living Room 18'x16'

With 9' ceilings this room is spacious enough to accommodate large furniture & a full size TV

Pantry 6'

Additional storage off of dining area



Note: This rendering may vary slightly from actual individual unit plans

Revised 1/13/2020



Maple Centre

Berkshire

1,183 Sq. Ft.

Kitchen w/ Snack Bar & Dining Area 17'x12'

The centerpiece of the unit is great for entertaining & cooking

Main Bathroom 12'x9'

Ample storage space w/ lower cabinets, a separate linen closet and convenient access to full size washer & dryer

Walk-in Closet 12'x6'

Plenty of room for additional storage space

Master Bedroom 16'x12'

Plenty of space for a king size bed & large dressers. Includes a spacious walk in closet (7'x5')

Pantry 5'

Additional storage off of dining area

Living Room 16'x15'

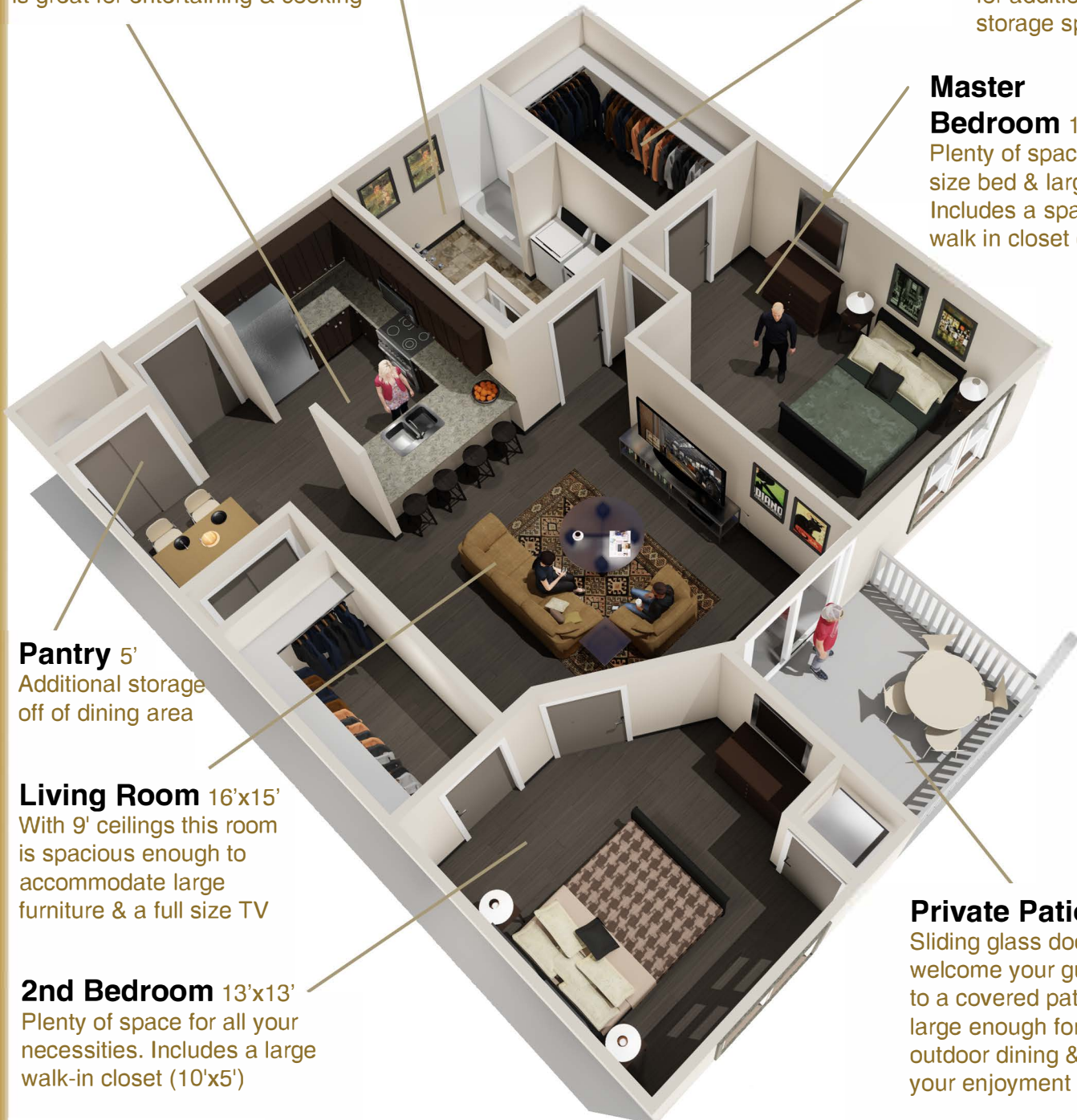
With 9' ceilings this room is spacious enough to accommodate large furniture & a full size TV

2nd Bedroom 13'x13'

Plenty of space for all your necessities. Includes a large walk-in closet (10'x5')

Private Patio 20'x10'

Sliding glass doors welcome your guests to a covered patio large enough for outdoor dining & your enjoyment



Note: This rendering may vary slightly from actual individual unit plans

Revised 1/13/2020



Maple Centre

Broadway

769 to 865 Sq. Ft.

Living Room 17'x15'

With 9' ceilings this room is spacious enough to accommodate large furniture & a full size TV

Kitchen w/ Snack Bar & Dining Area 20'x12'

The centerpiece of the unit is great for entertaining & cooking

Private Patio 10'x10'

Sliding glass doors welcome your guests to a covered patio large enough for outdoor dining & your enjoyment

Pantry 8'

Additional storage off of dining area

Laundry

Separate space w/ privacy doors & a full size washer & dryer

Bedroom 13'x10'

A spacious room with ample closet space provided (6'x3')

Bathroom 10'x5'

This large Bathroom gives you all the storage space you need with lower cabinets

Note: This rendering may vary slightly from actual individual unit plans

Revised 1/13/2020



Maple Centre

Lexington

1,167 Sq. Ft.

Loft Bedroom 17'x15'

Large enough to accommodate a bed & dresser, plenty of closet space and sliding doors for privacy

Kitchen w/ Snack Bar & Dining Area 14'x13'

The centerpiece of the unit is great for entertaining & cooking

Main Bathroom 13'x5'

All the storage space you could need w/ lower cabinets & a separate linen closet

Laundry

Separate space & a full size washer & dryer

Stair

Stairs welcome you to the loft bedroom including a decorative plant shelf

Linen Closet

Additional storage

Living Room

20'x18'
With cathedral ceilings this room is spacious enough to accommodate large furniture & a full size TV

Bedroom 13'x10'

A spacious room w/ ample closet space provided (8'x3')

Private Patio 10'x10'

Sliding glass doors welcome your guests to a covered patio large enough for outdoor dining & your enjoyment

Note: This rendering may vary slightly from actual individual unit plans

Revised 1/13/2020



Maple Centre

Park Place

1,585 to 1,621 Sq. Ft.

Loft Bedroom 17'x15'

Large enough to accommodate a bed & dresser w/ sliding doors for privacy

Loft Bathroom 10'x5'

Attached to the bedroom provides additional privacy

Master Bathroom 10'x5'

Attached to the bedroom provides additional privacy

Master Bedroom 15'x10'

Plenty of space for a king size bed & large dressers

Main Bathroom 13'x5'

All the storage space you could need w/ lower cabinets & a separate linen closet

Laundry

Separate space w/ privacy doors & a full size washer & dryer

2nd Bedroom 13'x11'

A spacious room w/ ample closet space provided (6'x3')

Living Room 20'x18'

With cathedral ceilings this room is spacious enough to accommodate large furniture & a full size TV

3rd Bedroom 13'x11'

Plenty of space & large 8' closet

Private Patio 10'x10'

Sliding glass doors welcome your guests to a covered patio large enough for outdoor dining & your enjoyment

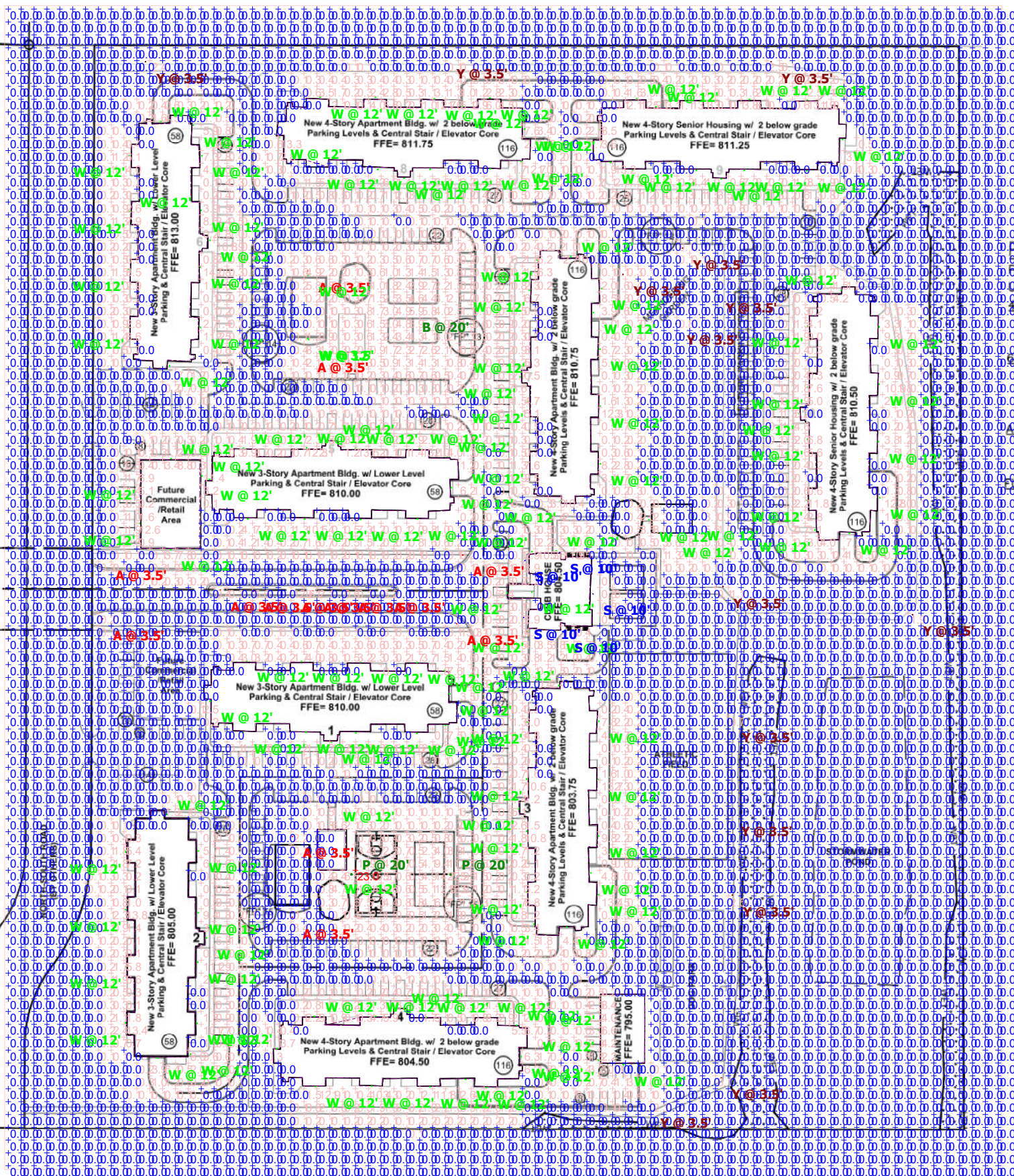
Kitchen w/ Snack Bar & Dining Area 17'x12'

The centerpiece of the unit is great for entertaining & cooking

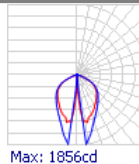
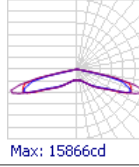
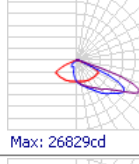
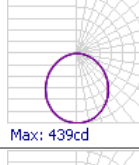
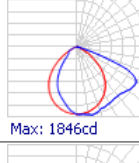
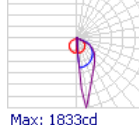
Note: This rendering may vary slightly from actual individual unit plans

Revised 1/13/2020

**Maple Centre
Property Lighting
Mukwonago, WI**



Plan View
Scale - 1" = 150ft

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A		14	Lithonia Lighting	RADB LED P5 40K SYM DBLXD	RADB LED P5 40K SYM DBLXD	1	2215	0.95	32.31	 Max: 1856cd
	B		1	Lithonia Lighting	RSX3 LED P4 40K R5	RSX Area Fixture Size 3 P4 Lumen Package 4000K CCT Type R5 Distribution	1	41525	0.95	311.9213	 Max: 1586cd
	P		2	Lithonia Lighting	RSX3 LED P4 40K R3S EGS	RSX Area Luminaire Size 3 P4 Lumen Package 4000K CCT Type R3S Distribution with EGS Shield	1	40578	0.95	311.9213	 Max: 26829cd
	S		5	Lithonia Lighting	WF6 LED 30K40K50K MVOLT 90CRI 4000K	6" LED Wafer Selectable White MVOLT 30K40K50K _ 4000K	1	1213	0.95	13.43	 Max: 439cd
	W		149	RAB Lighting Inc.	SLIM17FAFC40_4K at 0% CCT Setting		1	5421	0.95	38.22	 Max: 1846cd
	Y		14	Lithonia Lighting	RADB LED P4 40K ASY DBLXD	RADB LED P4 40K ASY DBLXD	1	1266	0.95	18.59	 Max: 1833cd

Designer
S. Schoenberger

Date
12/02/2021

Scale
Not to Scale

Drawing No.
1:32 PM

Summary

Radean Bollard (RADB)

OVERVIEW

With an award-winning design, the RADEAN™ Bollard truly captures the imagination allowing nearly unlimited opportunities for the perfect Design-Inspired Landscape™. With both symmetric and asymmetric distributions, you can put the light where you need it. The RADEAN bollard provides ultimate in design freedom with height, top, crown and color options. The bollard ties the space together with specific design elements to match the look of the RADEAN Post Top and Arm Mount while allowing you to create a cohesive family look.



Product Webpage: <https://www.acuitybrands.com/products/detail/980046>
Warranty: www.acuitybrands.com/support/customer-support/terms-and-conditions

The product images shown are for illustration purposes only and may not be an exact representation of the product.

ORDERING INFORMATION		RADB LED P4 40K ASY MVOLT DBLXD (Incomplete)					
Series*		Lamp Type*		LED Configuration*		Correlated Color Temperature*	
RADB	Radean bollard	LED	LED	P1	Package 1	27K	2700K
				P2	Package 2	30K	3000K
				P3	Package 3	35K	3500K
				P4	Package 4	40K	4000K
				P5	Package 5	50K	5000K
Distribution*		Voltage*		Dimming Wires		Photocell	
ASY	Asymmetric	120	120V	DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	PE	Photocell, buttontype
SYM	Symmetric	208	208V				
		240	240V				
		277	277V				
		347	347V				
		480	480V				
		MVOLT	120-277V				

Internal Control		Field Adjustable		Emergency Battery Pack		Bollard Top*	
PJR	Motion/ambient sensor <15'; dims to 3V	FAO	Field adjustable output	E7WH	Emergency battery backup, 7W, Hot	BTS	Slim bollard top, painted to match
						BTSDBLBXD	Slim bollard top, black textured
						BTSDBLXD	Slim bollard top, black
						BTSDDBTX	Slim bollard top, dark bronze textured
						BTSDDBXD	Slim bollard top, dark bronze
						BTSDNATXD	Slim bollard top, natural aluminum textured
						BTSDNAXD	Slim bollard top, natural aluminum
						BTSDWHGX	Slim bollard top, white textured
						D	
Bollard Top* (Cont...)				Bollard Crown *			
BTSDWHXD	Slim bollard top, white	BTSDWHGX	Tall bollard top, white textured	BCC	Deep bollard crown, painted to match	BCCDWHXD	Deep bollard crown, white
BTT	Tall bollard top, painted to match	BTDDWHXD	Tall bollard top, white	BCCDBLBXD	Deep bollard crown, black textured	BCF	Flat bollard crown, painted to match
BTDDBLBXD	Tall bollard top, black textured			BCCDBLXD	Deep bollard crown, black	BCFDBLBXD	Flat bollard crown, black textured
BTDDBLXD	Tall bollard top, black			BCCDDBTX	Deep bollard crown, dark bronze textured	BCFDBLXD	Flat bollard crown, black
BTDDDBTX	Tall bollard top, dark bronze textured			BCCDDBXD	Deep bollard crown, dark bronze	BCFDDBTX	Flat bollard crown, dark bronze textured
BTDDDBXD	Tall bollard top, dark bronze			BCCDNATX	Deep bollard crown, natural aluminum textured	BCFDDBXD	Flat bollard crown, dark bronze
BTDDNATXD	Tall bollard top, natural aluminum textured			BCCDNAXD	Deep bollard crown, natural aluminum	BCFDNATX	Flat bollard crown, natural aluminum textured
BTDDNAXD	Tall bollard top, natural aluminum			BCCDWHGX	Deep bollard crown, white textured	BCFDNAXD	Flat bollard crown, natural aluminum
Bollard Crown * (Cont...)		Height		Finish*		Less Anchor Bolts	
BCFDWHGX	Flat bollard crown, white textured	H24	Bollard 24IN height	DBLBXD	Textured black, super durable	L/AB	Less anchor bolts
BCFDWHXD	Flat bollard crown, white	H30	Bollard 30IN height	DBLXD	Black finish, super durable		
		H36	Bollard 36IN height	DDBTXD	Textured dark bronze, super durable		
				DDBXD	Dark bronze finish, super durable		
				DNATXD	Textured natural aluminum, super durable		
				DNAXD	Natural aluminum finish, super durable		
				DWHGXD	Textured white, super durable		
				DWHXD	White, super durable		

This is a dynamic specification sheet that is based on certain selections made by the user. All results generated are for informational purposes only. The user should validate the results with its agency sales representative to determine whether the product has been configured correctly before ordering. Acuity Brands Lighting is not responsible for any loss resulting from product configuration errors.

Not all versions of the product are available with all options.

Specifications subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

See the full specification sheet at the product page link above for full product information and detailed ordering information.

Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.

Visit: <http://www.acuitybrandslighting.com/library/ll/documents/specsheets/acrylic-polycarbonate-compatibility.pdf> for Acrylic-Polycarbonate Compatibility table for suitable uses.

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Created Date: 12/2/2021 2:53 PM

Page 2 of 2

Radean Bollard (RADB)

OVERVIEW

With an award-winning design, the RADEAN™ Bollard truly captures the imagination allowing nearly unlimited opportunities for the perfect Design-Inspired Landscape™. With both symmetric and asymmetric distributions, you can put the light where you need it. The RADEAN bollard provides ultimate in design freedom with height, top, crown and color options. The bollard ties the space together with specific design elements to match the look of the RADEAN Post Top and Arm Mount while allowing you to create a cohesive family look.



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ORDERING INFORMATION		RADB LED P4 40K ASY MVOLT DBLXD (Incomplete)					
Series*		Lamp Type*		LED Configuration*		Correlated Color Temperature*	
RADB	Radean bollard	LED	LED	P1	Package 1	27K	2700K
				P2	Package 2	30K	3000K
				P3	Package 3	35K	3500K
				P4	Package 4	40K	4000K
				P5	Package 5	50K	5000K
Distribution*		Voltage*		Dimming Wires		Photocell	
ASY	Asymmetric	120	120V	DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	PE	Photocell, buttontype
SYM	Symmetric	208	208V				
		240	240V				
		277	277V				
		347	347V				
		480	480V				
		MVOLT	120-277V				

Internal Control		Field Adjustable		Emergency Battery Pack		Bollard Top*	
PJR	Motion/ambient sensor <15'; dims to 3V	FAO	Field adjustable output	E7WH	Emergency battery backup, 7W, Hot	BTS	Slim bollard top, painted to match
						BTSDBLBXD	Slim bollard top, black textured
						BTSDBLXD	Slim bollard top, black
						BTSDDBTX D	Slim bollard top, dark bronze textured
						BTSDDBXD	Slim bollard top, dark bronze
						BTSDNATXD	Slim bollard top, natural aluminum textured
						BTSDNAXD	Slim bollard top, natural aluminum
						BTSDWHGX D	Slim bollard top, white textured
Bollard Top* (Cont...)				Bollard Crown *			
BTSDWHXD	Slim bollard top, white	BTSDWHGX D	Tall bollard top, white textured	BCC	Deep bollard crown, painted to match	BCCDWHXD	Deep bollard crown, white
BTT	Tall bollard top, painted to match	BTDDWHXD	Tall bollard top, white	BCCDBLBX D	Deep bollard crown, black textured	BCF	Flat bollard crown, painted to match
BTDDBLBXD	Tall bollard top, black textured			BCCDBLXD	Deep bollard crown, black	BCFDBLBX D	Flat bollard crown, black textured
BTDDBLXD	Tall bollard top, black			BCCDDBTX D	Deep bollard crown, dark bronze textured	BCFDBLXD	Flat bollard crown, black
BTDDDBTXD	Tall bollard top, dark bronze textured			BCCDDBXD	Deep bollard crown, dark bronze	BCFDDBTX D	Flat bollard crown, dark bronze textured
BTDDDBXD	Tall bollard top, dark bronze			BCCDNATX D	Deep bollard crown, natural aluminum textured	BCFDDBXD	Flat bollard crown, dark bronze
BTDDNATXD	Tall bollard top, natural aluminum textured			BCCDNAXD	Deep bollard crown, natural aluminum	BCFDNATX D	Flat bollard crown, natural aluminum textured
BTDDNAXD	Tall bollard top, natural aluminum			BCCDWHGX D	Deep bollard crown, white textured	BCFDNAXD	Flat bollard crown, natural aluminum
Bollard Crown * (Cont...)		Height		Finish*		Less Anchor Bolts	
BCFDWHGX D	Flat bollard crown, white textured	H24	Bollard 24IN height	DBLBXD	Textured black, super durable	L/AB	Less anchor bolts
BCFDWHXD	Flat bollard crown, white	H30	Bollard 30IN height	DBLXD	Black finish, super durable		
		H36	Bollard 36IN height	DDBTXD	Textured dark bronze, super durable		
				DDBXD	Dark bronze finish, super durable		
				DNATXD	Textured natural aluminum, super durable		
				DNAXD	Natural aluminum finish, super durable		
				DWHGXD	Textured white, super durable		
				DWHXD	White, super durable		

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Not all versions of the product are available with all options.

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See the full specification sheet at the product page link above for full product information and detailed ordering information.

Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.

Visit: <http://www.acuitybrandslighting.com/library/ll/documents/specsheets/acrylic-polycarbonate-compatibility.pdf> for Acrylic-Polycarbonate Compatibility table for suitable uses.

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RSX Area Size 3 (RSX3)

OVERVIEW

With up to 41,000 lumens, the RSX3 can replace 1000W metal halide luminaires, saving up to 75% on energy costs and avoid up to eight expensive lamp changes. Coupled with nLight® AIR wireless controls, the RSX family provides enhanced end-user experiences and unmatched energy savings.

Available with eight unique mountings, the RSX is specifically designed to provide one-for-one solutions for replacing existing metal halide or high pressure sodium lighting. RSX3 luminaires provide superior illumination at prices that will allow customers to meet their financial payback thresholds.



Product Webpage: <https://www.acuitybrands.com/products/detail/885183>
Warranty: www.acuitybrands.com/support/customer-support/terms-and-conditions

The product images shown are for illustration purposes only and may not be an exact representation of the product.

ORDERING INFORMATION

RSX3 LED P4 40K R3S MVOLT EGS IS DDBXD

Series*		Lamp Type*		LED Configuration*		Correlated Color Temperature*	
RSX3	RSX Area Size 3	LED	LED	P1	Package 1	30K	3000K
				P2	Package 2	40K	4000K
				P3	Package 3	50K	5000K
				P4	Package 4		
Distribution*				Voltage*		Bird Deterrent	
AFR	Auto front row distribution	R5S	Type V, square	120	120V	BS	Bird spikes
AFRL90	Auto front row left rotated optics			208	208V		
AFRR90	Auto front row right rotated optics			240	240V		
R2	IES type II			277	277V		
R3	IES type III asymmetric			347	347V		
R3S	Type III short			480	480V		
R4	IES type IV forward throw			HVOLT	347-480V		
R4S	Type IV short			MVOLT	120-277V		
R5	Type V distribution						

Shielding		Mounting		Mounting Option	
EGFV	External glare full visor shield	AARP	Adjustable tilt arm round pole	WBASC	Wall mount bracket surface conduit
EGS	External Glare Shield	AASP	Adjustable tilt arm square pole		
HS	House-side shield	AAWB	Adjustable tilt arm wall bracket		
		AAWSC	Adjustable tilt arm wall bracket surface conduit		
		MA	Mast arm adaptor, integral		
		RPA	Round pole mounting		
		SPA	Square pole mounting		
		WBA	Wall mount bracket		
Dimming Wires		Dimmable/Controllable		Receptacle Type	
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	NLTAIR2	Nlight air gen 2 controller	PER7	Seven-wire receptacle only (no controls)
				PE	Photocell, buttontype
				PEX	Photocell, buttontype, external threaded adjustable
Internal Control		Surge Protection		Field Adjustable	
PIRHN	Motion/ambient sensor 15-30' - Networked	SPD20KV	Additional surge protection 20KV	FAO	Field adjustable output
				DF	Double Fuse
				SF	Single Fuse
Conduit Entry		Finish*		Assembled in America	
CE34	Conduit entry 3/4IN NPT	DBLBXD	Textured black, super durable	BAA	Buy American Act
		DBLXD	Black finish, super durable		
		DDBTXD	Textured dark bronze, super durable		
		DDBXD	Dark bronze finish, super durable		
		DNATXD	Textured natural aluminum, super durable		
		DNAXD	Natural aluminum finish, super durable		
		DWHGXD	Textured white, super durable		
		DWHXD	White, super durable		

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Visit: <http://www.acuitybrandslighting.com/library/ll/documents/specsheets/acrylic-polycarbonate-compatibility.pdf> for Acrylic-Polycarbonate Compatibility table for suitable uses.

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RSX Area Size 3 (RSX3)

OVERVIEW

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Available with eight unique mountings, the RSX is specifically designed to provide one-for-one solutions for replacing existing metal halide or high pressure sodium lighting. RSX3 luminaires provide superior illumination at prices that will allow customers to meet their financial payback thresholds.



Product Webpage: <https://www.acuitybrands.com/products/detail/885183>
Warranty: www.acuitybrands.com/support/customer-support/terms-and-conditions

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ORDERING INFORMATION

RSX3 LED P4 40K R5 MVOLT IS (Incomplete)

Series*		Lamp Type*		LED Configuration*		Correlated Color Temperature*	
RSX3	RSX Area Size 3	LED	LED	P1	Package 1	30K	3000K
				P2	Package 2	40K	4000K
				P3	Package 3	50K	5000K
				P4	Package 4		
Distribution*				Voltage*		Bird Deterrent	
AFR	Auto front row distribution	R5S	Type V, square	120	120V	BS	Bird spikes
AFRL90	Auto front row left rotated optics			208	208V		
AFRR90	Auto front row right rotated optics			240	240V		
R2	IES type II			277	277V		
R3	IES type III asymmetric			347	347V		
R3S	Type III short			480	480V		
R4	IES type IV forward throw			HVOLT	347-480V		
R4S	Type IV short			MVOLT	120-277V		
R5	Type V distribution						

Shielding		Mounting				Mounting Option	
EGFV	External glare full visor shield	AARP	Adjustable tilt arm round pole	WBASC	Wall mount bracket surface conduit	IS	Integral Slipfitter
EGS	External Glare Shield	AASP	Adjustable tilt arm square pole				
HS	House-side shield	AAWB	Adjustable tilt arm wall bracket				
		AAWSC	Adjustable tilt arm wall bracket surface conduit				
		MA	Mast arm adaptor, integral				
		RPA	Round pole mounting				
		SPA	Square pole mounting				
		WBA	Wall mount bracket				
Dimming Wires		Dimmable/Controllable		Receptacle Type		Photocell	
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	NLTAIR2	Nlight air gen 2 controller	PER7	Seven-wire receptacle only (no controls)	PE	Photocell, buttontype
						PEX	Photocell, buttontype, external threaded adjustable
Internal Control		Surge Protection		Field Adjustable		Fusing	
PIRHN	Motion/ambient sensor 15-30' - Networked	SPD20KV	Additional surge protection 20KV	FAO	Field adjustable output	DF SF	Double Fuse Single Fuse
Conduit Entry		Finish*		Assembled in America			
CE34	Conduit entry 3/4IN NPT	DBLBXD	Textured black, super durable	BAA	Buy American Act		
		DBLXD	Black finish, super durable				
		DDBTXD	Textured dark bronze, super durable				
		DDBXD	Dark bronze finish, super durable				
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		DWHGXD	Textured white, super durable				
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Color: Bronze

Weight: 6.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.40A
208V	0.30A
240V	0.20A
277V	0.15A
Input Watts	37.7/38.2/38.2W

LED Info

Watts	40W
Color Temp	3000K/4000K/5000K
Color Accuracy	80 CRI
L70 Lifespan	100,000 Hours
Lumens	4595/5421/4826
Efficacy	121.9/141.8/126.5 lm/W

Technical Specifications**Field Adjustability****Field Adjustable:**

Color temperature selectable by 3000K, 4000K and 5000K

Compliance**UL Listed:**

Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: PL3FKMCN05FO

Performance**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED Characteristics**LEDs:**

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

Electrical**Driver:**

Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.40A, 208V: 0.30A, 240V: 0.20A, 277V: 0.15A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:

120-277V selectable photocell that can be turned on and off.

Note:

All values are typical (tolerance +/- 10%)

Construction**IP Rating:**

Ingress protection rating of IP65 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 50°C (122°F)

Technical Specifications (continued)

Construction

Housing:

Precision die-cast aluminum housing and door frame

Lens:

Polycarbonate lens

Mounting:

Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

Cut Off:

Full cutoff (0°)

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

5 Yr Limited Warranty:

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

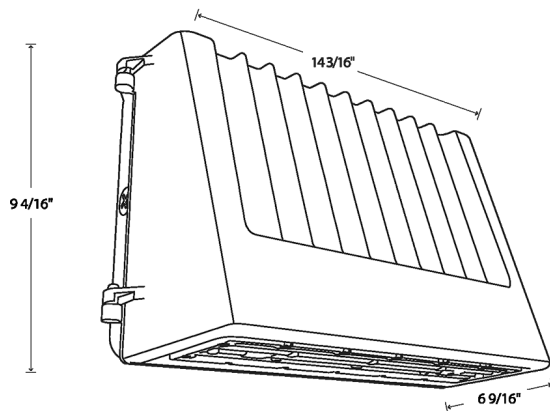
Equivalency:

Equivalent to 200W Metal Halide

Buy American Act Compliance:

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

Dimensions



Features

Selectable CCT

Full cutoff

Selectable on/off photocell

0-10V dimming standard

Ordering Matrix

Family	Style	Wattage
SLIM17FA	FC	40
FC = Full cutoff		40 = 40W 60 = 60W

FEATURES & SPECIFICATIONS

INTENDED USE — The 6" Wafer™ LED recessed downlight with remote driver box combines high quality light output and efficiency while eliminating the pot light housing for competitive affordability. This innovative wafer-slim Type IC design allows easy installation for new construction or remodel from below the ceiling without the requirement of a pot light housing. The LED module maintains at least 70% light output for 36,000 hours. These Wafer™ LED downlights are intended for closets, attics, hallways, bathrooms, kitchens, basements, soffits, entryways, porches, garages, stairwells, corridors, nursing/retirement homes, condos, elevators, apartments, and any other small areas.

CONSTRUCTION — IC rated driver and fixture - approved for direct contact with insulation. Aluminum die cast outer frame. Durable, powder coat paint to prevent rust. Round fixture with integral edge-lit LED's. Steel spring clip for easy installation. Plenum rated cable connector to connect from module to remote driver box. Isolated driver integrated inside steel remote box with four 7/8" knockouts with slots for pryout. Suitable for pulling wires with the 12 cubic-inch wiring compartment to accommodate up to (8) 14 gauge insulated conductors, or (6) 12 gauge insulated conductors; making the Wafer LED Downlights much easier to wire in 2in/2out (plus ground) daisy-chaine applications and contractor friendly.

INSTALLATION — Ideal for shallow ceiling plenum; no housing required. Steel spring clip for easy installation. 6" cut out template is provided to ensure the correct size hole is cut into ceiling for proper installation of the trim. Size of hole should not exceed 6 1/4 inches for this product. Suitable for installation in t-grid and drop ceiling applications. 2" plenum space required for installation of the remote drive box.

OPTICS — Edge-lit LED technology uses light guided plate to distribute light. Polycarbonate lens provides even illumination throughout the space.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) proprietary remote LED driver/splice box, with two (2) additional low-voltage wires for 0-10v dimming, down to 10% (depending on dimmer model and application). High efficient driver with power factor > 0.9. Ambient operating temperature: -40°F (-40°C) to +104°F (+40°C).

LISTINGS — CSA certified to Canadian and US Safety Standards. ENERGY STAR® certified product. Air Tight certified in accordance with ASTM E283-2004. Wet Location Listed.

WARRANTY — 5-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

Catalog Number
Notes
Type

Wafer™ LED Recessed Downlight

WF6 MVOLT

6" LED Module

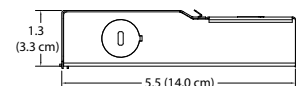
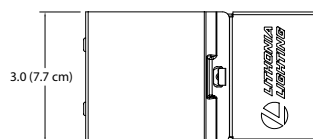
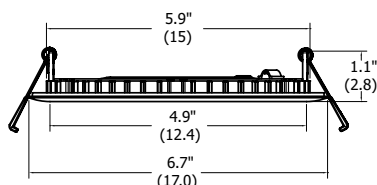
IC/Non-IC

New Construction/Remodel



Specifications

Aperture:	4.9 (12.4)
Ceiling opening:	6 (15.2)
Overlap trim:	6.7 (17)
Height:	1.1 (2.8)



All dimensions are in inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION

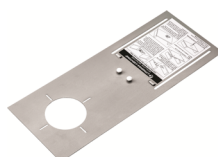
For shortest lead times, configure product using **standard options** (shown in bold).

Example: WF6 LED 30K MVOLT MW

WF6				
Series	Lamp	CCT/CRI/W/Lumens ¹	Voltage	Finish
WF6 6" Wafer™ LED downlight	LED LED	27K 2700K/80CRI/13.8W/1000L	MVOLT Multi-Volt (120-277V)	MW Matte white

Accessories: Order as separate catalog number.

WF6 PAN R12	6" new construction pan, retail pack of 12
WFJB U	Remodel joist bar
WFEXC6 U	6' FT4 cable
WFEXC10 U	10' FT4 cable
WFEXC20 U	20' FT4 cable



WF6_Pan



Joist



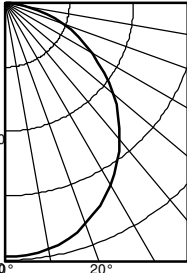
Extension Cable

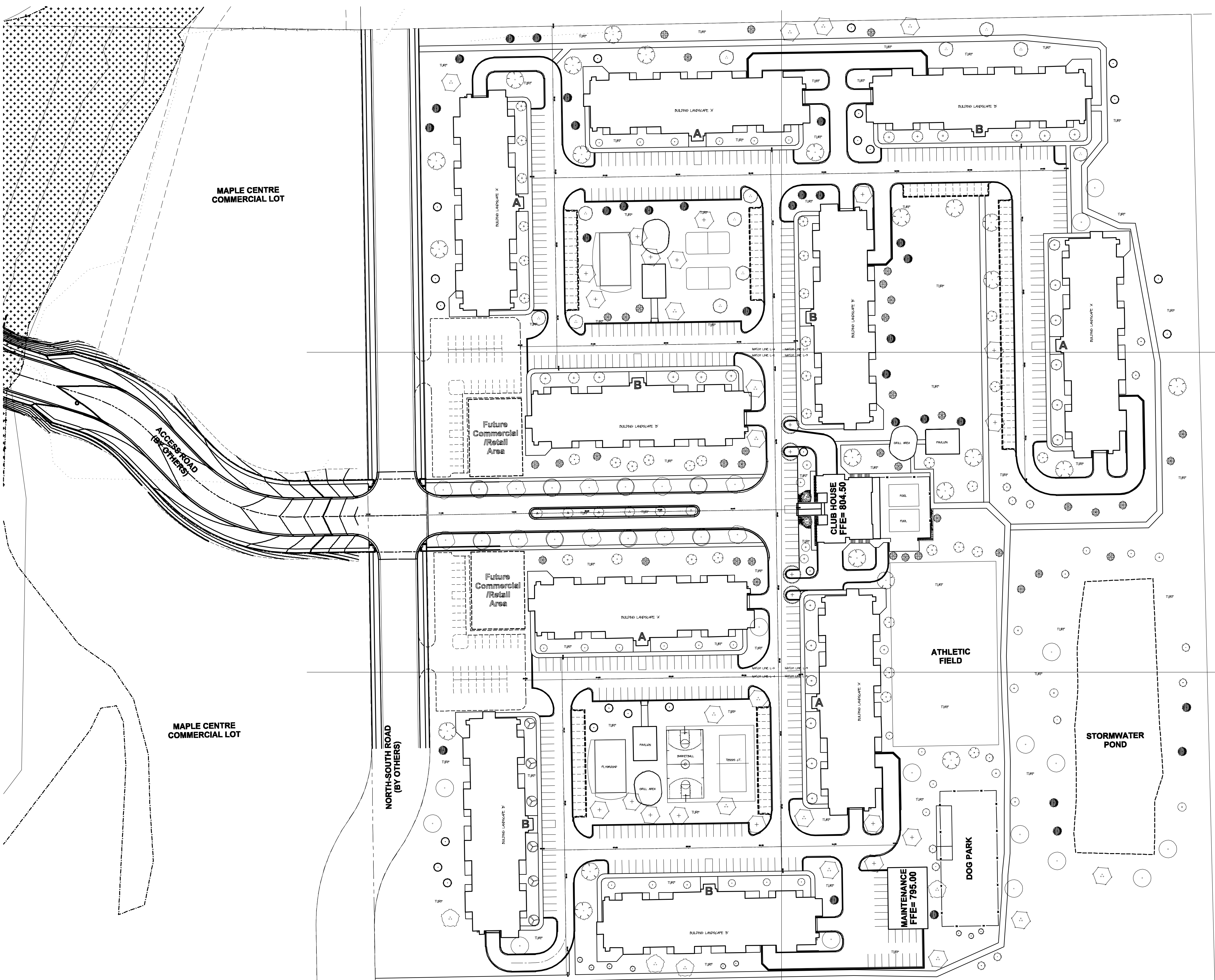
Notes

1 Total system delivered lumens.

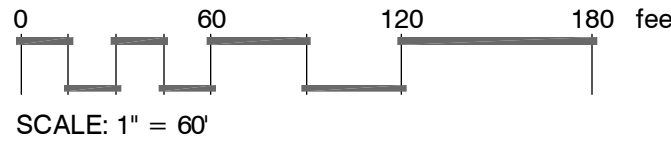
WF6 MVOLT 6" LED Wafer™ Module

PHOTOMETRICS

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization												Illuminance Data at 30" Above Floor for a Single Luminaire							
WF6 LED 27K, 2700 K LEDs, input watts: 13.8, delivered lumens: 1069, LM/W=72.5, test no. ISF 30024P2																						
	Ave Lumens		Zone	Lumens	% Lamp	pf pc pw	80%			20% 70%			50%			50% beam - 63.3°		10% beam - 108.0°				
							50%	30%	10%	50%	30%	10%	50%	30%	10%	Initial FC						
	0	395	0° - 30°	304.8	28.5	0	119	119	119	116	116	116	111	111	111	Mounting Center						
	5	394	0° - 40°	494.7	46.2	1	104	100	96	102	98	94	98	94	91	Height	Beam	Diameter	FC	Diameter	FC	
	15	380	0° - 60°	854.2	79.8	2	91	84	78	89	83	78	85	80	76	8.0	13.1	6.8	6.5	15.1	1.3	
	25	348	0° - 90°	1069.8	100.0	3	80	72	65	78	71	65	75	69	64	10.0	7.0	9.2	3.5	20.6	0.7	
	35	304	90° - 180°	0.0	0.0	4	71	62	56	70	61	55	67	60	54	12.0	4.4	11.7	2.2	26.1	0.4	
	45	249	0° - 180°	1069.8	*100.0	5	63	55	48	62	54	48	60	53	47	14.0	3.0	14.2	1.5	31.6	0.3	
	55	188	*Efficiency				6	57	48	42	56	48	42	54	47	41	16.0	2.2	16.6	1.1	37.1	0.2
	65	125					7	52	43	37	51	43	37	50	42	37						
	75	67					8	47	39	33	47	39	33	45	38	33						
	85	18					9	44	35	30	43	35	30	42	35	30						
	90	2					10	40	32	27	40	32	27	39	32	27						



NOT FOR CONSTRUCTION



OVERALL SITE LANDSCAPING

THOMAS NORDLOH ASSOCIATES
Landscape Architecture
Project Management
4111 Taft Rd, Kenosha WI 53142

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LANDSCAPE ARCHITECTS, INC.



No.	Revision/Issue	Date
1		
2		
3		
4		

**MAPLE CENTRE APARTMENTS
VILLAGE OF MUKWONAGO
LANDSCAPE PLAN SET**

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

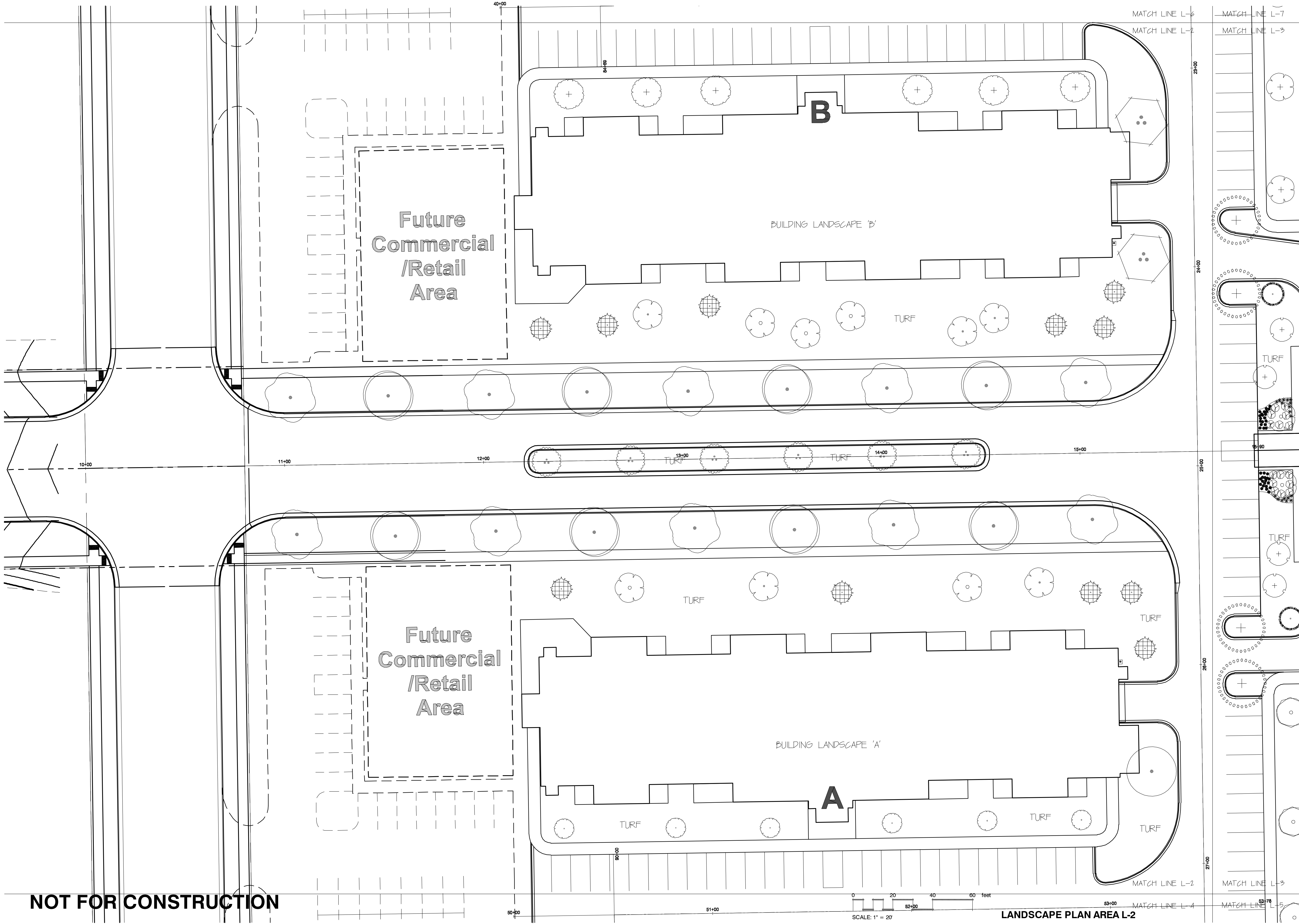
Project **2020521**

Date **11-19-21**

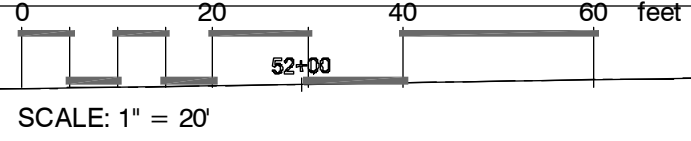
Scale

Sheet

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LANDSCAPE PLAN AREA L-2

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Landscape Architecture
Project Management
4111 Taft Rd, Kenosha WI 53142

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1		
2		
3		
4		

**MAPLE CENTRE APARTMENTS
VILLAGE OF MUKWONAGO
LANDSCAPE PLAN SET**

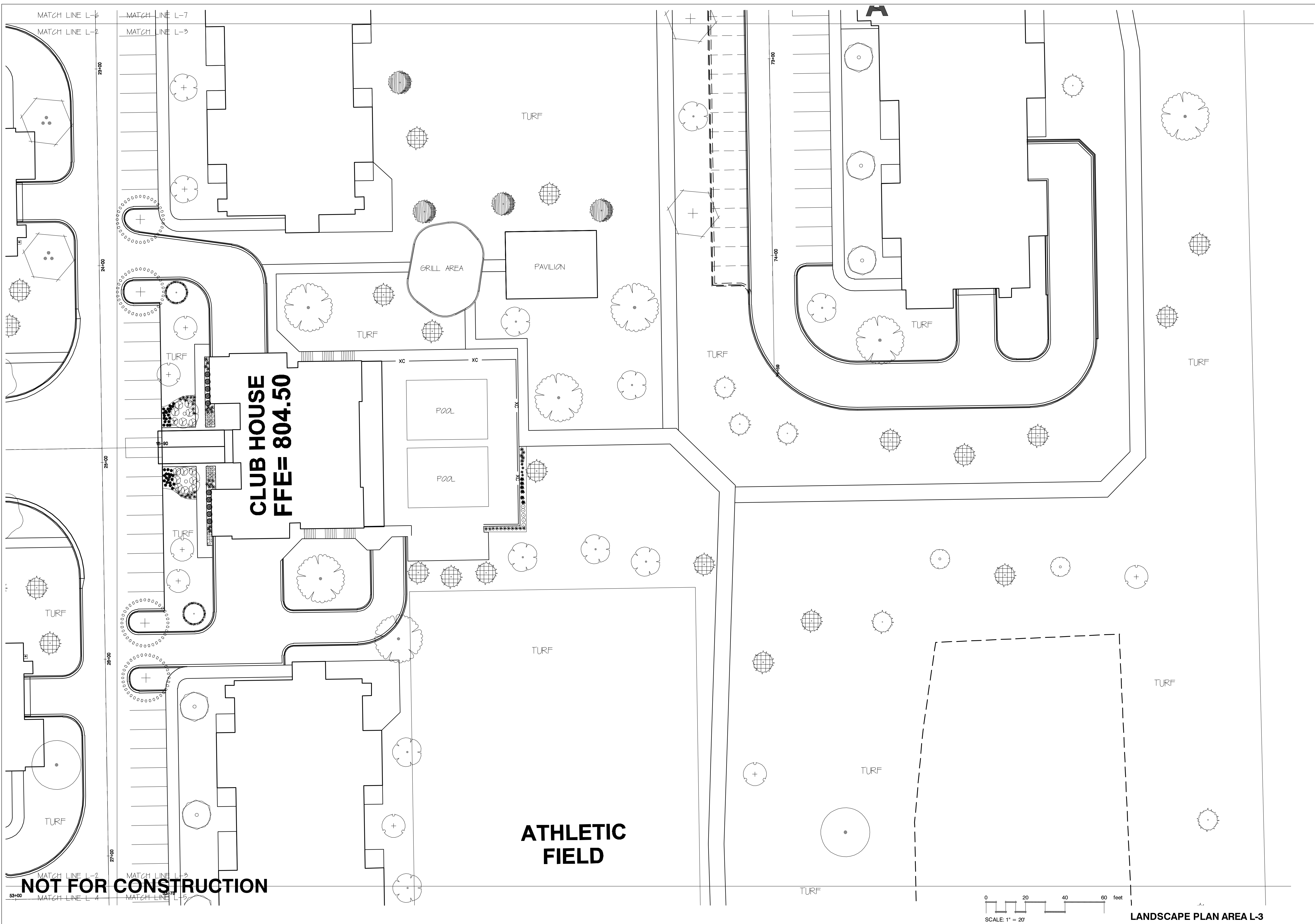
Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

Project **2020521**

Date **11-19-21**

Scale

Sheet



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Landscape Architecture
Project Management
4111 Taft Rd, Kenosha WI 53142

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MAPLE CENTRE APARTMENTS
VILLAGE OF MUKWONAGO
LANDSCAPE PLAN SET

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

Project 2020521

Date 11-19-21

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L-3.0

NORTH-SOUTH ROAD
(BY OTHERS)

TURF

TURF

BUILDING LANDSCAPE 'B'

B

TURF

61+00

62+00

63+00

64+00

64+35

51+00

52+00

53+00

MATCH LINE L-2

MATCH LINE L-3

52+78

MATCH LINE L-4

MATCH LINE L-5

TURF

PLAYGROUND

PAVILION

BASKETBALL

TENNIS CT.

GRILL AREA

TURF

TURF

TURF

B

BUILDING LANDSCAPE 'B'

TURF

0 20 40 60 feet

SCALE: 1" = 20'

LANDSCAPE PLAN AREA L-4

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MAPLE CENTRE APARTMENTS
VILLAGE OF MUKWONAGO
LANDSCAPE PLAN SET

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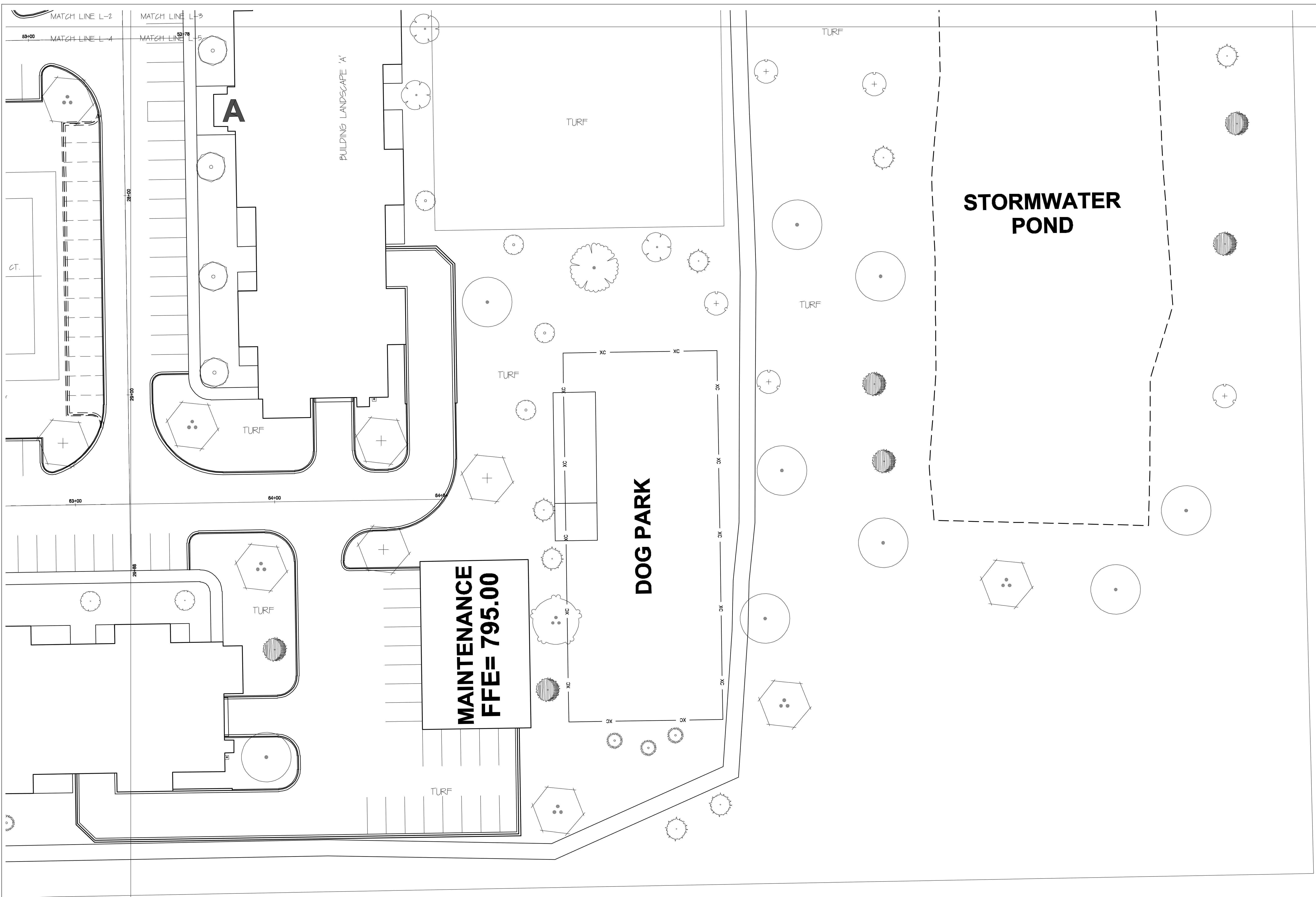
Project 2020521

Date 11-19-21

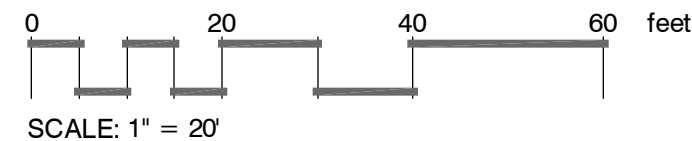
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LANDSCAPE PLAN AREA L-5

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MAPLE CENTRE APARTMENTS
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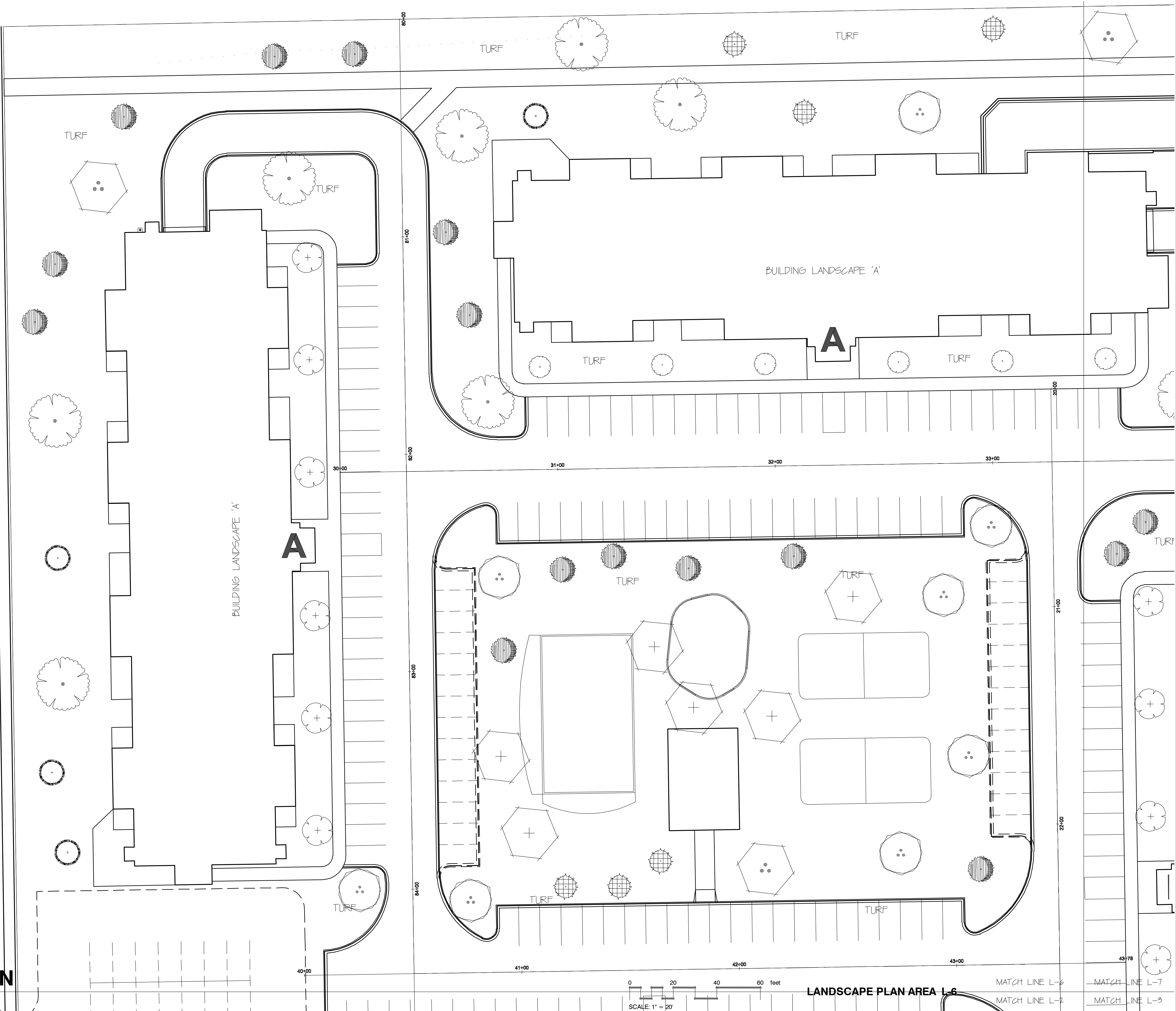
Date **11-19-21**

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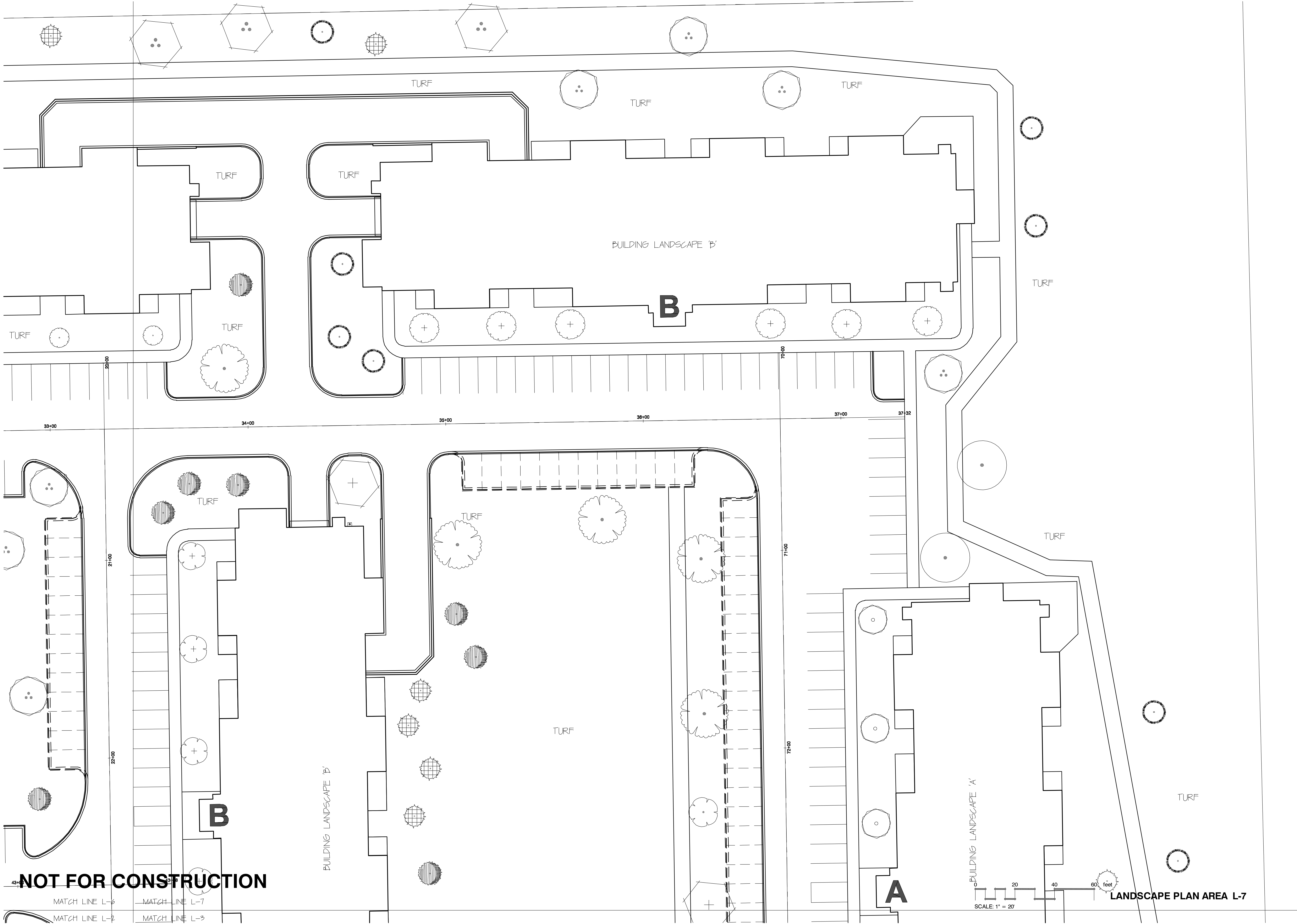
No.	Revision/Issue	Date
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**MAPLE CENTRE APARTMENTS
VILLAGE OF MUKWONAGO
LANDSCAPE PLAN SET**

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Reg. # 057-000629

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Sheet
L-6.0



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**MAPLE CENTRE APARTMENTS
VILLAGE OF MUKWONAGO
LANDSCAPE PLAN SET**

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Project **2020521**

Date **11-19-21**

Scale

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**MAPLE CENTRE APARTMENTS
VILLAGE OF MUKWONAGO
LANDSCAPE PLAN SET**

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Landscape Architect
Reg. # 057-000629

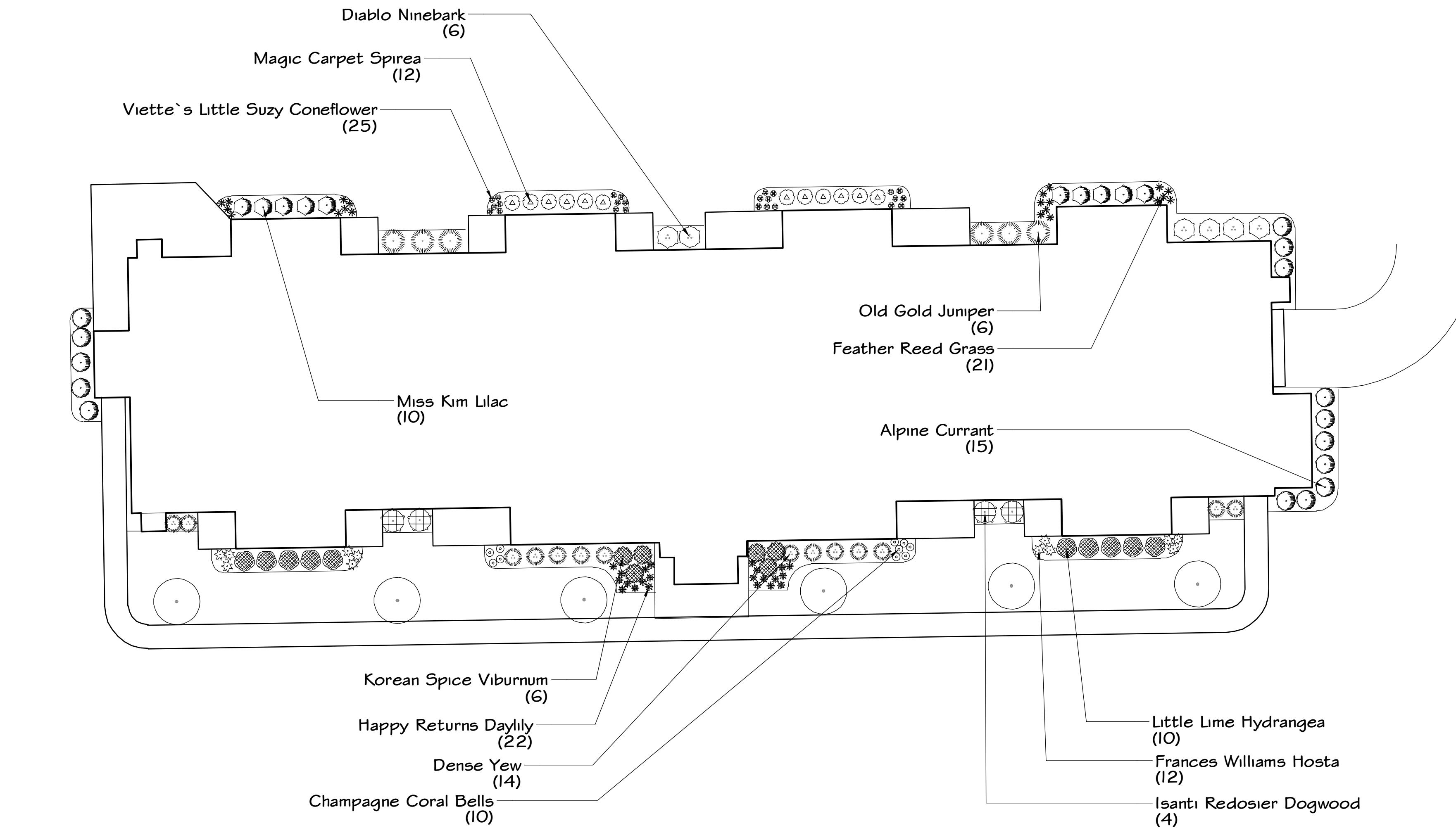
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Date **11-19-21**

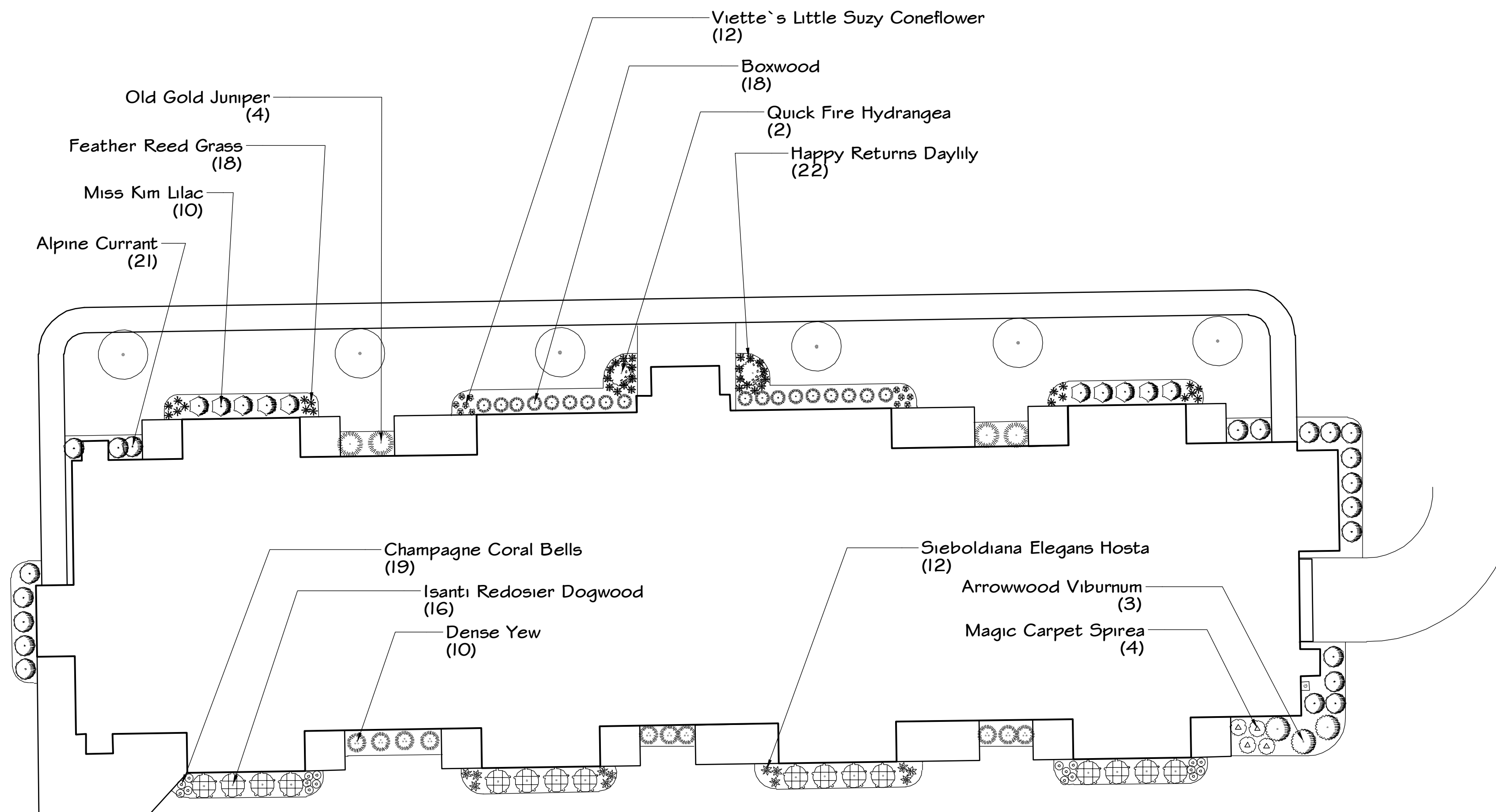
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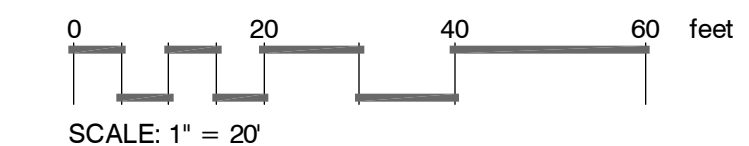
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TYPICAL BUILDING LANDSCAPING 'A' - 5 BUILDINGS



TYPICAL BUILDING LANDSCAPING 'B' - 5 BUILDINGS

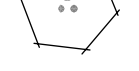
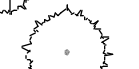
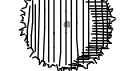


TYPICAL BUILDING LANDSCAPING

NOT FOR CONSTRUCTION

No.	Date	Revision/Issue			
1					
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PLANT SCHEDULE SITE PLANTING SCHEDULE AND CLUBHOUSE PLANTINGS

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	3" Cal.	B&B	16
	Acer freemanii 'Marmo'	Marmo Freeman Maple	3" Cal.	B&B	8
	Acer freemanii 'Sienna Glen'	Sienna Glen Freeman Maple	3" Cal.	B&B	10
	Amelanchier canadensis 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6"	B&B	12
	Carpinus betulus 'Columnaris'	Columnar European Hornbeam	6"	B&B	18
	Cercis canadensis	Eastern Redbud Multi-trunk	6"	B&B	12
	Cornus mas 'Golden Glory'	Golden Glory Cornelian Cherry	6"	B&B	17
	Ginkgo biloba 'Autumn Gold' TM	Maidenhair Ginko Tree	3" Cal.	B&B	12
	Gleditsia triacanthos	Honey Locust	3" Cal.	B&B	17
	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	3" Cal.	B&B	4
	Magnolia x 'Ann'	Ann Magnolia	6"	B&B	12
	Malus x 'Adams'	Adams Crab Apple	6"	B&B	7
	Malus x 'Prairifire'	Prairifire Crab Apple	6"	B&B	6
	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	3" Cal.	B&B	6
	Quercus alba	White Oak	3" Cal.	B&B	12
	Quercus rubra	Red Oak	3" Cal.	B&B	4
	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	6"	B&B	6
	Tilia americana	American Linden	3" Cal.	B&B	23
	Ulmus x 'Frontier'	American Elm	3" Cal.	B&B	15
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Juniperus chinensis 'Iowa'	Iowa Juniper	6"	B&B	9
	Picea abies	Norway Spruce	6"	B&B	39
	Picea glauca 'Densata'	Black Hills Spruce	6"	B&B	14
	Picea pungens glauca	Colorado Blue Spruce	6"	B&B	21
	Pinus strobus	White Pine	6"	B&B	31
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	5 gal		15
	Rosa x 'Homereun'	Homereun Rose	3 gal		10
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Echinacea x 'Hot Papaya'	Hot Papaya Coneflower	1 gal		33
	Hemerocallis x 'Happy Ever Appster'	Red Hot Returns Daylily	1 gal		4
	Hemerocallis x 'Siloam Double Classic' TM	Siloam Double Classic Daylily	1 gal		39
	Rudbeckia fulgida 'Indian Summer'	'Indian Summer' Coneflower	1 gal		6
	Sedum x 'Autumn Charm'	Autumn Charm Sedum	1 gal		5
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal		5
	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 gal		19
	Sporobolus heterolepis 'Tara'	Prairie Dropseed	1 gal		29

NOTE: PLANT SCHEDULES ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. VERIFY ALL QUANTITIES BEFORE SUBMITTING A PROPOSAL TO THE GENERAL CONTRACTOR. SITE LANDSCAPE LIST DOES NOT INCLUDE BUILDING LANDSCAPE.

PLANTING CALCULATIONS:

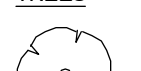
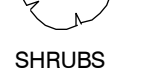
CODE REQUIRES .25 TREES PER LIVING UNIT
PROPOSED LIVING UNITS = 614 = 163 TREES/EVERGREENS

CODE REQUIRES 5 TREES PER ACRE OF SITE
SITE HAS 32.75 ACRES OF SITE DEVELOPMENT = 163 TREES/EVERGREENS

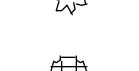
CODE REQUIRES TREES TO BE 3" CALIFER AND EVERGREENS TO BE MINIMUM 6' HEIGHT PER ANA STANDARDS

PROPOSED LANDSCAPE PLAN HAS 331 TREES/EVERGREENS

PLANT SCHEDULE CLUBHOUSE

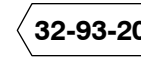
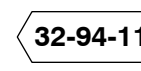
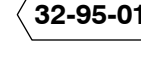
TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Malus x 'Adams'	Adams Crab Apple	6"	B&B	2
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	5 gal		15
	Rosa x 'Homereun'	Homereun Rose	3 gal		10
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Echinacea x 'Hot Papaya'	Hot Papaya Coneflower	1 gal		33
	Hemerocallis x 'Happy Ever Appster'	Red Hot Returns Daylily	1 gal		4
	Hemerocallis x 'Siloam Double Classic' TM	Siloam Double Classic Daylily	1 gal		39
	Rudbeckia fulgida 'Indian Summer'	'Indian Summer' Coneflower	1 gal		6
	Sedum x 'Autumn Charm'	Autumn Charm Sedum	1 gal		5
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal		5
	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 gal		19
	Sporobolus heterolepis 'Tara'	Prairie Dropseed	1 gal		29

PLANT SCHEDULE BUILDING A

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	3"		4
	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	3 gal		10
	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	3"		6
	Ribes alpinum	Alpine Currant	24"		15
	Spiraea japonica 'Walburna'	Magic Carpet Spirea	5 gal		12
	Syringa patula 'Miss Kim'	Miss Kim Lilac	24"		10
	Viburnum carlesii	Korean Spice Viburnum	24" B&B		6
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 gal		22
	Heuchera x 'Champagne'	Champagne Coral Bells	1 gal		10
	Hosta sieboldiana 'Frances Williams'	Frances Williams Hosta	1 gal		12
	Rudbeckia fulgida speciosa 'Viette's Little Suzy'	Viette's Little Suzy Coneflower	1 gal		25
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal		21
SHRUB EVERGREENS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Juniperus chinensis 'Old Gold'	Old Gold Juniper	5 gal		6
	Taxus x media 'Densiformis'	Dense Yew	24" B&B		14

NOTE: BUILDING 'A' HAS A TOTAL OF 5 BUILDINGS. ABOVE QUANTITIES ARE FOR 1 BUILDING. LANDSCAPE CONTRACTOR MAY SUBSTITUTE PLANT VARIETIES BASED ON FINAL ORIENTATION OF THE BUILDINGS. ALL PLANT SIZES MUST REMAIN THE SAME.

REFERENCE NOTES SCHEDULE SITE PLANTING SCHEDULE

SYMBOL	PLANTING DESCRIPTION	QTY
	TURF-SEED AND DN EROSION BLANKET	VERIFY
SYMBOL	PLANTING DESCRIPTION	QTY
	SHREDDED BARK MULCH WITH PRE-EMERGENT HERBICIDE	VERIFY
	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	VERIFY

SEE CIVIL PLANS FOR TURF STABILIZATION

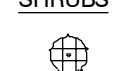
THE LANDSCAPING PLAN SHALL CONFORM TO STANDARDS OF CHAPTER 34 OF THIS CODE FOR THE PRESERVATION AND PLANTING OF TREES. LANDSCAPE CONTRACTOR IS TO REVIEW CHAPTER 34 BEFORE SUBMITTING A PROPOSAL TO OWNER.

LOT COVERAGE CALCULATIONS:

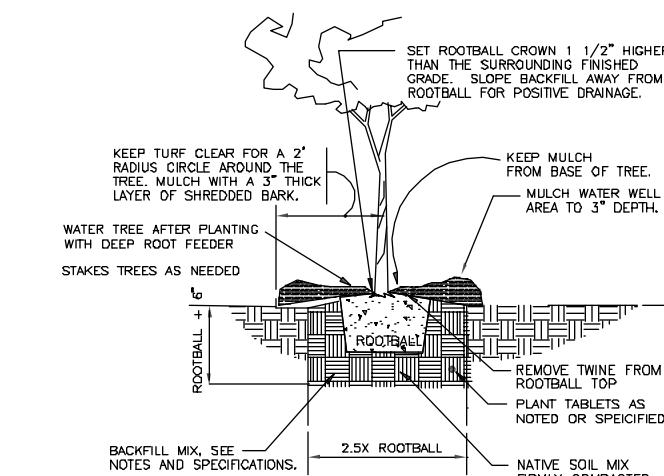
TOTAL LOT COVERAGE 32.8 ACRES

IMPERMEABLE LOT COVERAGE 16.72 ACRES 50.0 %
GREEN SPACE LOT COVERAGE 16.0 ACRES 50.0 %

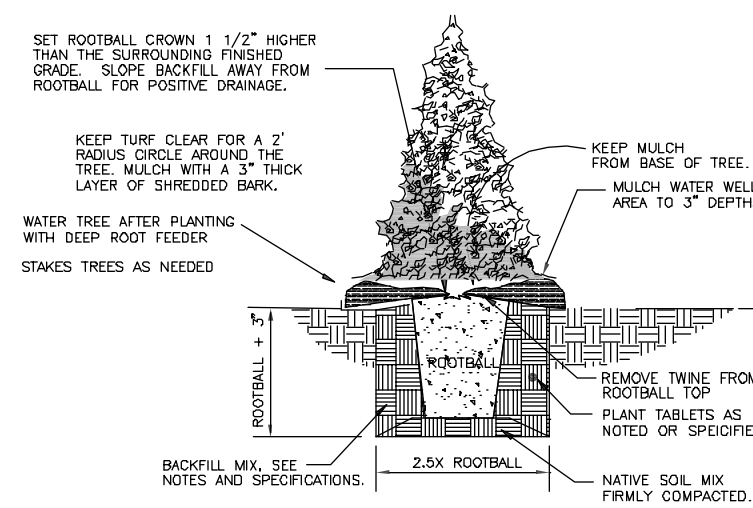
PLANT SCHEDULE BUILDING B

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	3"		16
	Hydrangea paniculata 'Quick Fire' Tree Form	Quick Fire Hydrangea-Tree Form	7 gal	Tree Form	2
	Ribes alpinum	Alpine Currant	24"		21
	Spiraea japonica 'Walburna'	Magic Carpet Spirea	5 gal		4
	Syringa patula 'Miss Kim'	Miss Kim Lilac	24"		10
	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	3"		3
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 gal		22
	Heuchera x 'Champagne'	Champagne Coral Bells	1 gal		19
	Hosta sieboldiana 'Elegans'	Sieboldiana Elegans Hosta	1 gal		12
	Rudbeckia fulgida speciosa 'Viette's Little Suzy'	Viette's Little Suzy Coneflower	1 gal		12
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal		18
SHRUB EVERGREENS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Buxus x 'Green Mountain'	Boxwood	18-24" B&B		18
	Juniperus chinensis 'Old Gold'	Old Gold Juniper	5 gal		4
	Taxus x media 'Densiformis'	Dense Yew	24" B&B		10

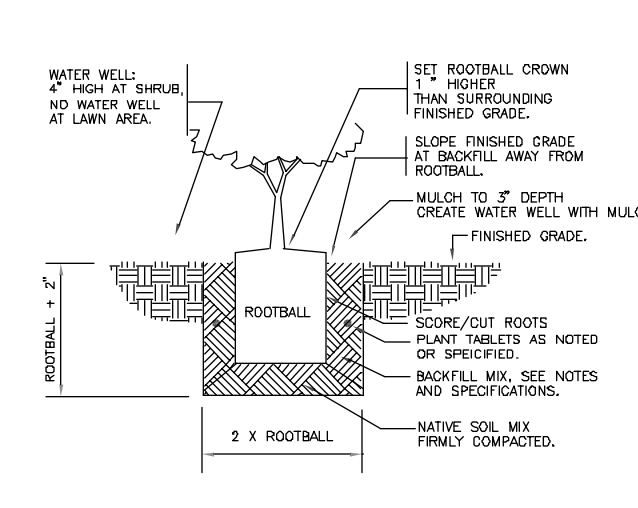
NOTE: BUILDING 'B' HAS A TOTAL OF 5 BUILDINGS. ABOVE QUANTITIES ARE FOR 1 BUILDING. LANDSCAPE CONTRACTOR MAY SUBSTITUTE PLANT VARIETIES BASED ON FINAL ORIENTATION OF THE BUILDINGS. ALL PLANT SIZES MUST REMAIN THE SAME.



100 TREE PLANTING DETAIL
T = 1'-0"



102 EVERGREEN PLANTING DETAIL
T = 1'-0"



103 SHRUB PLANTING
T = 1'-0"

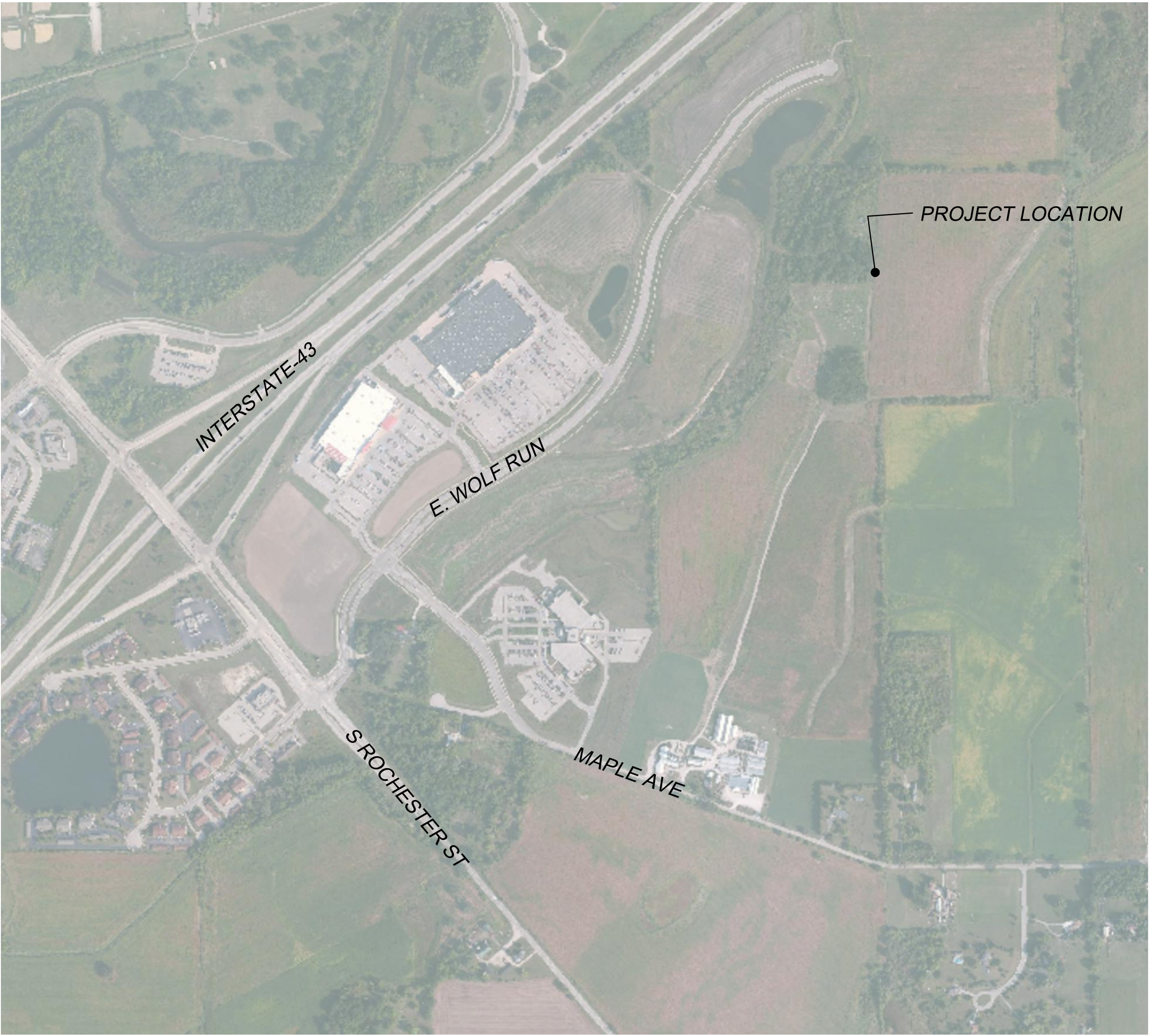
GENERAL LANDSCAPE NOTES;

- Topsoil return to depth of 4" minimum is by excavating contractor. Berms (if applicable) are by others. Returned topsoil to have no rock larger than 1", construction debris and/or roots in the soil. Contact general contractor if soil is not acceptable for proper plant growth.
- Always contact Diggers Hotline (800-242-8511) or JULIE 811 (or 1-800-892-0123) before proceeding with any work.
- Landscape contractor is required to visit the site and review all civil plans related to the project. The civil plans take precedence over the landscape plans.
- Plant material to be of the highest quality available and should not include # 2 grade trees, evergreens or shrubs. Landscape contractor is to verify plant quantities due to changes in the overall phase 1 landscape plan.
- Labeled plants have precedence over the plant table. Verify quantity with a hand takeoff of the plan. Any substitutions of plant type, quantity or size must be approved by city forester..
- Planting beds shall receive a 3" layer of high quality non-dyed shredded hardwood mulch. 3' diameter tree rings shall be installed around all trees and evergreens in the turf areas. Perennial and annual beds shall receive between a 1-2" layer of shredded bark mulch.
- Spade cut plant beds and tree rings with a 4" deep shovel cut.
- Perennial and annual beds to have a 2" layer of compost mulch incorporated 6" deep into the planting bed before installation of plants.
- Seeded lawn areas to have high quality Bluegrass seed blend for sunny areas, shade areas to have a Bluegrass and Fescue blend of seed. See civil plans for turf restoration. Apply a 10-10-10 starter fertilizer after turf has germinated. Follow manufactures direction on fertilizer application rates.
- Sodded turf (if applicable) to be installed in staggered fashion with tight joints. Sod to be rolled and watered to a depth of 3-4" immediately upon laying of the turf. Stake sod on slopes of less than 3:1 grade. Peat sod is not acceptable.
- Erosion blanket shall be installed on seeded slopes with a grade of 3:1 or less. 90 day single net, double net or Turf Reinforcement Mats shall be installed per the required use. Follow manufactures stapling guidelines to ensure proper stabilization. Install erosion blanket for dormant seed applications (after November 1st) or mid-summer installations or where ever applicable to promote healthy turf establishment.
- Landscape contractor is responsible to maintain the site for a period of 45 days after substantial completion of project. This will include watering, mowing of turf areas as needed, weeding plant beds, maintaining a clean site and other activities to ensure proper growth of the landscape.
- If an irrigation system is not installed a temporary irrigation system shall be set up for a period of 30 days to water lawn areas. Install drip irrigation for plant beds. Install timers that will enable the new turf areas to receive enough water to properly germinate seed. Owner to provide access to water from outside of building to facilitate proper watering. Seed areas may require additional time for proper establishment
- Warranty of plants, trees, evergreens, shrubs shall be for a period of 18 months from date of substantial completion. Perennials, ornamental grasses, annuals shall be guaranteed for one (1) growing season. One replacement will be required of each dead plant at the end of the warranty period.

MAPLE CENTRE DEVELOPMENT

CIVIL DESIGN PLANS
SEPTEMBER 30, 2021
(REV DATE): APRIL 25, 2022

CIVIL DRAWING INDEX	
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2 OF 55	EXISTING CONDITIONS PLAN
3 OF 55	SITE PLAN
4 OF 55	TRUCK TURN PLAN
5-11 OF 55	DETAILED SITE PLAN
12 OF 55	PHASE 1 PLAN
13 OF 55	PHASE 2 PLAN
14 OF 55	INITIAL GRADING PLAN
15 OF 55	OVERALL GRADING PLAN
16-22 OF 55	DETAILED GRADING PLAN
23-26 OF 55	UTILITY PLAN
27-50 OF 55	PLAN AND PROFILE
51-55 OF 55	CONSTRUCTION DETAILS



ALL SPECIFICATIONS SHALL FOLLOW THE VILLAGE OF MUKWONAGO STANDARD SPECIFICATIONS AND DETAIL DRAWINGS.
ALL SPECIFICATIONS ARE REFERENCED TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.
DETAILS UNDER CARDINAL ENGINEERING LLC TITLE BLOCK TAKE PRECEDENCE.
ALL SPECIFICATIONS FOR STANDARD SEWER AND WATER CONSTRUCTION IN WISCONSIN SHALL ALSO BE FOLLOWED, IF NOT DIRECTLY REFERENCED UNDER THIS TITLE BLOCK.

CONTACT INFORMATION:
OWNER: FAMILY VENTURES OF MUKWONAGO, LLC
N7152 BOWERS RD
ELKHORN, WI 53121
ENGINEER: PAUL VAN HENKELUM, PE, PLS
CARDINAL ENGINEERING, LLC
1200 LA SALLE ST
LAKE GENEVA, WI 53147
PHONE: 262-757-8776

NOT FOR CONSTRUCTION

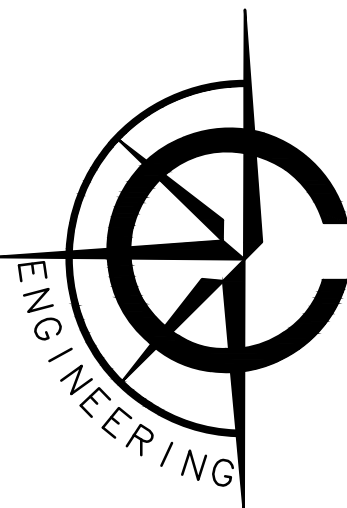
DIGGERSHOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

CARDINAL ENGINEERING LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF CARDINAL ENGINEERING LLC.

CLIENT



MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI
CIVIL DESIGN PLANS
TITLE SHEET



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

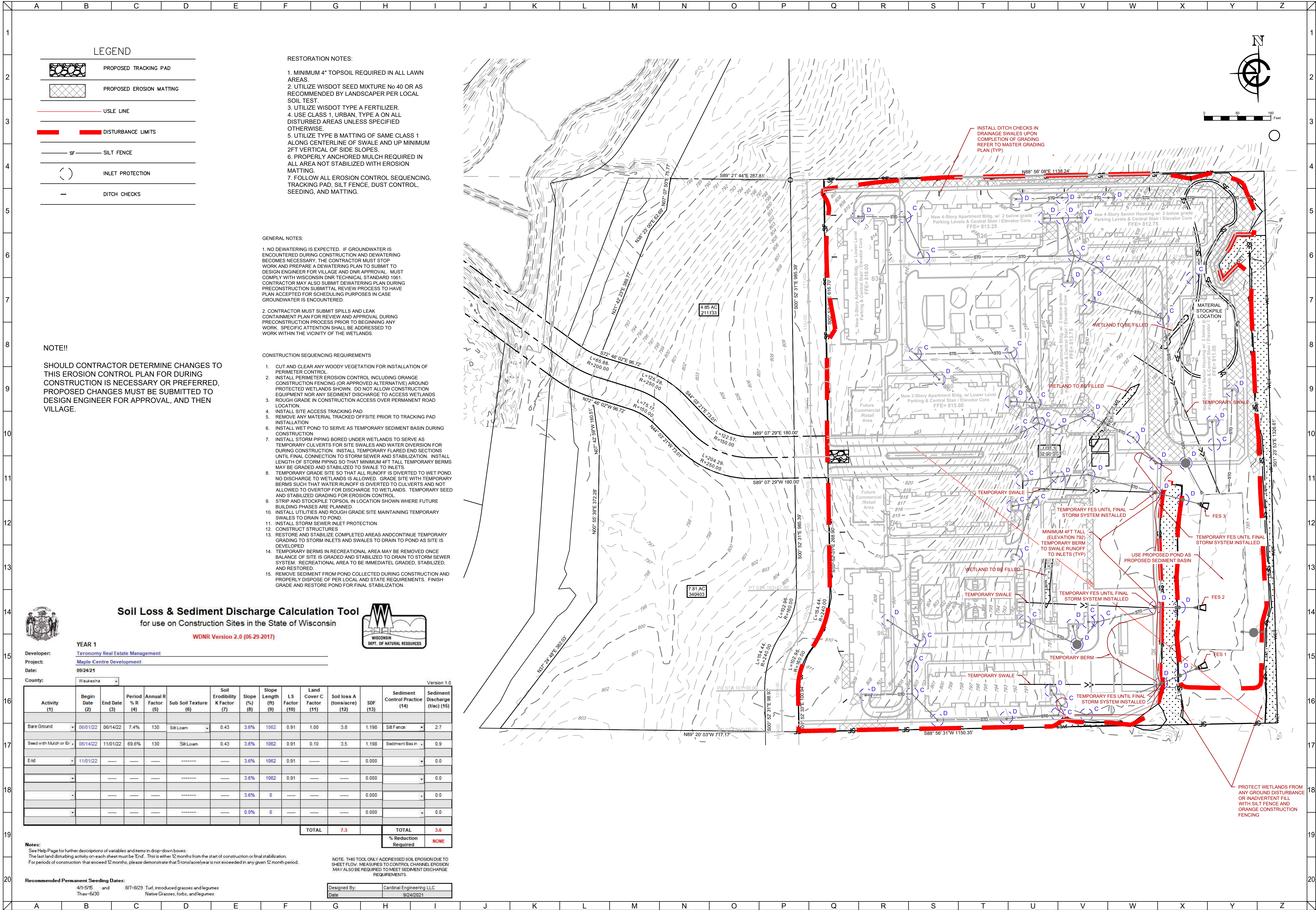
1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE
04	PLAN UPDATES	01/19/2021
05	VILLAGE COMMENTS	02/22/2021
06	VILLAGE COMMENTS	04/01/2021
07	VILLAGE COMMENTS	04/25/2021

SCALE	1" = 500'
PROJECT NUMBER	1701331
DATE	09/30/2021
PROJECT MGR	PAUL VAN HENKELUM, PE
DRAWN BY	EJO
DESIGNED BY	RWC

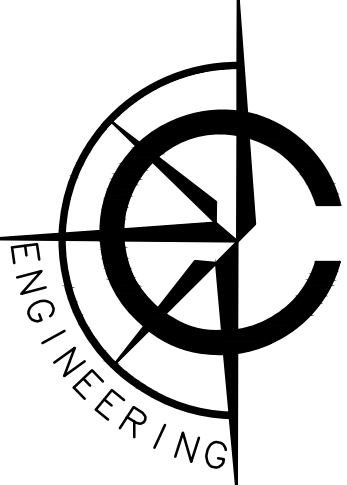
SHEET NUMBER

1 OF 55



CLIENT

MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO WAUKESHA COUNTY, WI
CIVIL DESIGN PLAN
EXISTING CONDITIONS/
EROSION CONTROL



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

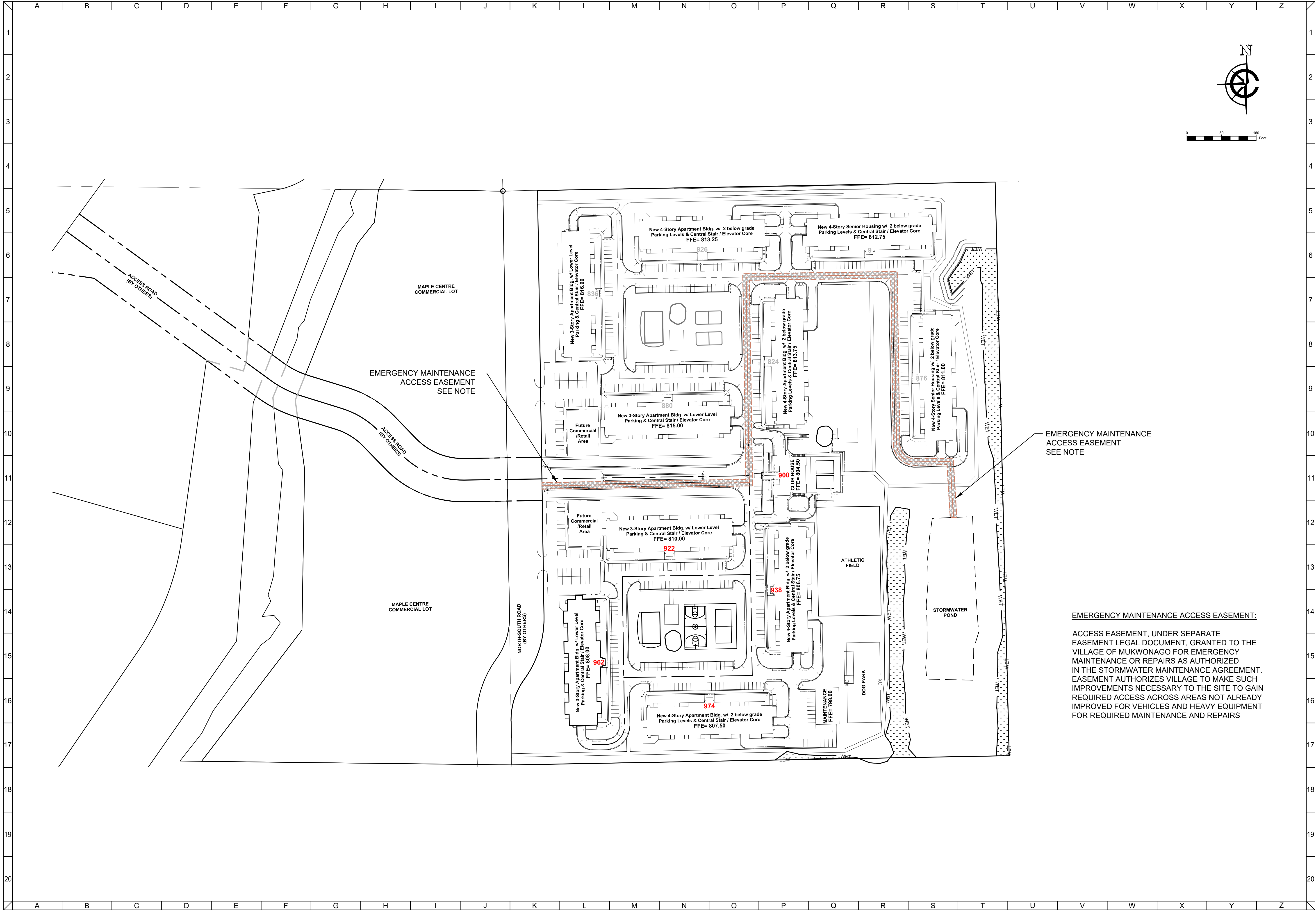
1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE
04	PLAN UPDATES	01/19/2021
05	VILLAGE COMMENTS	02/22/2021
06	VILLAGE COMMENTS	04/01/2021
07	VILLAGE COMMENTS	04/25/2021

SCALE	1" = 100'
PROJECT NUMBER	1707331
DATE	09/30/2021
PROJECT MGR	PAUL VAN HENKELUM, PE
DRAWN BY	EJO
DESIGNED BY	RWC

SHEET NUMBER

2 OF 55

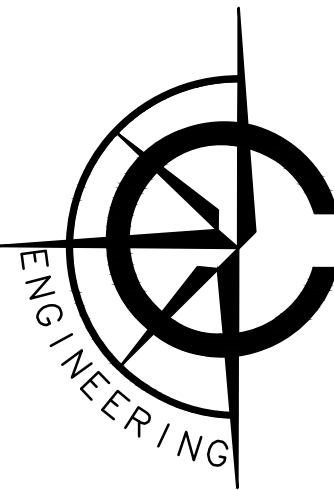


CLIENT



MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO WAUKESHA COUNTY, WI

CIVIL DESIGN PLANS OVERALL SITE PLAN



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

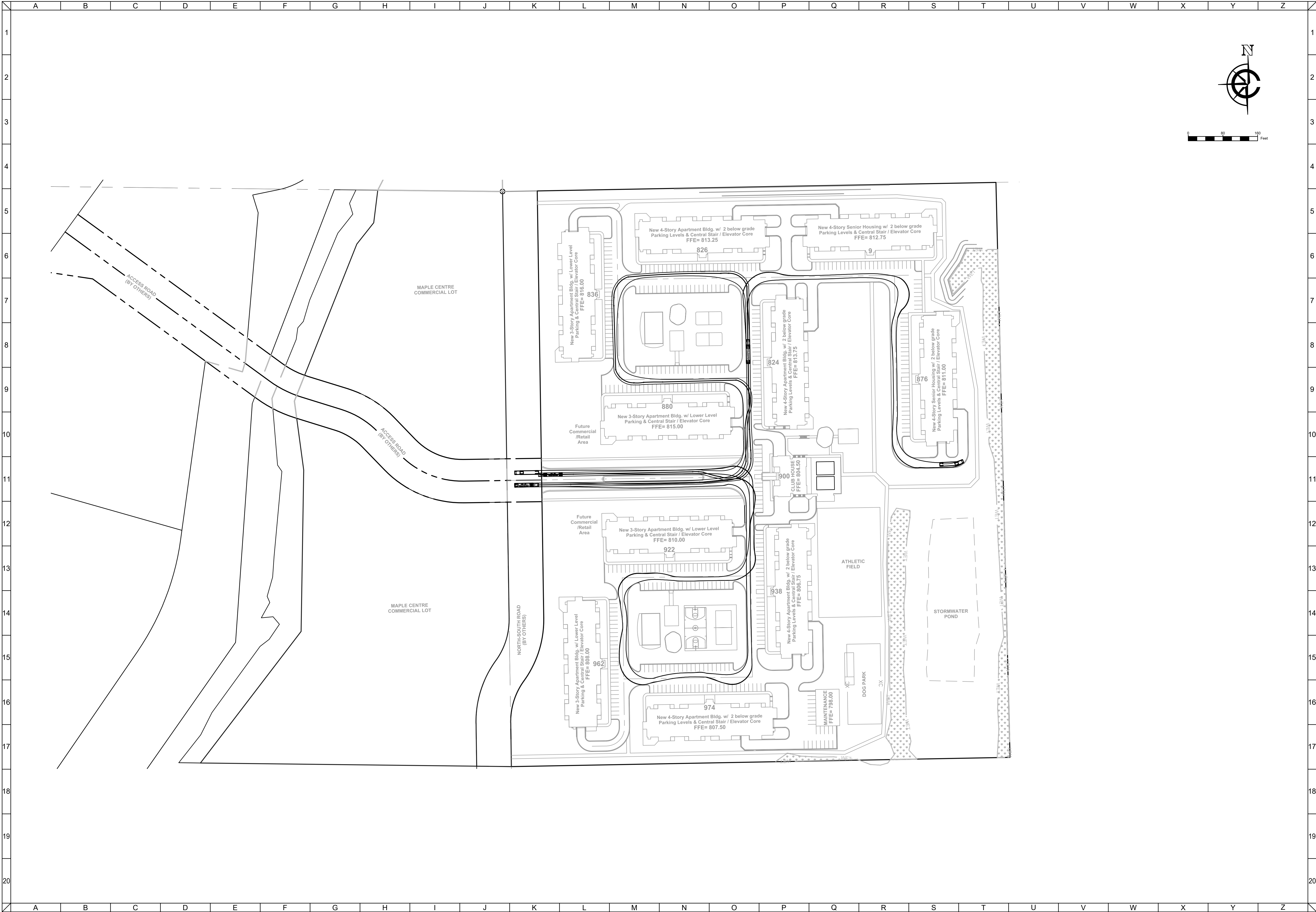
EMERGENCY MAINTENANCE ACCESS EASEMENT:

ACCESS EASEMENT, UNDER SEPARATE EASEMENT LEGAL DOCUMENT, GRANTED TO THE VILLAGE OF MUKWONAGO FOR EMERGENCY MAINTENANCE OR REPAIRS AS AUTHORIZED IN THE STORMWATER MAINTENANCE AGREEMENT. EASEMENT AUTHORIZES VILLAGE TO MAKE SUCH IMPROVEMENTS NECESSARY TO THE SITE TO GAIN REQUIRED ACCESS ACROSS AREAS NOT ALREADY IMPROVED FOR VEHICLES AND HEAVY EQUIPMENT FOR REQUIRED MAINTENANCE AND REPAIRS

NO.	REVISION DESCRIPTION	REV DATE
04	PLAN UPDATES	01/19/2021
05	VILLAGE COMMENTS	02/22/2021
06	VILLAGE COMMENTS	04/01/2021
07	VILLAGE COMMENTS	04/25/2021
SCALE		1" = 100'
PROJECT NUMBER		1701331
DATE		09/30/2021
PROJECT MGR		PAUL VAN HENKELUM, PE
DRAWN BY		BDP
DESIGNED BY		RWC

SHEET NUMBER

3 OF 55



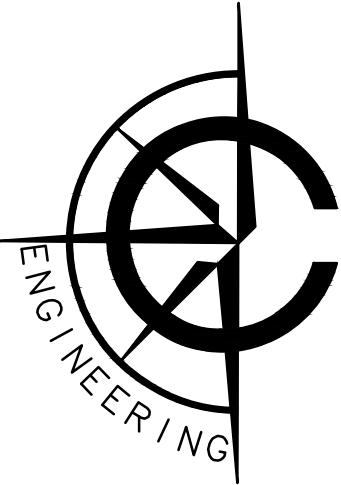
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CLIENT



MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO WAUKESHA COUNTY, WI

CIVIL DESIGN PLANS TRUCK TURN PLAN



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE
04	PLAN UPDATES	01/19/2021
05	VILLAGE COMMENTS	02/22/2021
06	VILLAGE COMMENTS	04/01/2021
07	VILLAGE COMMENTS	04/25/2021

SCALE 1" = 100'

PROJECT NUMBER 1701331

DATE 12/08/2021

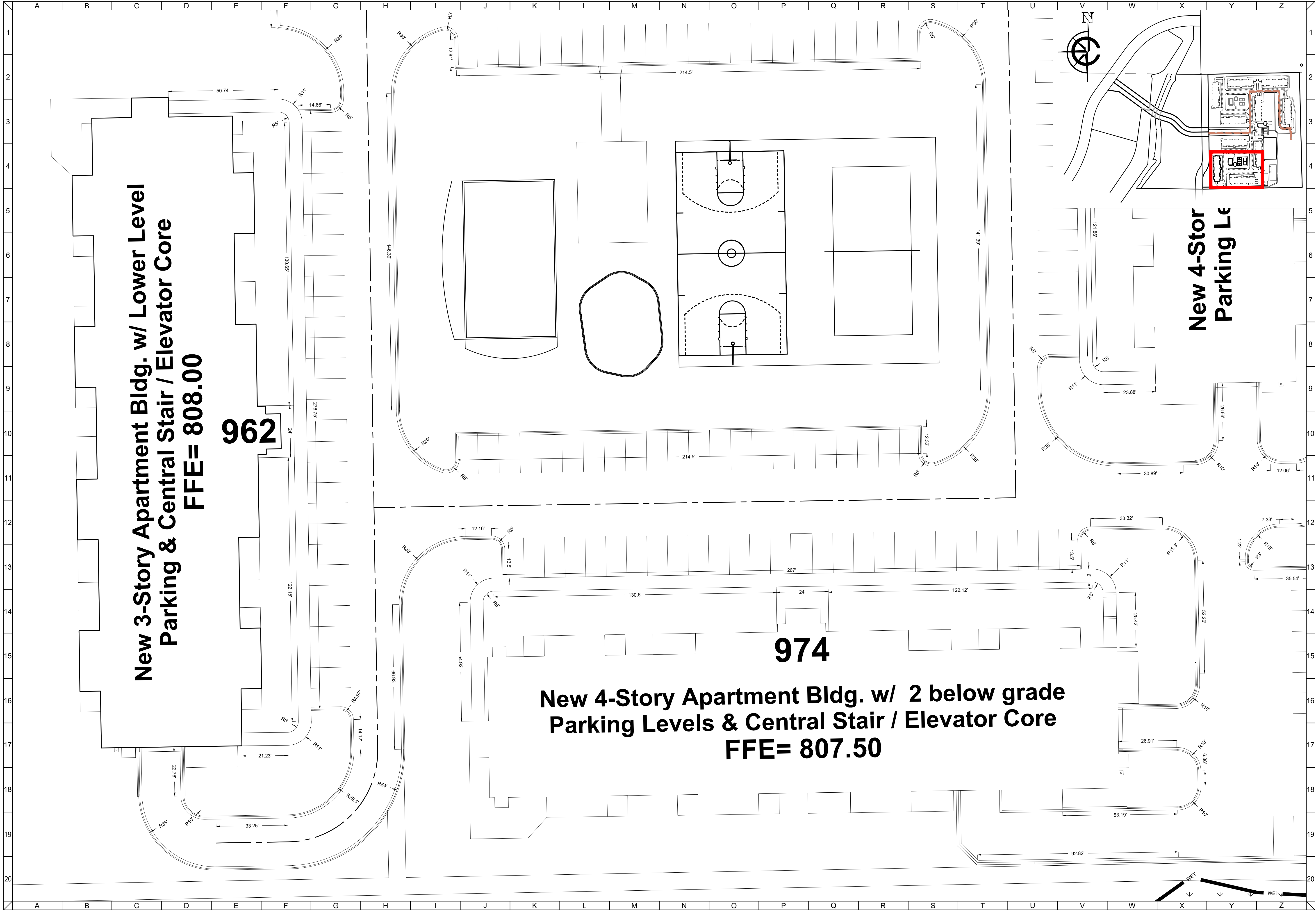
PROJECT MGR PAUL VAN HENKELUM, PE

DRAWN BY BDP

DESIGNED BY RWC

SHEET NUMBER

4 OF 55



CLIENT

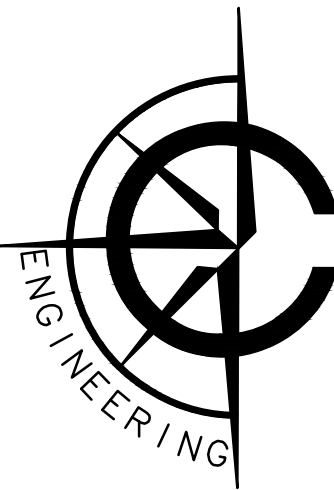


MAPLE CENTRE DEVELOPMENT

VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI

CIVIL DESIGN PLAN

DETAILED SITE PLAN



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

020

20

40

Feet

NO.	REVISION DESCRIPTION	REV DATE
04	PLAN UPDATES	01/19/2021
05	VILLAGE COMMENTS	02/22/2021
06	VILLAGE COMMENTS	04/01/2021
07	VILLAGE COMMENTS	04/25/2021

SCALE 1" = 20'

PROJECT NUMBER 1701331

DATE 09/30/2021

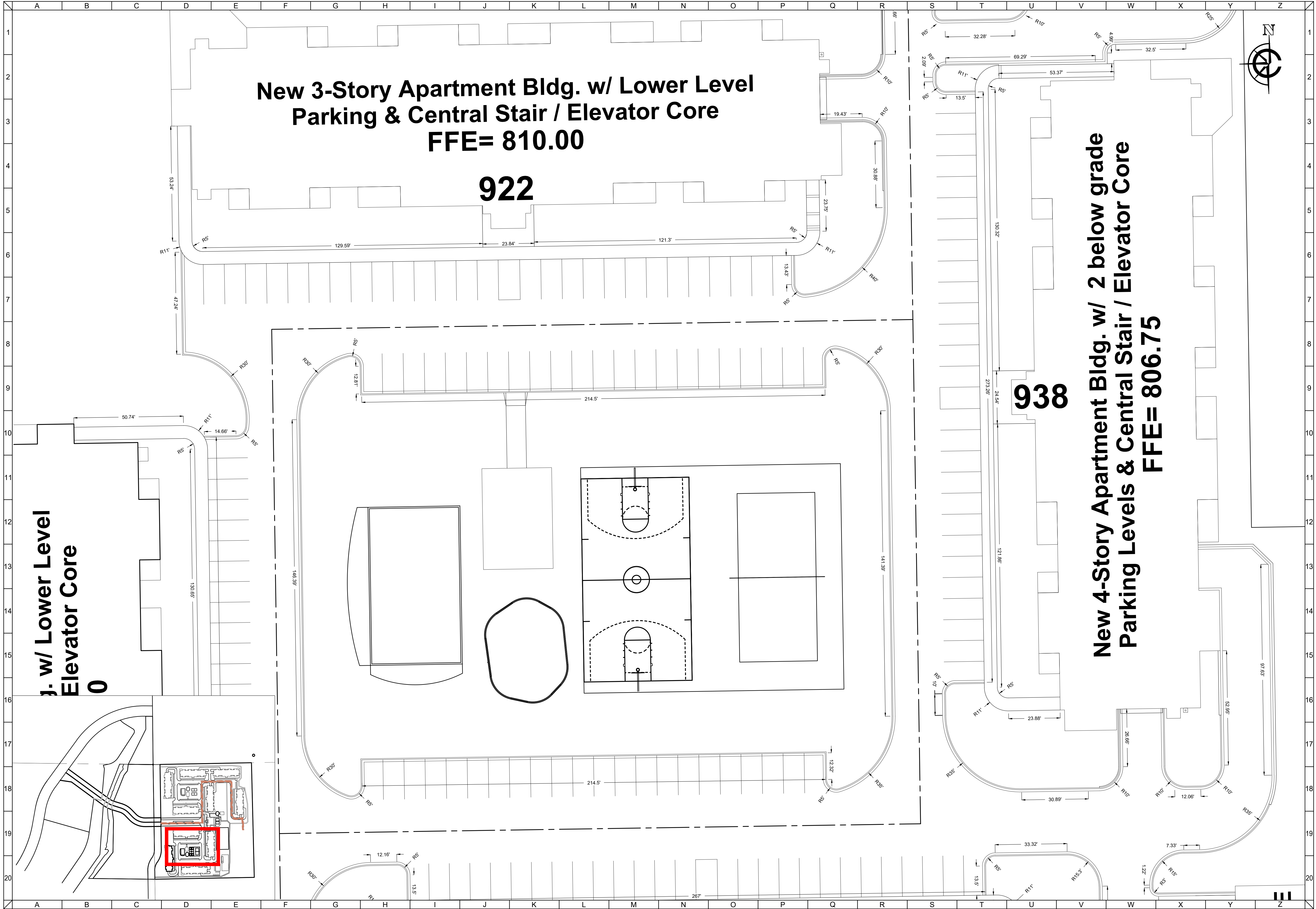
PROJECT MGR PAUL VAN HENKELUM, PE

DRAWN BY BDP

DESIGNED BY RWC

SHEET NUMBER

5 OF 55



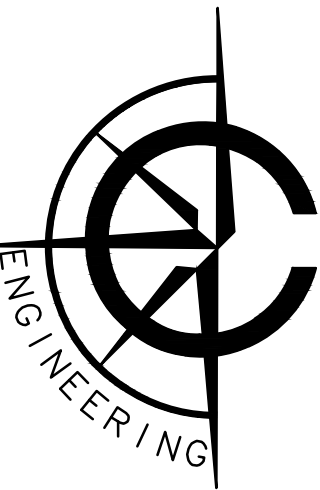
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CLIENT



MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI

CIVIL DESIGN PLANS | DETAILED SITE PLAN



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

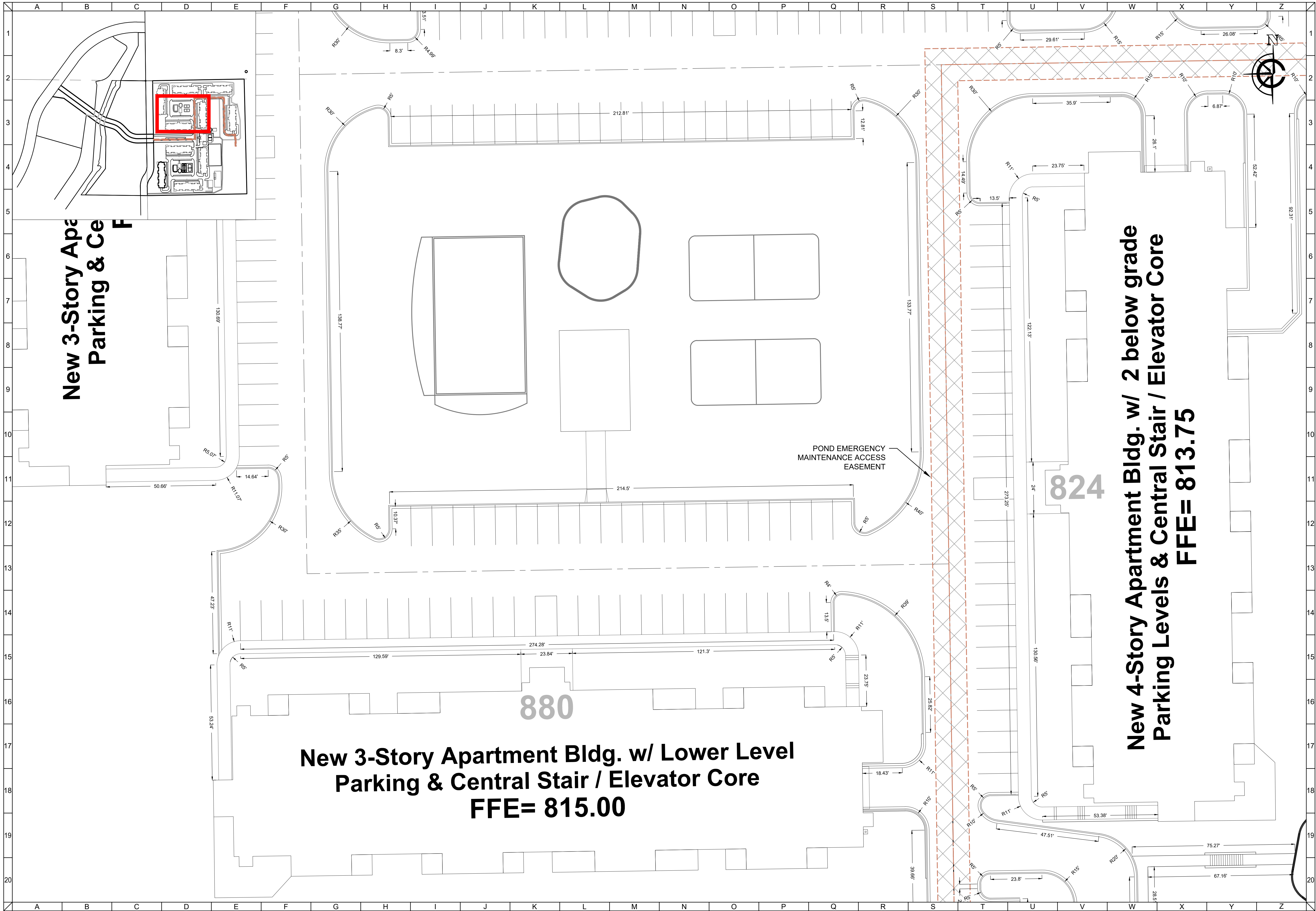
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NO.	REVISION DESCRIPTION	REV DATE
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05	VILLAGE COMMENTS	02/22/2021
06	VILLAGE COMMENTS	04/01/2021
07	VILLAGE COMMENTS	04/25/2021

SCALE	1" = 20'
PROJECT NUMBER	1701331
DATE	09/30/2021
PROJECT MGR	PAUL VAN HENKELUM, PE
DRAWN BY	BDP
DESIGNED BY	RWC

SHEET NUMBER

6 OF 55



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CLIENT

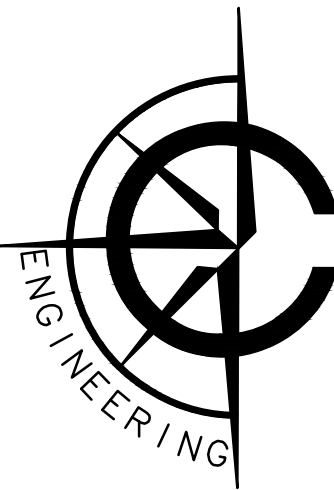


MAPLE CENTRE DEVELOPMENT

VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI

CIVIL DESIGN PLANS

DETAILED SITE PLAN



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

020

20

40

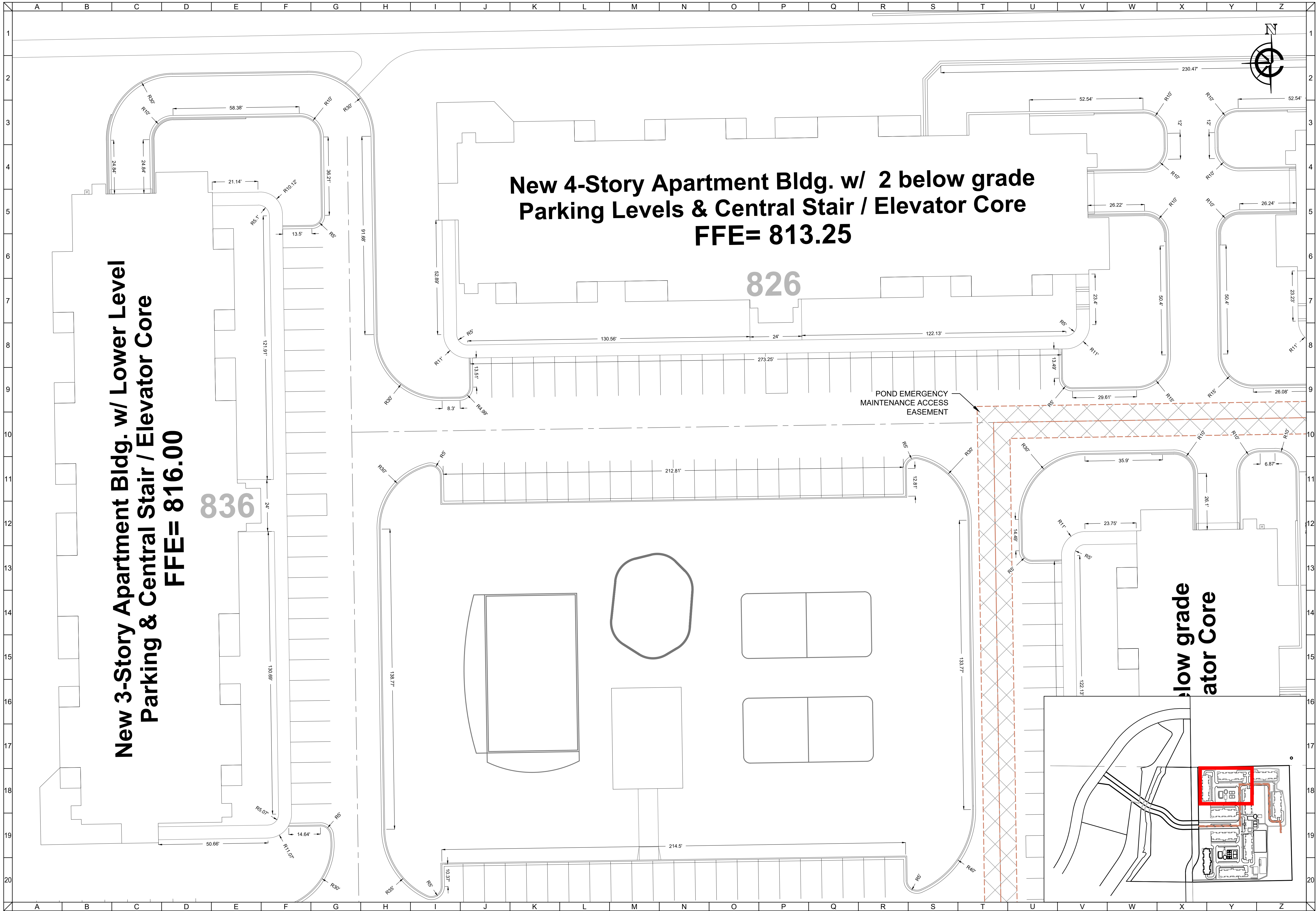
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NO.	REVISION DESCRIPTION	REV DATE
04	PLAN UPDATES	01/19/2021
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06	VILLAGE COMMENTS	04/01/2021
07	VILLAGE COMMENTS	04/25/2021

SCALE	1" = 20'
PROJECT NUMBER	1701331
DATE	09/30/2021
PROJECT MGR	PAUL VAN HENKELUM, PE
DRAWN BY	BDP
DESIGNED BY	RWC

SHEET NUMBER

7 OF 55



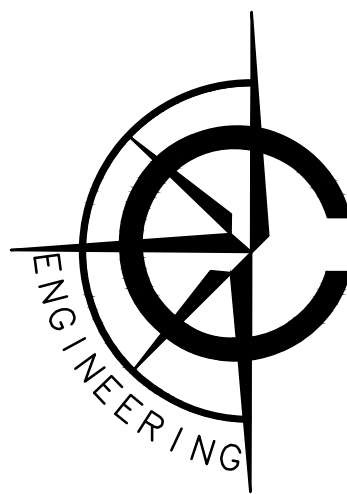
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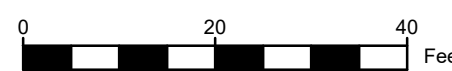
MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI

CIVIL DESIGN PLANS | DETAILED SITE PLAN



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

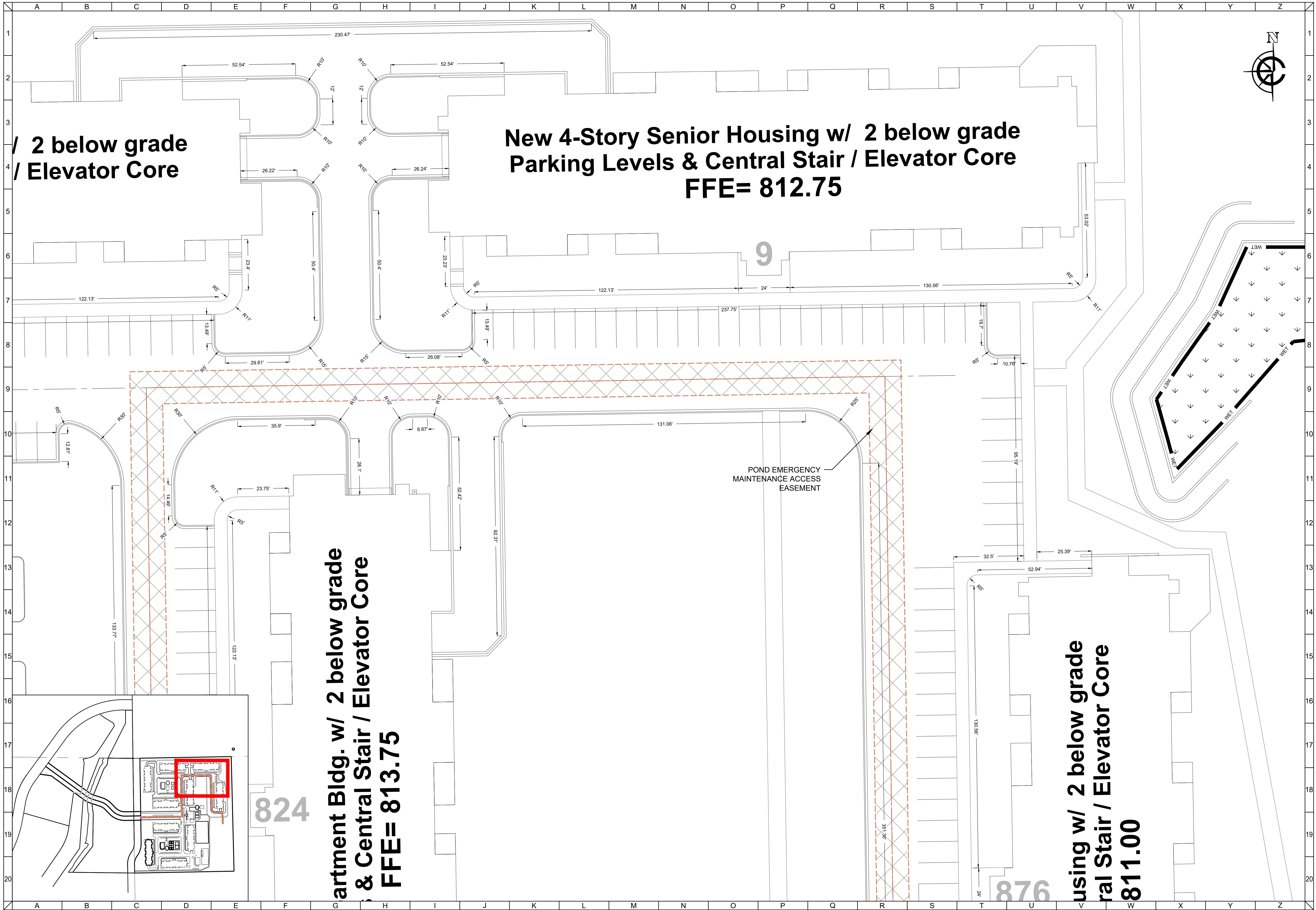
1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM



NO.	REVISION DESCRIPTION	REV DATE
04	PLAN UPDATES	01/19/2021
05	VILLAGE COMMENTS	02/22/2021
06	VILLAGE COMMENTS	04/01/2021
07	VILLAGE COMMENTS	04/25/2021
SCALE		1" = 20'
PROJECT NUMBER		1701331
DATE		09/30/2021
PROJECT MGR		PAUL VAN HENKELUM, PE
DRAWN BY		BDP
DESIGNED BY		RWC

SHEET NUMBER

8 OF 55



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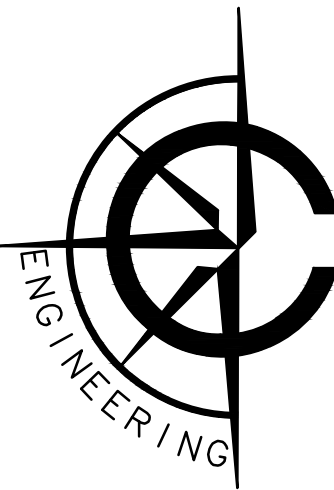
CLIENT



MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI

PRELIMINARY

DETAILED SITE PLAN



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

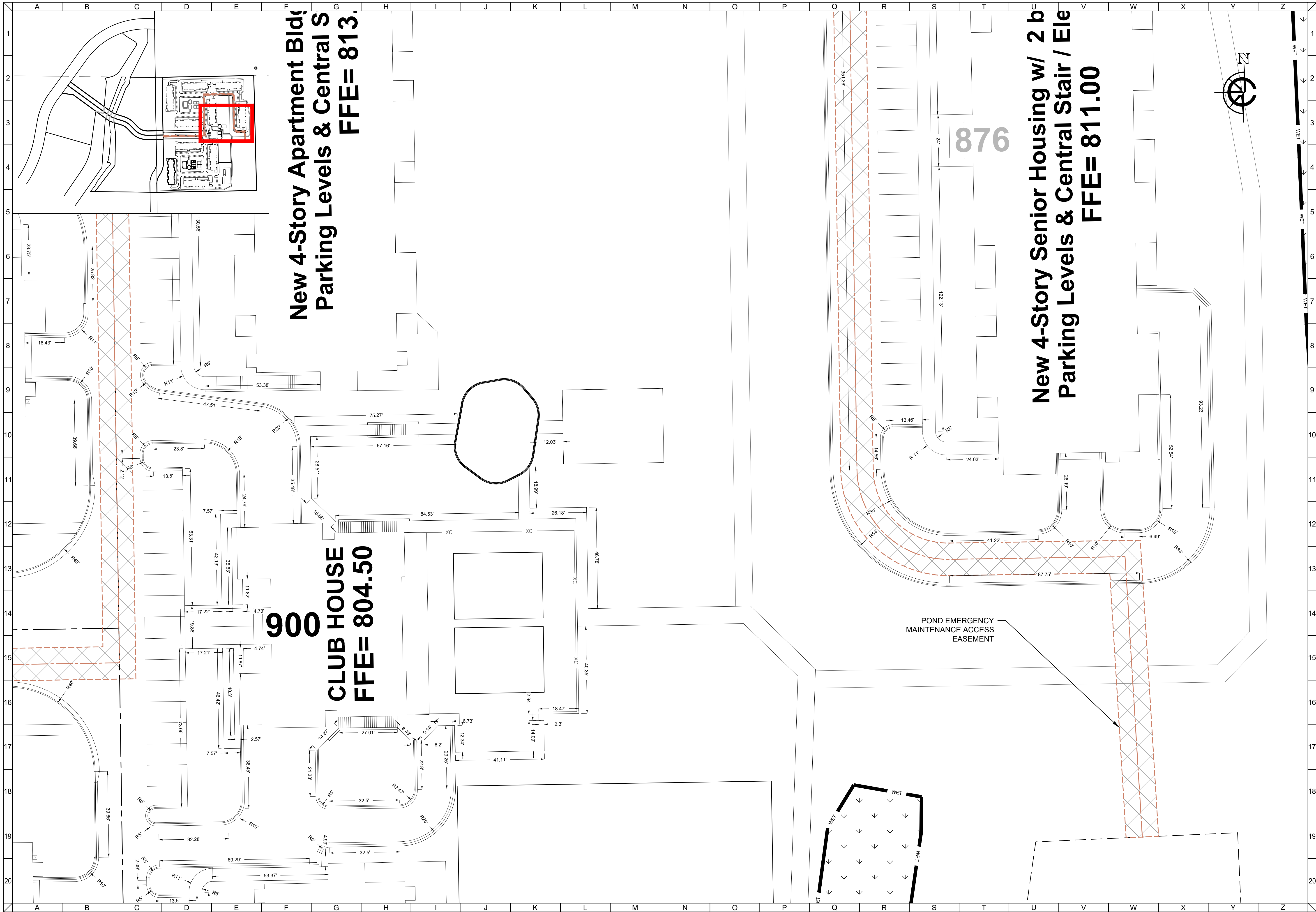
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NO.	REVISION DESCRIPTION	REV DATE
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06	VILLAGE COMMENTS	04/01/2021
07	VILLAGE COMMENTS	04/25/2021

SCALE	1" = 20'
PROJECT NUMBER	1701331
DATE	09/30/2021
PROJECT MGR	PAUL VAN HENKELUM, PE
DRAWN BY	BDP
DESIGNED BY	RWC

SHEET NUMBER

9 OF 55



CLIENT

MAPLE CENTRE DEVELOPMENT

VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI

CIVIL DESIGN PLANS

DETAILED SITE PLAN

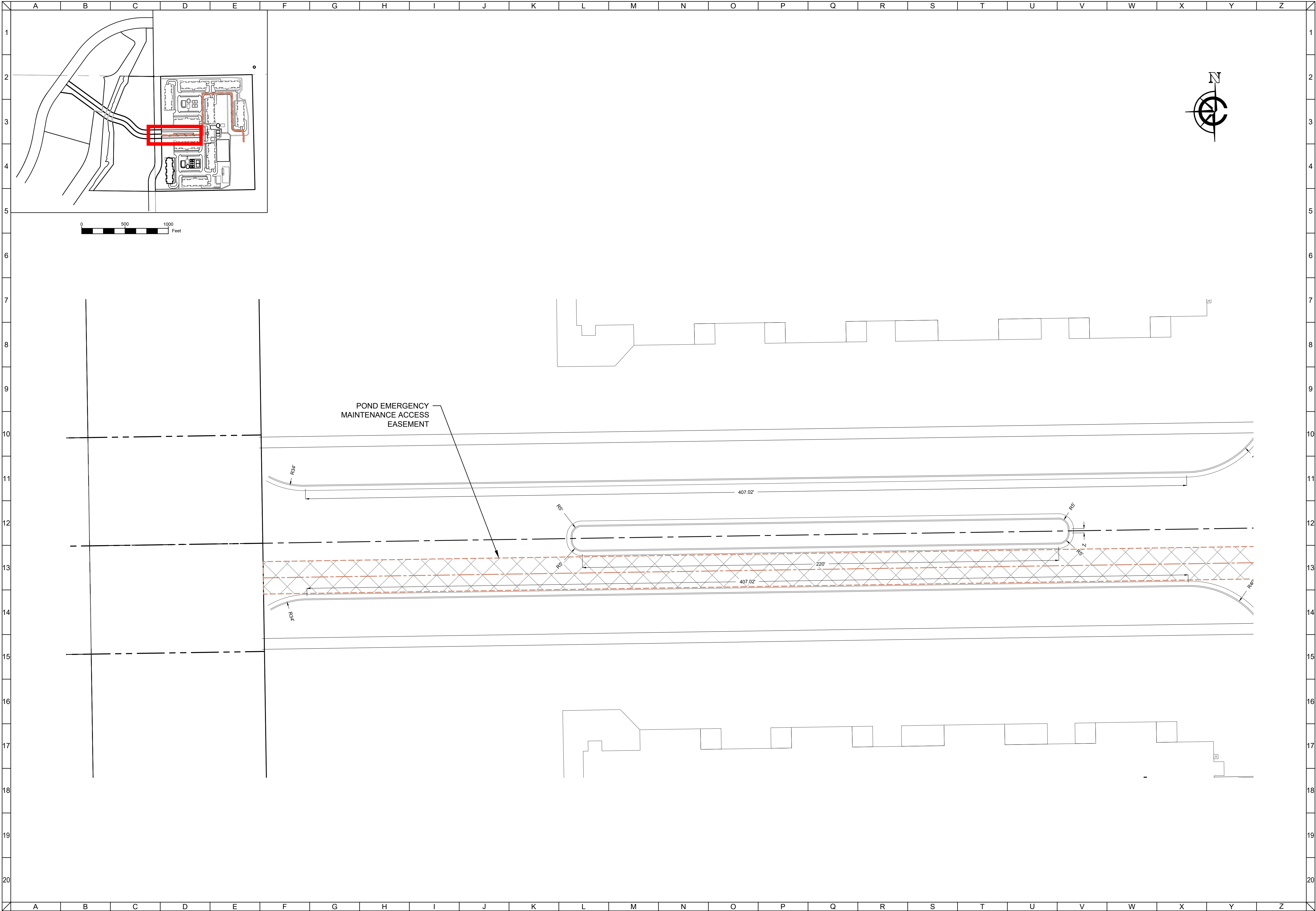
CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS
1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

0 20 40 Feet

NO.	REVISION DESCRIPTION	REV DATE
04	PLAN UPDATES	01/19/2021
05	VILLAGE COMMENTS	02/22/2021
06	VILLAGE COMMENTS	04/01/2021
07	VILLAGE COMMENTS	04/25/2021

SCALE	1" = 20'
PROJECT NUMBER	1701331
DATE	09/30/2021
PROJECT MGR	PAUL VAN HENKELUM, PE
DRAWN BY	BDP
DESIGNED BY	RWC

SHEET NUMBER
10 OF 55

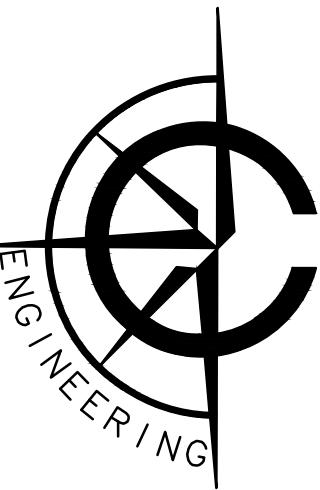


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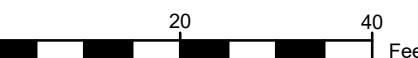
MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI

CIVIL DESIGN PLAN | DETAILED SITE PLAN



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

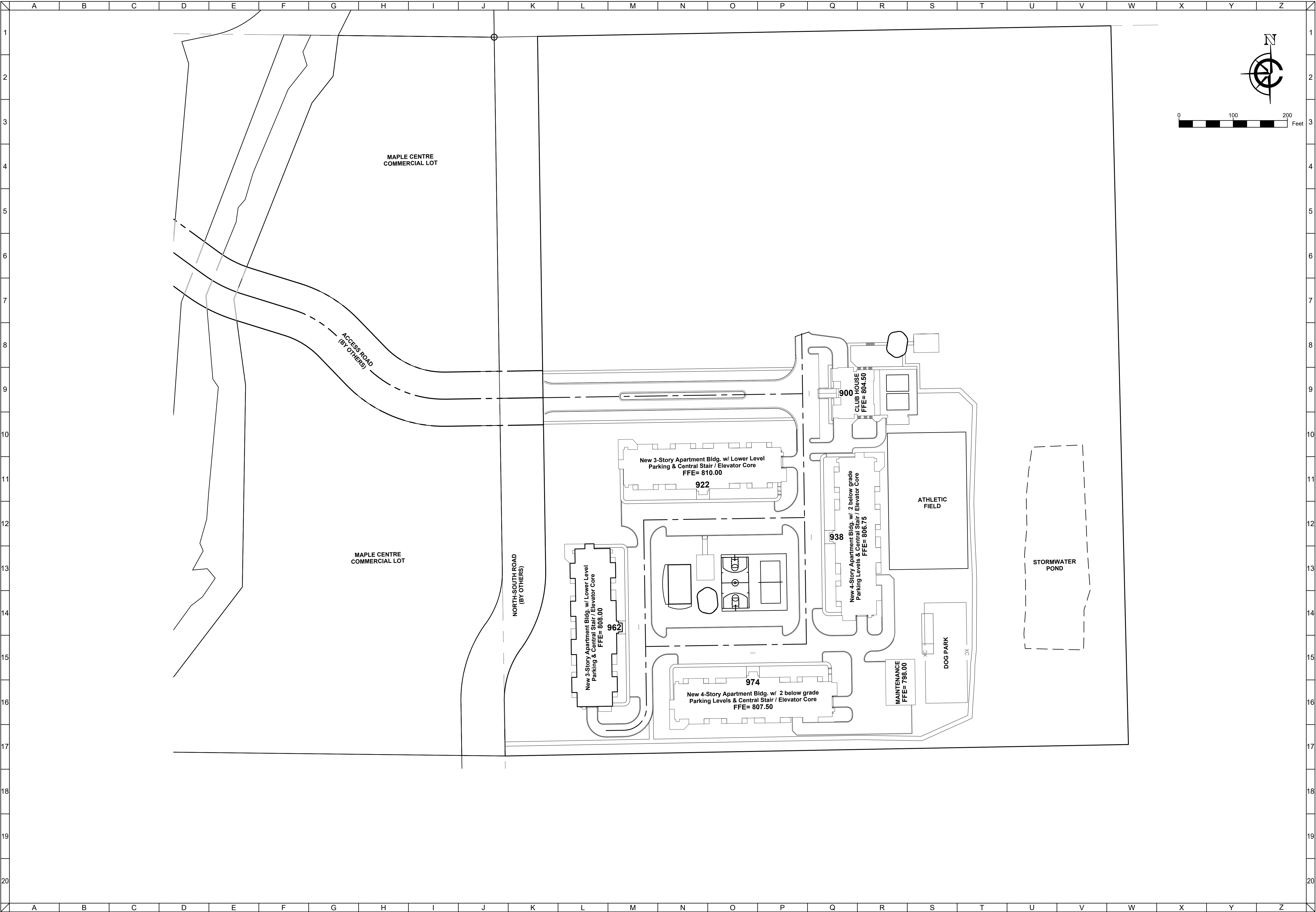


NO.	REVISION DESCRIPTION	REV DATE
04	PLAN UPDATES	01/19/2021
05	VILLAGE COMMENTS	02/22/2021
06	VILLAGE COMMENTS	04/01/2021
07	VILLAGE COMMENTS	04/25/2021

SCALE	1" = 20'
PROJECT NUMBER	1701331
DATE	09/30/2021
PROJECT MGR	PAUL VAN HENKELUM, PE
DRAWN BY	BDP
DESIGNED BY	RWC

SHEET NUMBER

11 OF 55



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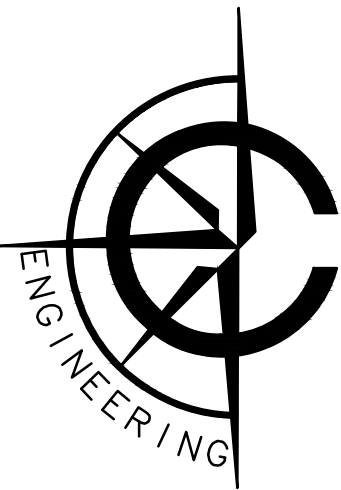
CLIENT



MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI

PHASE 1

CIVIL DESIGN PLANS



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE
04	PLAN UPDATES	01/19/2021
05	VILLAGE COMMENTS	02/22/2021
06	VILLAGE COMMENTS	04/01/2021
07	VILLAGE COMMENTS	04/25/2021

SCALE 1 IN=80 FT

PROJECT NUMBER 1701331

DATE 09/30/2021

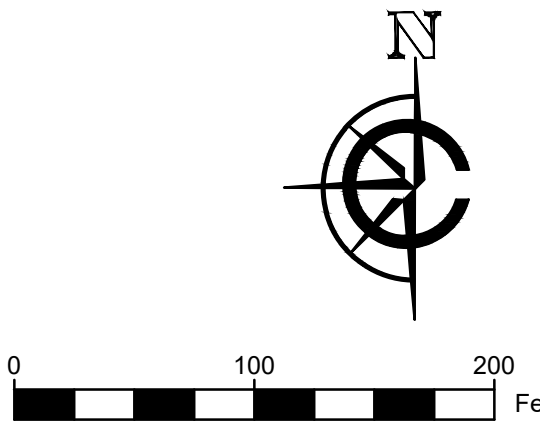
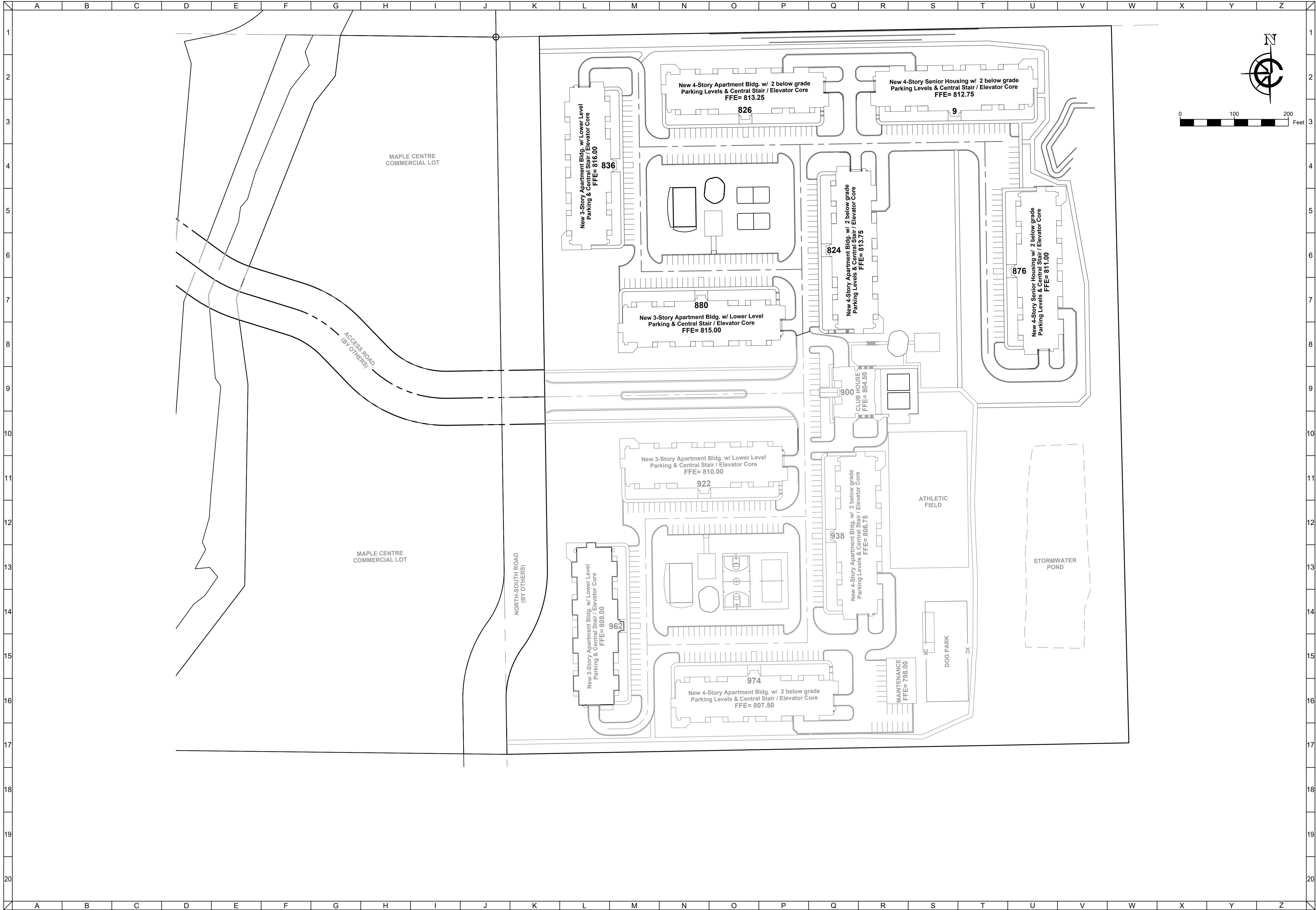
PROJECT MGR PAUL VAN HENKELIUM PE

DRAWN BY BDP

DESIGNED BY RWC

SHEET NUMBER

12 OF 55



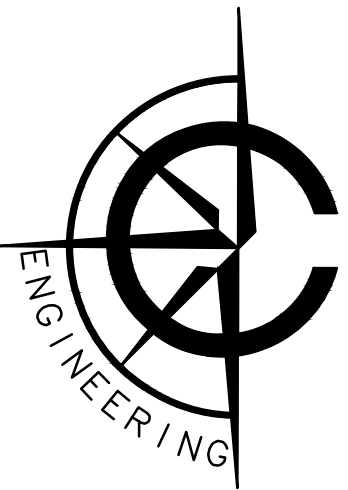
CLIENT



MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI

PHASE 2 PLAN

CIVIL DESIGN PLANS



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
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NO.	REVISION DESCRIPTION	REV DATE
04	PLAN UPDATES	01/19/2021
05	VILLAGE COMMENTS	02/22/2021
06	VILLAGE COMMENTS	04/01/2021
07	VILLAGE COMMENTS	04/25/2021

SCALE 1 IN=80 FT

PROJECT NUMBER 1701331

DATE 09/30/2021

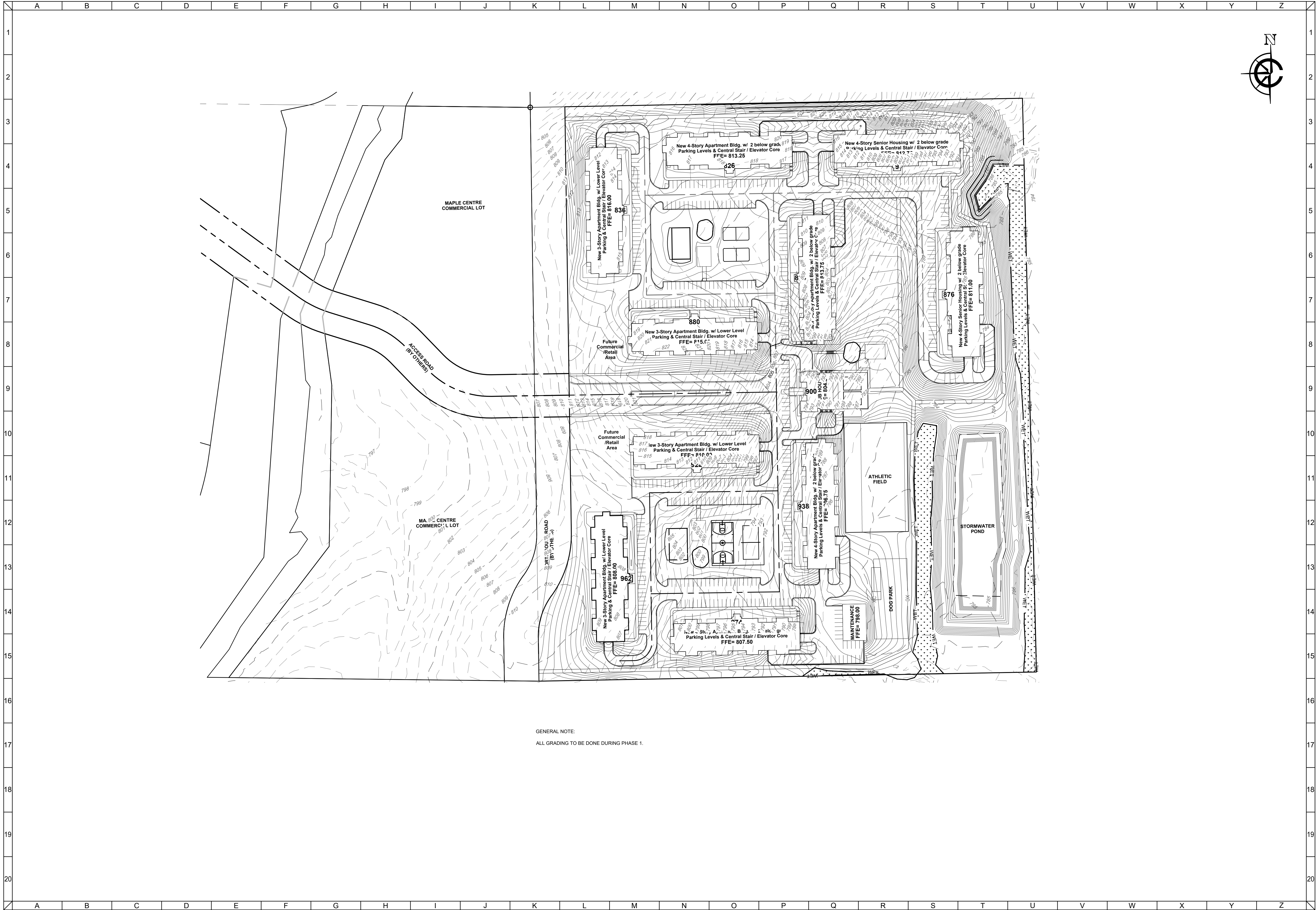
PROJECT MGR PAUL VAN HENKELUM, PE

DRAWN BY BDP

DESIGNED BY RWC

SHEET NUMBER

13 OF 55



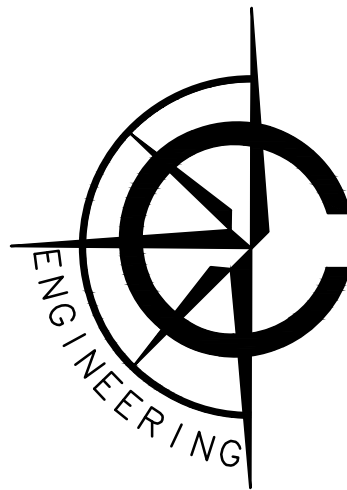
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ALL GRADING TO BE DONE DURING PHASE 1.

CLIENT



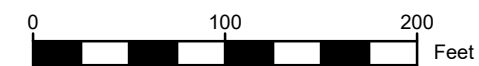
MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI

CIVIL DESIGN PLANS INITIAL GRADING PLAN



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

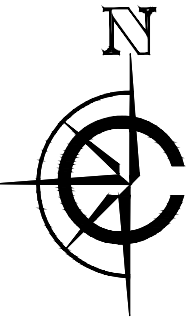
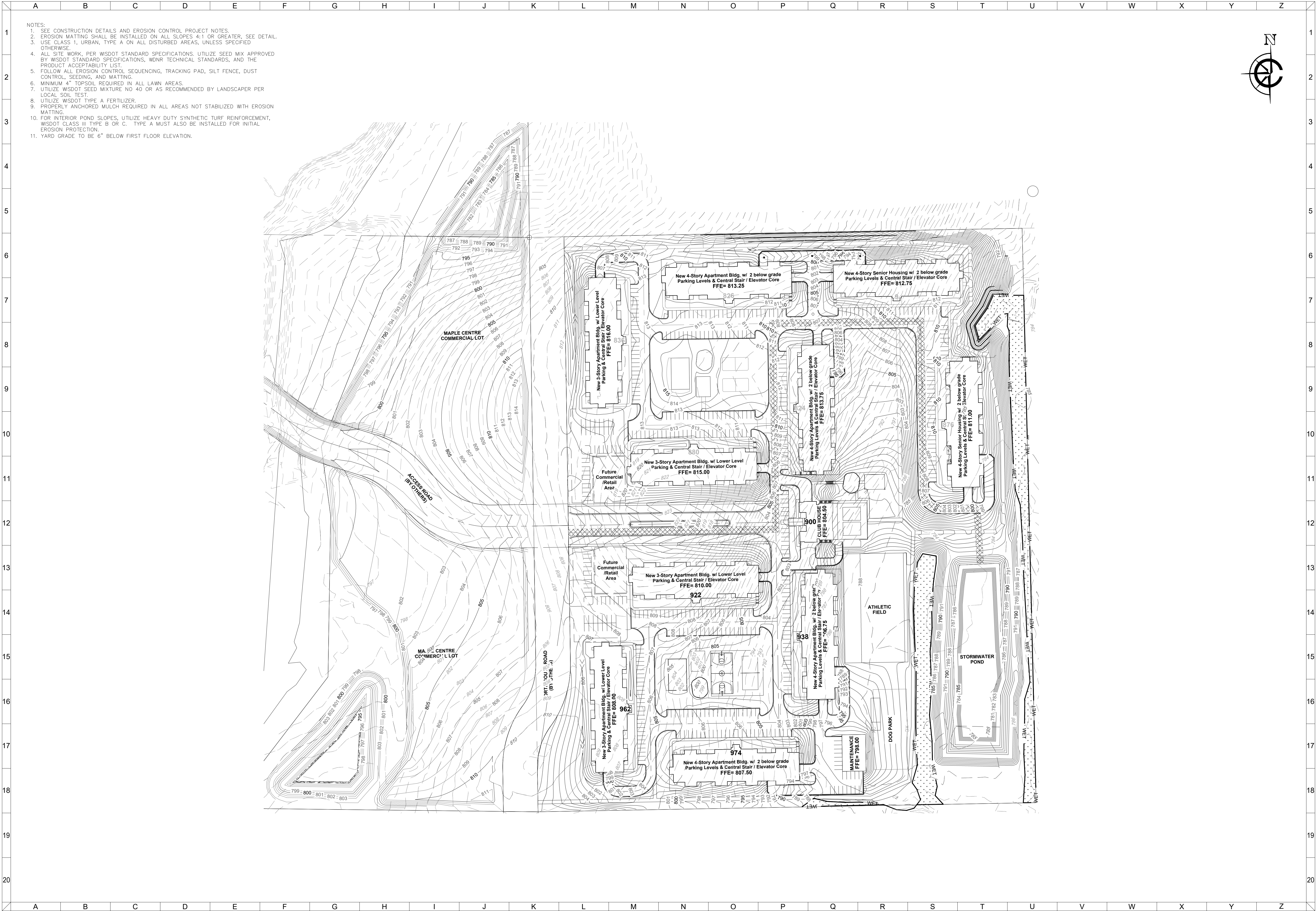


NO.	REVISION DESCRIPTION	REV DATE
04	PLAN UPDATES	01/19/2021
05	VILLAGE COMMENTS	02/22/2021
06	VILLAGE COMMENTS	04/01/2021
07	VILLAGE COMMENTS	04/25/2021

SCALE	1" = 100'
PROJECT NUMBER	1701331
DATE	09/30/2021
PROJECT MGR	PAUL VAN HENKELUM, PE
DRAWN BY	BDP
DESIGNED BY	RWC

SHEET NUMBER

14 OF 55

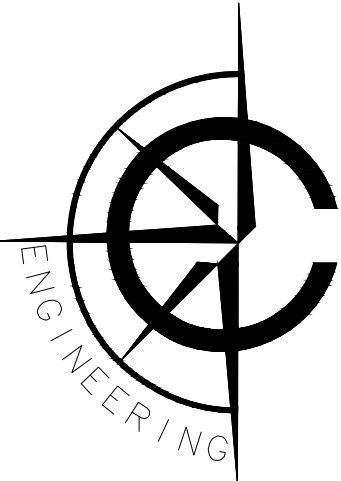


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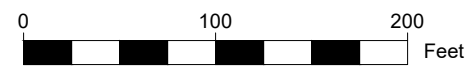
MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI

CIVIL DESIGN PLANS OVERALL GRADING PLAN



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

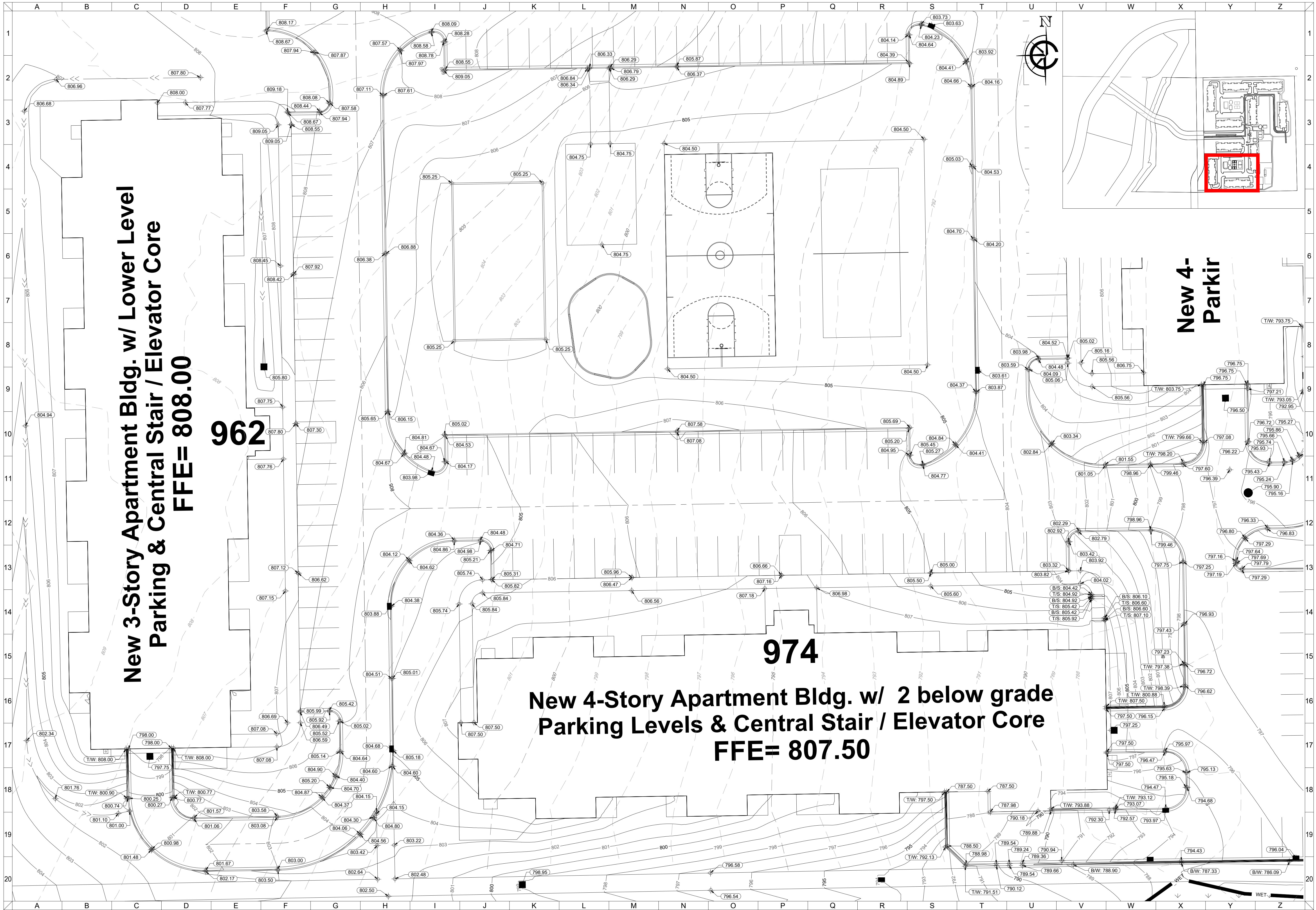


NO.	REVISION DESCRIPTION	REV DATE
04	PLAN UPDATES	01/19/2021
05	VILLAGE COMMENTS	02/22/2021
06	VILLAGE COMMENTS	04/01/2021
07	VILLAGE COMMENTS	04/25/2021

SCALE	1" = 100'
PROJECT NUMBER	1701331
DATE	09/30/2021
PROJECT MGR	PAUL VAN HENKELUM, PE
DRAWN BY	BDP
DESIGNED BY	RWC

SHEET NUMBER

15 OF 55

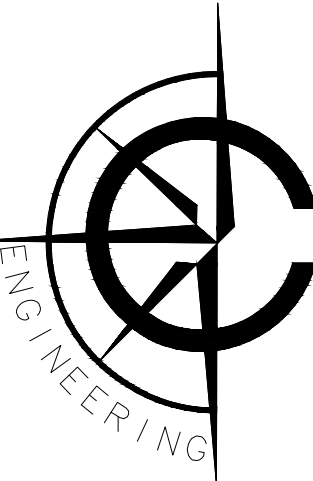


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CLIENT



MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI
CIVIL DESIGN PLANS | DETAILED GRADING PLAN



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

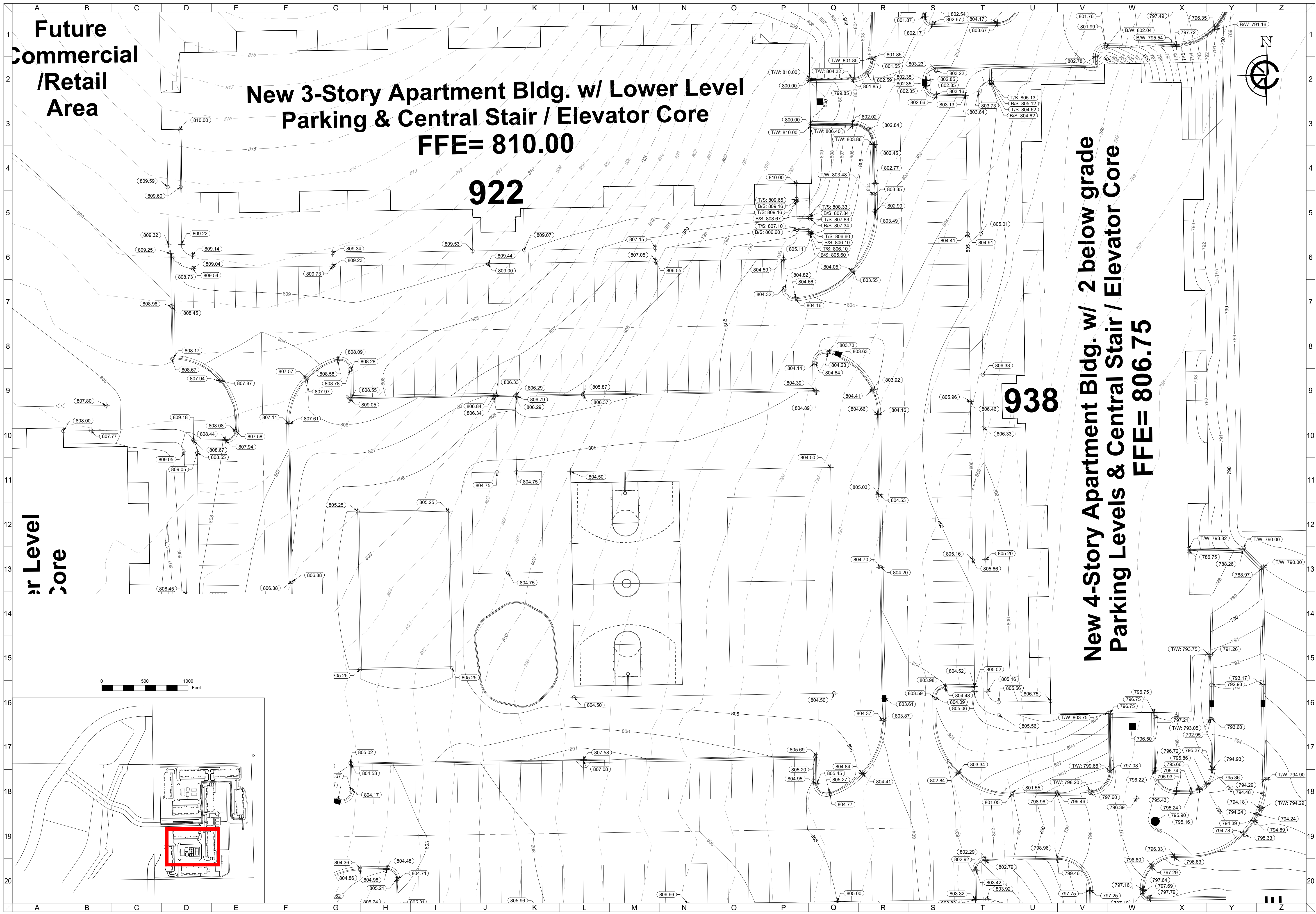
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NO.	REVISION DESCRIPTION	REV DATE
04	PLAN UPDATES	01/19/2021
05	VILLAGE COMMENTS	02/22/2021
06	VILLAGE COMMENTS	04/01/2021
07	VILLAGE COMMENTS	04/25/2021

SCALE 1" = 20'
PROJECT NUMBER 1701331
DATE 09/30/2021
PROJECT MGR PAUL VAN HENKELUM, PE
DRAWN BY BDP
DESIGNED BY RWC

SHEET NUMBER

16 OF 55

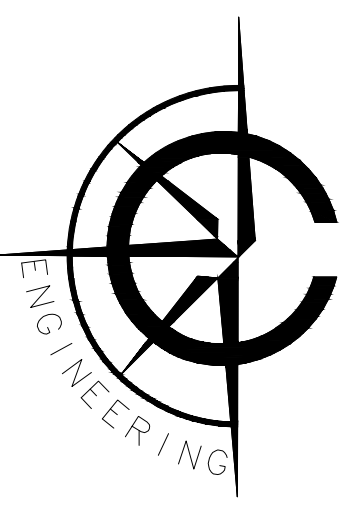


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CLIENT



MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI
CIVIL DESIGN PLANS
DETAILED GRADING PLAN



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

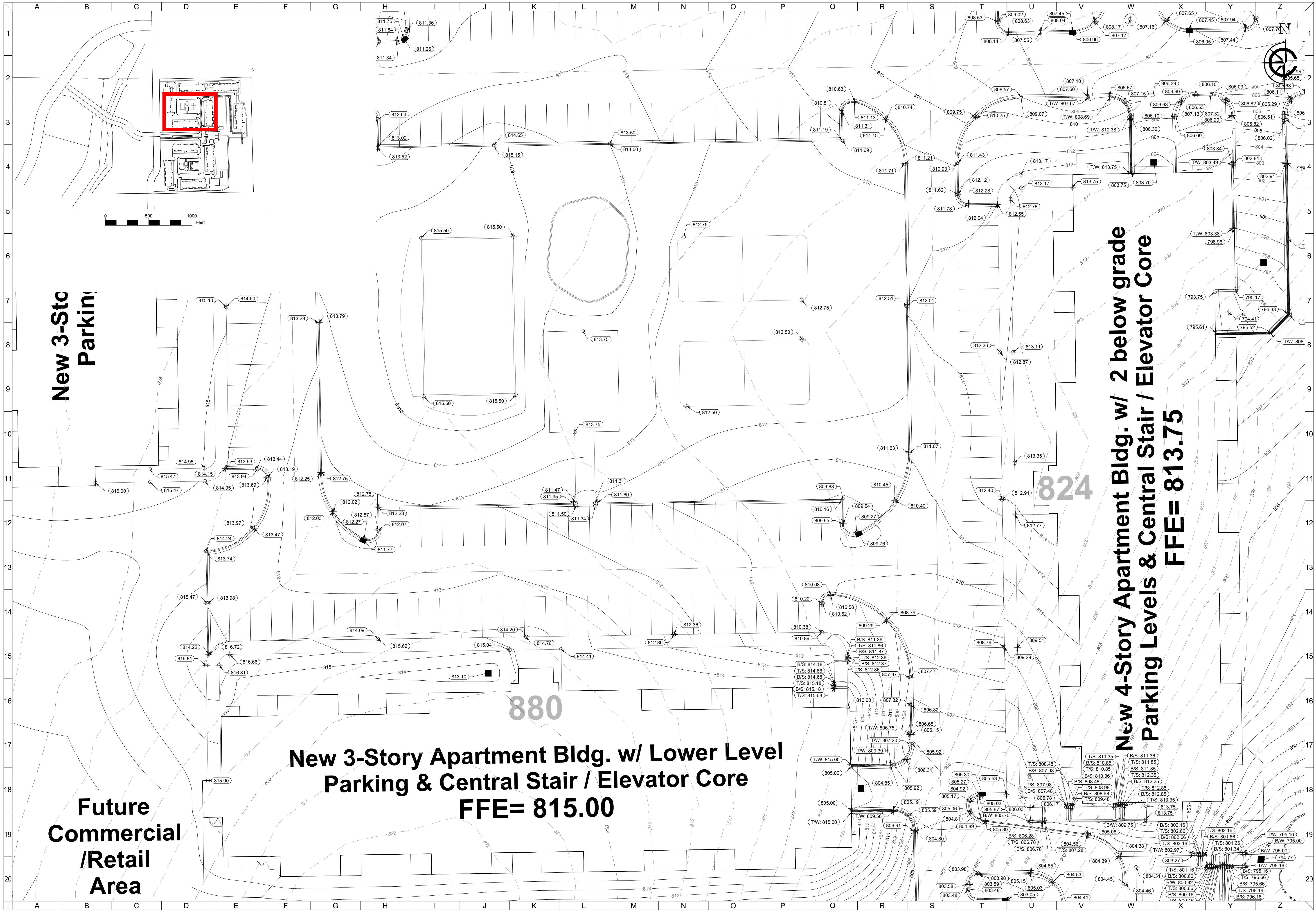
1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

0 20 40 Feet

NO.	REVISION DESCRIPTION	REV DATE
04	PLAN UPDATES	01/19/2021
05	VILLAGE COMMENTS	02/22/2021
06	VILLAGE COMMENTS	04/01/2021
07	VILLAGE COMMENTS	04/25/2021
SCALE		1" = 20'
PROJECT NUMBER		1701331
DATE		09/30/2021
PROJECT MGR		PAUL VAN HENKELUM, PE
DRAWN BY		BDP
DESIGNED BY		RWC

SHEET NUMBER

17 OF 55



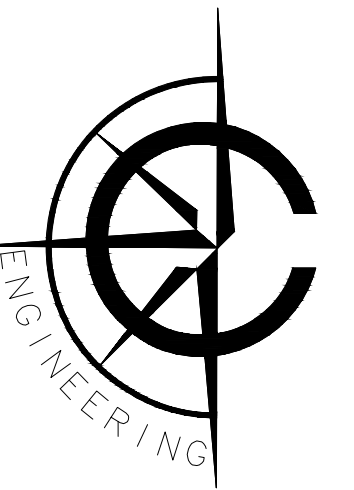
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MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI

CIVIL DESIGN PLANS DETAILED GRADING PLAN



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET
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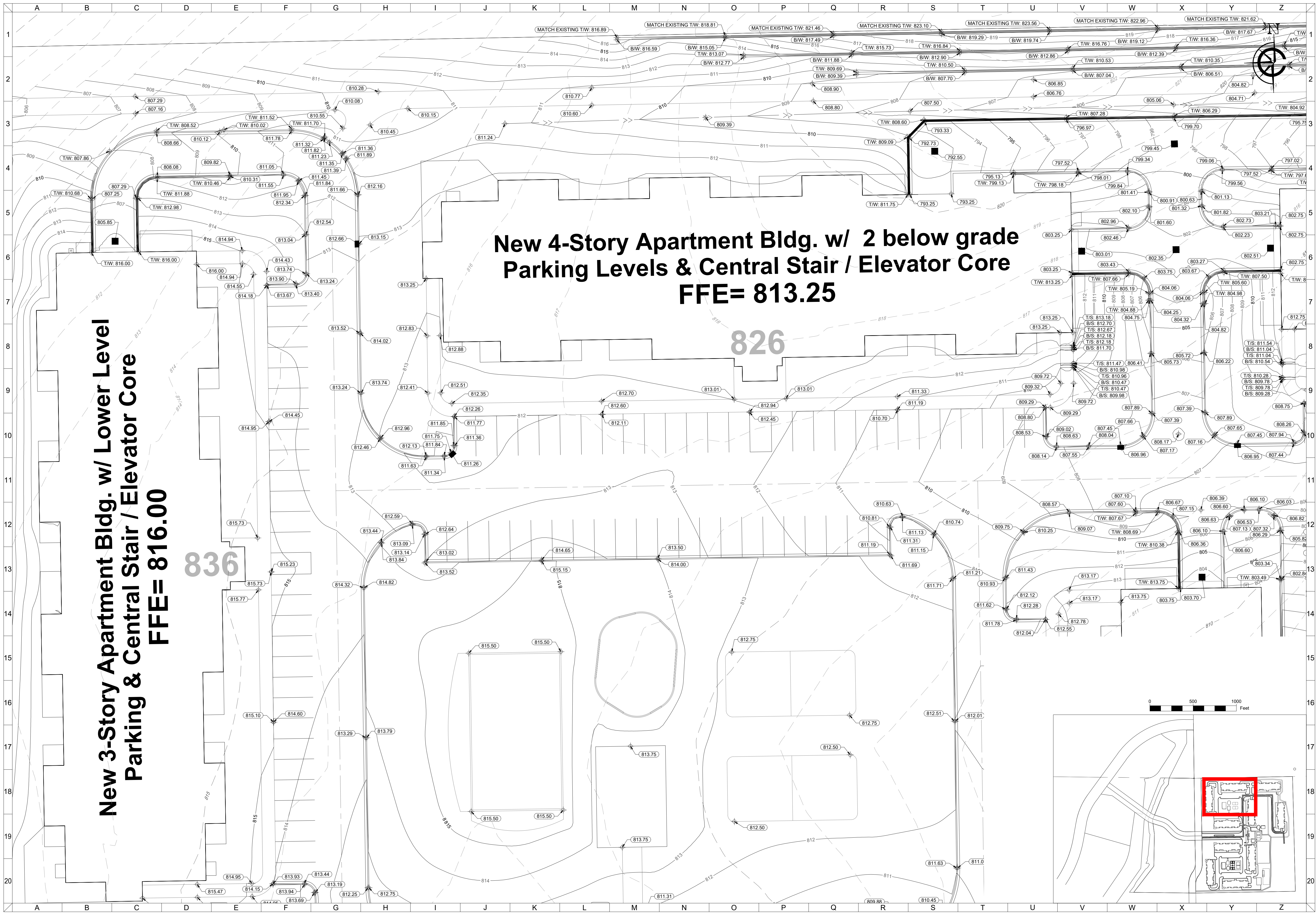
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SCALE 1" = 20'
PROJECT NUMBER 1701331
DATE 09/30/2021
PROJECT MGR PAUL VAN HENKELUM, PE
DRAWN BY BDP
DESIGNED BY RWC

SHEET NUMBER

18 OF 55



New 3-Story Apartment Bldg. w/ Lower Level
Parking & Central Stair / Elevator Core
FFE= 816.00

New 4-Story Apartment Bldg. w/ 2 below grade
Parking Levels & Central Stair / Elevator Core
FFE= 813.25

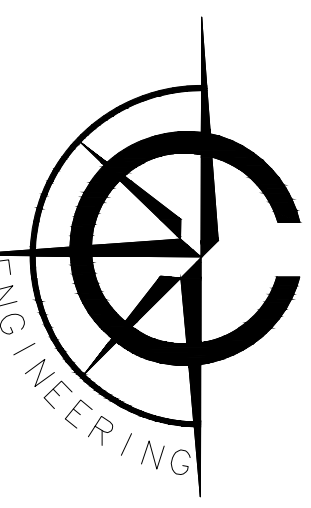
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836

CLIENT



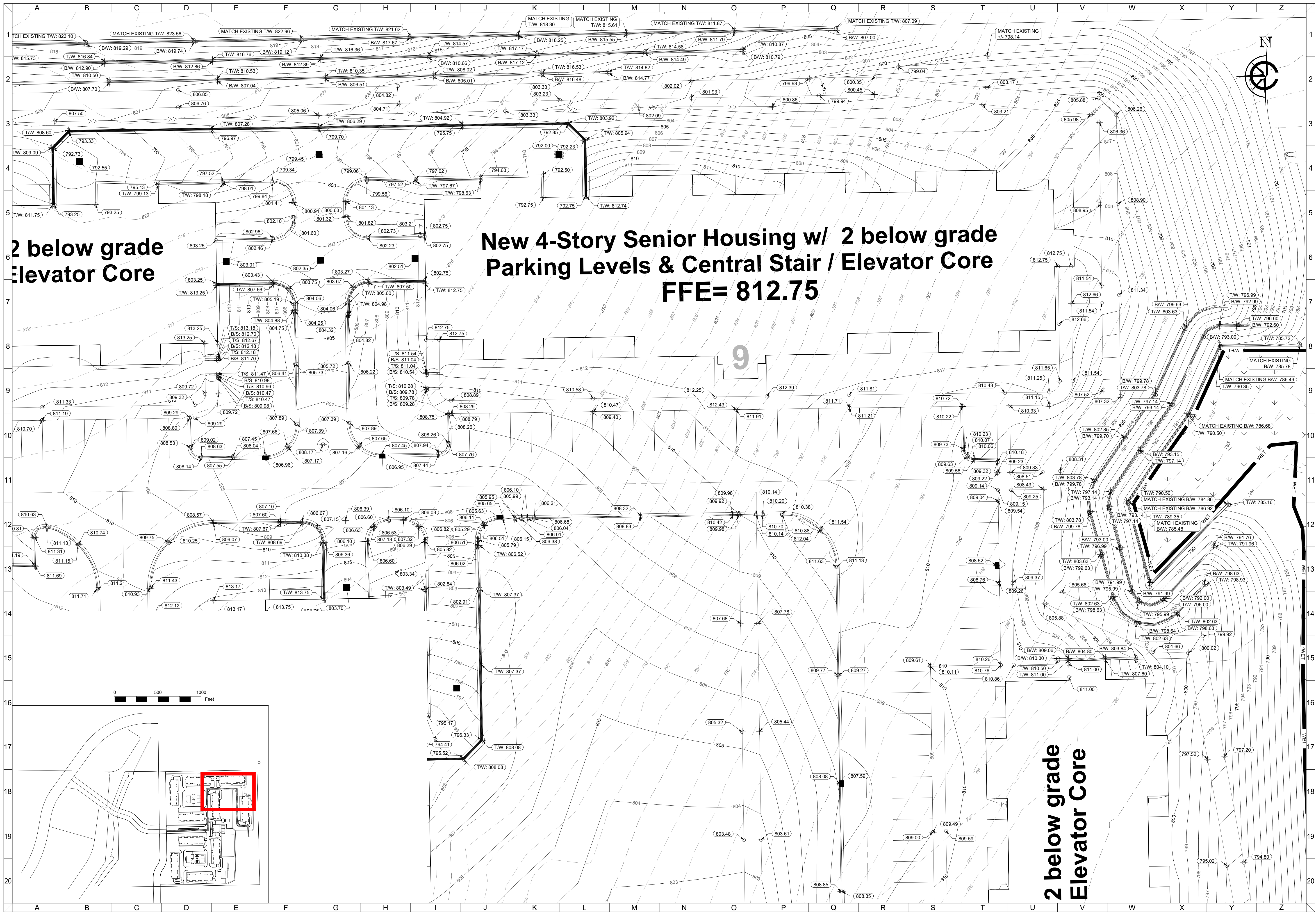
MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI
CIVIL DESIGN PLANS DETAILED GRADING PLAN



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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PROJECT MGR		PAUL VAN HENKELUM, PE
DRAWN BY		BDP
DESIGNED BY		RWC
SHEET NUMBER		19 OF 55

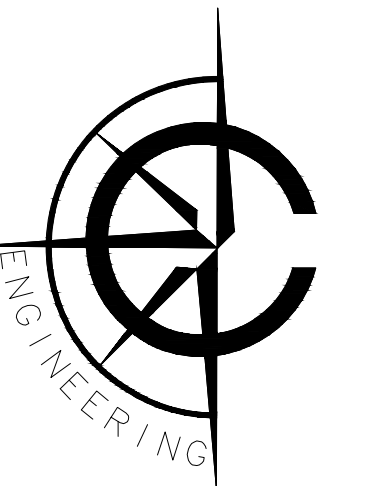


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MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI
CIVIL DESIGN PLANS DETAILED GRADING PLAN



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

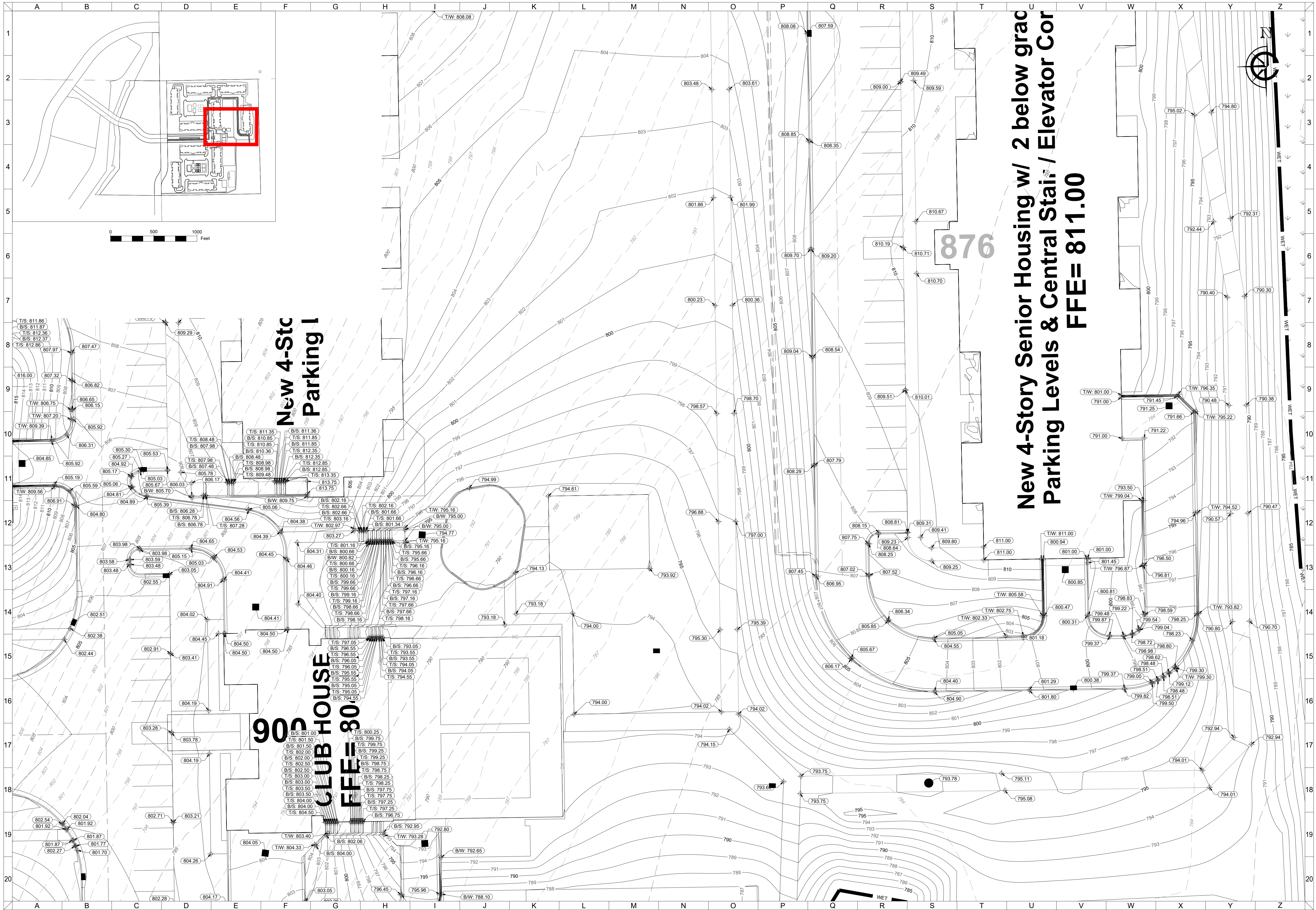
1200 LA SALLE STREET
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0 20 40 Feet

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PROJECT MGR		PAUL VAN HENKELUM, PE
DRAWN BY		BDP
DESIGNED BY		RWC

SHEET NUMBER

20 OF 55



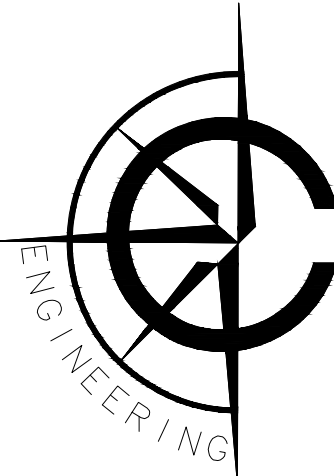
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CLIENT



MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI

CIVIL DESIGN PLANS DETAILED GRADING PLAN



CARDINAL ENGINEERING LLC
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PROJECT NUMBER 1701331

DATE 09/30/2021

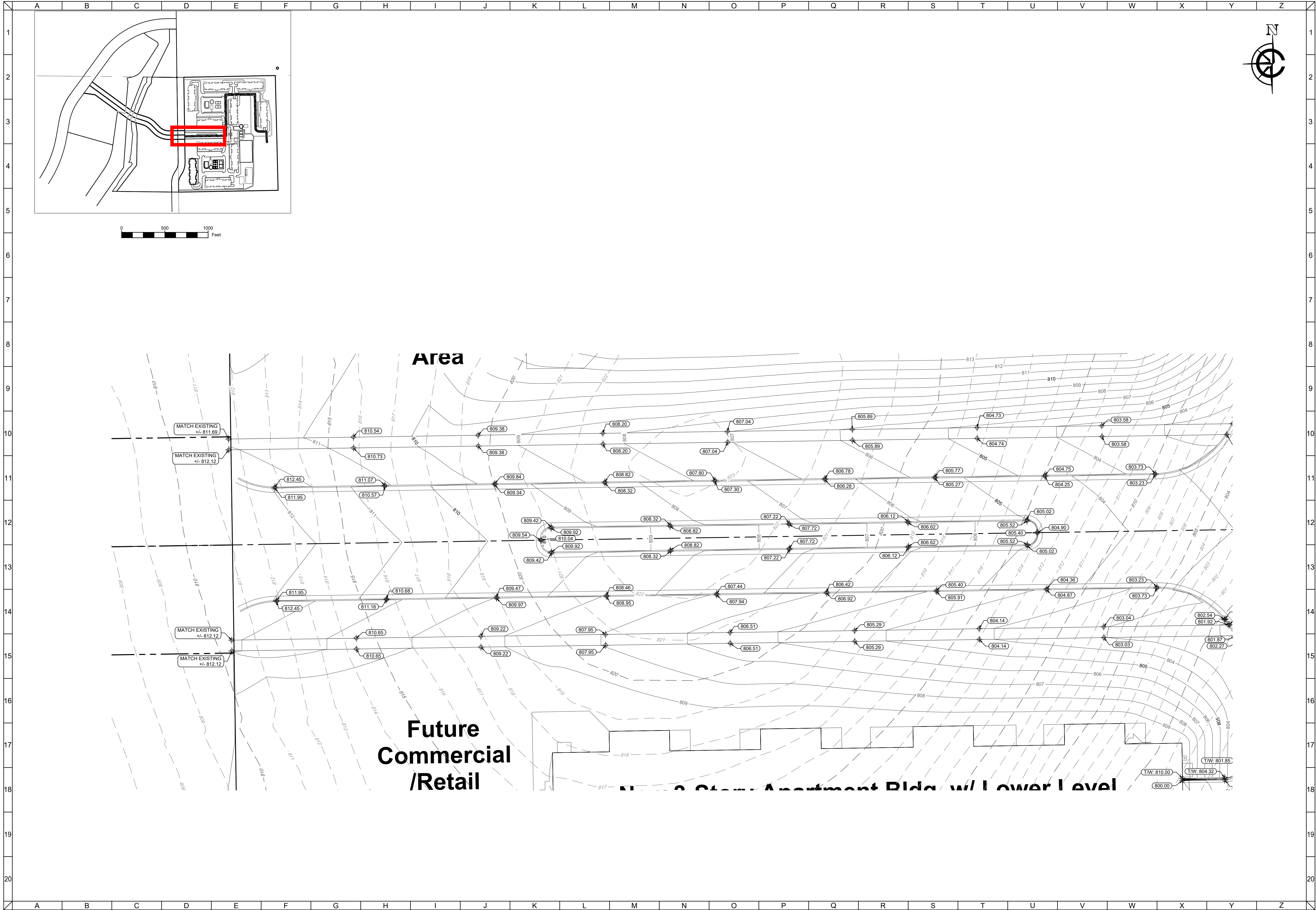
PROJECT MGR PAUL VAN HENKELUM, PE

DRAWN BY BDP

DESIGNED BY RWC

SHEET NUMBER

21 OF 55



CLIENT

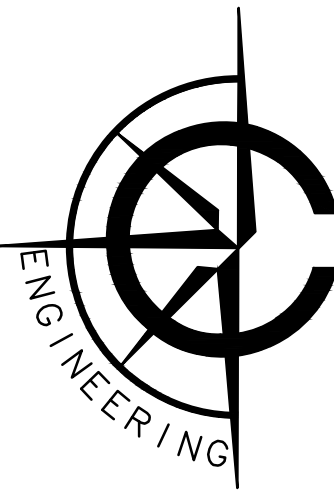


MAPLE CENTRE DEVELOPMENT

VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI

CIVIL DESIGN PLANS

DETAILED GRADING PLAN



CARDINAL ENGINEERING LLC

DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET

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SCALE

1" = 20'

PROJECT NUMBER

1701331

DATE

09/30/2021

PROJECT MGR

PAUL VAN HENKELUM, PE

DRAWN BY

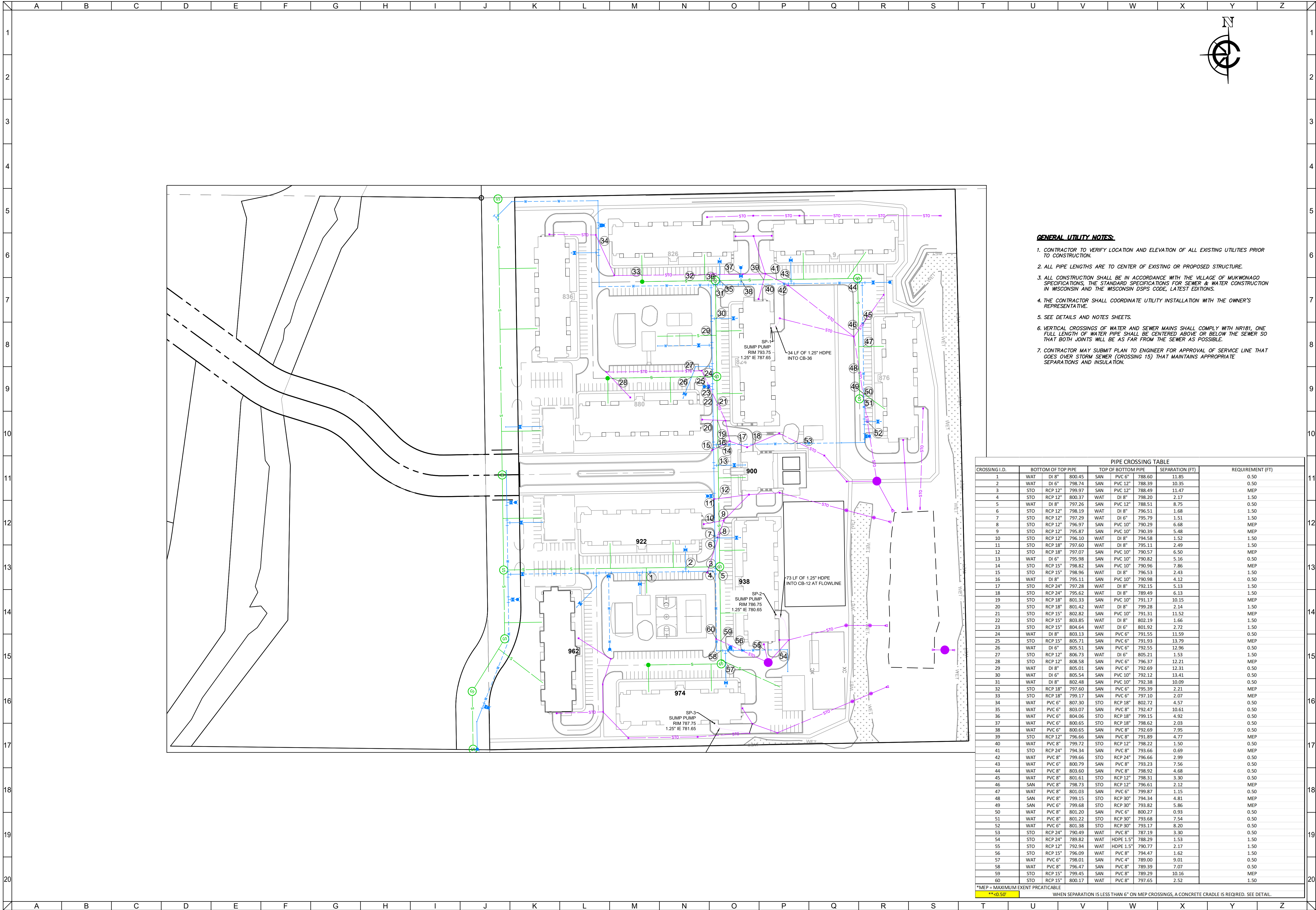
BDP

DESIGNED BY

RWC

SHEET NUMBER

22 OF 55



GENERAL UTILITY NOTES:

- 1. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 2. ALL PIPE LENGTHS ARE TO CENTER OF EXISTING OR PROPOSED STRUCTURE.
- 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE VILLAGE OF MUKWONAGO SPECIFICATIONS, THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE WISCONSIN DSPS CODE, LATEST EDITIONS.
- 4. THE CONTRACTOR SHALL COORDINATE UTILITY INSTALLATION WITH THE OWNER'S REPRESENTATIVE.
- 5. SEE DETAILS AND NOTES SHEETS.
- 6. VERTICAL CROSSINGS OF WATER AND SEWER MAINS SHALL COMPLY WITH NR181, ONE FULL LENGTH OF WATER PIPE SHALL BE CENTERED ABOVE OR BELOW THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.
- 7. CONTRACTOR MAY SUBMIT PLAN TO ENGINEER FOR APPROVAL OF SERVICE LINE THAT GOES OVER STORM SEWER (CROSSING 15) THAT MAINTAINS APPROPRIATE SEPARATIONS AND INSULATION.

PIPE CROSSING TABLE									
CROSSING I.D.	BOTTOM OF TOP PIPE			TOP OF BOTTOM PIPE			SEPARATION (FT)	REQUIREMENT (FT)	
1	WAT	DI 8"	800.45	SAN	PVC 6"	788.60	11.85	0.50	
2	WAT	DI 6"	798.74	SAN	PVC 12"	788.39	10.35	0.50	
3	STO	RCP 12"	799.97	SAN	PVC 12"	788.49	11.47	MEP	
4	STO	RCP 12"	800.37	WAT	DI 8"	798.20	2.17	1.50	
5	WAT	DI 8"	797.26	SAN	PVC 12"	788.51	8.75	0.50	
6	STO	RCP 12"	798.19	WAT	DI 8"	796.51	1.68	1.50	
7	STO	RCP 12"	797.29	WAT	DI 6"	795.79	1.51	1.50	
8	STO	RCP 12"	796.97	SAN	PVC 10"	790.29	6.68	MEP	
9	STO	RCP 12"	795.87	SAN	PVC 10"	790.39	5.48	MEP	
10	STO	RCP 12"	796.10	WAT	DI 8"	794.58	1.52	1.50	
11	STO	RCP 18"	797.60	WAT	DI 8"	795.11	2.49	1.50	
12	STO	RCP 18"	797.07	SAN	PVC 10"	790.57	6.50	MEP	
13	WAT	DI 6"	795.98	SAN	PVC 10"	790.82	5.16	0.50	
14	STO	RCP 15"	798.82	SAN	PVC 10"	790.96	7.86	MEP	
15	STO	RCP 15"	798.96	WAT	DI 8"	796.53	2.43	1.50	
16	WAT	DI 8"	795.11	SAN	PVC 10"	790.98	4.12	0.50	
17	STO	RCP 24"	797.28	WAT	DI 8"	792.15	5.13	1.50	
18	STO	RCP 24"	795.62	WAT	DI 8"	789.49	6.13	1.50	
19	STO	RCP 18"	801.35	SAN	PVC 10"	791.17	10.15	MEP	
20	STO	RCP 18"	801.42	WAT	DI 8"	799.28	2.14	1.50	
21	STO	RCP 15"	802.82	SAN	PVC 10"	791.31	11.52	MEP	
22	STO	RCP 15"	803.85	WAT	DI 8"	802.19	1.66	1.50	
23	STO	RCP 15"	804.64	WAT	DI 6"	801.92	2.72	1.50	
24	WAT	DI 8"	803.13	SAN	PVC 6"	791.55	11.59	0.50	
25	STO	RCP 15"	805.71	SAN	PVC 6"	791.93	13.79	MEP	
26	WAT	DI 6"	805.51	SAN	PVC 6"	792.55	12.96	0.50	
27	STO	RCP 12"	806.73	WAT	DI 6"	805.21	1.53	1.50	
28	STO	RCP 12"	808.58	SAN	PVC 6"	796.37	12.21	MEP	
29	WAT	DI 8"	805.01	SAN	PVC 6"	792.69	12.31	0.50	
30	WAT	DI 6"	805.54	SAN	PVC 10"	792.12	13.41	0.50	
31	WAT	DI 8"	802.48	SAN	PVC 10"	792.38	10.09	0.50	
32	STO	RCP 18"	797.60	SAN	PVC 6"	795.39	2.21	MEP	
33	STO	RCP 18"	799.17	SAN	PVC 6"	797.10	2.07	MEP	
34	WAT	PVC 6"	807.30	STO	RCP 18"	802.72	4.57	0.50	
35	WAT	PVC 6"	803.07	SAN	PVC 8"	792.47	10.61	0.50	
36	WAT	PVC 6"	804.06	STO	RCP 18"	799.15	4.92	0.50	
37	WAT	PVC 6"	800.65	STO	RCP 18"	798.62	2.03	0.50	
38	WAT	PVC 6"	800.65	SAN	PVC 8"	792.69	7.95	0.50	
39	STO	RCP 12"	796.66	SAN	PVC 8"	791.89	4.77	MEP	
40	WAT	PVC 8"	799.72	STO	RCP 12"	798.22	1.50	0.50	
41	STO	RCP 24"	794.34	SAN	PVC 8"	793.66	0.69	MEP	
42	WAT	PVC 8"	799.66	STO	RCP 24"	796.66	2.99	0.50	
43	WAT	PVC 6"	800.79	SAN	PVC 8"	793.23	7.56	0.50	
44	WAT	PVC 8"	803.60	SAN	PVC 8"	798.92	4.68	0.50	
45	WAT	PVC 8"	801.61	STO	RCP 12"	798.31	3.30	0.50	
46	SAN	PVC 8"	798.73	STO	RCP 12"	796.61	2.12	MEP	
47	WAT	PVC 8"	801.03	SAN	PVC 6"	799.87	1.15	0.50	
48	SAN	PVC 8"	799.15	STO	RCP 30"	794.34	4.81	MEP	
49	SAN	PVC 6"	799.68	STO	RCP 30"	793.82	5.86	MEP	
50	WAT	PVC 8"	801.20	SAN	PVC 6"	800.27	0.93	0.50	
51	WAT	PVC 8"	801.22	STO	RCP 30"	793.68	7.54	0.50	
52	WAT	PVC 6"	801.38	STO	RCP 30"	793.17	8.20	0.50	
53	STO	RCP 24"	790.49	WAT	PVC 8"	787.19	3.30	0.50	
54	STO	RCP 24"	789.82	WAT	HDPE 1.5"	788.29	1.53	1.50	
55	STO	RCP 12"	792.94	WAT	HDPE 1.5"	790.77	2.17	1.50	
56	STO	RCP 15"	796.09	WAT	PVC 8"	794.47	1.62	1.50	
57	WAT	PVC 6"	798.01	SAN	PVC 4"	789.00	9.01	0.50	
58	WAT	PVC 8"	796.47	SAN	PVC 8"	789.39	7.07	0.50	
59	STO	RCP 15"	799.45	SAN	PVC 8"	789.29	10.16	MEP	
60	STO	RCP 15"	800.17	WAT	PVC 8"	797.65	2.52	1.50	

*MEP = MAXIMUM EXENT PRATICABLE

* **<0.50

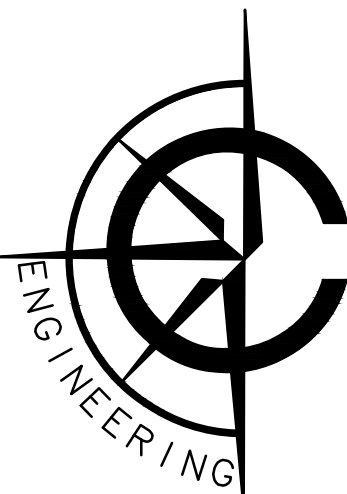
WHEN SEPARATION IS LESS THAN 6" ON MEP CROSSINGS, A CONCRETE CRADLE IS REQUIRED. SEE DETAIL.

*MEP = MAXIMUM EXENT PRCATICABLE
**<0.50' WHEN SEPARATION IS LESS THAN 6" ON MEP CROSSINGS, A CONCRETE CRADLE IS REQUIRED. SEE DETAIL.

CLIENT

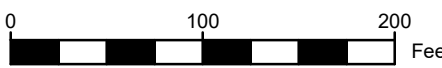


MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI
CIVIL DESIGN PLANS
OVERALL UTILITY PLAN



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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LAKE GENEVA, WI 53147
262-757-8776
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07	VILLAGE COMMENTS	04/25/2021

SCALE 1" = 100'

PROJECT NUMBER 1701331

DATE 09/30/2021

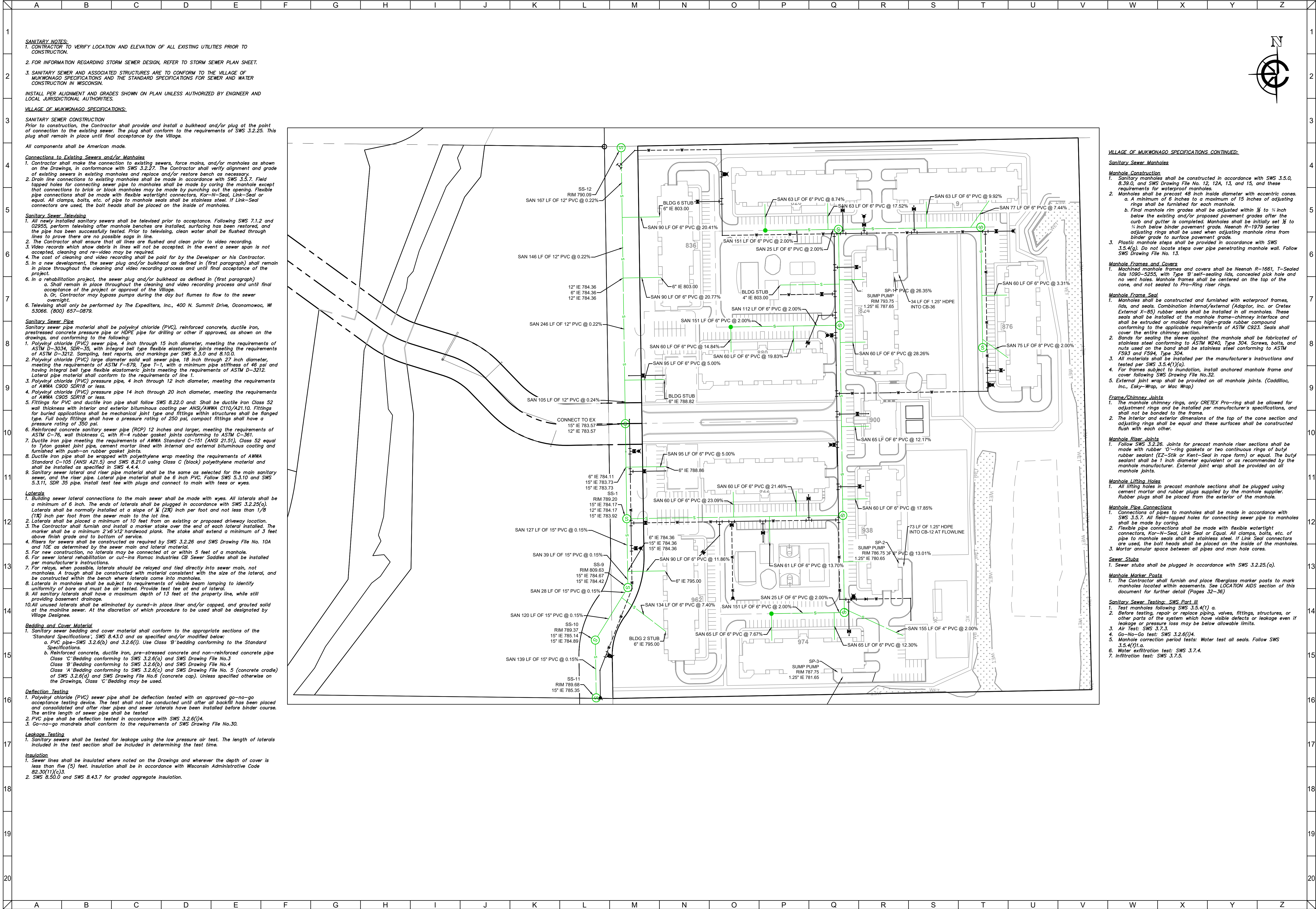
PROJECT MGR: AUL VAN HENKELUM, PE

DRAWN BY BDP

DESIGNED BY RWC

SHEET NUMBER

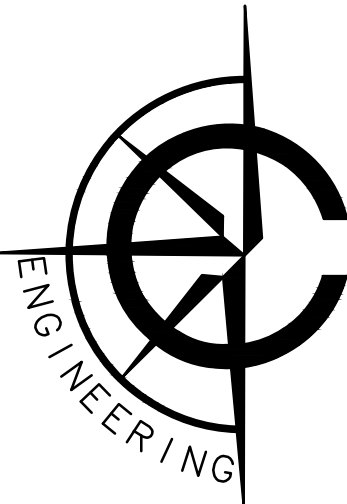
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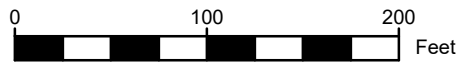


MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI
SANITARY SEWER PLAN
CIVIL DESIGN PLANS



CARDINAL ENGINEERING LLC
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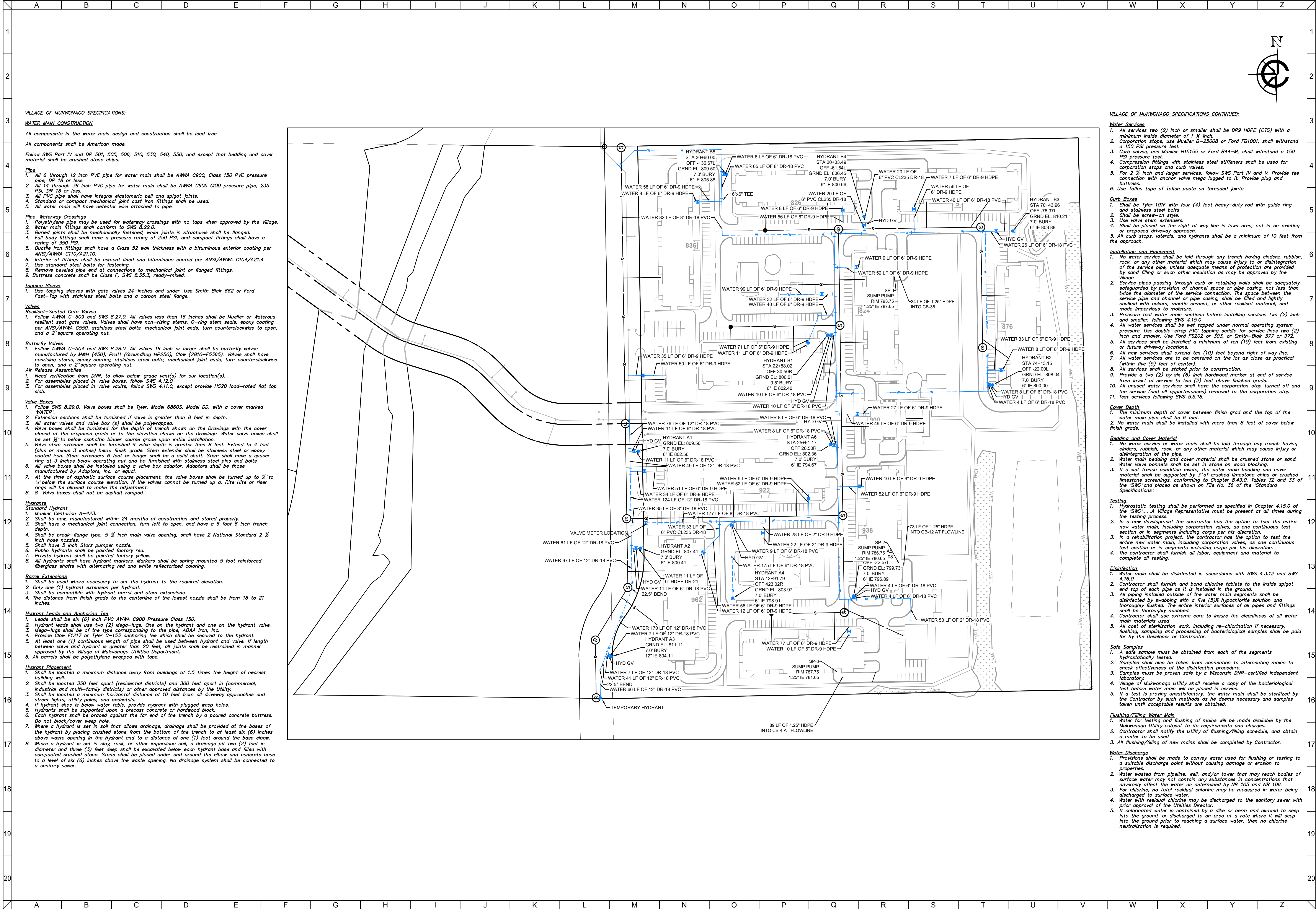


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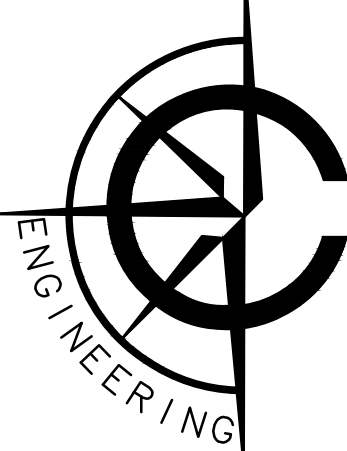
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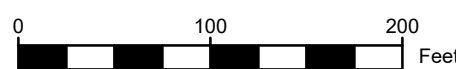


MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI



CARDINAL ENGINEERING LLC
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DRAWN BY	BDP
DESIGNED BY	RWC

SHEET NUMBER

25 OF 55

	A		B		C		D		E		F		G		H		I			
CE Report																		Page 1		
1	Line No.	DnStm Ln No	Line ID	Line Size	Line Length	Line Slope	Dmg Area	Total Area	Runoff Coeff	Inlet Time	Tc	i Sys	Flow Rate	Vel Ave	Invert Dn	Invert Up	HGL Dn	HGL Up	GndRim Dn	GndRim EUp
				(in)	(ft)	(%)	(ac)	(ac)	(C)	(min)	(min)	(in/hr)	(cfs)	(ft/s)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
2	1	Outfall	CB-51 to FES 9	12	335.392	0.31	0.12	0.26	0.78	6.0	10.4	5.18	1.06	2.54	788.00	789.05	788.55	789.55	789.17	792.00
	2	1	CB-52 to CB-51	12	110.919	0.48	0.02	0.14	0.90	6.0	8.4	5.73	0.64	2.09	789.05	789.58	789.61	789.92	792.00	799.45
	3	2	CB-53 to CB-52	12	110.922	0.42	0.12	0.12	0.78	6.0	6.0	6.58	0.62	2.43	789.58	790.58	789.97	790.38	795.45	792.72
3	4	Outfall	CB-23 to FES 4	36	77.732	0.64	0.12	11.18	0.39	6.0	15.8	4.20	29.40	5.60	788.16	788.66	790.69	790.41	788.79	793.78
	5	4	CB-24 to CB-23	30	72.363	0.19	0.10	6.13	0.36	6.0	15.4	4.25	13.47	4.03	789.16	789.30	790.77	790.91	793.78	793.60
	6	5	CB-25 to CB-24	30	82.298	0.27	1.79	6.03	0.35	6.0	15.0	4.31	13.51	3.49	789.30	789.52	791.21	791.29	793.60	793.80
4	7	6	CB-26 to CB-25	24	120.846	0.82	0.04	4.24	0.41	6.0	14.5	4.39	10.99	5.14	790.02	791.01	791.43	792.20	793.80	794.77
	8	7	CB-27 to CB-26	24	83.983	7.41	0.16	4.20	0.76	6.0	14.2	4.44	11.04	5.67	791.01	792.23	792.20	798.42	794.77	804.41
	9	8	CB-28 to CB-27	24	43.774	1.44	0.05	4.04	0.57	6.0	14.0	4.47	10.57	5.50	792.23	797.86	798.42	801.01	804.41	802.61
5	10	9	CB-30 to CB-28	15	51.023	4.88	0.08	2.16	0.50	6.0	13.9	4.49	6.38	8.63	798.61	801.10	799.20	802.12	802.61	805.35
	11	10	CB-32 to CB-30	15	132.552	4.09	0.81	1.56	0.51	6.0	13.4	4.57	4.18	4.38	801.10	806.52	802.12	807.35	805.35	809.79
	12	11	CB-33 to CB-32	12	229.710	0.76	0.68	0.75	0.70	6.0	12.5	4.74	2.38	4.34	806.77	808.51	807.43	809.17	809.79	811.83
6	13	12	CB-34 to CB-33	12	84.204	1.29	0.07	0.07	0.37	6.0	6.0	6.58	0.17	1.13	808.51	809.60	809.17	809.77	811.83	813.10
	14	4	CB-35 to CB-23	30	351.236	0.90	0.29	4.93	0.77	6.0	11.1	5.03	19.01	6.78	789.10	792.25	790.41	793.73	793.78	807.60
	15	14	CB-38 to CB-35	24	200.864	0.80	0.43	4.28	0.70	6.0	9.7	5.36	17.58	7.08	792.75	794.36	794.19	795.87	800.60	805.65
7	16	15	CB-39 to CB-38	24	61.016	1.95	0.01	3.85	0.52	6.0	9.5	5.41	16.12	6.48	794.36	795.55	795.87	797.00	805.65	806.94
	17	16	CB-44 to CB-39	24	54.020	1.50	0.85	2.18	0.63	6.0	9.1	5.50	8.46	4.31	795.55	796.36	797.00	797.40	806.94	806.98
	18	17	CB-45 to CB-44	18	308.759	1.04	0.59	1.33	0.67	6.0	7.7	5.95	5.96	5.66	796.86	800.07	797.66	801.01	806.98	811.34
8	19	18	CB-46 to CB-45	18	107.243	1.04	0.01	0.74	0.78	6.0	6.8	6.25	3.79	3.79	800.07	801.18	801.01	801.92	811.34	812.68
	20	19	CB-47 to CB-46	18	111.492	1.05	0.73	0.73	0.82	6.0	6.0	6.58	3.94	4.45	801.18	802.35	801.92	803.11	812.68	805.85
	21	10	CB-31 to CB-30	12	56.264	0.89	0.52	0.52	0.90	6.0	6.0	6.58	3.08	4.80	801.35	801.85	802.12	802.60	805.35	804.85
9	22	16	CB-41 to CB-39	24	95.306	2.64	0.14	1.14	0.48	6.0	6.2	6.50	6.29	3.63	795.55	798.07	797.00	798.96	806.94	802.35
	23	22	CB-42 to CB-41	12	43.681	1.01	0.50	0.50	0.90	6.0	6.0	6.58	2.96	4.93	799.07	799.51	799.76	800.25	802.35	802.51

Project File: Storm Rev.stm
Number of lines: 59
Date: 5/2/2022
NOTES: Intensity = 31.59 / (Inlet time + 4.30) ^ 0.67 -- Return period = 10 Yrs.; ** Critical depth

CE Report															
Line No.	DnStn Ln No	Line ID	Line Size	Line Length	Line Slope	Dmg Area	Total Area	Runoff Coeff	Inlet Time	Tc	I Sys	Flow Rate	Vel Ave	Invert Dn	Invert Up
(in)	(ft)	(%)	(ac)	(ac)	(C)	(min)	(min)	(in/hr)	(cfs)	(ft/s)	(ft)	(ft)	(ft)	(ft)	(ft)
24	22	CB-43 to CB-41	12	43.662	2.15	0.50	0.50	0.90	6.0	6.0	6.58	2.96	5.82	799.07	800.01
25	9	CB-29 to CB-28	15	47.488	1.20	1.83	0.50	0.60	6.0	6.0	6.58	6.02	6.12	799.18	799.50
26	16	CB-40 to CB-39	12	62.622	6.63	0.52	0.52	0.90	6.0	6.0	6.58	3.08	6.98	796.55	800.70
27	14	CB-37 to CB-35	12	123.501	9.51	0.26	0.26	0.80	6.0	6.0	6.58	1.37	6.53	793.75	805.50
28	14	CB-36 to CB-35	12	183.695	0.49	0.10	0.10	0.72	6.0	6.0	6.58	0.47	2.44	793.75	794.65
29	Outfall	RISER 1 to FES-1	30	39.660	-17.57	0.01	5.08	0.30	6.0	14.3	4.43	13.82	3.46	788.66	781.69
30	29	RISER 2 to RISER 1	30	48.769	-0.14	0.02	5.07	0.30	6.0	14.0	4.47	13.93	2.84	781.69	781.62
31	30	CB-1 to RISER 2	30	194.988	3.66	0.20	5.05	0.90	6.0	13.0	4.63	14.42	3.10	781.62	788.75
32	31	CB-2 to CB-1	30	63.939	0.23	0.53	4.85	0.74	6.0	12.7	4.69	13.76	2.96	788.75	788.90
33	32	CB-4 to CB-2	30	22.987	0.22	0.10	3.82	0.90	6.0	12.6	4.73	9.88	2.04	788.90	788.95
34	33	CB-5 to CB-4	30	124.695	0.35	0.19	3.72	0.44	6.0	11.6	4.90	9.81	2.13	788.95	789.39
35	34	CB-6 to CB-5	24	166.293	0.79	0.15	3.53	0.53	6.0	10.9	5.07	9.71	4.49	789.39	791.20
36	35	CB-7 to CB-6	24	87.500	1.14	0.01	3.38	0.65	6.0	10.5	5.16	9.48	5.32	791.20	792.20
37	36	CB-9 to CB-7	12	66.004	9.80	0.50	1.10	0.68	6.0	10.3	5.21	3.97	9.31	793.20	796.67
38	37	CB-10 to CB-9	12	64.327	2.01	0.51	0.60	0.74	6.0	10.0	5.28	2.24	3.69	796.67	800.96
39	38	CB-11 to CB-10	12	91.828	2.00	0.09	0.09	0.51	6.0	6.0	6.58	0.30	1.42	800.96	802.80
40	36	CB-8 to CB-7	18	111.512	1.35	2.27	2.27	0.47	6.0	6.0	6.58	7.02	6.30	792.70	794.20
41	32	CB-3 to CB-2	12	44.383	8.67	0.50	0.50	0.90	6.0	6.0	6.58	2.96	4.36	790.40	794.25
42	Outfall	CB-48 to FES 5	15	108.457	7.19	0.38	0.88	0.71	6.0	6.2	6.48	4.66	5.31	788.66	788.66
43	42	CB-49 to CB-48	12	54.481	2.00	0.50	0.50	0.90	6.0	6.0	6.58	2.96	5.25	796.71	797.80
44	Outfall	RISER 5 to FES 3	30	37.172	-18.83	0.01	2.77	0.30	6.0	9.4	5.43	10.70	2.93	788.66	781.66
45	44	RISER 6 to RISER 5	30	68.201	2.65	0.01	2.76	0.30	6.0	8.9	5.56	10.95	2.23	781.66	783.47
46	45	CB-17 to RISER 6	30	165.675	2.92	0.14	2.75	0.75	6.0	7.8	5.92	11.63	2.45	783.47	788.30

Project File: Storm Rev.stm
Number of lines: 59
Date: 5/2/2022
NOTES: Intensity = 31.59 / (Inlet time + 4.30) ^ 0.67 -- Return period = 10 Yrs.; ** Critical depth

CE Report															
Line No.	DnStn Ln No	Line ID	Line Size	Line Length	Line Slope	Dmg Area	Total Area	Runoff Coeff	Inlet Time	Tc	I Sys	Flow Rate	Vel Ave	Invert Dn	Invert Up
(in)	(ft)	(%)	(ac)	(ac)	(C)	(min)	(min)	(in/hr)	(cfs)	(ft/s)	(ft)	(ft)	(ft)	(ft)	(ft)
47	46	CB-18 to CB-17	18	73.966	5.75	0.30	2.61	0.90	6.0	7.6	5.98	11.13	6.97	789.30	793.55
48	47	CB-20 to CB-18	15	86.942	2.02	0.03	0.81	0.46	6.0	7.2	6.12	4.32	4.46	793.55	795.56
49	48	CB-22 to CB-20	12	131.162	3.67	0.26	0.26	0.86	6.0	6.0	6.58	1.47	3.33	795.81	800.63
50	48	CB-21 to CB-20	12	46.698	2.14	0.52	0.52	0.90	6.0	6.0	6.58	0.62	6.68	795.81	796.85
51	47	CB-19 to CB-18	18	84.569	5.04	1.50	1.50	0.59	6.0	6.0	6.58	5.82	4.35	793.55	797.81
52	Outfall	RISER 3 to FES 2	24	36.351	-17.36	0.01	2.38	0.30	6.0	8.0	5.85	10.02	3.70	788.66	782.35
53	52	RISER 4 to RISER 3	24	57.271	0.66	0.01	2.37	0.30	6.0	7.7	5.95	10.17	3.24	782.35	782.73
54	53	CB-12 to RISER 4	24	142.165	4.61	0.08	2.36	0.90	6.0	7.0	6.20	10.58	3.74	782.73	789.28
55	54	CB-14 to CB-12	24	73.560	2.46	0.50	2.21	0.75	6.0	6.6	6.35	10.01	4.43	789.28	791.09
56	55	CB-15 to CB-14	12	45.085	3.13	0.51	0.51	0.90	6.0	6.0	6.58	3.02	6.37	792.09	793.50
57	55	CB-16 to CB-14	15	137.259	6.21	1.20	1.20	0.62	6.0	6.0	6.58	4.90	8.35	791.84	800.36
58	54	CB-13 to CB-12	12	22.877	0.70	0.07	0.07	0.82	6.0	6.0	6.58	0.38	0.50	790.03	790.19
59	Outfall	CB-50 to FES 6	12	237.156	0.11	0.14	0.14	0.80	6.0	6.0	6.58	0.74	1.81	788.66	788.92

Manhole Joints
1. The manhole chimney rings, only CRETEX Pro-ring shall be allowed for adjustment rings and be installed per manufacturer's specifications and shall not be bonded to the frame.
2. Joints for precast manhole riser sections shall be made with rubber O-rings gaskets or two continuous rings of butyl rubber sealant (G-30K or Kent Seal in rope form) or equal. The butyl sealant shall be 1 inch diameter equivalent or as recommended by the manhole manufacturer.
3. The interior and exterior dimensions of the top of the cone section and adjusting rings shall be equal and these surfaces shall be constructed flush with each other.
Sewer Stubs
4. 1. Sewer stubs shall be bulk headed in accordance with SWS 3.2.25(a).

STORM MANHOLE & INLET NOTES:

1. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

VILLAGE OF MUKWONAGO SPECIFICATIONS:

STORM SEWER

Storm Sewer Televising

1. All newly installed storm sewers shall be televised prior to acceptance.
2. Shall follow SWS 7.1.2 and 02955, perform televising after manhole benches are installed, surfacing has been restored and the pipe has successfully tested.
3. Televising shall only be performed by the Expeditors, Inc. 400 N. Summit Drive, Oconomowoc, WI 53066 (900) 657-0879.
4. The Contractor shall ensure that all lines are flushed and clean prior to video recording. Use self-propelled crawler camera as opposed to litter-propelled camera.
5. Video records which show debris in lines will not be accepted. In the event a sewer span is not accepted, cleaning and re-video may be required.
6. The cost of cleaning and video recording shall be paid for by the Developer or his Contractor.
7. The sewer plug and/or bulkhead shall remain in place throughout the cleaning and video recording process and until final acceptance of the project.

Bedding and Cover Material

1. Storm sewer bedding and cover material shall conform to the appropriate sections of the SWS, SWS 8.4.3.2 and as noted below. Unless otherwise specified on the Drawings, Class "C" Bedding shall be used.
2. Class "C" Bedding--SWS Drawing File No.3 and SWS 3.2.6(a)
3. Culvert construction follow SWS 3.2.6.

Ditch Filling and Grading

1. The Contractor shall fill in ditches where indicated on the Drawings, grade the ditches to drain storm sewer inlets in accordance with the grades shown and form new ditch sections per typical details and cross-sections.
2. Prior to grading and filling in ditches, the Contractor shall strip and stockpile all topsoil for future use in restoring disturbed construction areas. All fill areas shall be covered with a minimum of 4 inches of topsoil. If sufficient quantities of salvaged topsoil are not available for covering fill areas, the Contractor shall furnish additional topsoil.
3. Ditch drainage, in accordance with SWS 1.7.10, must be provided at all times.

Storm Sewer Materials

Pipe

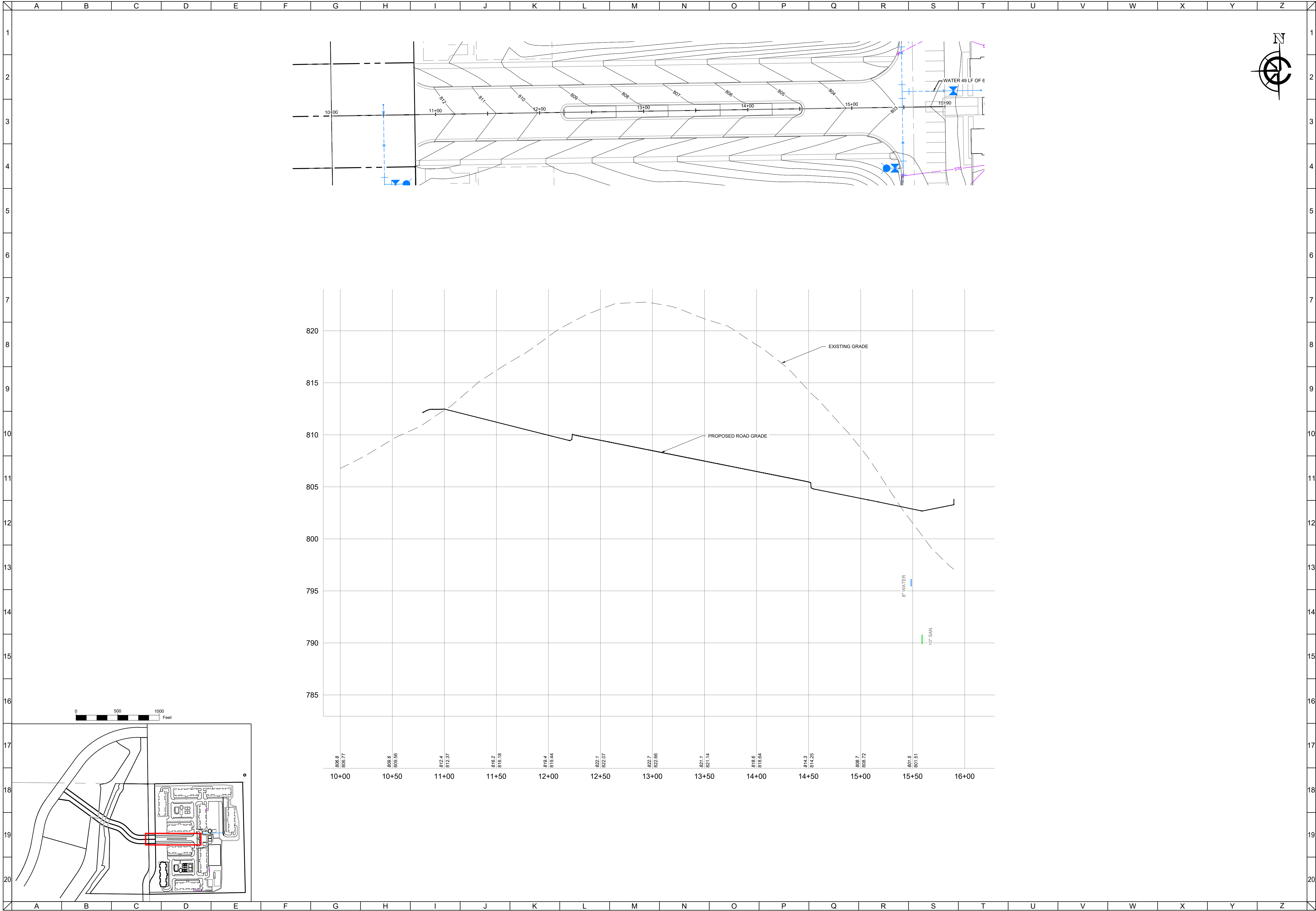
1. Storm sewer pipe material shall be reinforced concrete sewer pipe as shown on the drawings conforming to the following:
 - a. Reinforced concrete sewer pipe (RCP) shall meet the requirements of ASTM C-76 and SWS 8.6.1 Joints shall be cement mortared joint joints, as per SWS 3.2.16 or rubber gasket joints as per SWS 3.2.11.
 - b. All pipe inlet and outlet end sections greater than 18 inches shall have hinged, locked trash racks shall be vertical on inlets and horizontal on outlets. Bar spacing is 6 inches.
 - c. Provide Master Lock with Number 2436 keys.

Storm Sewer Manholes

1. Storm sewer manholes shall be constructed in accordance with SWS 3.5.0, 8.3.9.0 and SWS Drawing File No. 12, 13, 15, and 16, and these Requirements. Pipe to manhole connections shall be mortared.
2. For storm sewer 42 inch and greater, manholes shall be 48" precast manhole tees with eccentric cones. All other manholes shall be 48 inch or larger inside diameter. When manhole tees are used, Contractor shall supply 2 foot and 4 foot bell and spigot lengths of pipe to allow required positioning of manholes. Miter pipe may be used for bends immediately upstream and downstream of Tee Manholes for bends shown at Manholes unless noted on the Drawings.
3. Flat top slabs with offset openings may be used for shallow manholes where there is not sufficient depth to install cones or on deeper manholes with the approval of the Village.
4. A minimum of 6 inches to a maximum of 15 inches of adjusting rings shall be furnished for each manhole.
5. Manhole depths shown on the Drawings are approximate only. Final manhole rim grades shall be adjusted within 1/8 to 1/4 inch below the existing and proposed pavement grades after the curb and gutter is completed.
6. Manholes shall be initially set to 3/4-3/4 inch below binder pavement grade. Neenah R-1979 series adjusting rings shall be used when adjusting manhole rims from binder grade to within 1/8 to 1/4 inch below surface pavement grade, per SWS 8.3.9.11. Wood shims are not permitted.
7. Plastic manhole steps shall be provided in accordance with SWS 3.5.4(g).
8. Manholes less than 4 feet deep do not require steps.

Manhole Joints

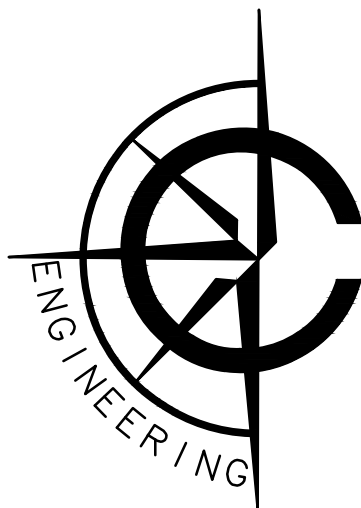
1. The manhole chimney rings, only CRETEX Pro-ring shall be allowed



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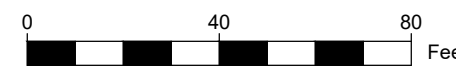


MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI
CIVIL DESIGN PLANS | PLAN AND PROFILE



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM



NO.	REVISION DESCRIPTION	REV DATE
04	PLAN UPDATES	01/19/2021
05	VILLAGE COMMENTS	02/22/2021
06	VILLAGE COMMENTS	04/01/2021
07	VILLAGE COMMENTS	04/25/2021

SCALE 1" = 40'

PROJECT NUMBER 1701331

DATE 09/30/2021

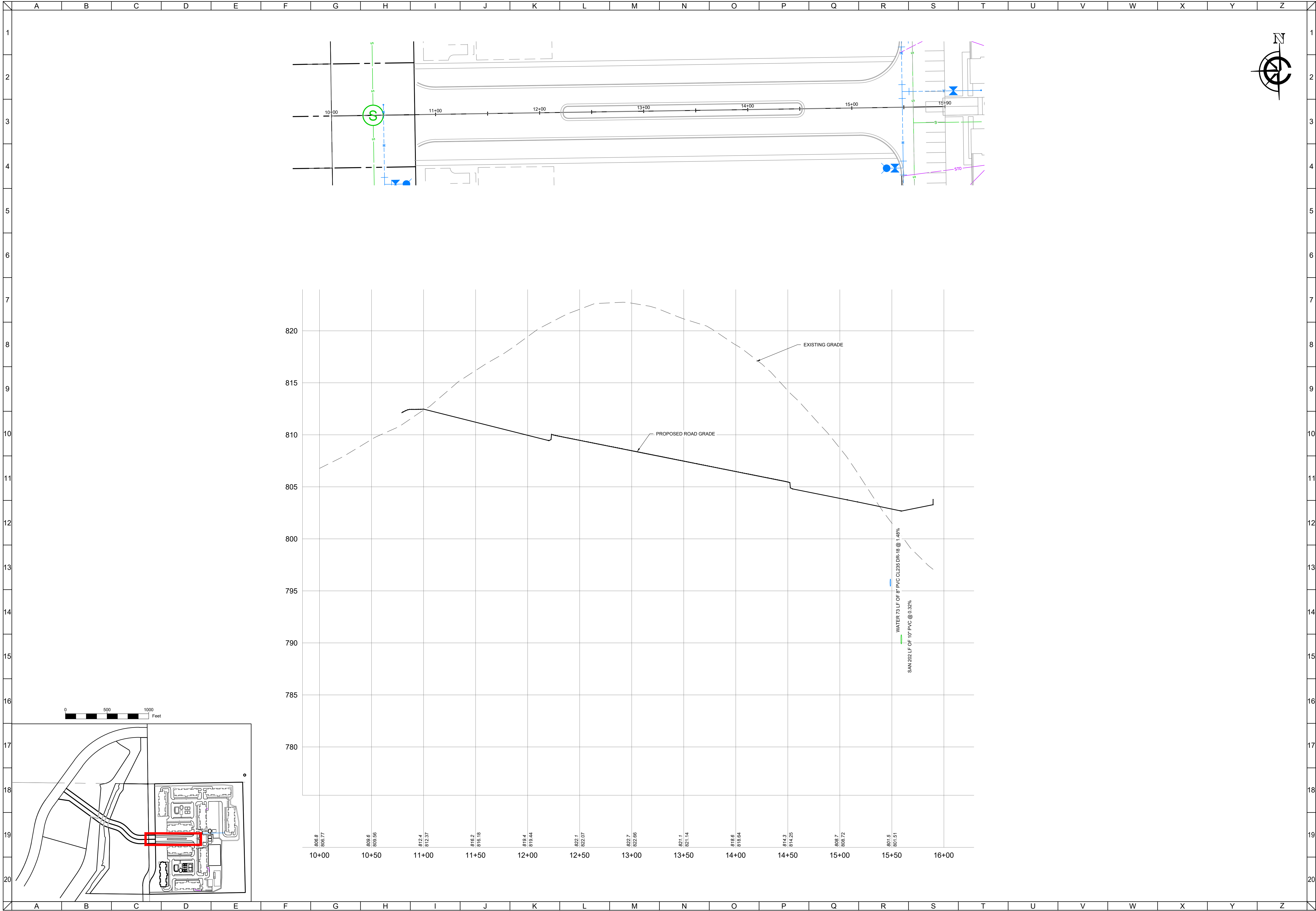
PROJECT MGR PAUL VAN HENKELUM, PE

DRAWN BY BDP

DESIGNED BY BDP

SHEET NUMBER

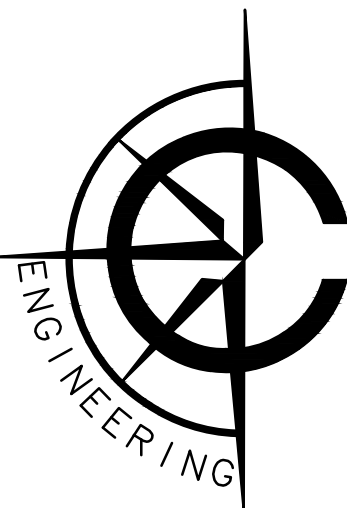
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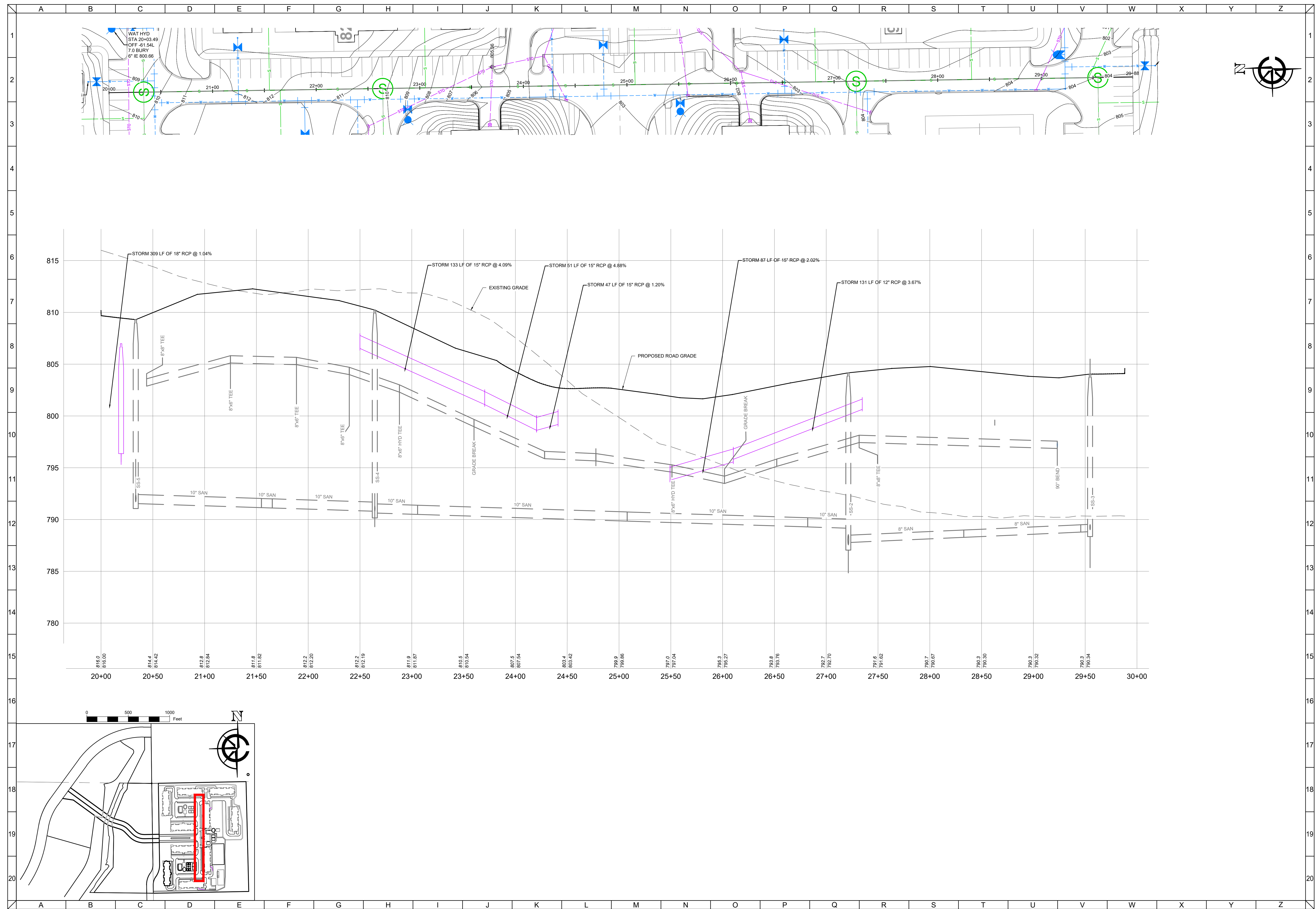


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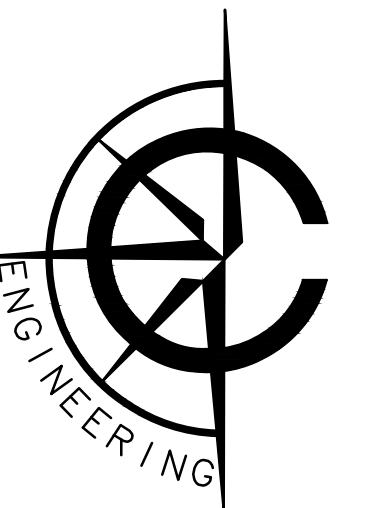
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80
Feet

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SCALE
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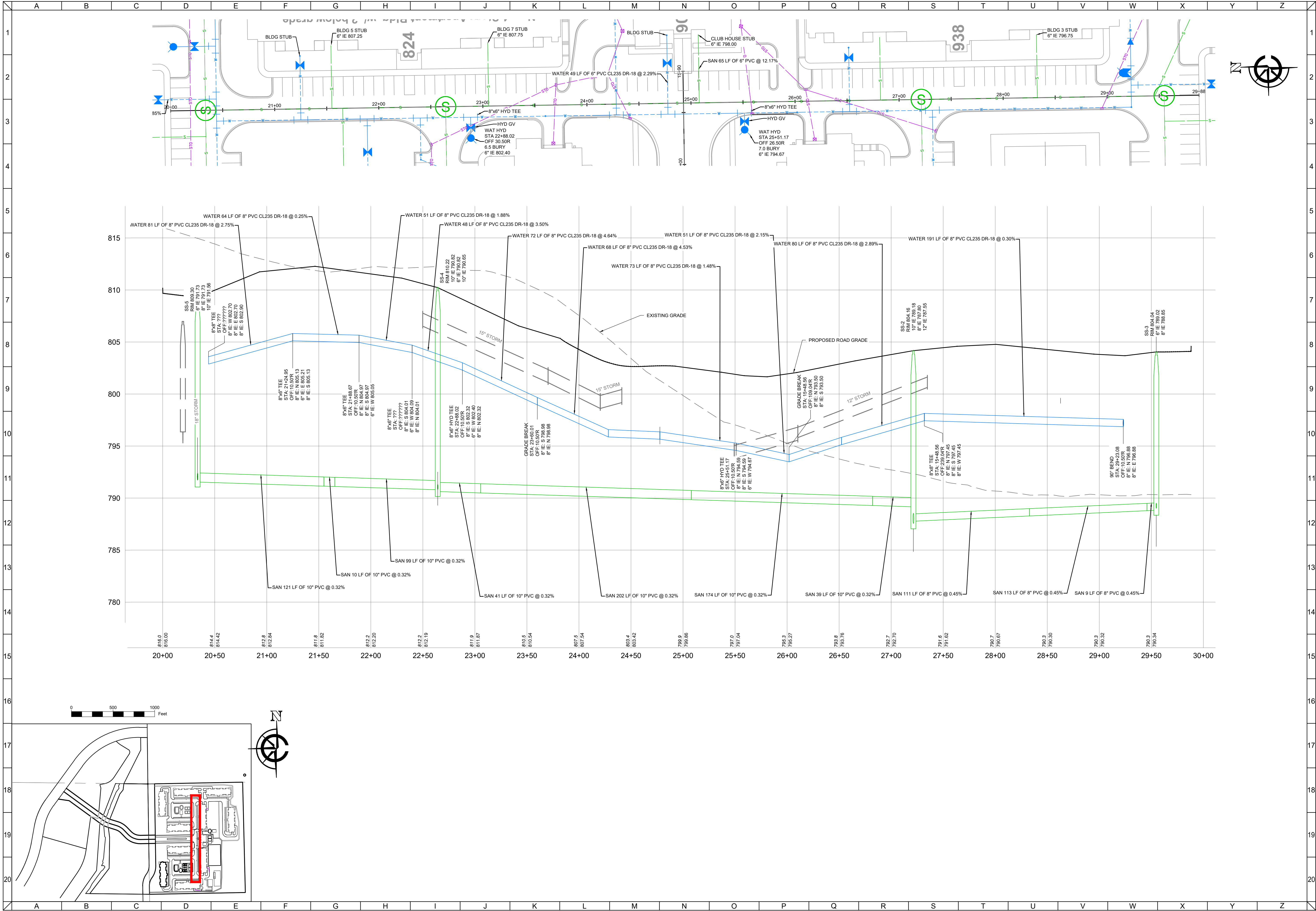
PROJECT MGR
PAUL VAN HENKELUM, PE

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SHEET NUMBER

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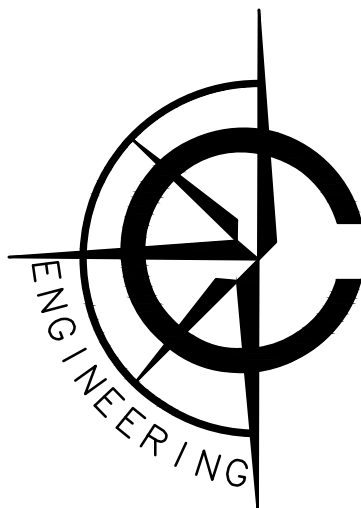
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VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI

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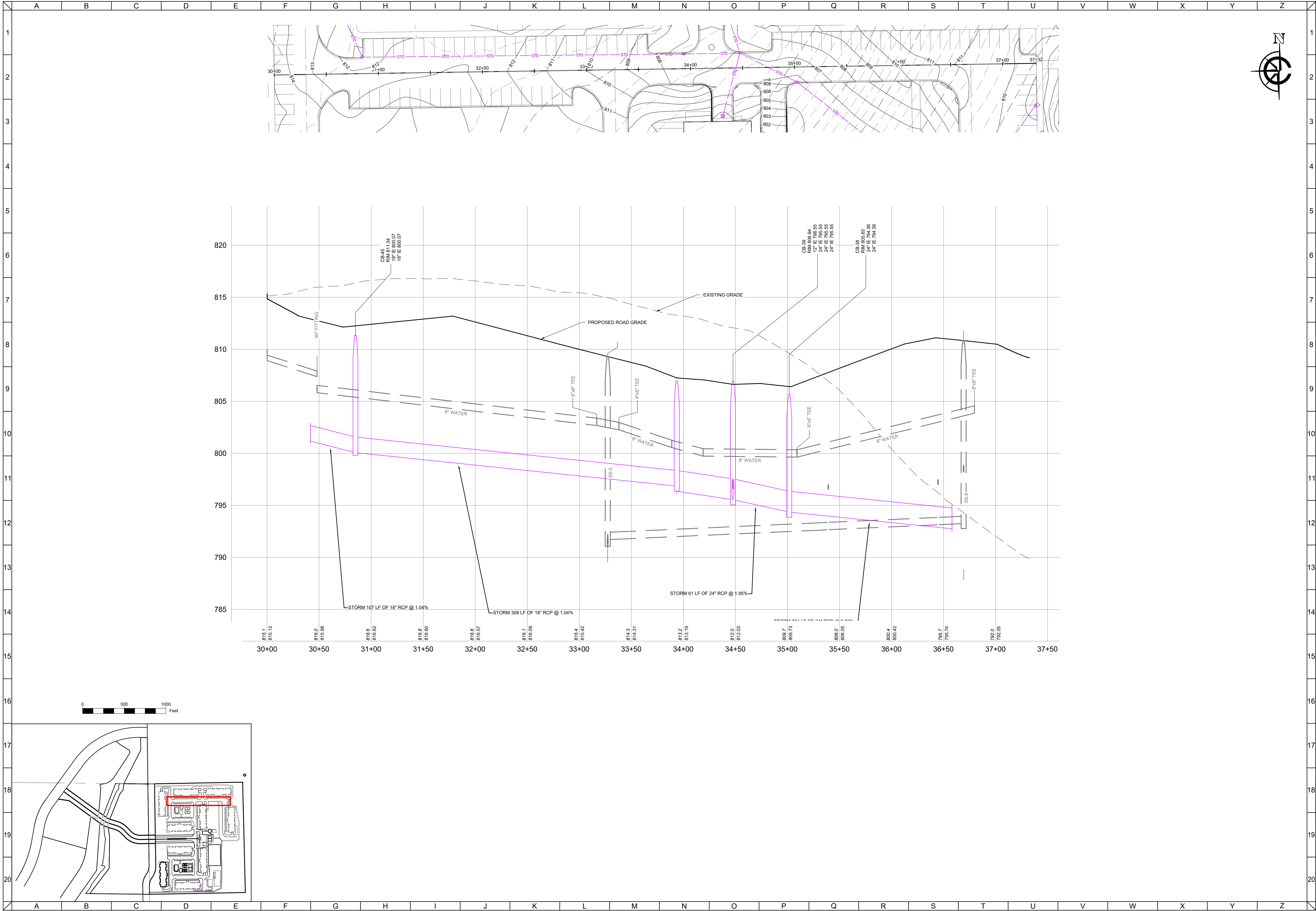


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DESIGNED BY	RWC

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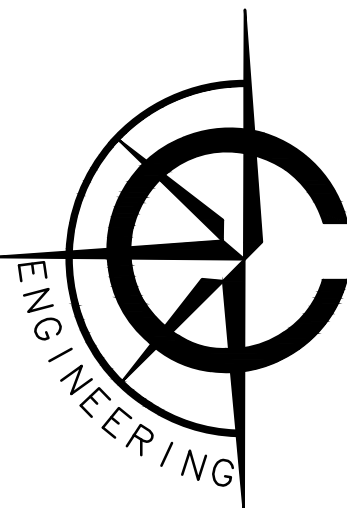
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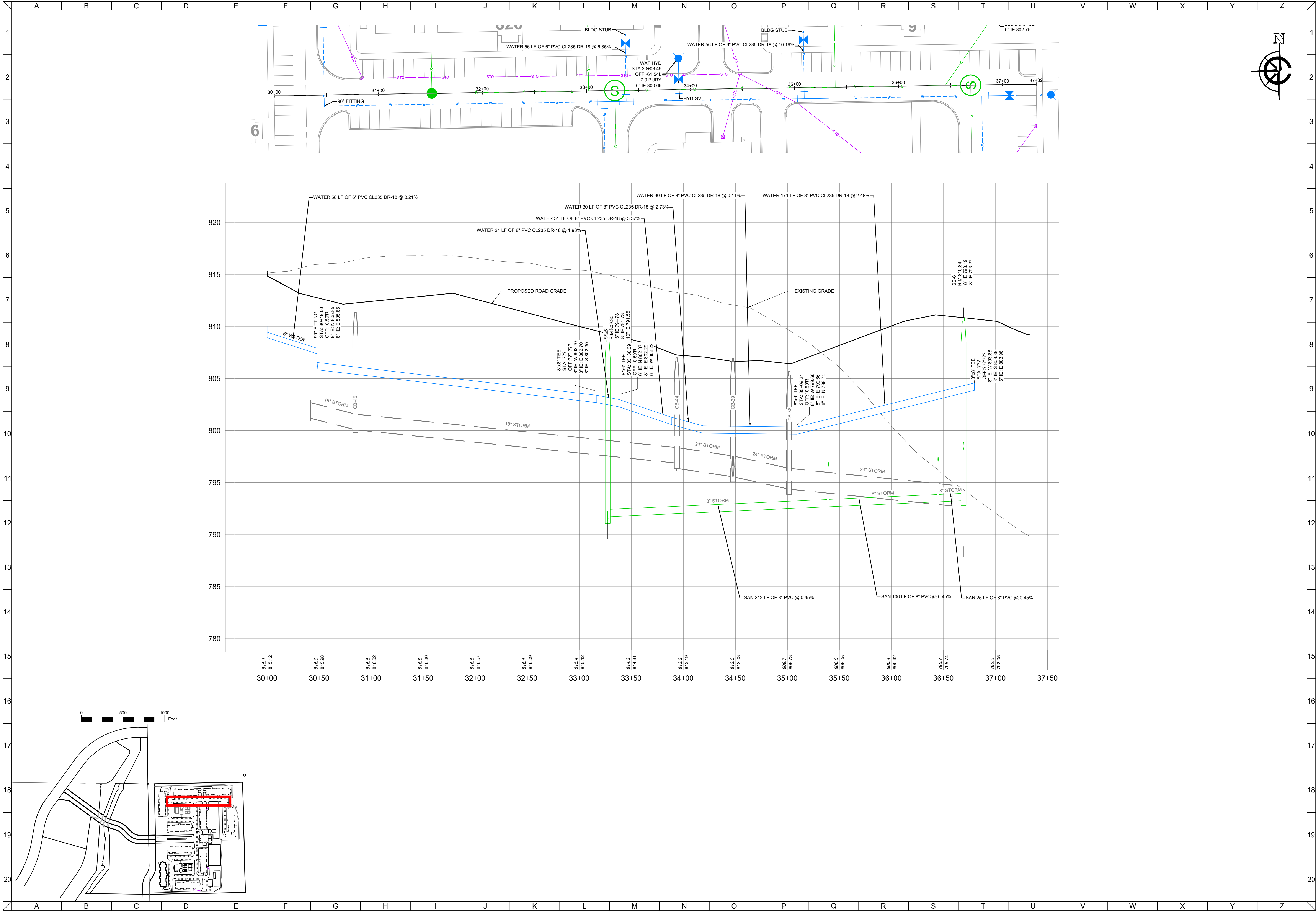
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DESIGNED BY RWC

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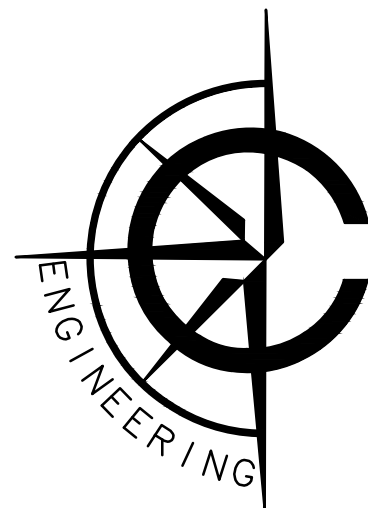
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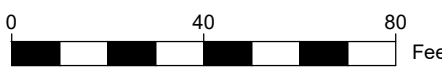


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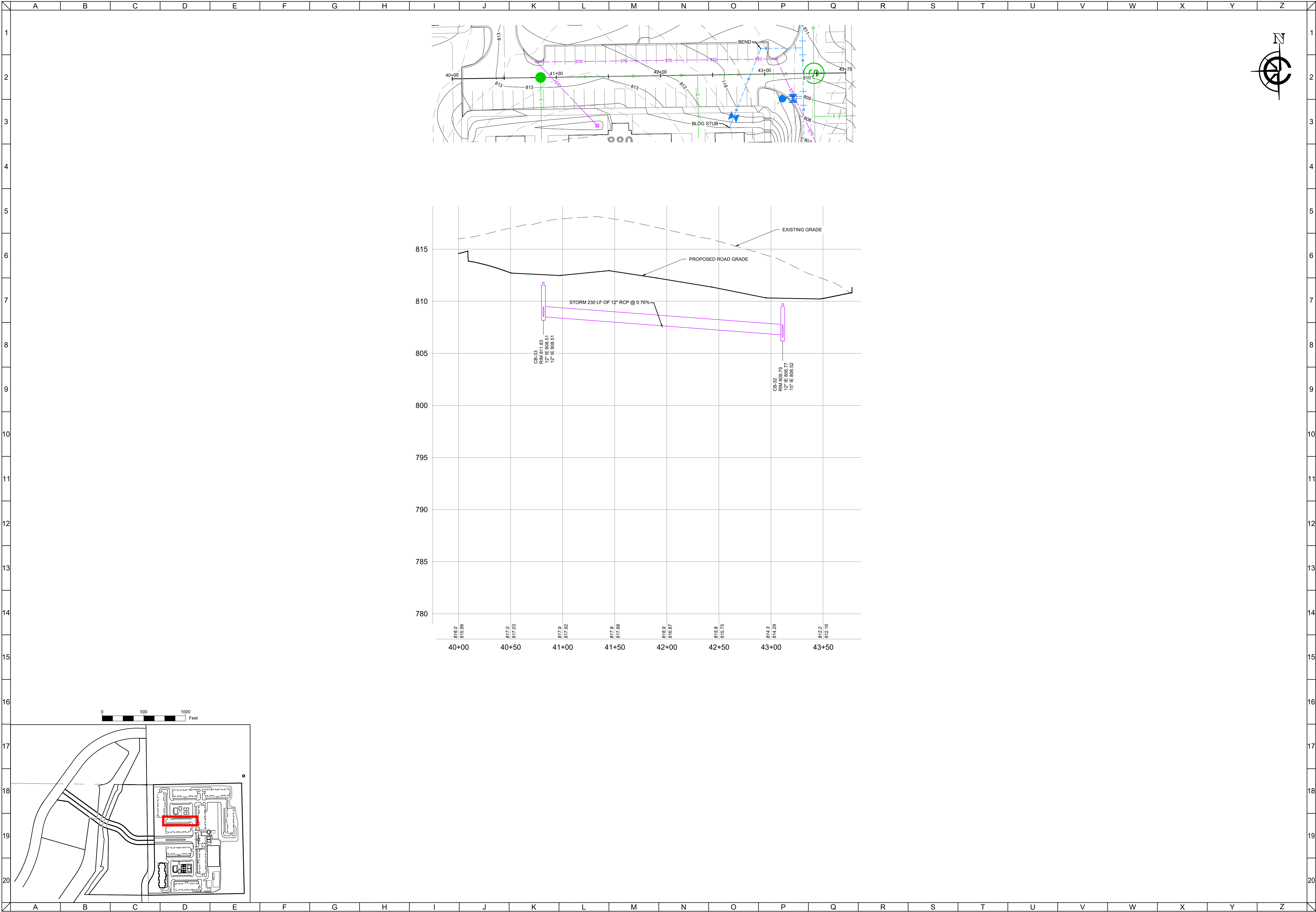


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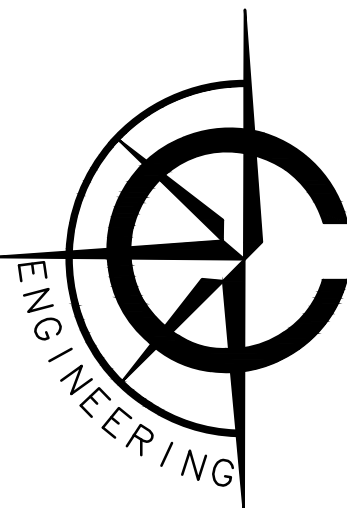
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VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI
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NO.	REVISION DESCRIPTION	REV DATE
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06	VILLAGE COMMENTS	04/01/2021
07	VILLAGE COMMENTS	04/25/2021

SCALE 1" = 40'

PROJECT NUMBER 1701331

DATE 09/30/2021

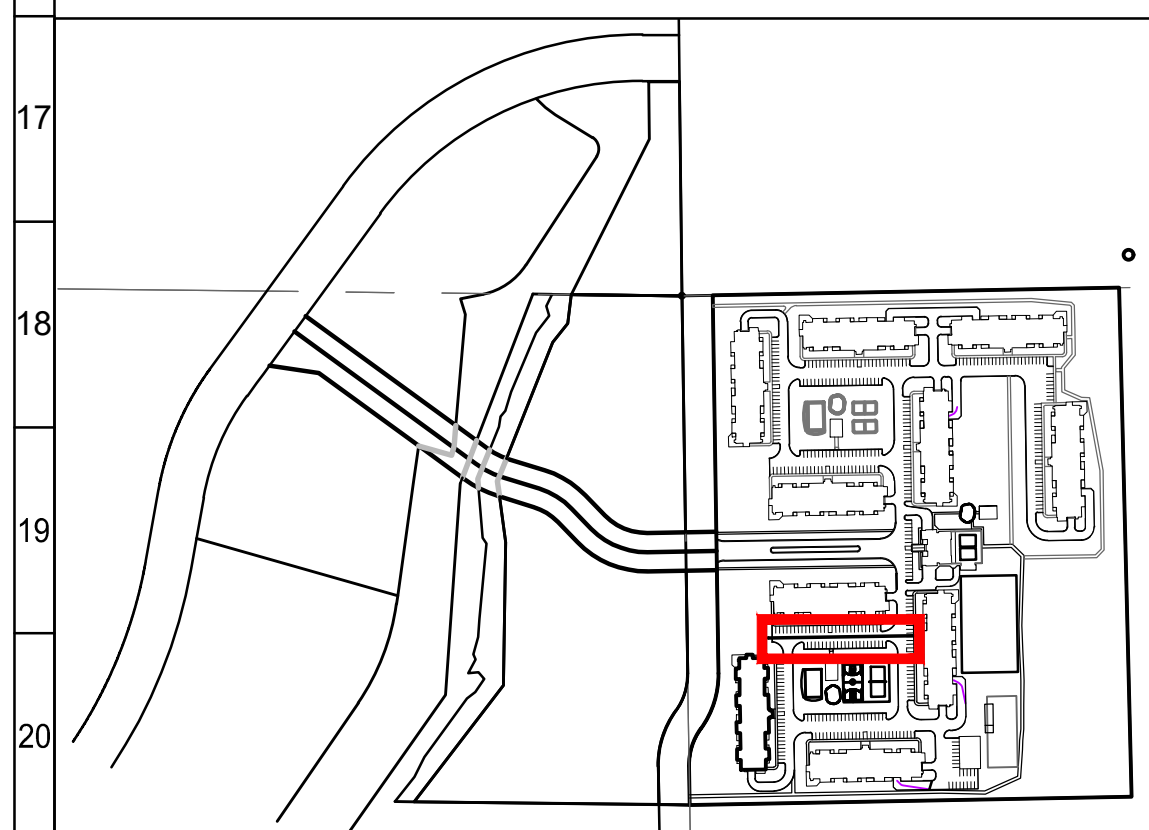
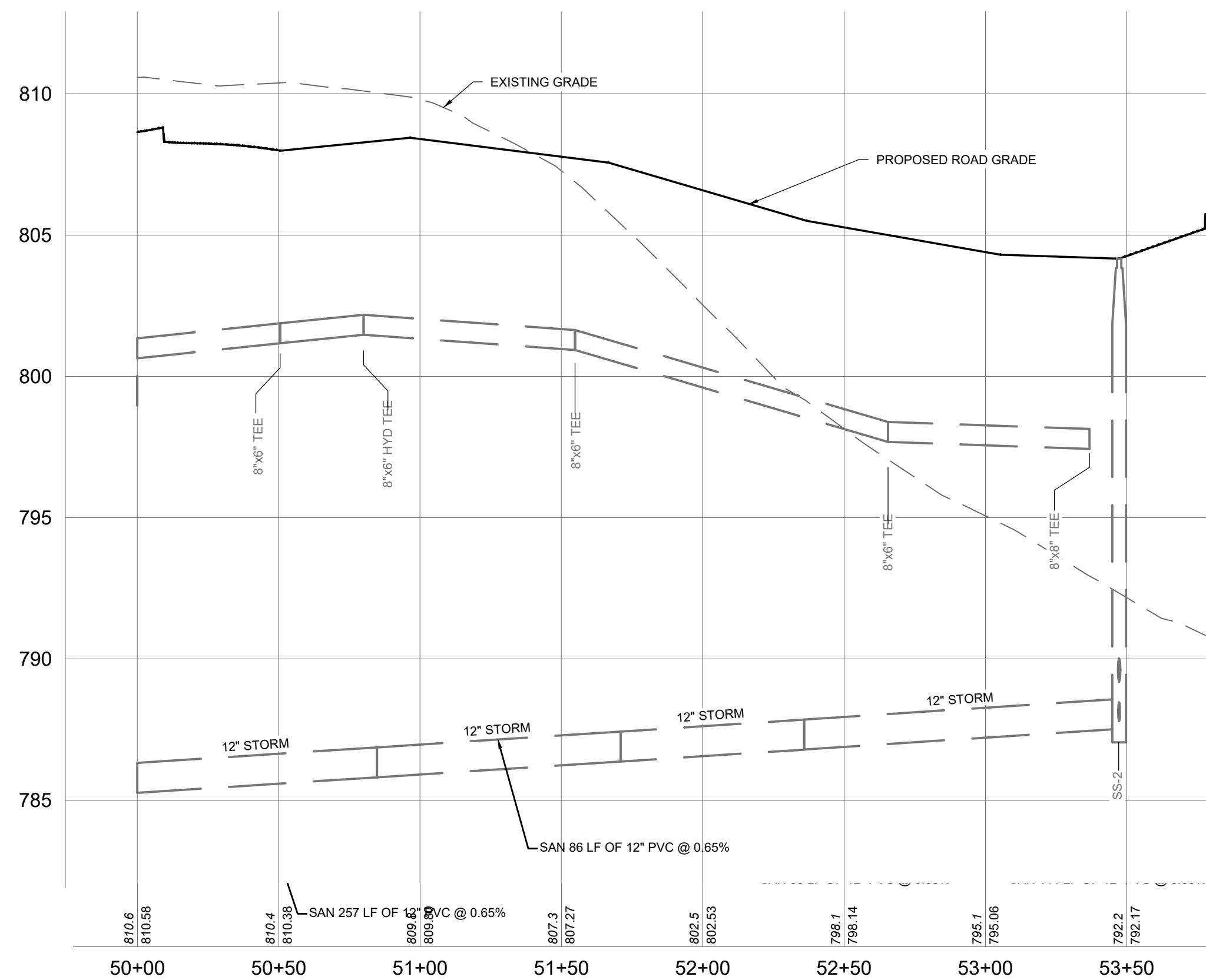
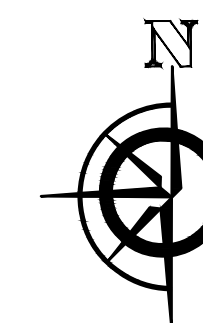
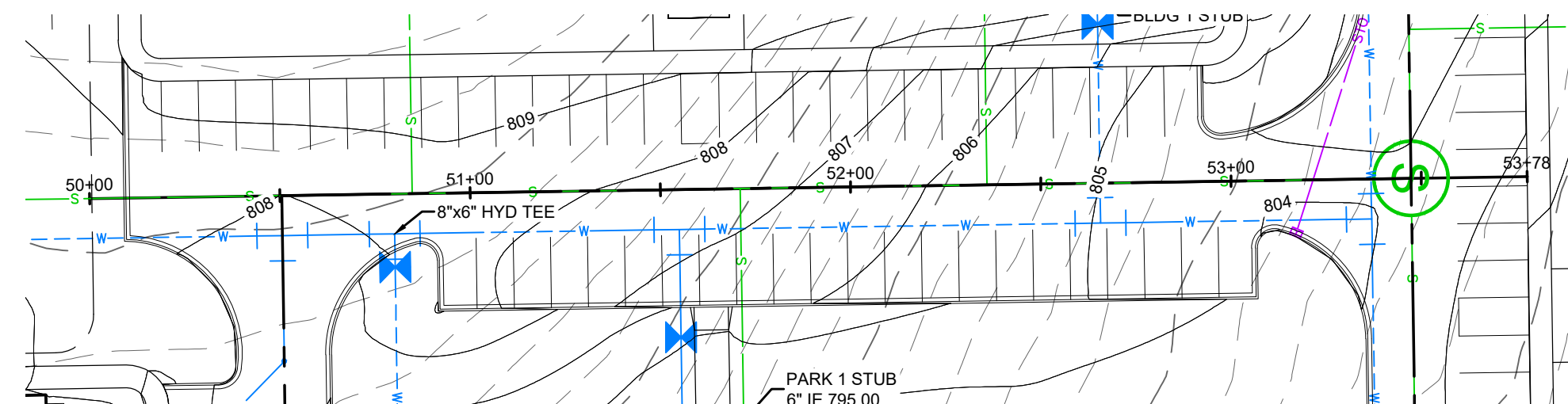
PROJECT MGR PAUL VAN HENKELUM, PE

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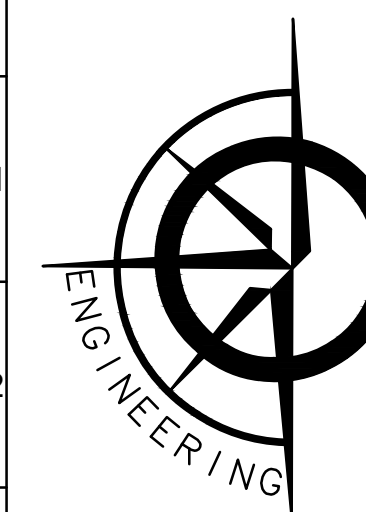
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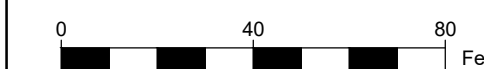


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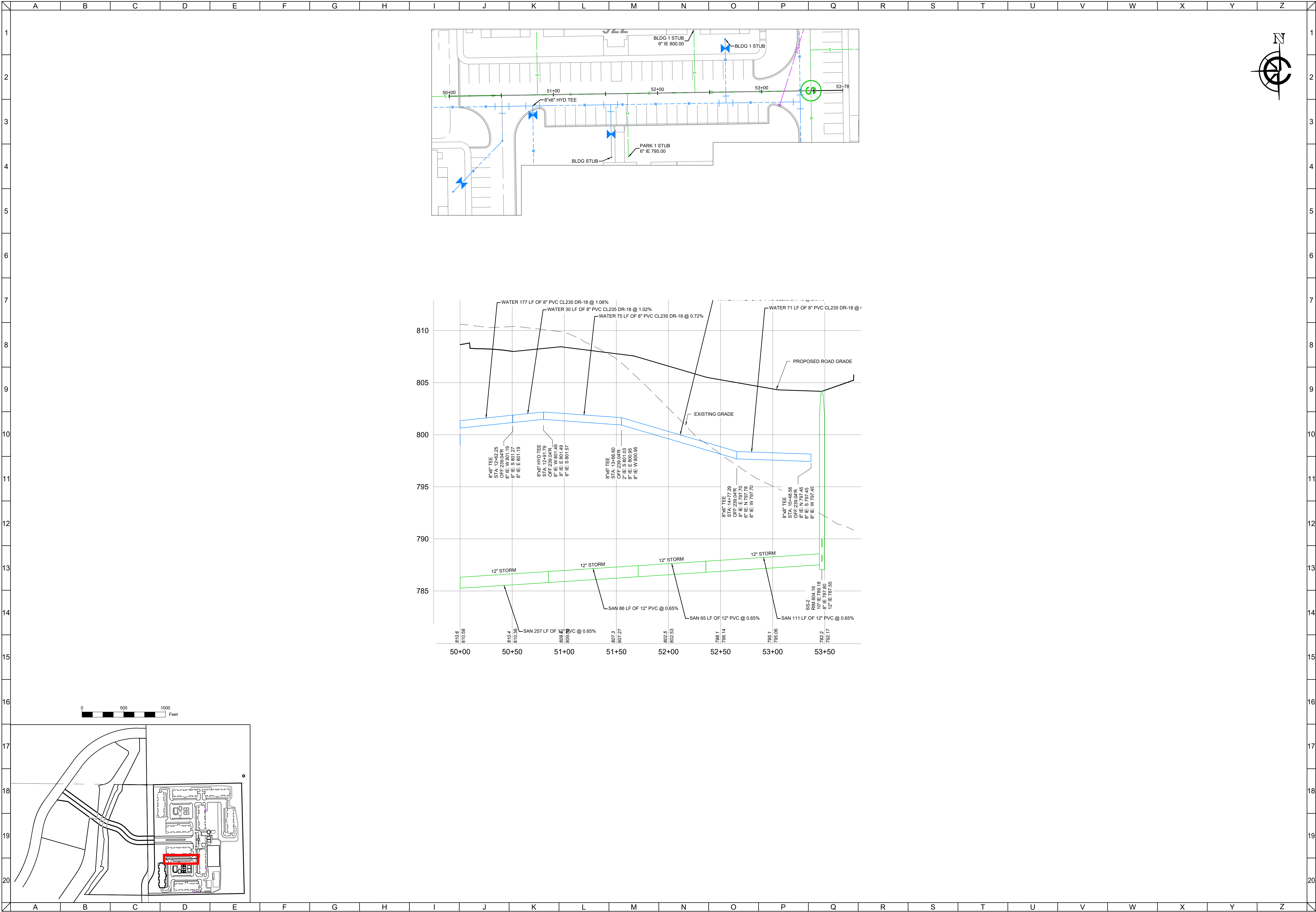
PROJECT MGR	PAUL VAN HENKELUM, PMP
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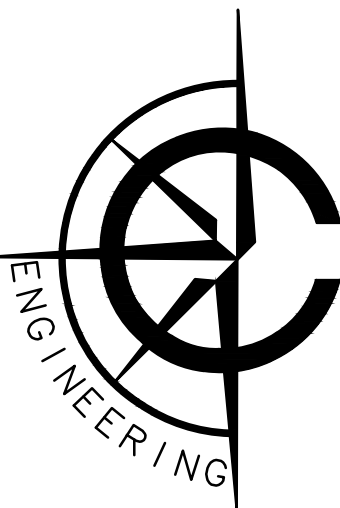
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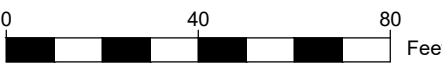


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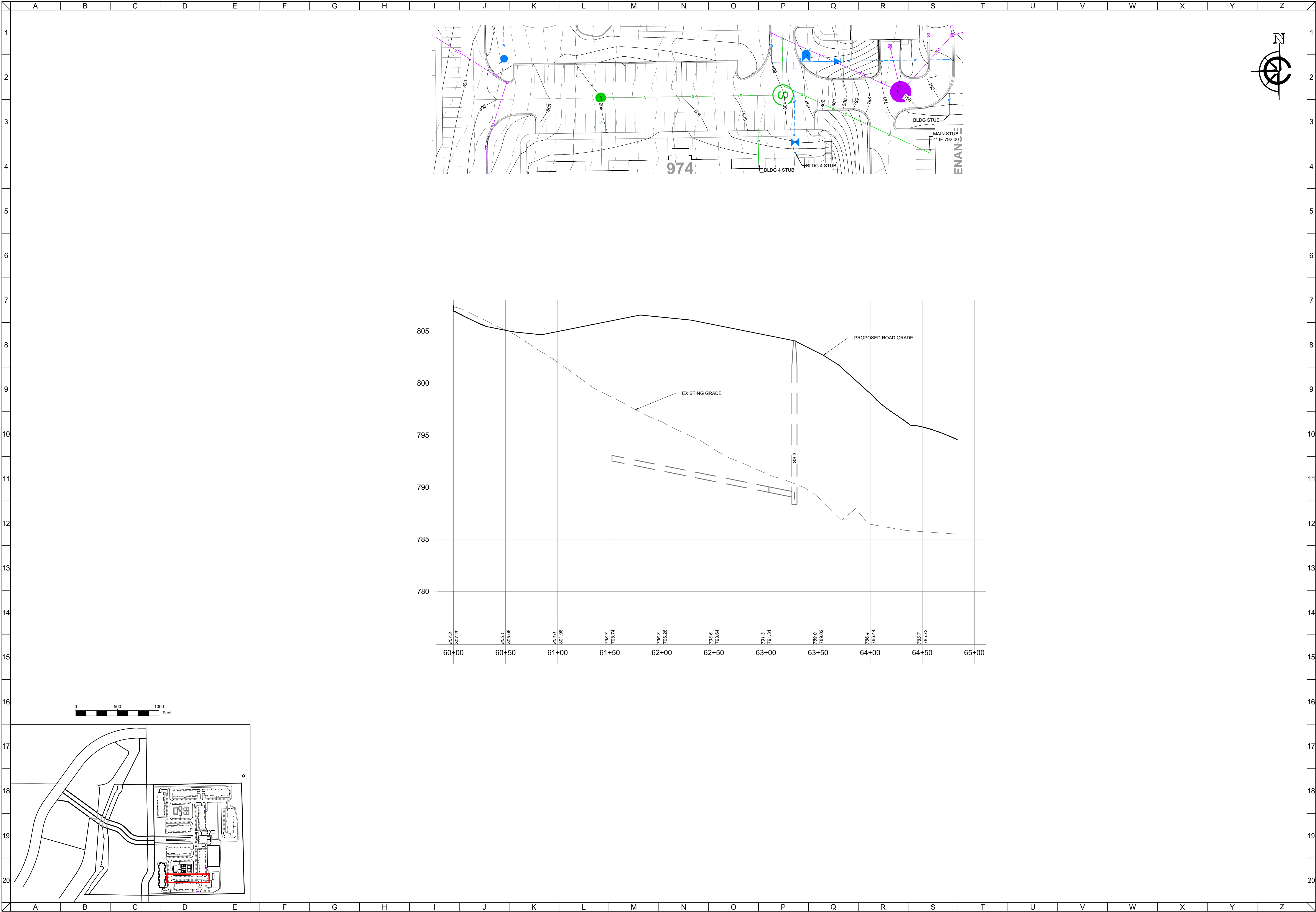
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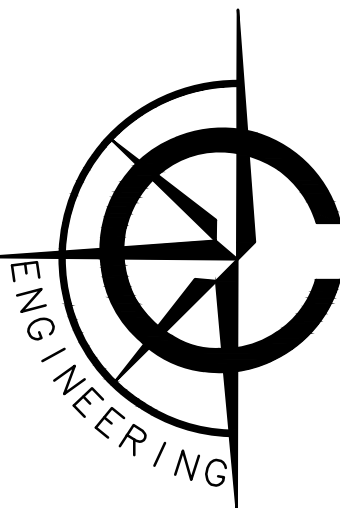
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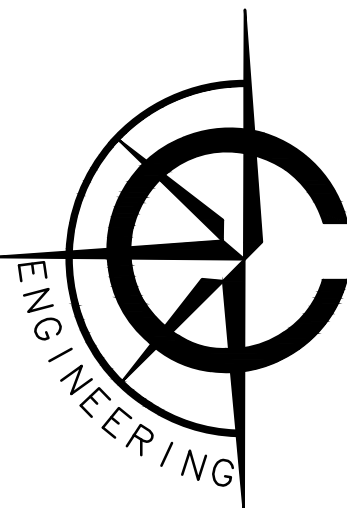
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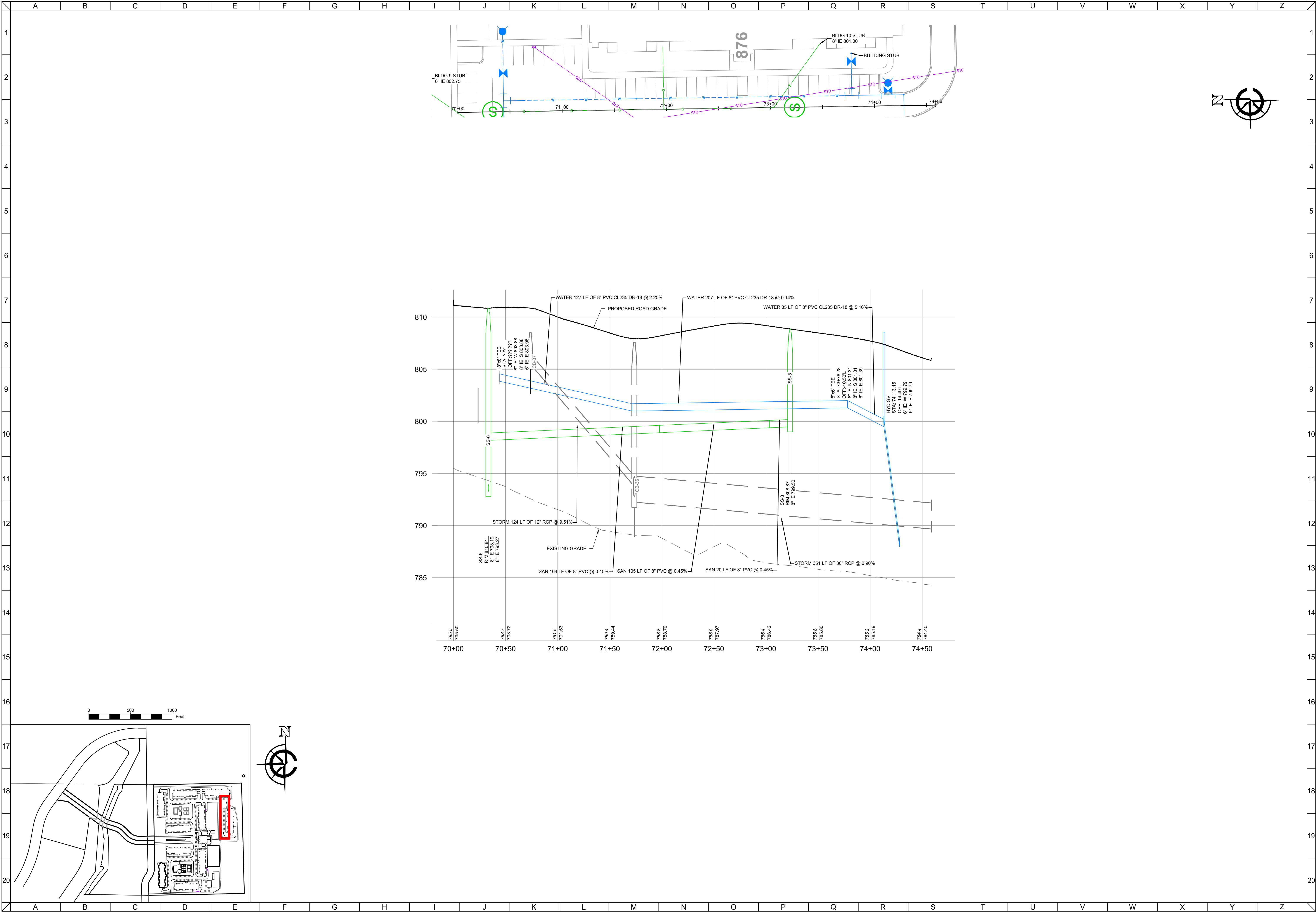
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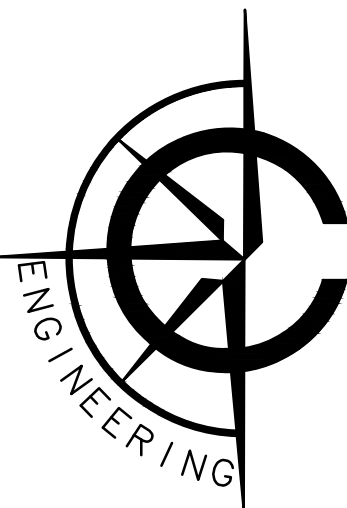
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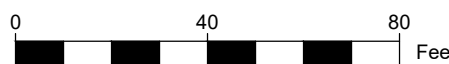


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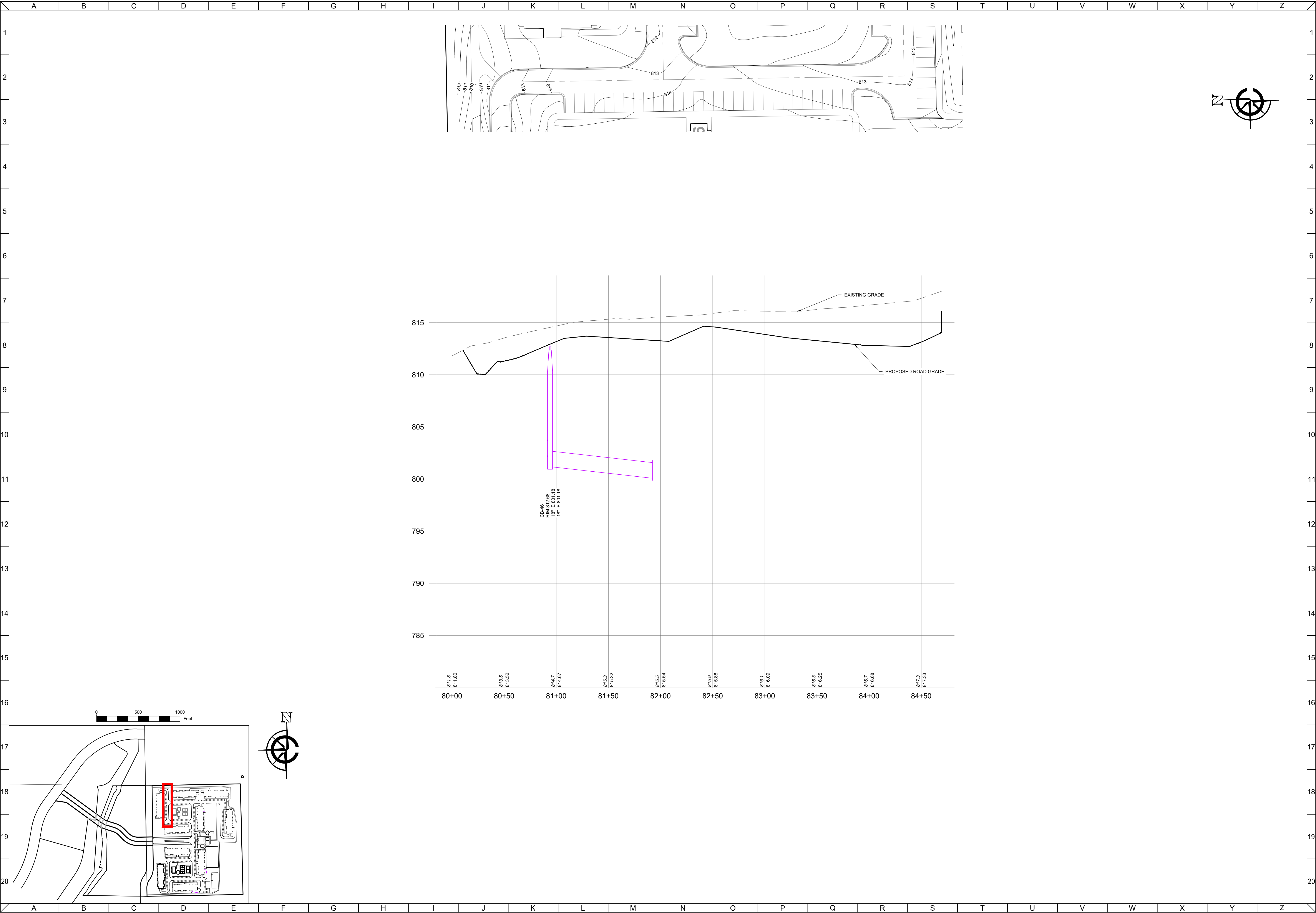
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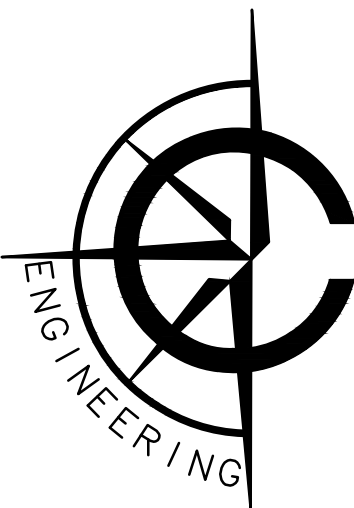
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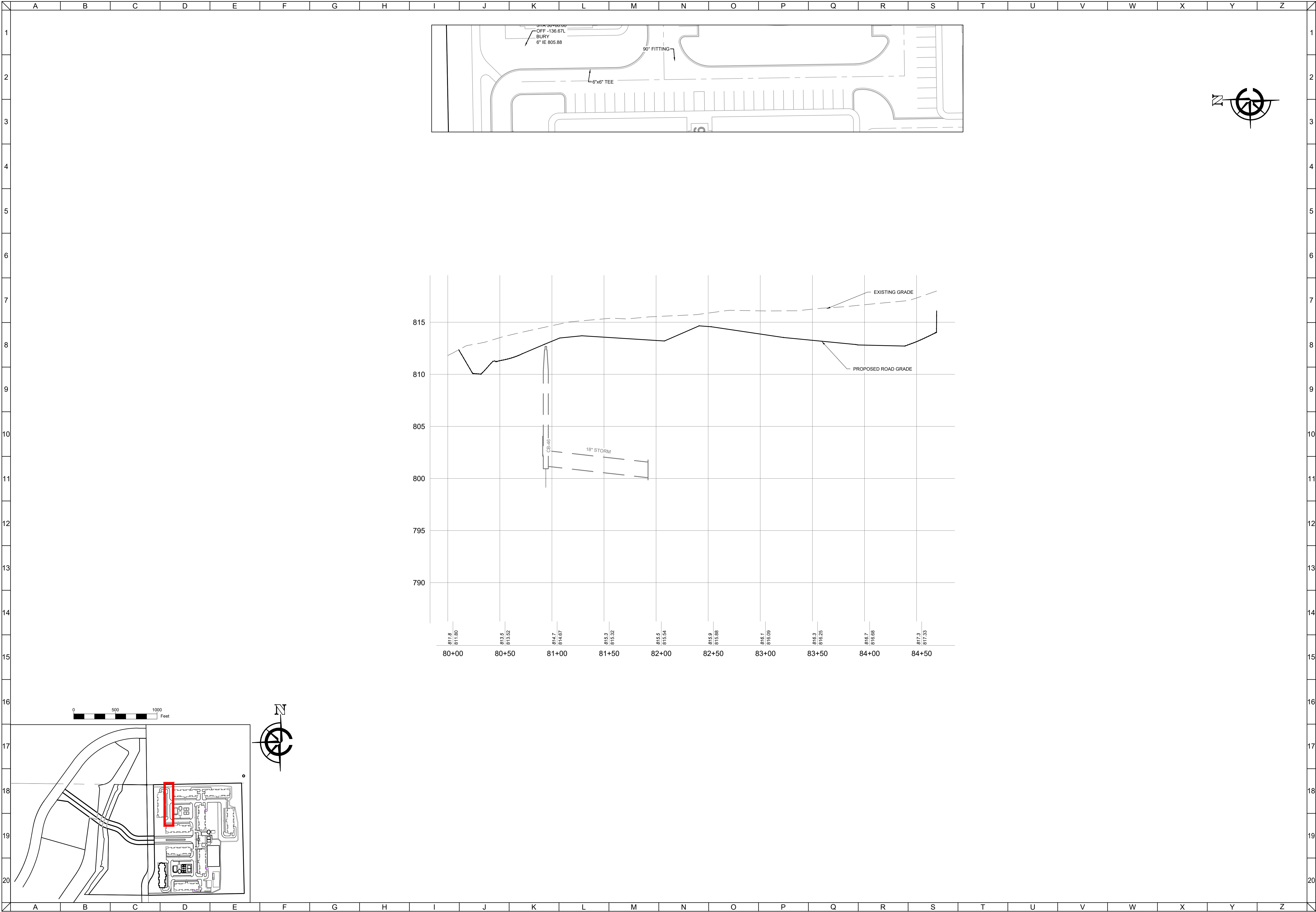
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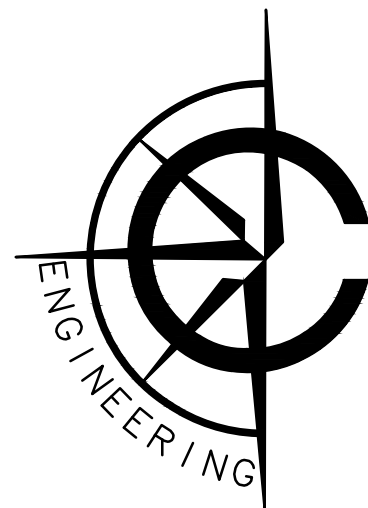
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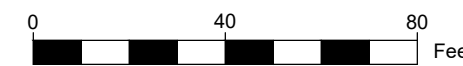


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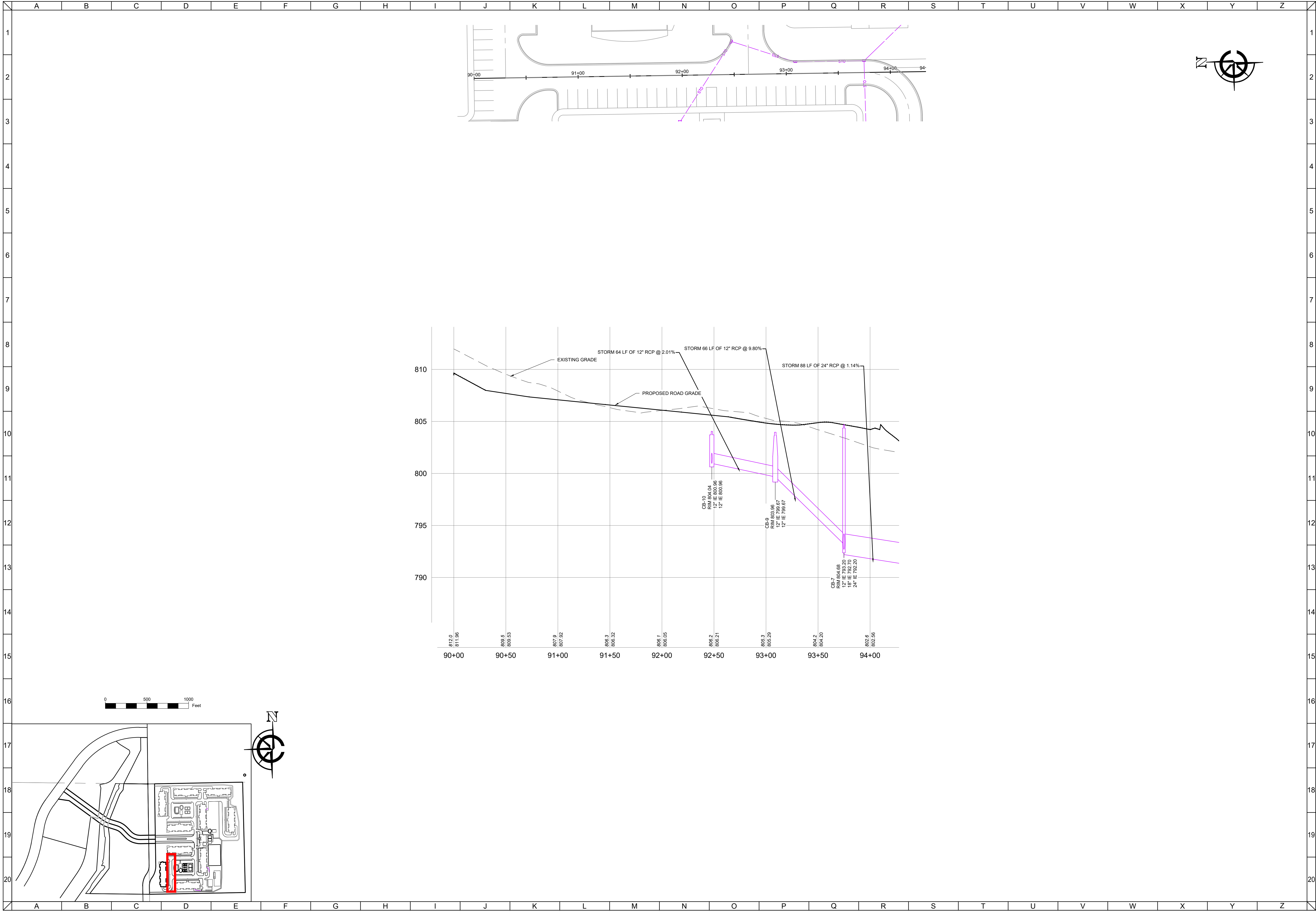
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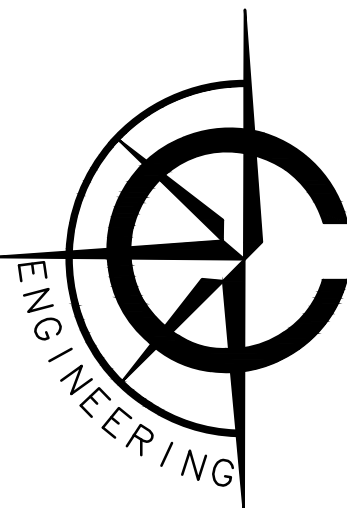
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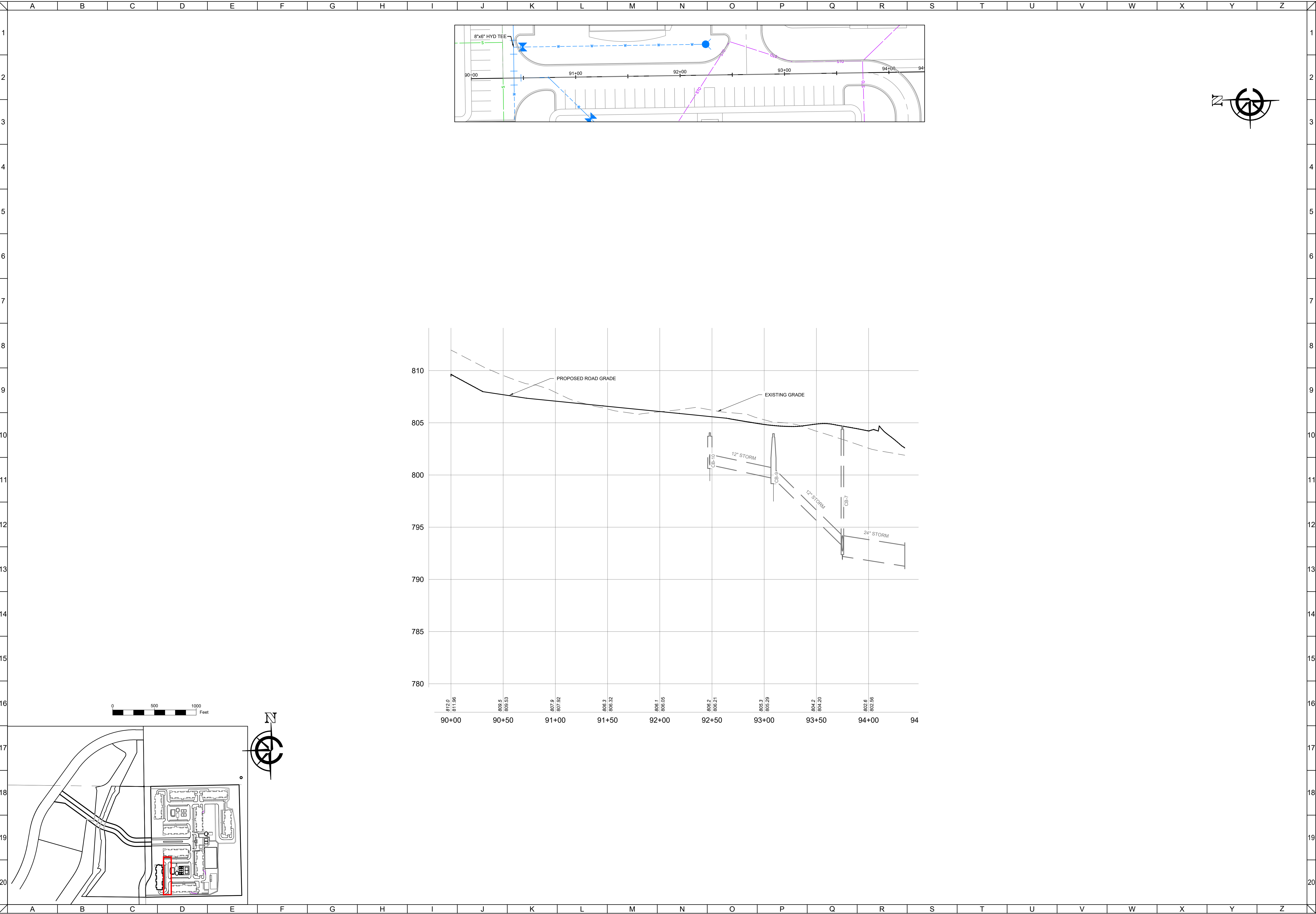
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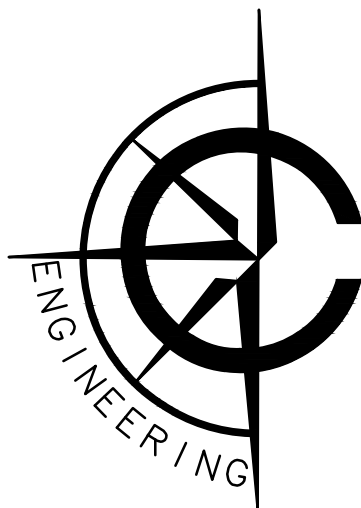
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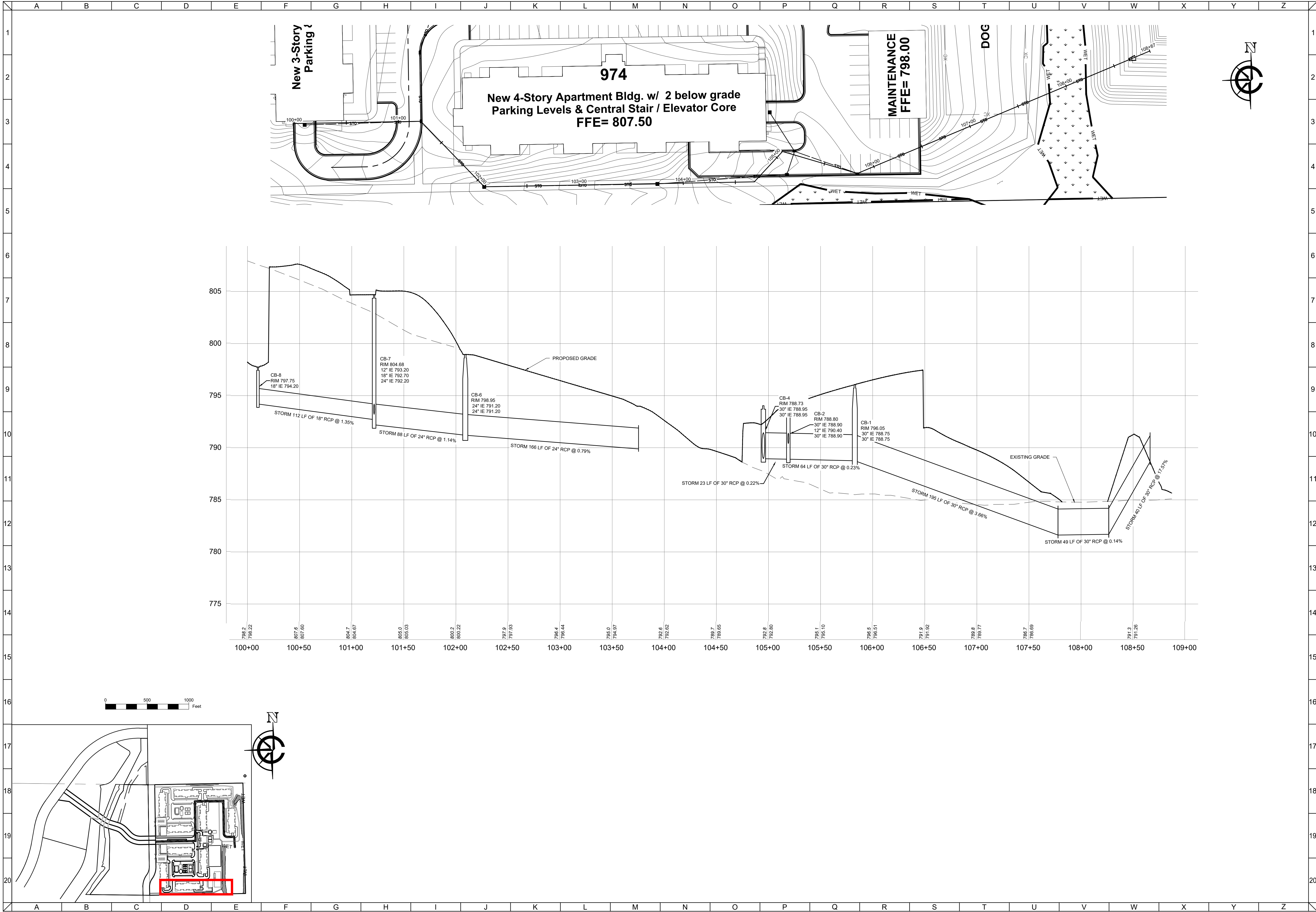
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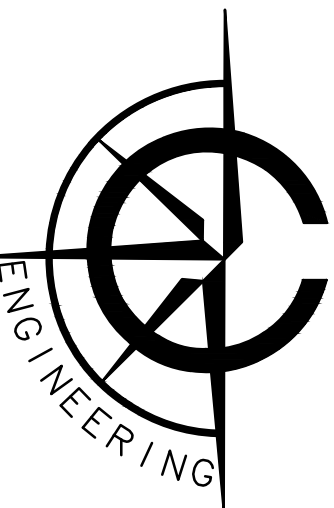


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VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI

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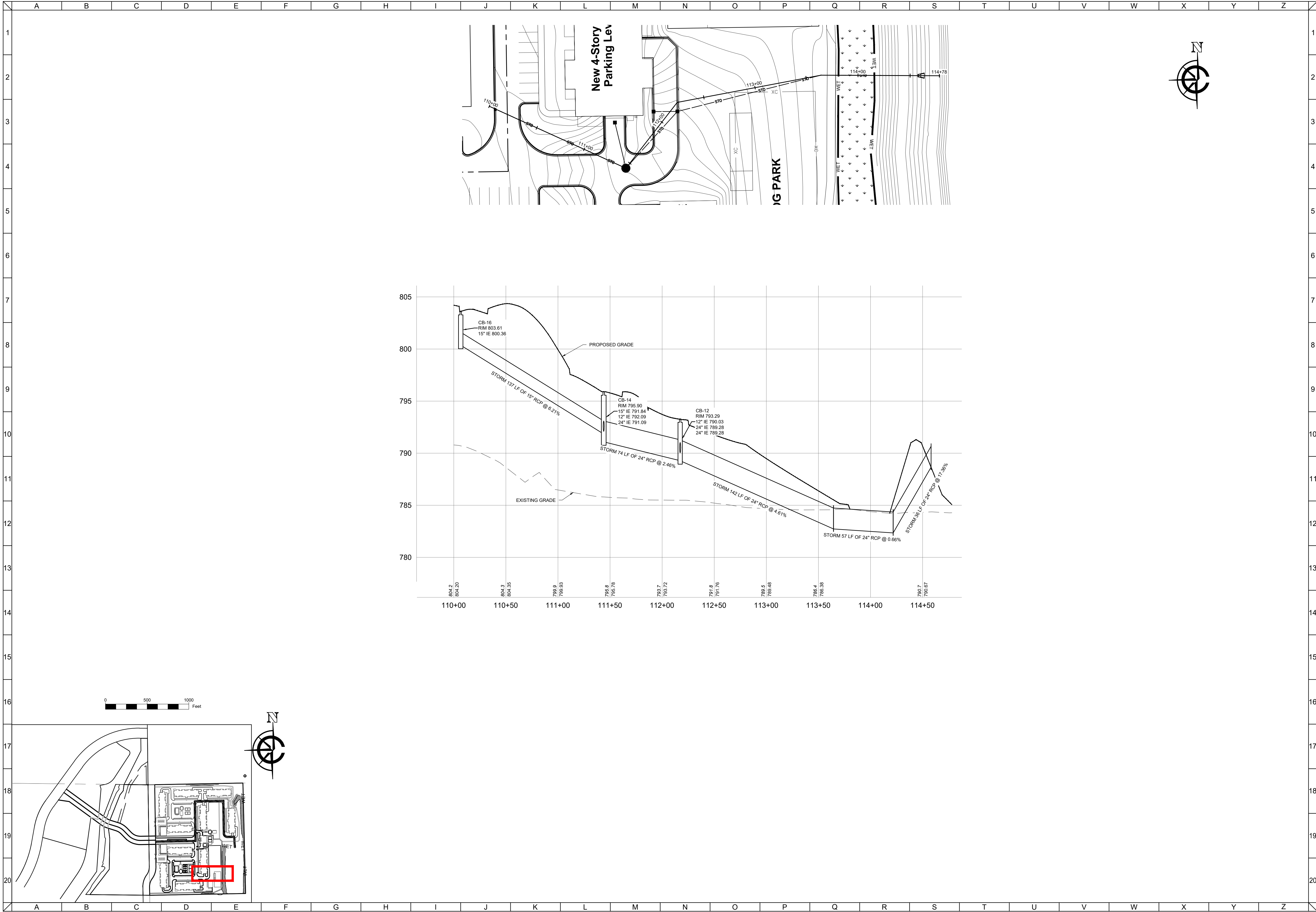
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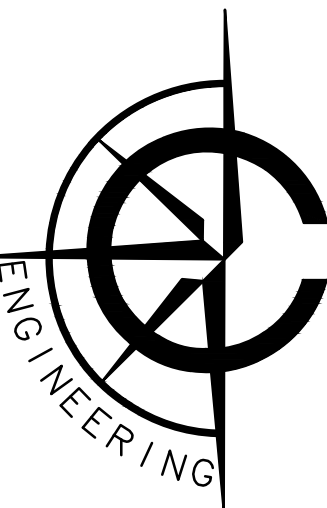
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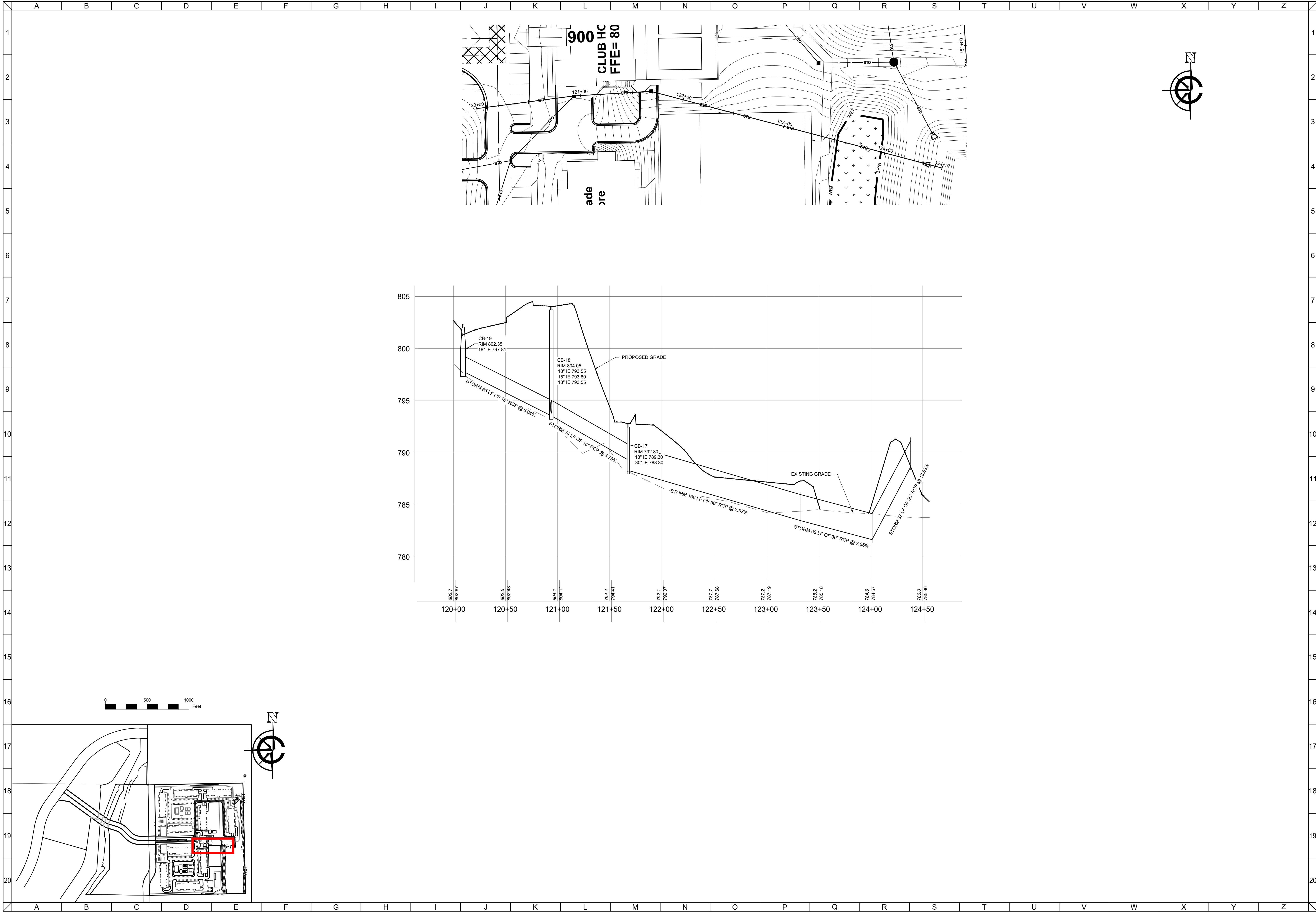
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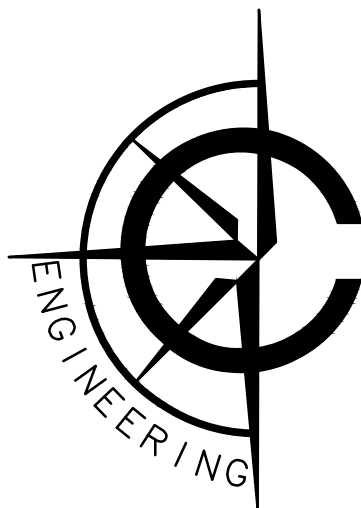
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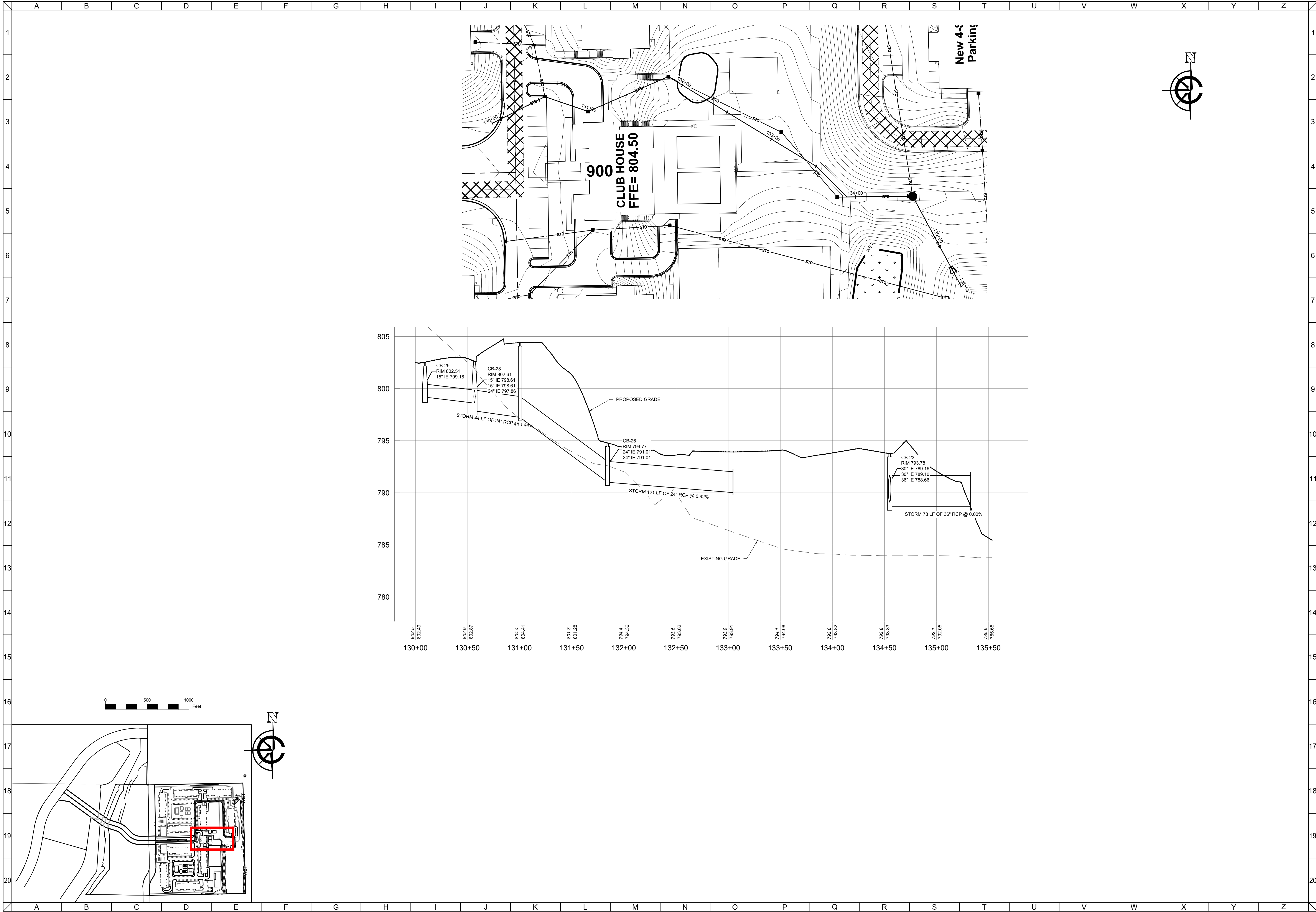
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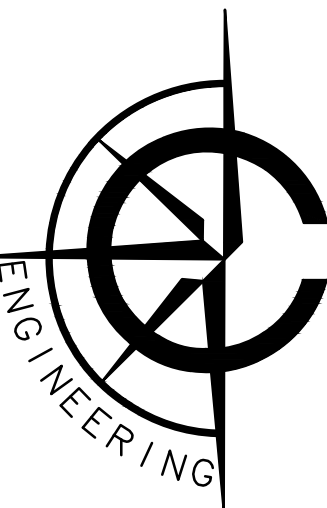
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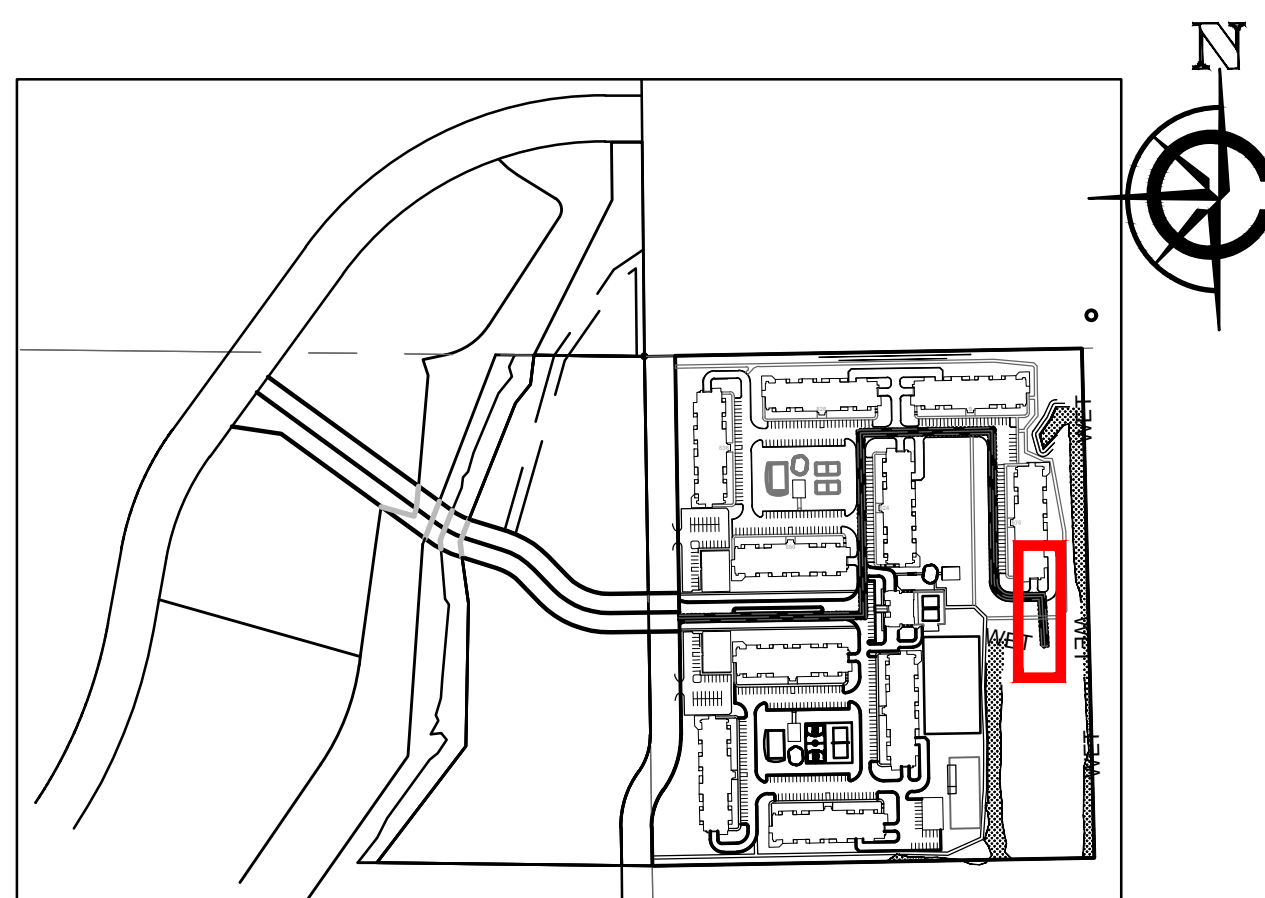
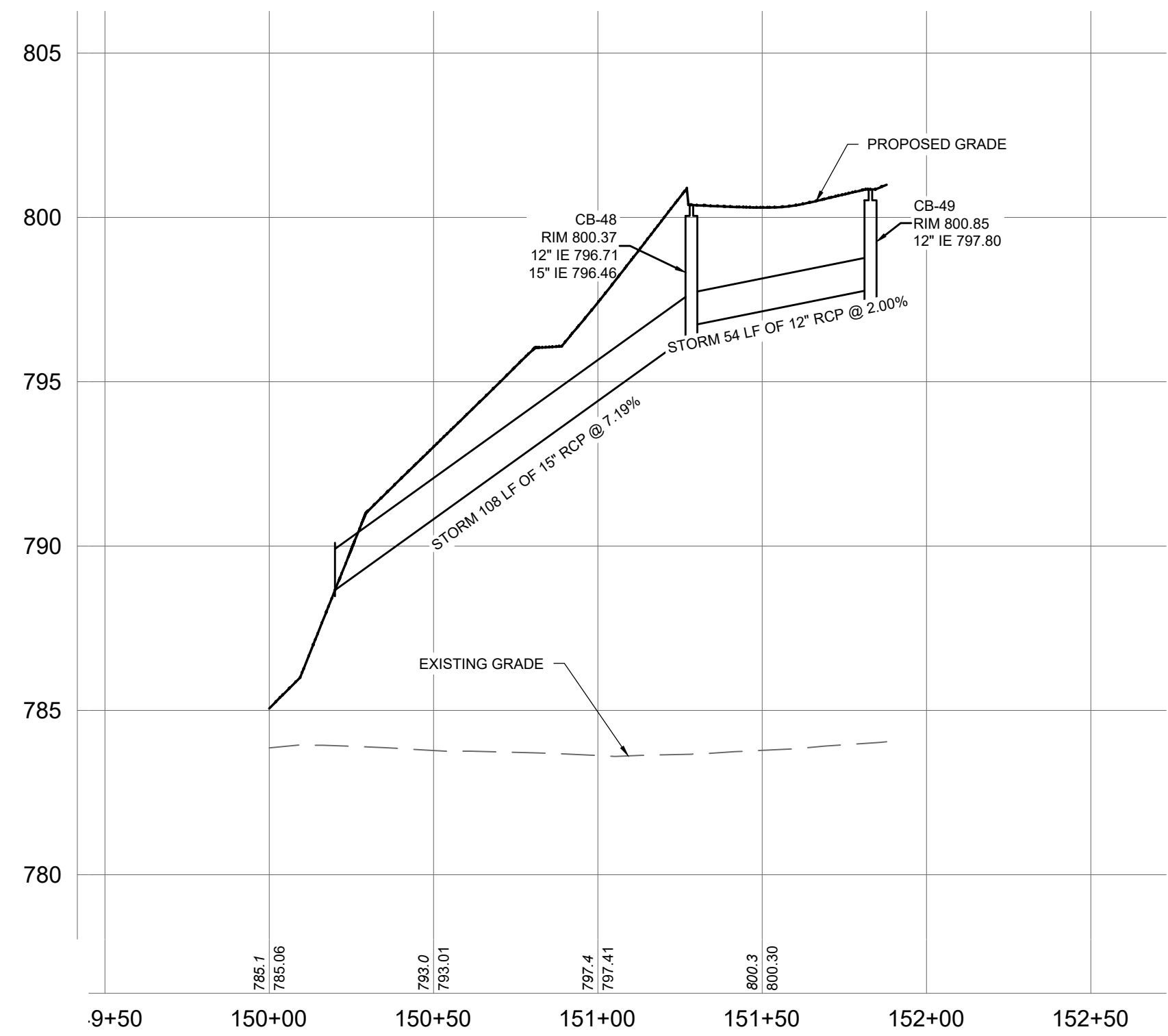
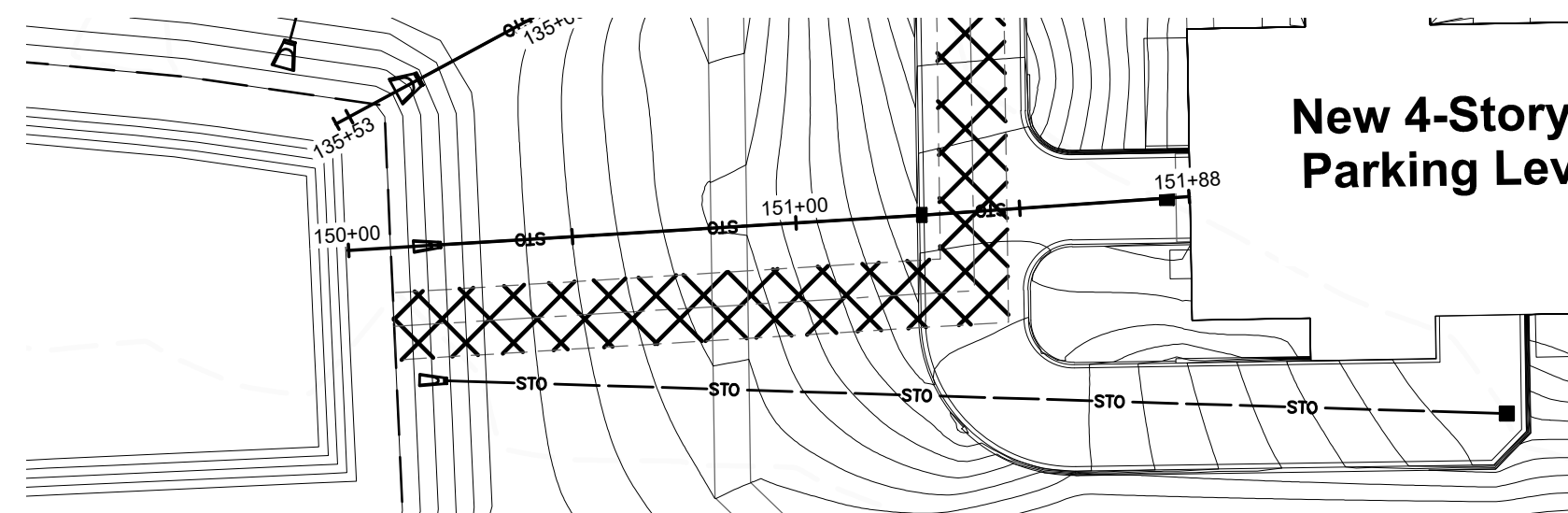
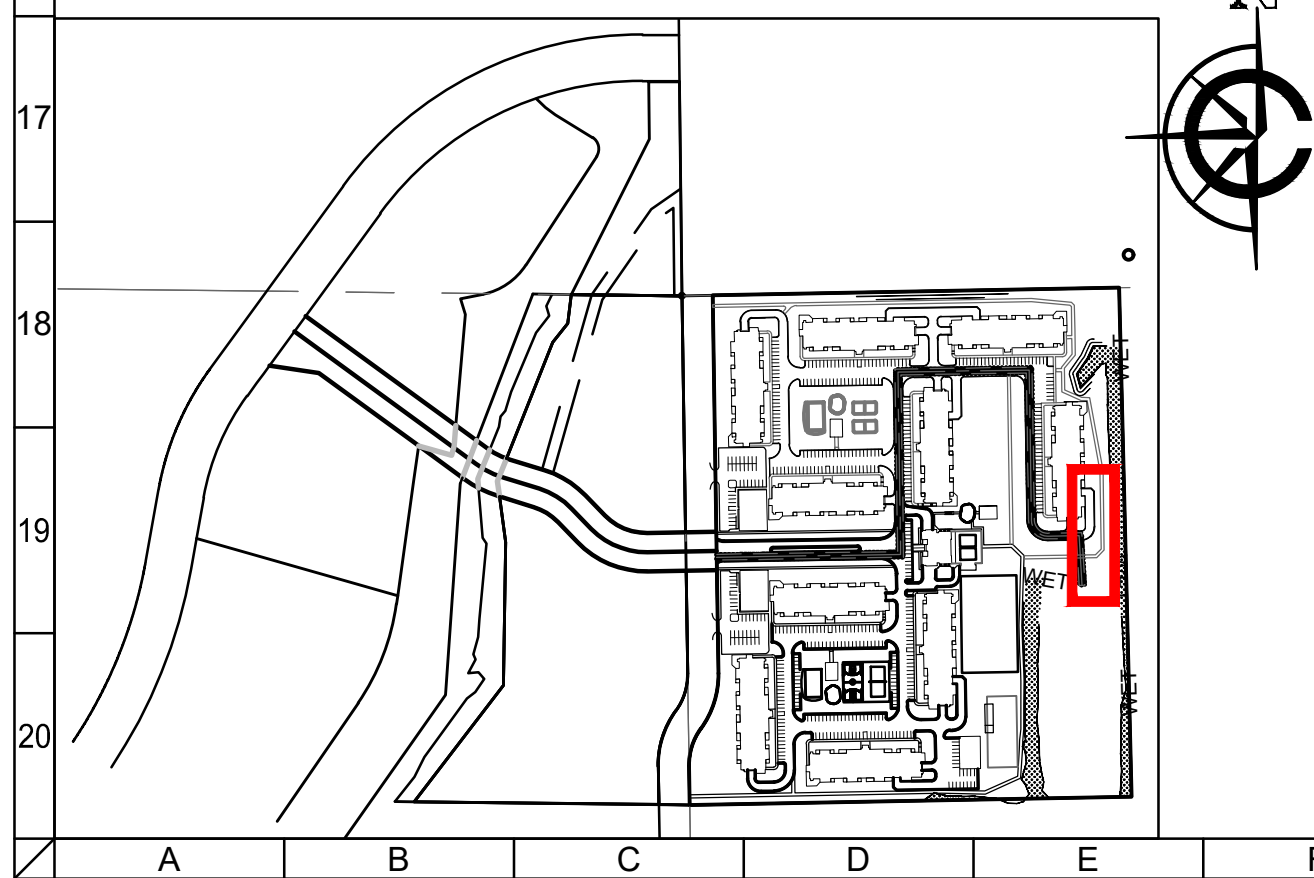
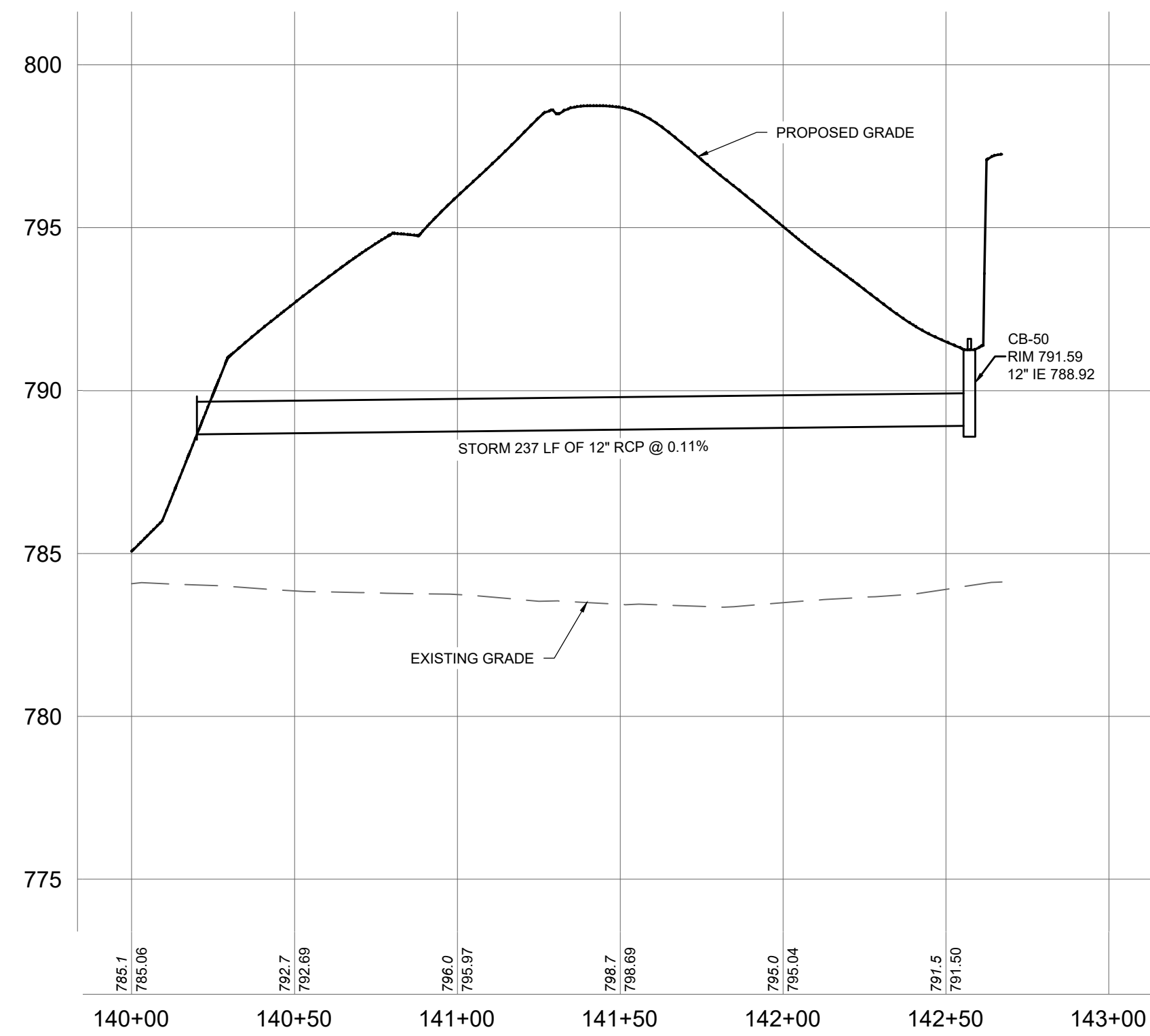
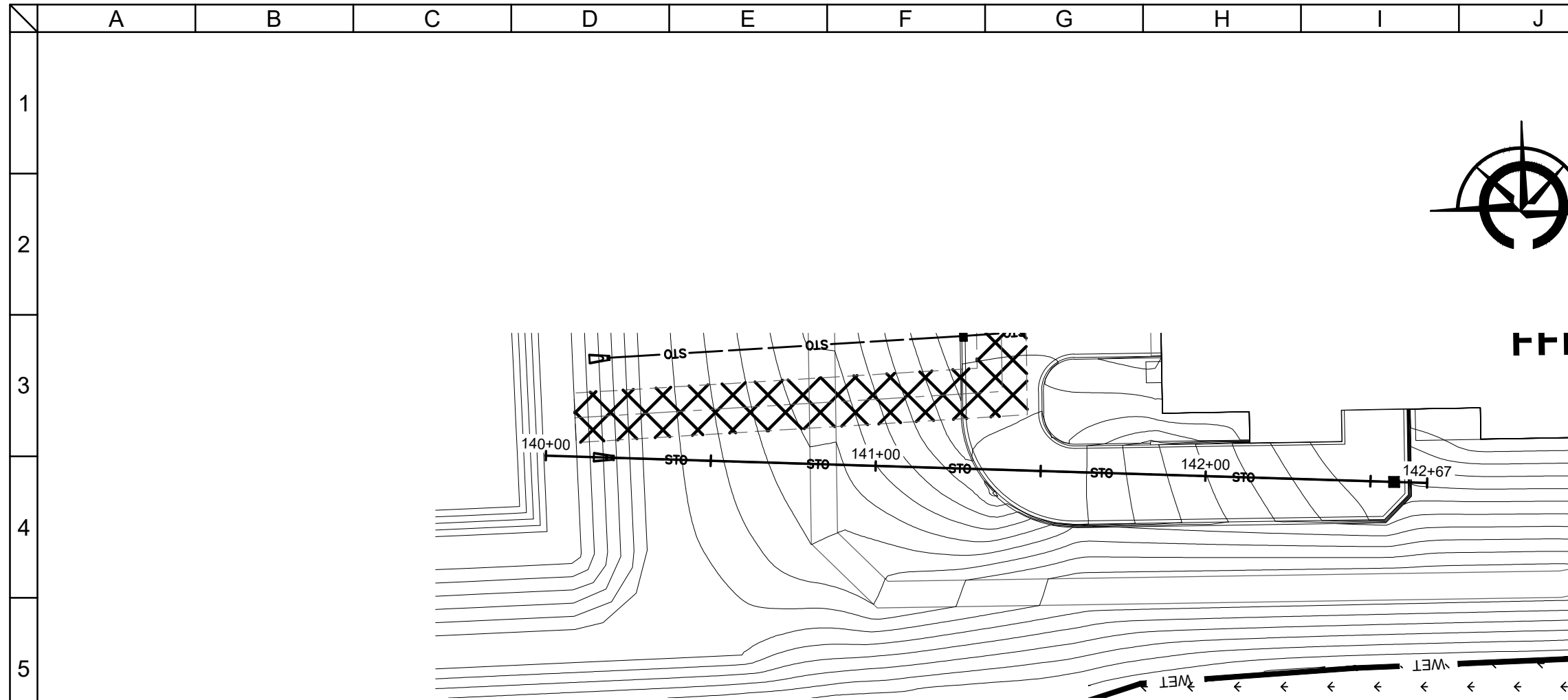
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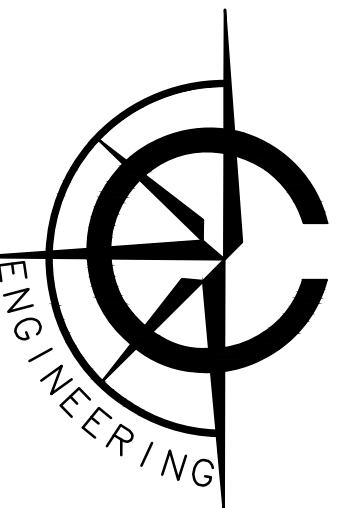
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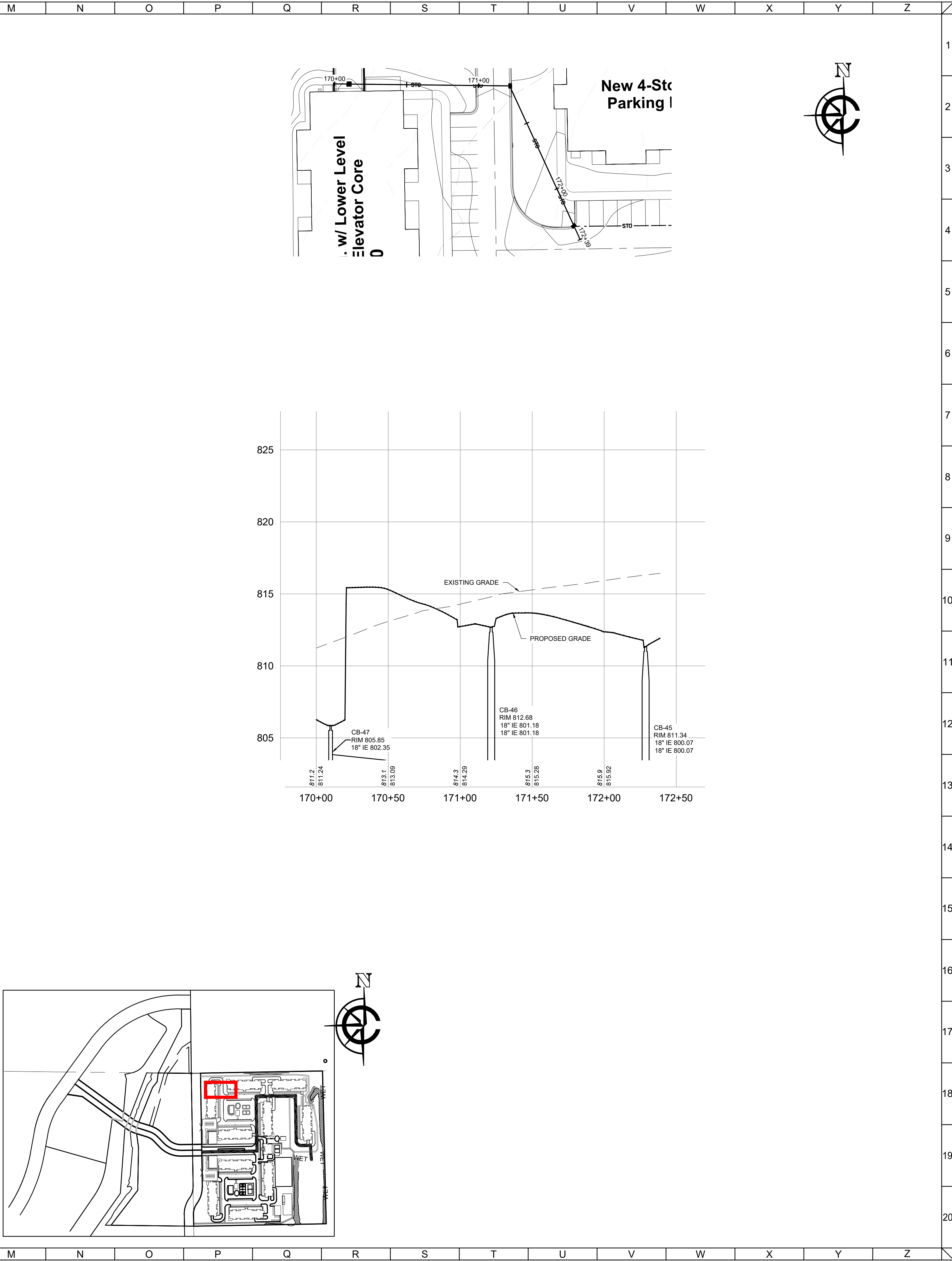
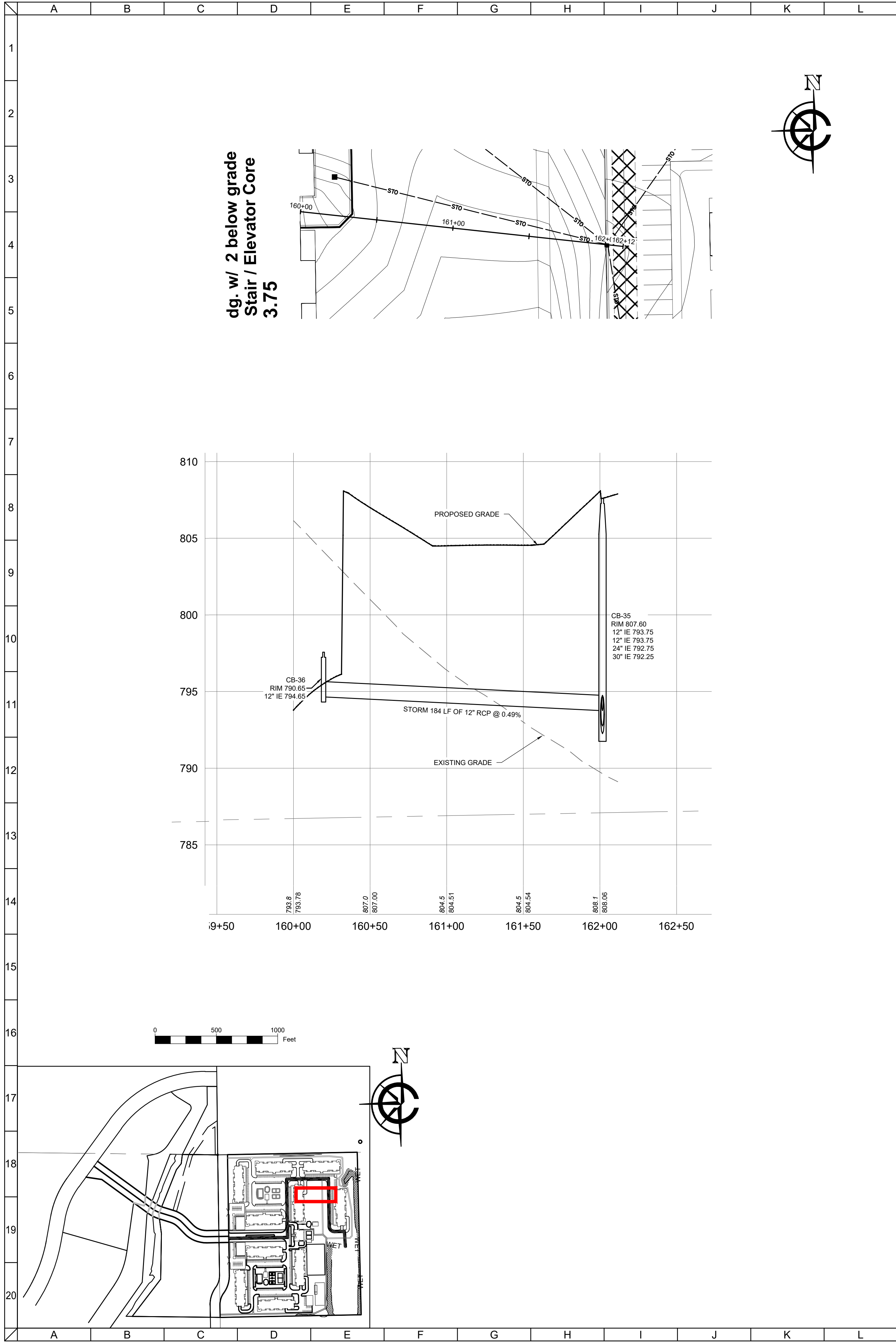
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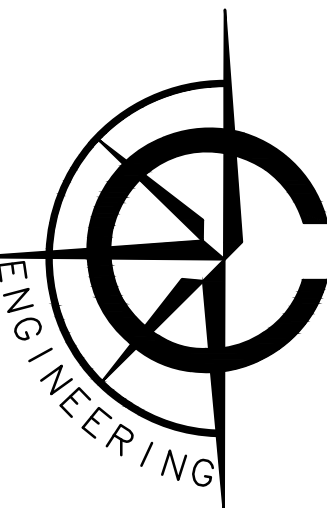
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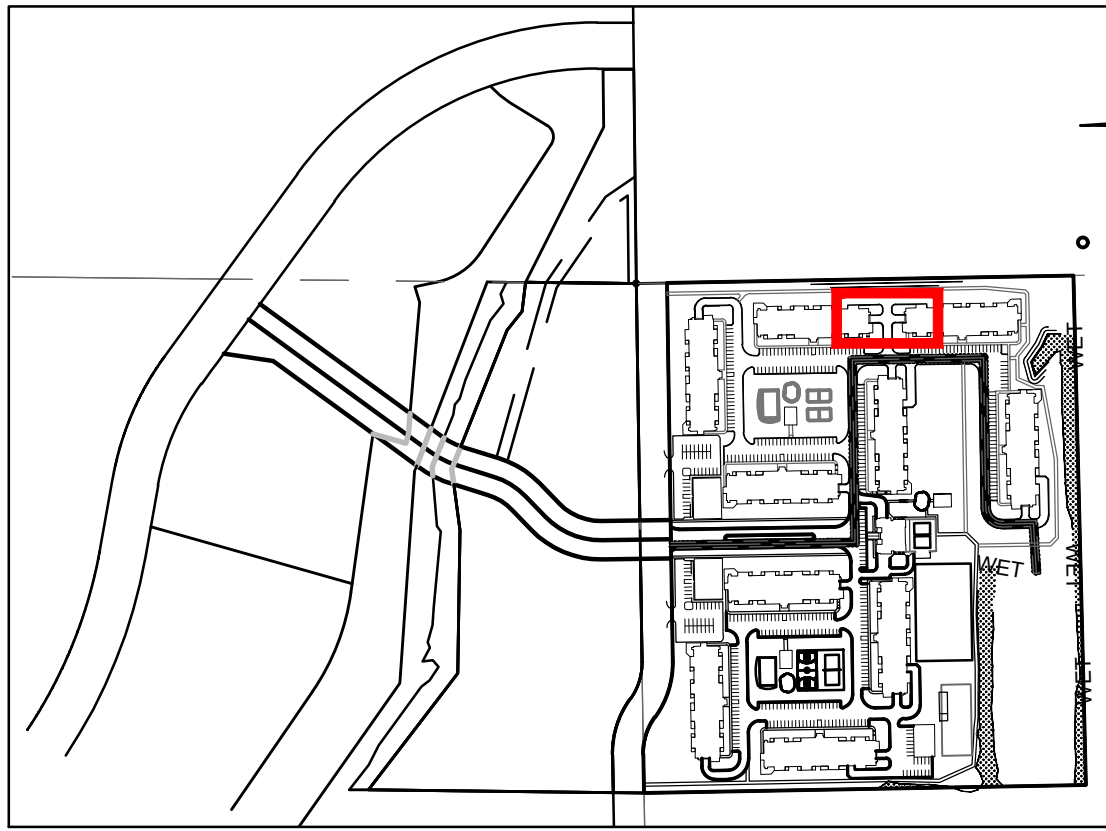
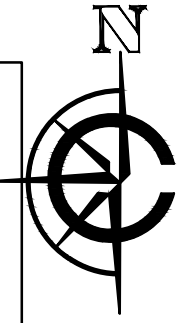
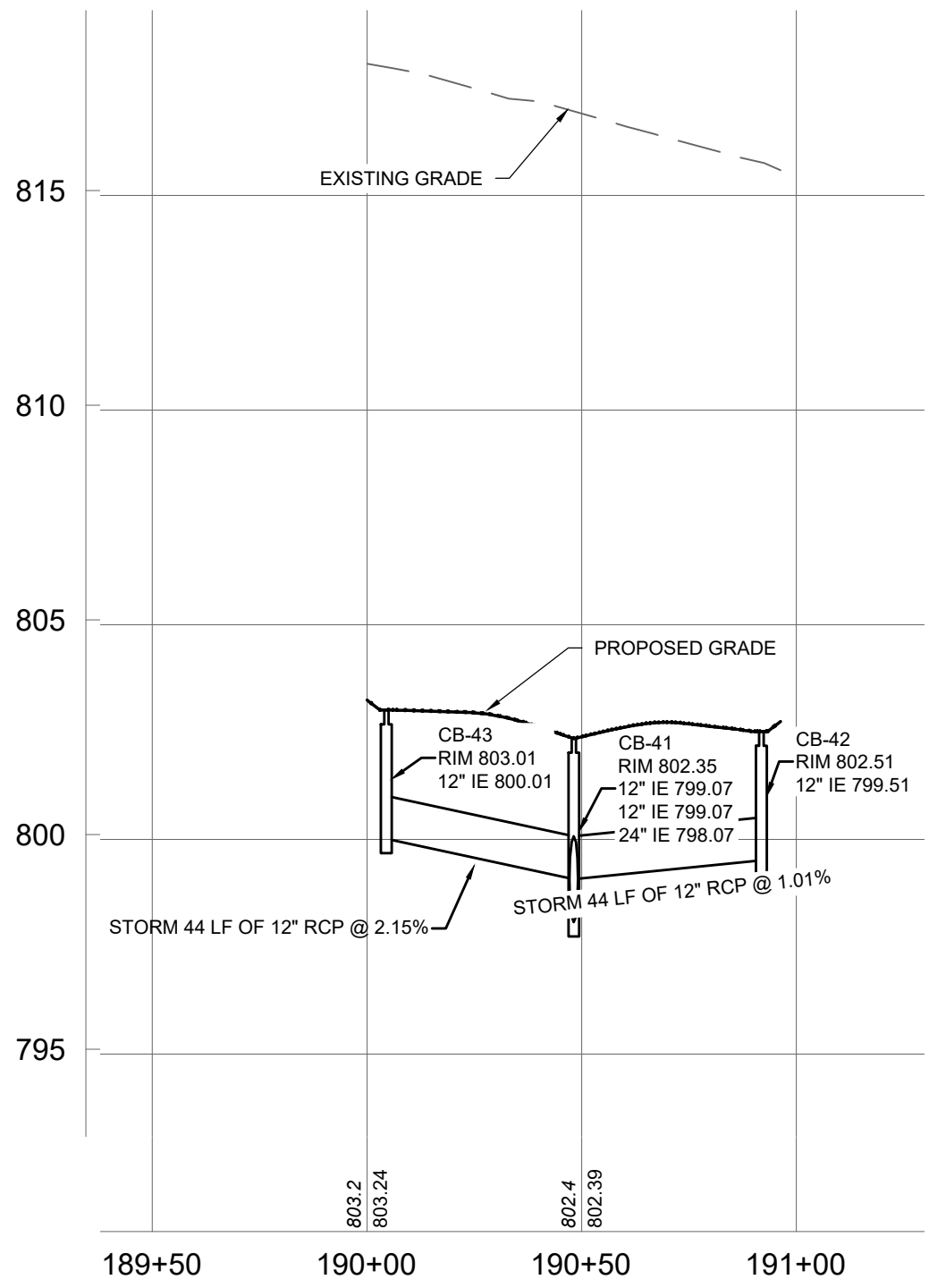
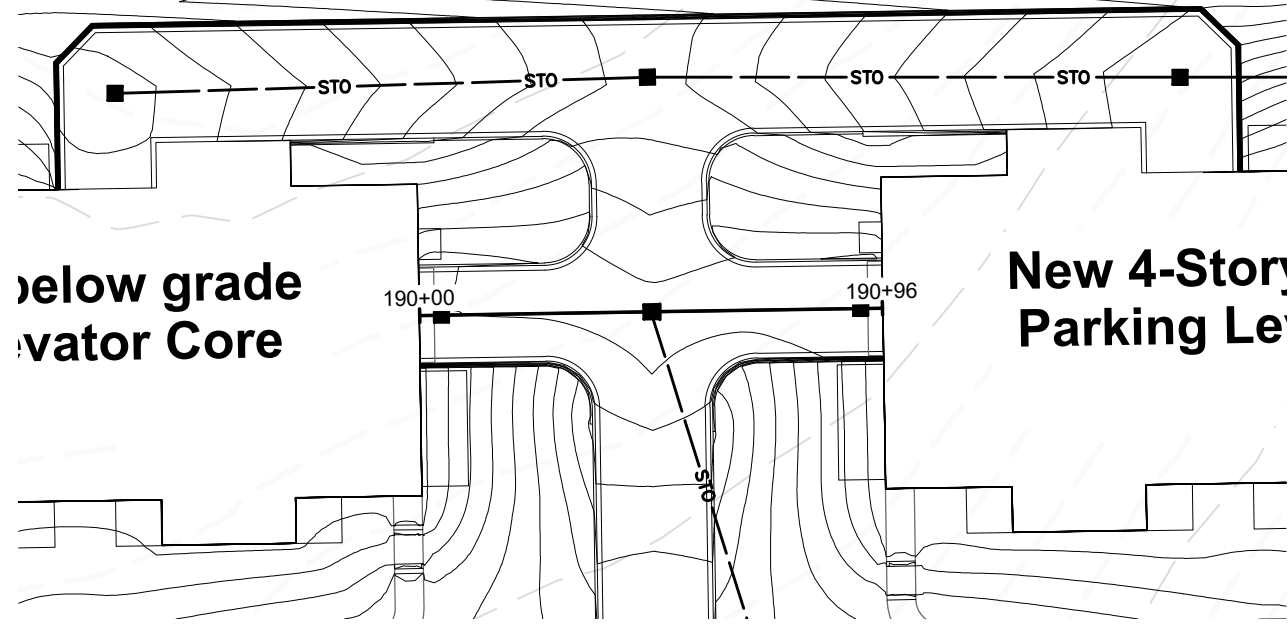
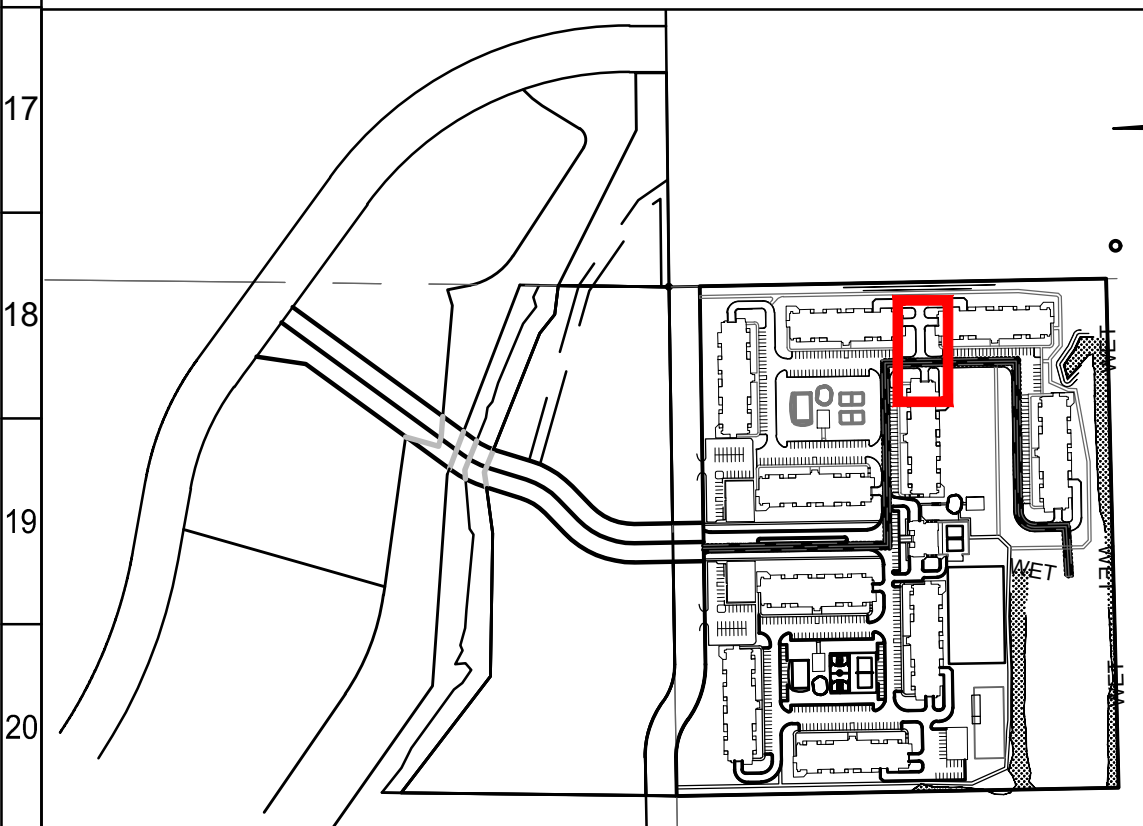
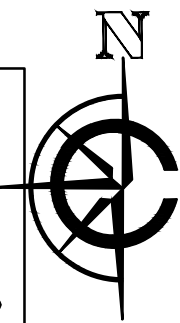
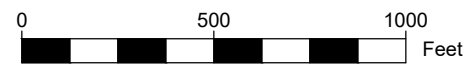
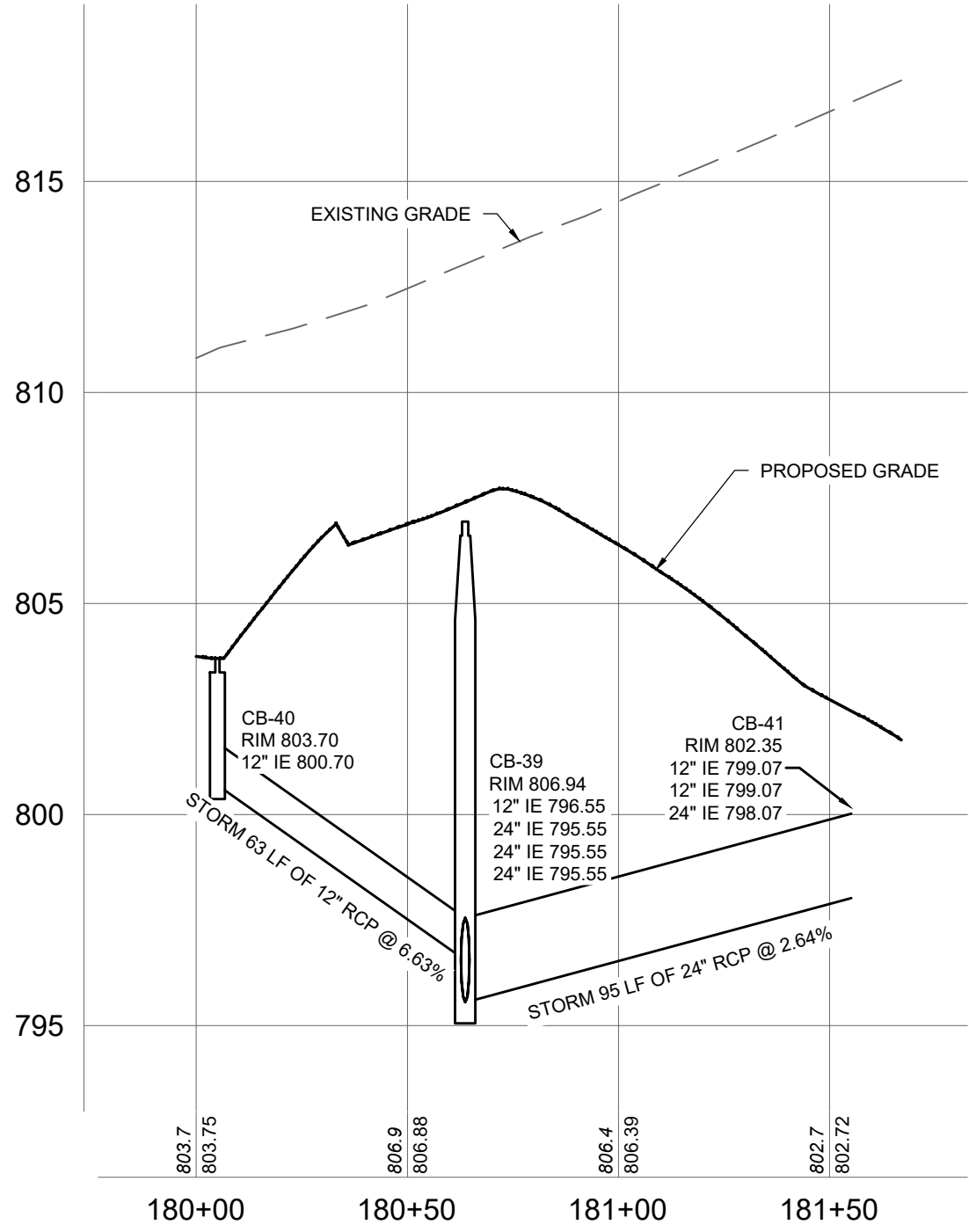
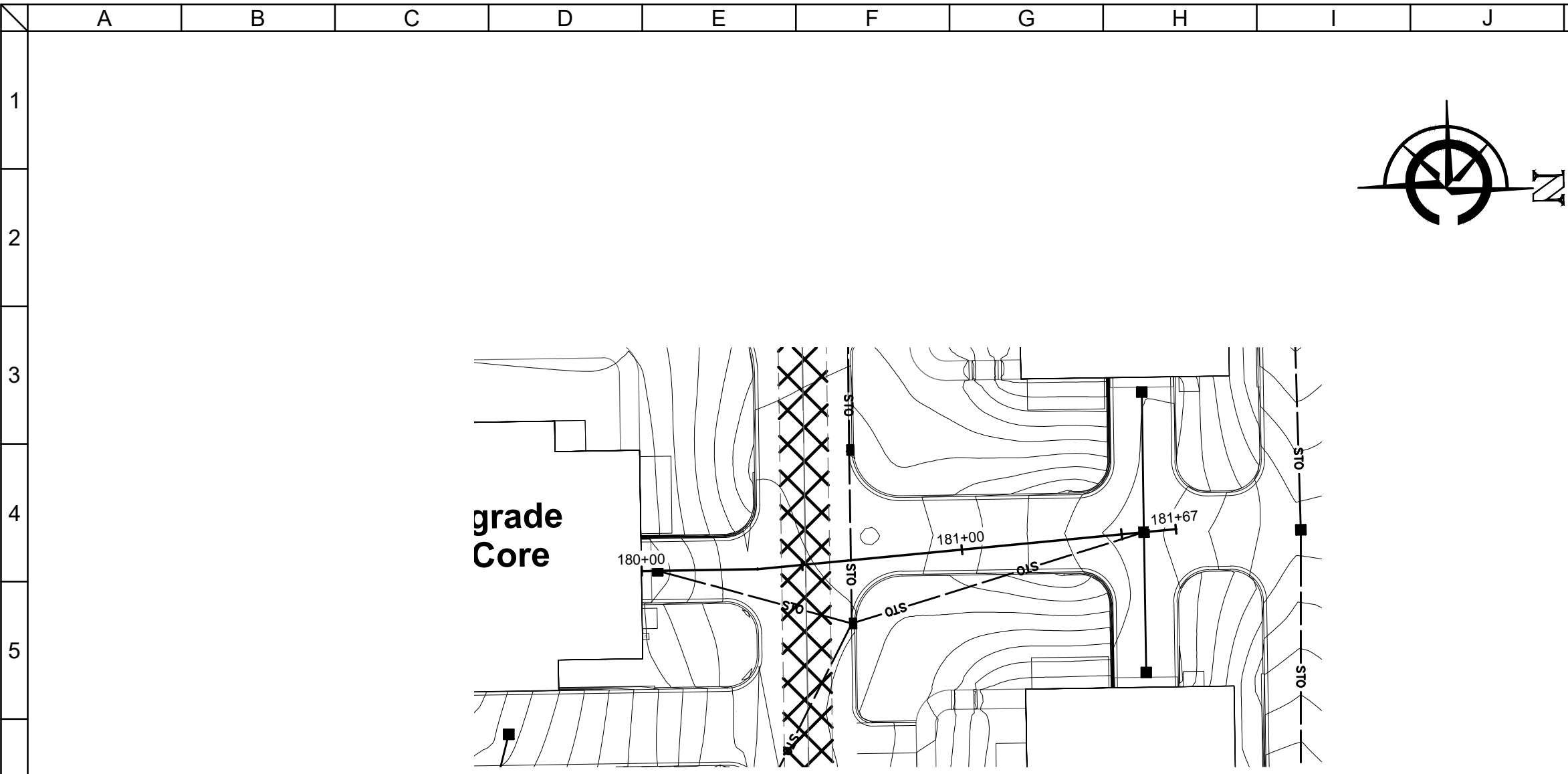
1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE
04	PLAN UPDATES	01/19/2021
05	VILLAGE COMMENTS	02/22/2021
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07	VILLAGE COMMENTS	04/25/2021

SCALE	1" = 40'
PROJECT NUMBER	1701331
DATE	09/30/2021
PROJECT MGR	PAUL VAN HENKELUM, PE
DRAWN BY	BDP
DESIGNED BY	RWC

SHEET NUMBER

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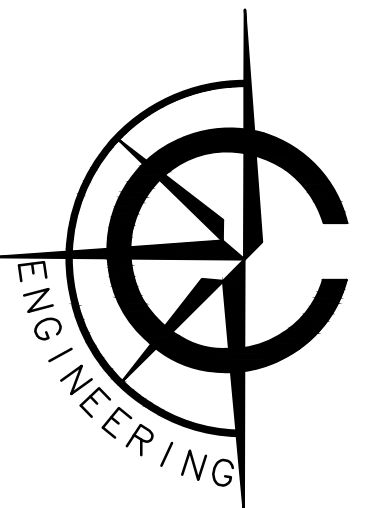


CLIENT



MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI

CIVIL DESIGN PLANS | PLAN AND PROFILE



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

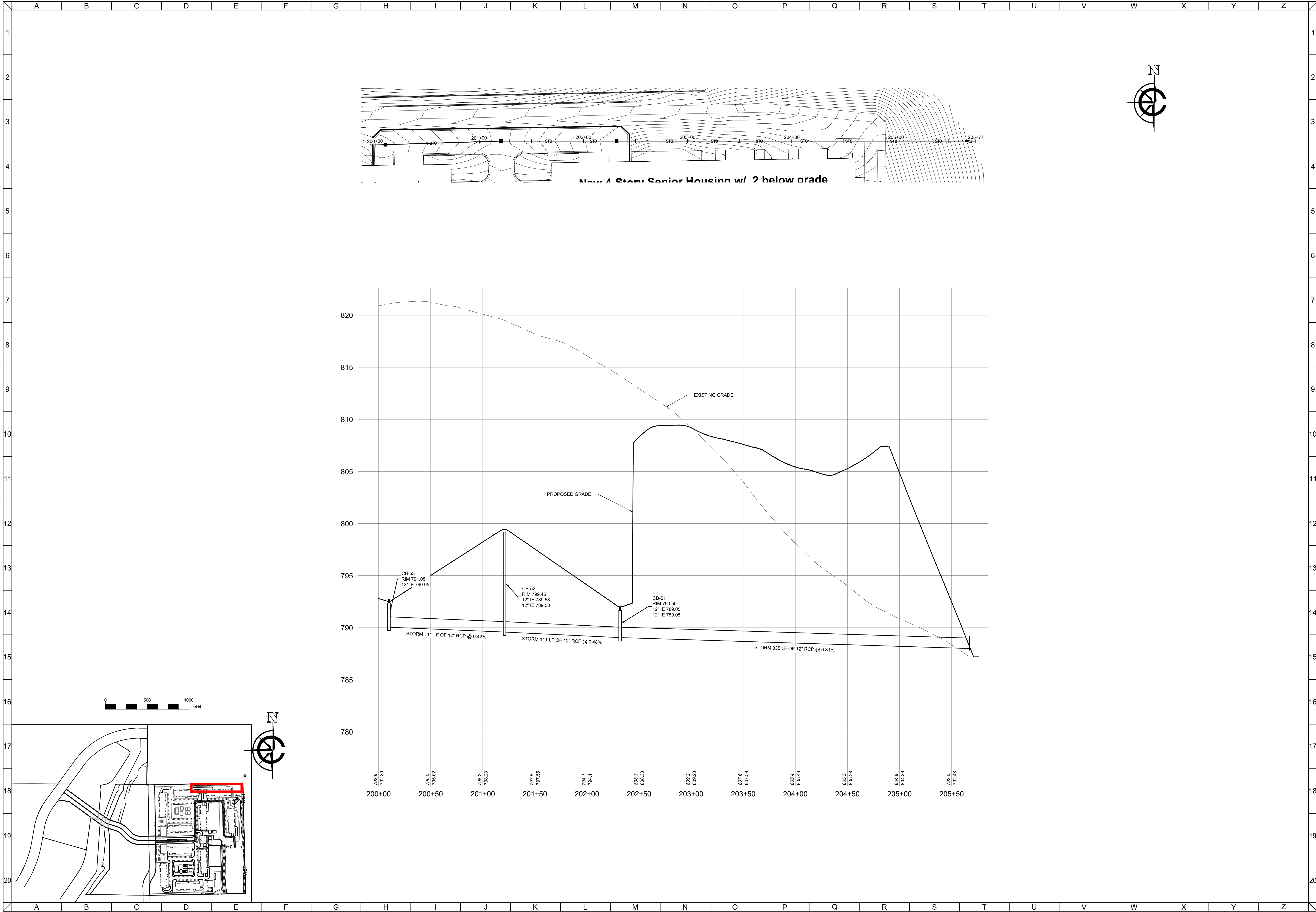
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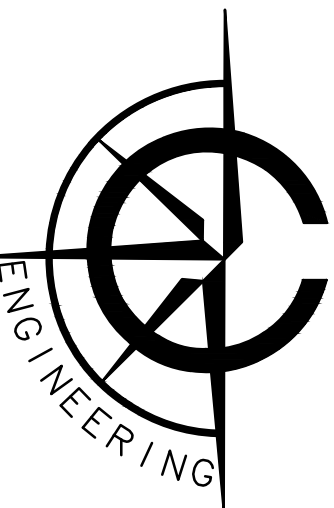
49 OF 55



CLIENT



MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WI
CIVIL DESIGN PLANS | PLAN AND PROFILE



CARDINAL ENGINEERING LLC
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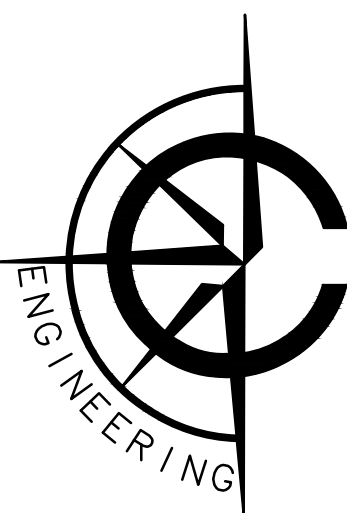
SHEET NUMBER

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CLIENT



MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO WAUKESHA COUNTY, WI
CIVIL DESIGN PLANS
STORMWATER DETAILS



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

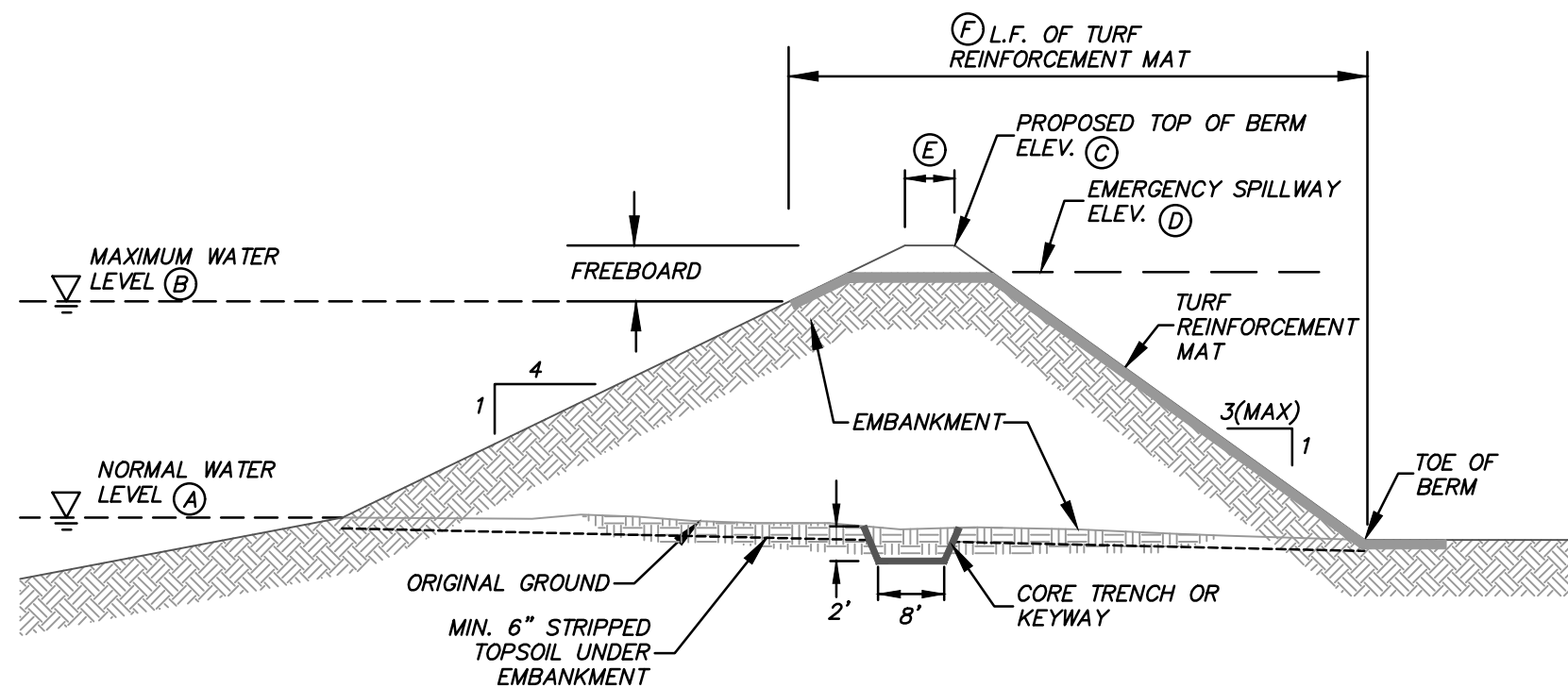
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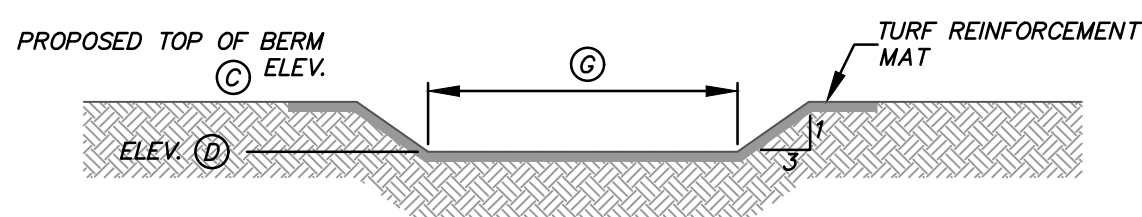
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DATE	09/30/2021
PROJECT MGR	PAUL VAN HENKELUM, PE
DRAWN BY	EJO
DESIGNED BY	RWC

SHEET NUMBER

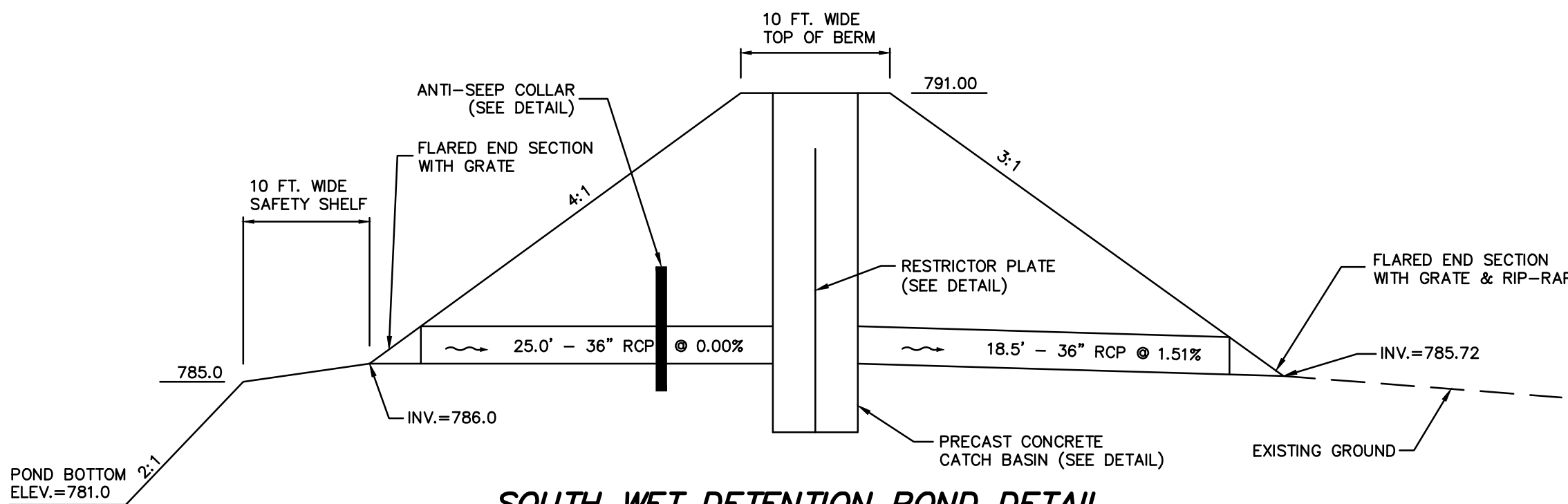
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PROPOSED EMERGENCY SPILLWAY DIMENSIONS							
DETENTION POND	A	B	C	D	E	F	G
	786.0	789.95	791.00	79000	10'	26'	60'



PROPOSED EMERGENCY SPILLWAY



SOUTH WET DETENTION POND DETAIL
N.T.S.

Note: SEE WDNR TECHNICAL STANDARD 1001 FOR TYPE C LINER SPECIFICATIONS TO MINIMIZE POTENTIAL FOR GROUNDWATER POLLUTION.

VILLAGE OF MUKWONAGO SPECIFICATIONS:

BACKFILLING-EXISTING

- The Contractor shall dispose of surplus excavated material as directed by the Developer or his Engineer.
- Existing roads that are cut open shall have slurry backfill.
- Where called for on the Drawings or where required by permit, slurry backfill conforming to SWS 8.43.8 and the following mix shall be used:
 - 1350 lbs. Sand
 - 775 lbs. #1 Stone
 - 1150 lbs. #2 Stone
 - 25 gals. (0-0.5 gal.) Water per C.Y.
- No additional water will be allowed. The above weights are damp weights. This material shall be thoroughly mixed just prior to installation.

BACKFILLING-NEW DEVELOPMENT

- The Contractor shall dispose of surplus excavated material as directed by the Developer or his Engineer.
- All granular backfill shall be compacted in six (6) inch lifts or thoroughly flushed, as specified under SWS 2.6.14, Flooding, of the Standard Specification. Water for flooding will be furnished by the Village at the Contractor's expense. The Contractor shall contact the Utilities Department to make arrangements for water meter. Mechanically compact trench backfill following SWS 2.6.14(b), except Contractor shall furnish and pay for compaction testing services.

Excavated Material Backfill

- Excavated material, in accordance with SWS 8.43.5, may be used to backfill trenches except through future and existing paved or graveled surfaces, such as driveways, parking areas, shoulders, curb and gutter, sidewalks; and in future streets, or within 5 feet of such surface shall be backfilled with granular material.

Granular Backfill

- Granular backfill, in accordance with Table 37 of SWS 8.43.4, shall be used to backfill trenches as stated above
- Granular backfill placed within state highway right-of-ways shall conform to Section 209 of the "State Specifications".

Slurry Backfill

- Where called for on the Drawings or where required by permit, slurry backfill conforming to SWS 8.43.8 and the following mix shall be used:
 - 1350 lbs. Sand
 - 775 lbs. #1 Stone
 - 1150 lbs. #2 Stone
 - 25 gals. (0-0.5 gal.) Water per C.Y.
- No additional water will be allowed. The above weights are damp weights. This material shall be thoroughly mixed just prior to installation.

SURFACE PLACEMENT

General Placement

- No street construction or surface restoration work may begin until the alignment and grade of Village utilities has been accepted by the Village
- The provisions of SWS 2.6.11 and SWS 2.7.2 are modified as follows:
 - The Contractor shall replace or restore to its original condition, unless specified otherwise, any sidewalk, driveway, curb, gutter, shoulder, pavement, culvert, drain tile, lawn, ditch, fence, sign, mailbox, or other property damaged by him during his work operations at his own cost. SWS 2.7.3.
 - Restoration of pavements damaged by normal truck hauling operations, i.e., hauling within approved weight and speed limits and exercising reasonable care while starting, stopping, or turning vehicles, will not be the responsibility of the Contractor. This provision does not apply to pavement damaged during loading or unloading operations.

Pavement Protection

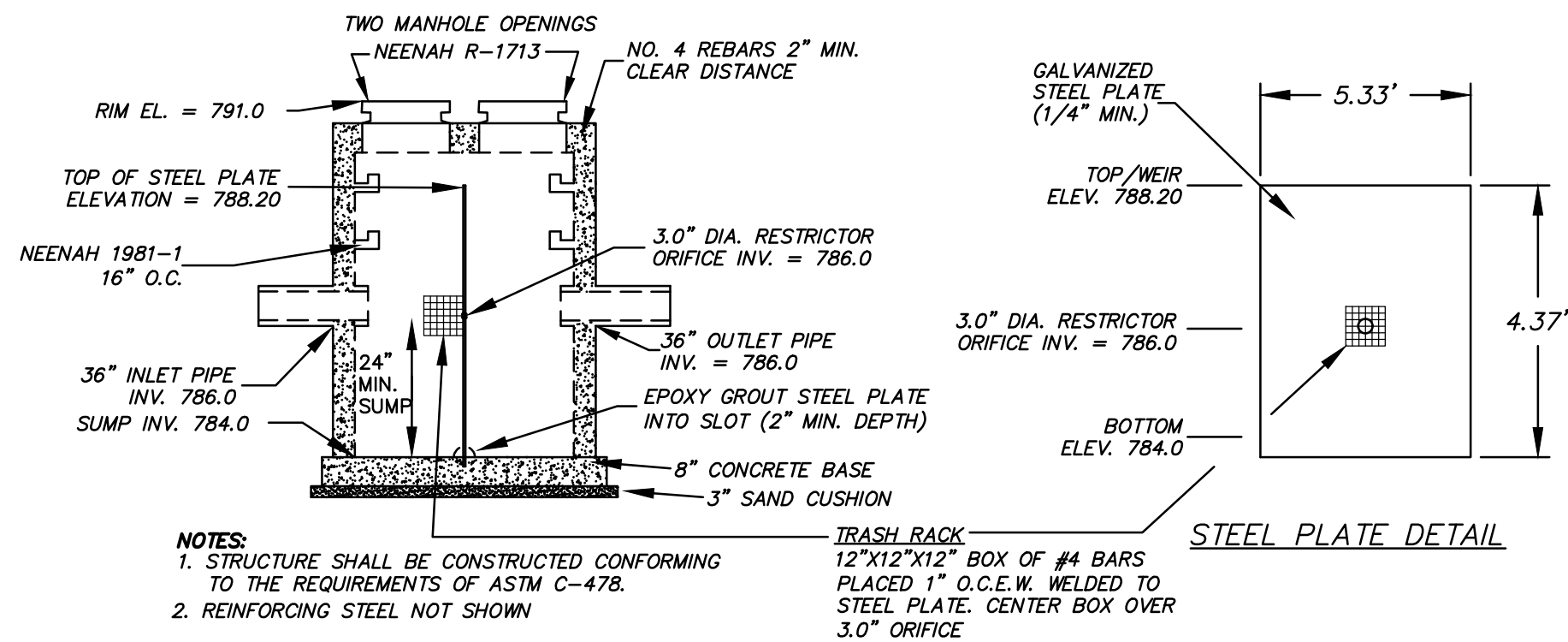
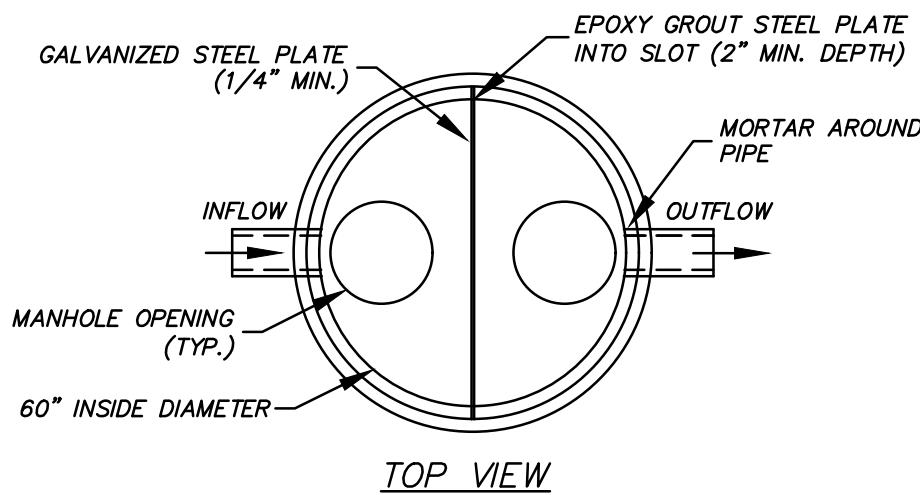
- The Contractor shall take all precautions necessary to protect road pavements, including shoulders, from being damaged. Sheeting and bracing or the use of a portable trench box, if required, shall be in accordance with SWS 2.3.0 and SWS 2.3.6.
- Backfill or excavated material spilled or tracked onto pavements or shoulders shall be removed at the completion of each working day or more often if needed as directed by the Village. Any such materials interfering with traffic shall immediately be swept off with power brooming equipment.

Pavement Replacement

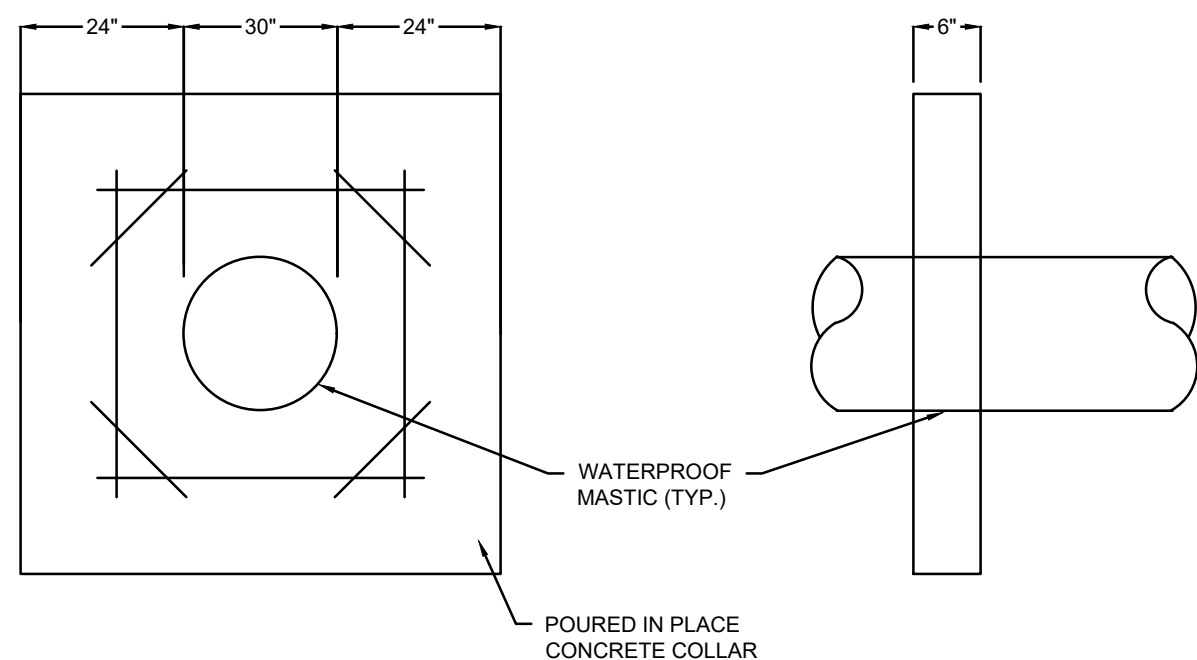
- Damaged shoulder, road pavement and driveway areas shall be replace "in kind" with the following exceptions:
 - Road Shoulder
 - A minimum of 8 inches of crushed aggregate base course shall be placed over road shoulder areas.
 - Road Pavements
 - A minimum of 8 inches of crushed aggregate base course, 2.5 inches of binder course and 1.5 inches of asphaltic concrete pavement (hot mix) shall be placed over trenches within paved areas of local streets. All pavement joints including the curb flange on the final lift of asphalt shall be sealed with CRAFCO Pavement joint adhesive (34524) per manufactures specifications.
 - A minimum of 10 inches of crushed aggregate base course, 3 inches of binder course and 1.5 inches of asphaltic concrete pavement (hot mix) shall be placed over trenches within paved areas of collector streets. All pavement joints including the curb flange on the final lift of asphalt shall be sealed with CRAFCO Pavement joint adhesive (34524) per manufactures specifications.
 - Driveways and Parking Areas
 - A minimum of 6 inches of crushed aggregate base course shall be placed over existing gravel driveways and parking areas, in addition to a minimum of 2 inches of asphaltic concrete pavement (hot mix, surface course) over existing paved drives and parking areas.

Utilities

- The Contractor shall contact all utility companies prior to the commencement of construction and shall arrange to have those existing utilities located and staked or marked in the field that are in the construction area.



NW WET DETENTION POND OUTLET CONTROL STRUCTURE DETAIL
N.T.S.

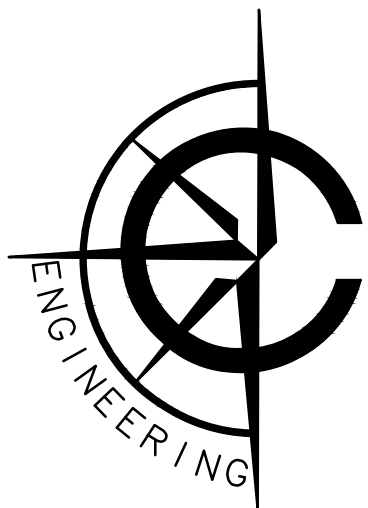


ANTI-SEEP COLLAR DETAIL
N.T.S.

CLIENT



MAPLE CENTRE DEVELOPMENT
VILLAGE OF MUKWONAGO WAUKESHA COUNTY, WI
CIVIL DESIGN PLANS STORM SEWER DETAILS



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

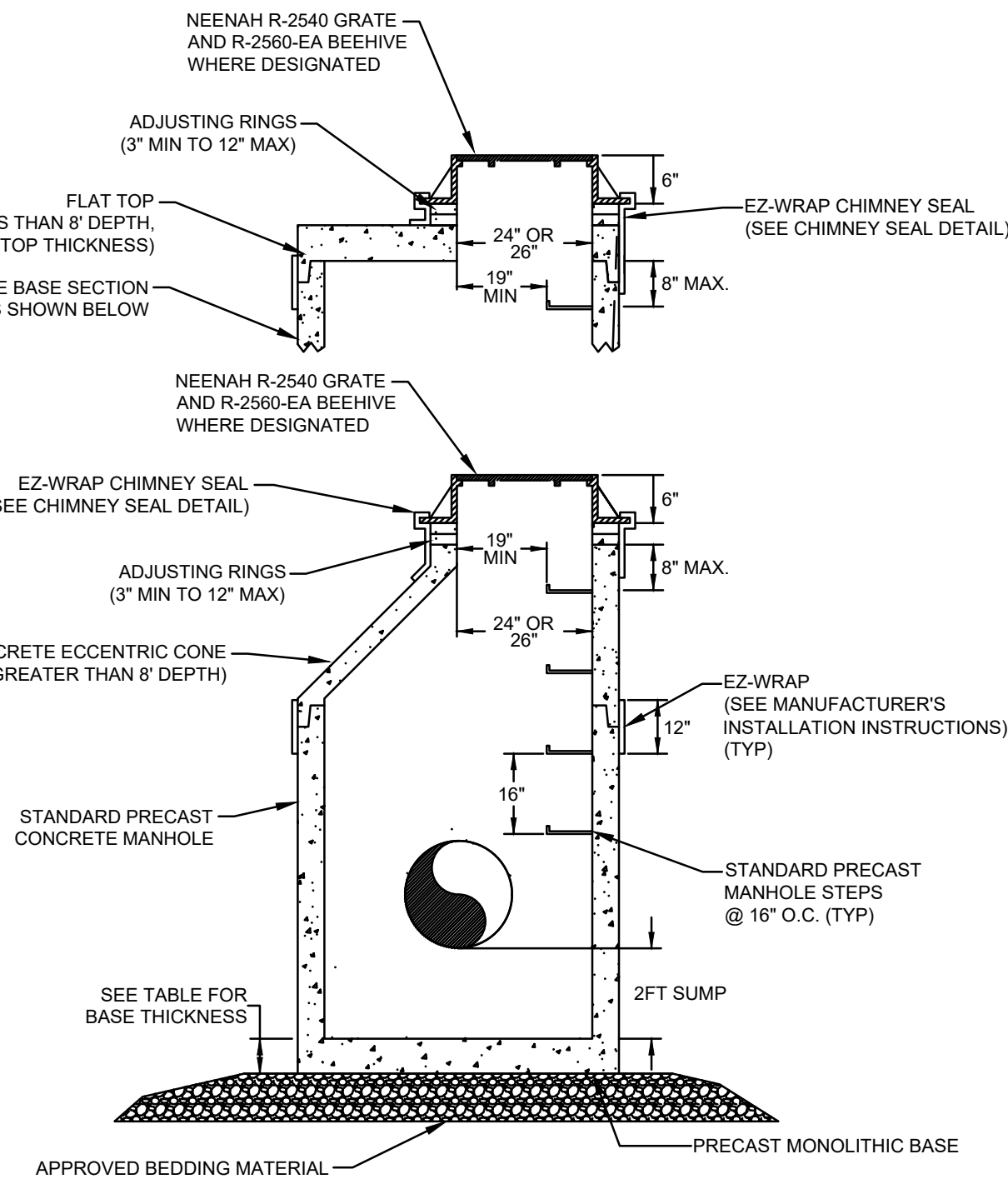
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DRAWN BY	EJO
DESIGNED BY	RWC

SHEET NUMBER

53 OF 55

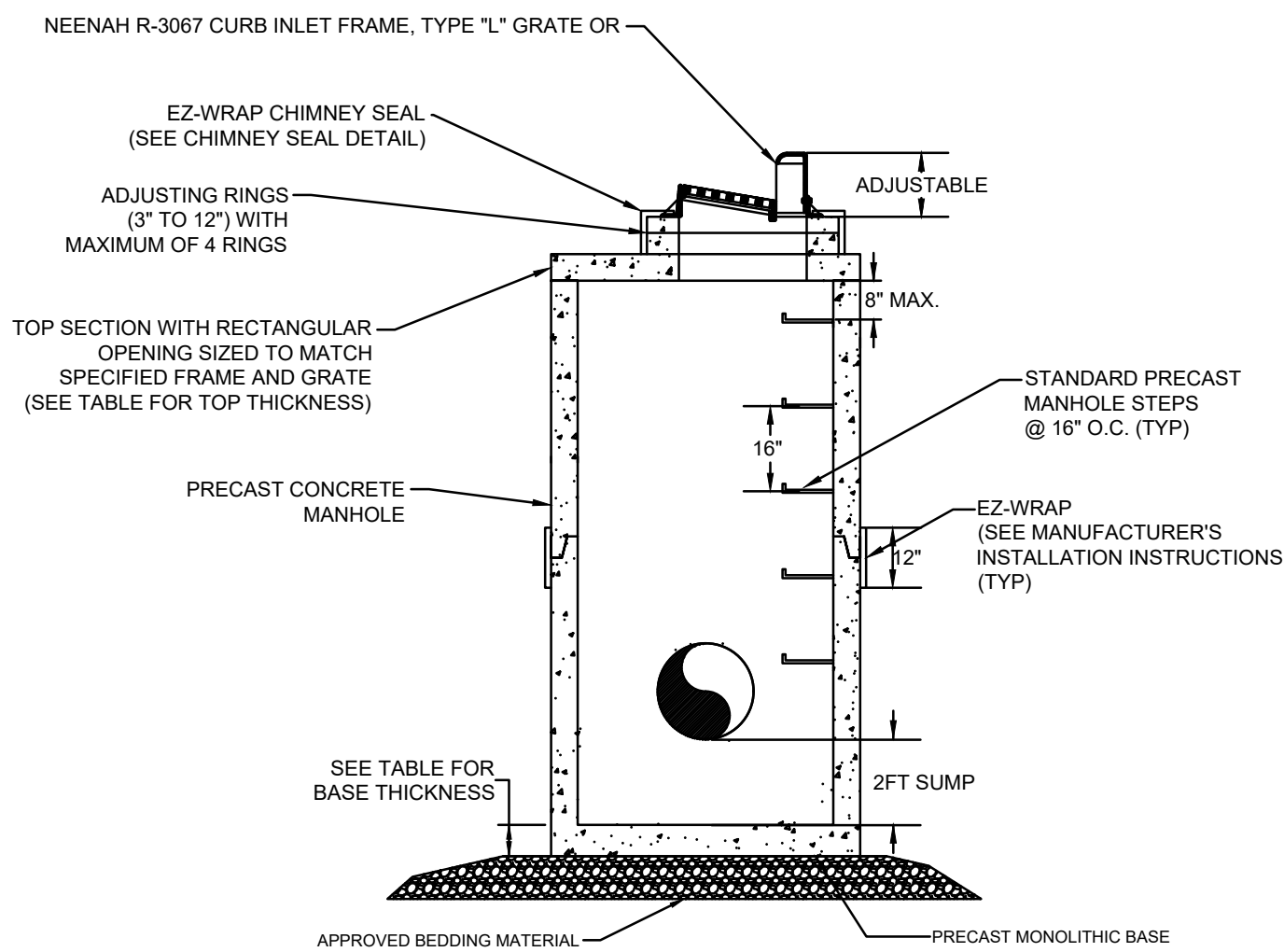


NOTE:
REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWER.

STRUCTURE DIAMETER	MIN WALL THICKNESS*	MIN BASE AND TOP THICKNESS*
4"	5"	6"
5"	6"	8"
6"	7"	8"
7"	8"	8"
8" AND GREATER	9"	8"

* MINIMUM THICKNESS SHALL NOT BE LESS THAN THAT REQUIRED TO MEET AASHTO H-20 LOADINGS

STANDARD STORM MANHOLE

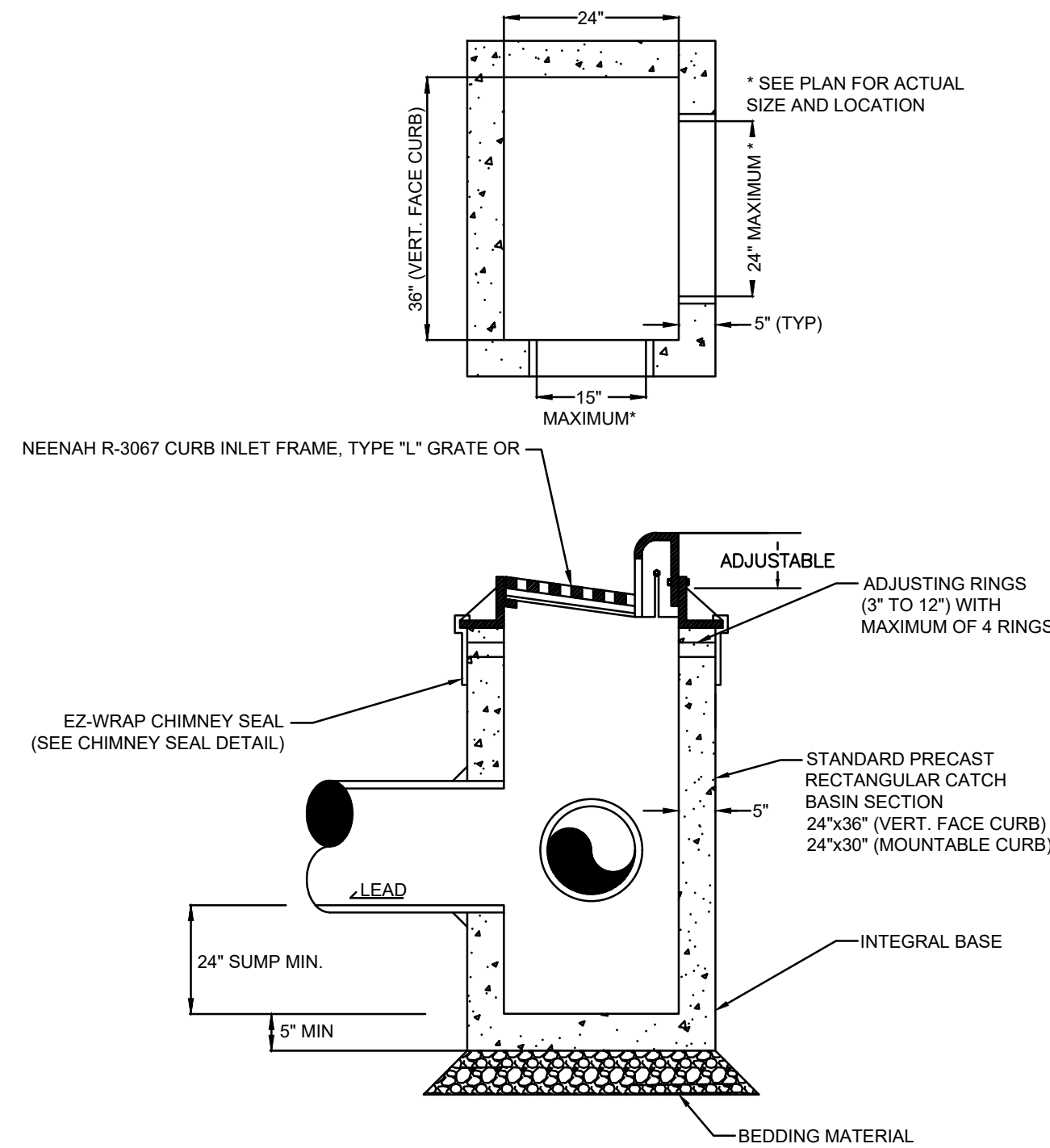


NOTE:
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STRUCTURE DIAMETER	MIN WALL THICKNESS*	MIN BASE AND TOP THICKNESS*
4"	5"	6"
5"	6"	8"
6"	7"	8"
7"	8"	8"
8" AND GREATER	9"	8"

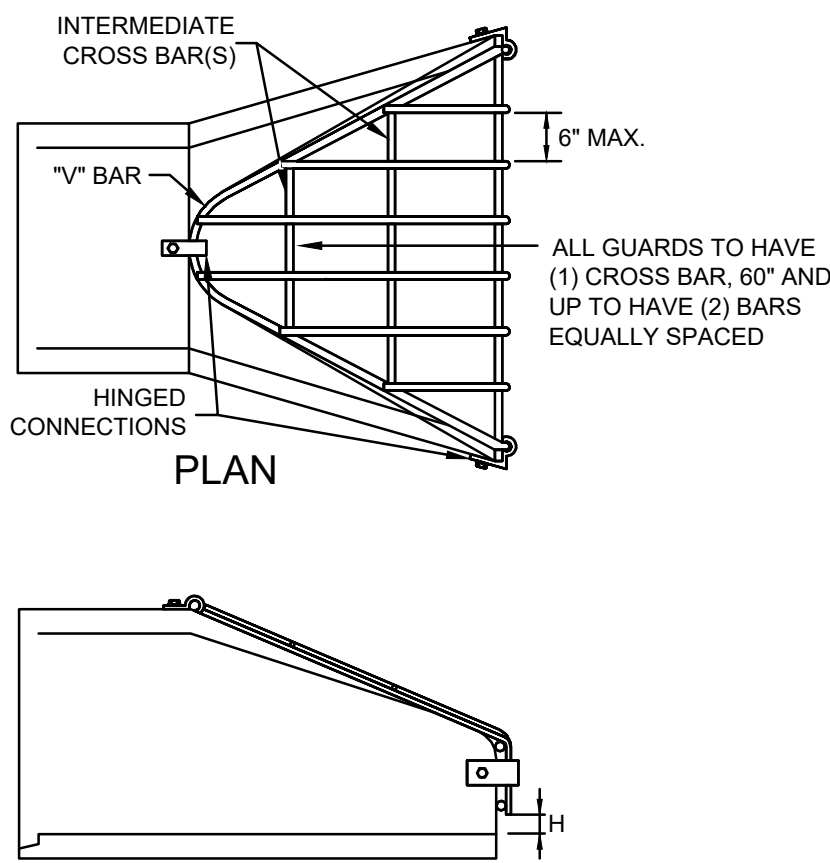
* MINIMUM THICKNESS SHALL NOT BE LESS THAN THAT REQUIRED TO MEET AASHTO H-20 LOADINGS

STANDARD STORM MANHOLE WITH CURB INLET



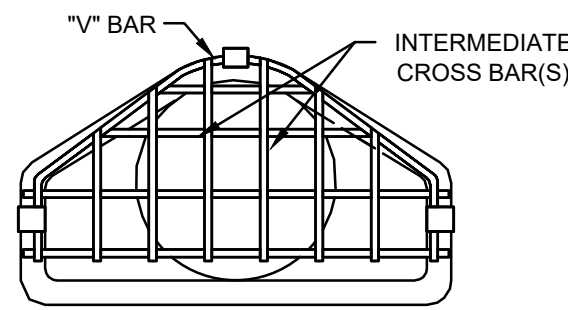
NOTE:
1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWER

PRECAST RECTANGULAR CATCH BASIN



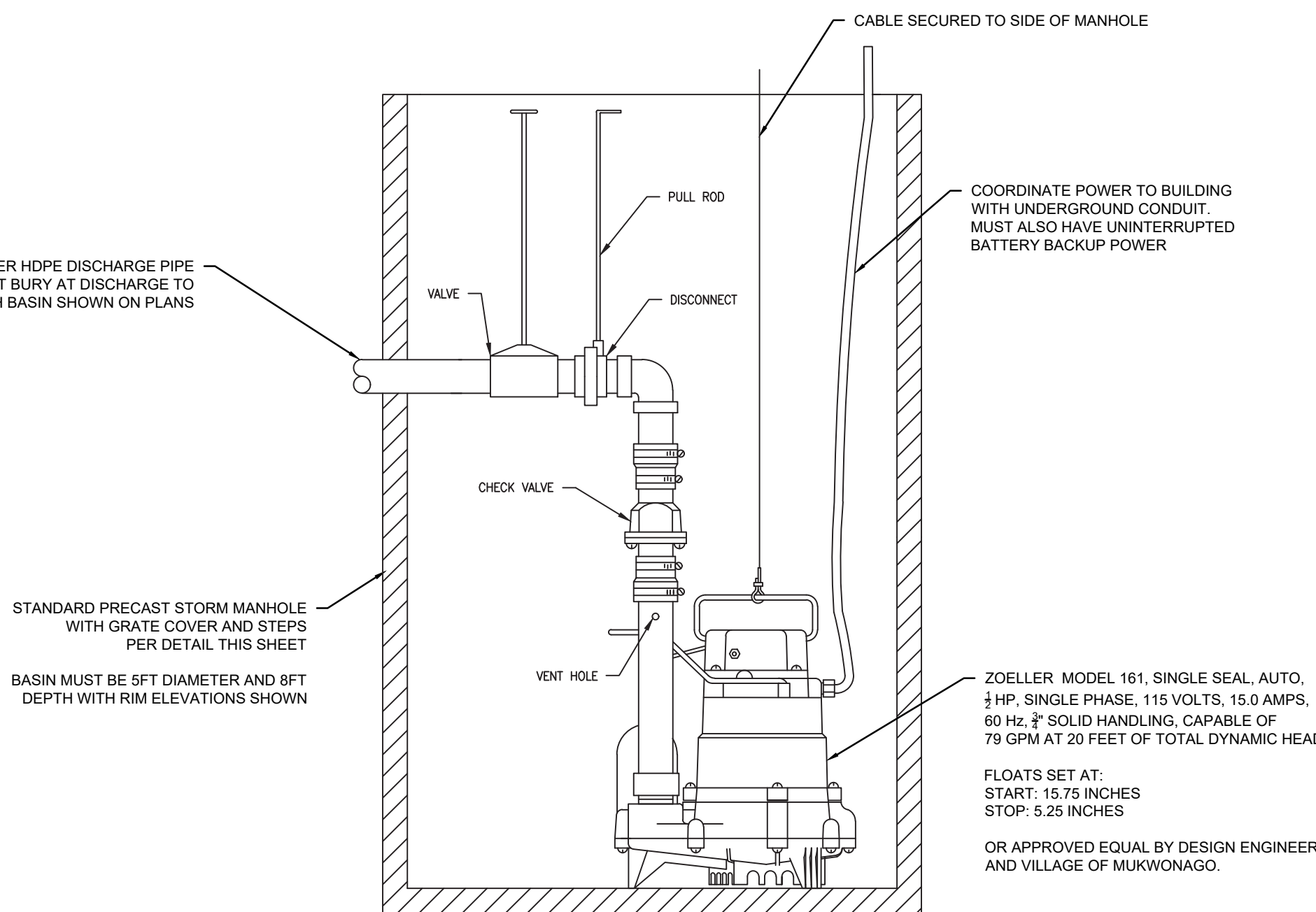
NOTE:
1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWER.
2. SECURE THE LAST TWO PIPE SECTIONS, INCLUDING END SECTIONS, USING JOINT TIES.

ROUND		ARCH	
PIPE SIZE	H	PIPE SIZE	H
12"	2-1/2"	22"-29"	4"
15"	3"	36"-44"	5"
18"-24"	4"	51"-65"	6"
27"-36"	5"	73"-102"	7"
42"-54"	6"		
60"-72"	7"		
78"-90"	8"		



	PIPE SIZE	BOLT DIA.	BAR DIA.
ROUND	12"-24"	5/8"	3/4"
	27"-48"	3/4"	1"
	54"-90"	1"	1-1/4"
	22"-29"	5/8"	3/4"
ARCH	36"-59"	3/4"	1"
	65"-88"	1"	1-1/4"
	14"-23"	5/8"	3/4"
	19"-30"	5/8"	3/4"
ELLIPTICAL	24"-38"	3/4"	3/4"
	29"-45"	3/4"	3/4"
	34"-53"	3/4"	3/4"
	38"-60"	3/4"	3/4"
	43"-68"	1"	1"
	48"-76"	1"	1"
	53"-83"	1"	1"

STANDARD ENDWALL GRATE



EXTERIOR SUMP PUMP DETAIL

