

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, July 11, 2023

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 Discussion and approval of minutes from June 13, 2023 regular meeting.
[20230613 PlanCommissionMinutesdraft.pdf](#)

5. Public Hearings

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

- 5.1 Public Hearing to solicit comments on proposed floodplain zoning ordinance revisions that are required by state and federal law. These revisions govern development in mapped floodplain areas.

[FIRM Maps Updates_PublicHearingNotice.pdf](#)

- 5.2 Public Hearing on Conditional Use for a Hall located at 560 Bay View Rd (MUKV 2010-978-017), Freedom Flamingo LLC, applicant (Kris Thelen, agent).

[Public Hearing multiple hearings.pdf](#)

5.3 Public Hearing on Amendment to the Planned Unit Development for Harmony Homes Inc. located at Grey Fox Trl and Edgewood Ave (MUKV 2091-989-002), applicant (Bielinski Homes Inc., Developer).
[Pulbic Hearing multiple hearings.pdf](#)

5.4 Public Hearing for Final Development Plan for Planned Unit Development for Bielinski Inc. located at Grey Fox Trl and Edgewood Ave (MUKV 2091-989-002), applicant (Bielinski Homes Inc., Developer).
[Pulbic Hearing multiple hearings.pdf](#)

6. New Business

Discussion and Possible Action on the Following Items

6.1 Discussion and possible recommendation to the Village Board approval of **ORDINANCE 1018** Amending a portion of Section 100-271 of the Village Code pertaining to Floodplain and Shoreland-Wetland Zoning. ([FIRM Maps found here](#))
[Staff - FIRM Map Updates - 2023.pdf](#)
[Floodplain ordiance rewrite redline.pdf](#)
[ORDINANCE 1018 \(Amend Floodplain Ordinance 2023\)_MVHFinal.pdf](#)

6.2 Discussion and possible recommendation to Village Board to approve **RESOLUTION 2023-30** for Conditional Use change of use to a Hall for Funeral Home Patrons, Tim & Kristina Thelen/Freedom Flamingo, LLC, applicant; 560 Bay View Rd; Parcel MUKV 2010-978-017.
[Staff-CU -560 Bay View Rd.pdf](#)
[RESOLUTION 2023-30 CU 560 Bay View Rd.pdf](#)

6.3 Discussion and possible recommendation to Village Board to approve **RESOLUTION 2023-31** an Amendment to the Planned Unit Development for Harmony Homes Inc. located at Grey Fox Trl and Edgewood Ave; John Donovan, Bielinski Homes, Inc., applicant; Parcel MUKV 2091-989-002.
[Staff - FDP PUD Amend - Bielinski.pdf](#)
[RESOLUTION 2023-31 Bielinski-Amend Edgewood Mead.pdf](#)

6.4 Discussion and possible recommendation to Village Board to approve **RESOLUTION 2023-32** for the Final Development Plan for a Planned Unit Development for Bielinski Inc. located at Grey Fox Trl and Edgewood Ave; John Donovan, Bielinski Homes Inc., applicant; Parcel MUKV 2091-989-002.
[Staff - FDP PUD New - Bielinski.pdf](#)
[Grey Fox Plans - Combined.pdf](#)
[RESOLUTION 2023-32 Bielinski-Grey Fox.pdf](#)

6.5 Discussion and possible recommendation to Village Board to approve **RESOLUTION 2023-33** for Site Plan and Architectural Review for Empire/Milwaukee Tool/Schwer Phlect & Werkzeug Properties, LLC, applicant; 929 Empire Dr and Holz Parkway; Parcels MUKV 1969-988-006 and MUKV 1969-988-001.
[Staff - SPAR - Milw. Tool - 914 Empire Dr.pdf](#)

[Letter Mukwonago temp parking 6-2023.pdf](#)
[2021-11-24 REV 1 CONST PLANS.pdf](#)
[RESOLUTION 2023-33 SPAR - Milw. Tool - 914 Empire Dr.pdf](#)

- 6.6 Discussion and possible approval of **PC-RESOLUTION 2023-08** for Site Plan and Architectural Review of an addition to an existing building, GS Global, applicant; 912 Perkins Dr; Parcel MUKV 1969988-007.

[Staff - SPAR - GS Global - 912 Perkins.pdf](#)

[Combined.pdf](#)

[PC-RESOLUTION 2023-08 SPAR - GS Global - 926 Perkins.pdf](#)

7. Adjournment

Membership:

Eric Brill, Karl Kettner, John Meiners, Mark Penzkover, Tim Rutenbeck, Jason Wamser, Fred Winchowky, and Village Planner Erin Scharf (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, June 13, 2023

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
Mark Penzkover
Eric Brill
Karl Kettner
Tim Rutenbeck
John Meiners

Excused: Jason Wamser

Also present: Fred Schnook, Village Administrator
Erin Scharf, Community Planner/Zoning Administrator
Linda Gourdoux, Deputy Clerk/Treasurer

Comments from the Public

Opened at 6:31 pm

Tim McCormick; 608 Oldfield Dr; Kiwanis member spoke how difficult it is to maintain property with very few young people in the organization. Also spoke to the Kiwanis continuing the organization continuing the legacy of helping the community.

Mike Slauson; 302 Lake St; Spoke against Kiwanis property sale due to increased traffic in the area and parking issues with Maxwell Street Days.

Chris Hill; 440 Ahrens Dr; Kiwanis member spoke with regard to aging members, property maintenance, possibility of Village receiving income from property tax on parcels.

Bradley Zajork; Pleasant Hill Rd; The Block; Thanked the Commission for the work and time put into his project.

Closed at 6:48 pm

Approval of Minutes

Motion by Meiners/ Brill to approve minutes from May 9, 2023 regular meeting, carried.

Public Hearings

Public Hearing to discuss Comprehensive Plan 2035 Amendment for the future land use of the Kiwanis Park parcels from Open Space/Recreational to Commercial/Business, located at the Northwest Corner of N Rochester St (Hwy 83) and W Veterans Way (Hwy NN); Mikko Erkamaa, applicant; Parcels MUKV 1963-996-005 and MUKV 1963-996-006.

President Winchowky stated there was an email from Roger Walsh on file.

No Comments

Public Hearing for Rezoning of Kiwanis Park parcels from P-1 - Public and Semi Public to B-2 - General Business, located at the Northwest Corner of N Rochester St

(Hwy 83) and W Veterans Way (Hwy NN); Mikko Erkamaa, applicant; Parcels MUKV 1963-996-005 and MUKV 1963-996-006.

No Comments

Public Hearing for Amendment to the Planned Unit Development for Harmony Homes Inc. located at Grey Fox Trl and Edgewood Ave; Bielinski Homes Inc., Developer, applicant; Parcel MUKV 2091-989-002.

Applicant pulled application.

Public Hearing for the Final Development Plan for the Planned Unit Development for The Block located at Main St and Bay View Rd; Bradley Zajork, Developer, applicant; Parcels MUKV 2009-989 and MUKV 2009-990.

No Comments

Public Hearings ended at 6:53 pm

New Business

Discussion and possible recommendation to the Village Board ORDINANCE 1016 for the Comprehensive Plan Amendment for Kiwanis Park, Mikko Erkamaa, applicant; W Veterans Way and State Road 83; Parcel MUKV 1963-996-005 and MUKV 1963-996-006.

Scharf gave overview of project

Motion by Meiners/Penzkover to recommend to the Village Board ORDINANCE 1016 for the Comprehensive Plan Amendment for Kiwanis Park, Mikko Erkamaa, applicant; W Veterans Way and State Road 83; Parcel MUKV 1963-996-005 and MUKV 1963-996-006, carried.

Discussion and possible recommendation to the Village Board ORDINANCE 1017 for Rezoning of Kiwanis Park, Mikko Erkamaa, applicant; W Veterans Way and State Road 83; Parcel MUKV 1963-996-005 and MUKV 1963-996-006.

Scharf gave overview of project

Motion by Penzkover/Meiners to recommend to the Village Board ORDINANCE 1017 for Rezoning of Kiwanis Park, Mikko Erkamaa, applicant; W Veterans Way and State Road 83; Parcel MUKV 1963-996-005 and MUKV 1963-996-006, carried.

Discussion and possible recommendation to the Village Board RESOLUTION 2023-27 for the Final Development Plan to Amend the PUD for Grey Fox Townhomes, Bielinski, applicant; Grey Fox Trl and Edgewood Ave; Parcel MUKV 2091-989-002.

Applicant pulled application

Discussion and possible recommendation to the Village Board for RESOLUTION 2023-26 for the Final Development Plan for a Pop-up Vendor Venue as a Planned Unit Development for The Block, Bradley Zajork, applicant; 944 Main St and 950 Main St; Parcel MUKV 2009-989 and MUKV 2009-990.

Scharf gave overview of project

Motion by Meiners/Brill to recommend to the Village Board for RESOLUTION 2023-26 for the Final Development Plan for a Pop-up Vendor Venue as a Planned Unit Development for The Block, Bradley Zajork, applicant; 944 Main St and 950 Main St; Parcel MUKV 2009-989 and MUKV 2009-990, carried.

Discussion and possible recommendation to the Village Board on RESOLUTION 2023-25 for the Certified Survey Map for The Block, Bradley Zajork, applicant; 944 Main St and 950 Main St; Parcel MUKV 2009-989 and MUKV 2009-990.

Scharf gave overview of project

Motion by Meiners/Brill to recommend to the Village Board on RESOLUTION 2023-25 for the Certified Survey Map for The Block, Bradley Zajork, applicant; 944 Main St and 950 Main St; Parcel MUKV 2009-989 and MUKV 2009-990, carried.

Adjournment

Meeting adjourned at 7:08 p.m.

Respectfully Submitted,
Linda Gourdoux, WCMC
Deputy Clerk/Treasurer

DRAFT

PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING – VILLAGE OF MUKWONAGO FLOODPLAIN ORDINANCE

MUKWONAGO, WISCONSIN

PUBLIC NOTICE is given to all persons in the Village of Mukwonago that a public hearing will be held on July 11, 2023 in the Board Room at the Village Hall located at 440 River Crest Ct, Mukwonago, Waukesha and Walworth counties to solicit comments on proposed floodplain zoning ordinance revisions that are required by state and federal law. These revisions govern development in mapped floodplain areas. The proposed ordinance revisions are on file in the office of the Village Clerk.

The proposed regulations are intended to protect life, health and property in floodplain areas and will govern uses permitted in mapped floodplains. Activities such as dredging, filling, excavating and construction of buildings are generally allowed, but may be restricted according to which flood zone the property is in. A copy of the proposed ordinance will be on file and open for public inspection in the office of the Village Clerk for a period of two weeks prior to this public hearing.

For information regarding these public hearings, contact the Village Planner/Zoning Administrator, at planner@villageofmukwonago.gov or 262-363-6420 *2111 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 June 23 and June 30, 2023

NOTICE OF PUBLIC HEARINGS
VILLAGE OF MUKWONAGO PLAN COMMISSION

The Village of Mukwonago Plan Commission will conduct a public hearing on Tuesday, July 11 2023, for each of the following:

1. Conditional Use for a Hall located at 560 Bay View Rd (MUKV2010978017), Freedom Flamingo LLC, applicant (Kris Thelen, agent).
2. Amendment to the Planned Unit Development for Harmony Homes Inc. located at Grey Fox Trl and Edgewood Ave (MUKV2091989002), applicant (Bielinski Homes Inc., Developer).
3. Final Development Plan for a Planned Unit Development for Bielinski Inc. located at Grey Fox Trl and Edgewood Ave (MUKV2091989002), applicant (Bielinski Homes Inc., Developer).

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

For information regarding these public hearings, contact the Village Planner/Zoning Administrator, at planner@villageofmukwonago.gov or 262-363-6420 *2111 during regular office hours. All interested parties will be heard.

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PLANNING COMMISSION

July 11, 2023, at 6:30 pm
Mukwonago, WI

ZONING CODE UPDATE

Project Summary

Request: FloodPlain Ordinance - FIRM Map Updates
Applicant: Village of Mukwonago
Location: Village Wide

Planning Staff Review

Section 100-271 of the Village's zoning code pertaining to floodplain and shoreland-wetland zoning. The ordinance was updated in 2022 and now the map updates need to be approved.

The Village of Mukwonago was notified by FEMA and the Wisconsin Department of Natural Resources (WDNR) the new flood insurance rate maps for Waukesha County would become effective on October 19, 2023.

Both FEMA and WDNR have requested all Waukesha County municipalities to amend and update their ordinances regarding floodplains or risk suspension from the National Flood Insurance Program (NFIP).

The DNR has approved our draft ordinance for the FIRM Map Updates.

Recommendation

Recommend approval of the proposed revisions to Section 100-271 of the zoning code pertaining to floodplain and shoreland-wetland zoning as set forth in Ordinance 1018 (as drafted).

Attachments

1. Maps available at Village Hall
2. Draft Ordinance 1018

§ 100-271 Statutory authorization, finding of fact, statement of purpose, title and general provisions.

[2-16-2022 by Ord. No. 1002^u]

(a)

Statutory authorization. This ordinance is adopted pursuant to the authorization in W.S.A. §§ 61.35 and 62.23 for villages and cities and the requirements in W.S.A. § 87.30.

(b)

Finding of fact. Uncontrolled development and use of the floodplains and rivers of this municipality would impair the public health, safety, convenience, general welfare and tax base.

(c)

Statement of purpose. This ordinance is intended to regulate floodplain development to:

(1)

Protect life, health and property;

(2)

Minimize expenditures of public funds for flood control projects;

(3)

Minimize rescue and relief efforts undertaken at the expense of the taxpayers;

(4)

Minimize business interruptions and other economic disruptions;

(5)

Minimize damage to public facilities in the floodplain;

(6)

Minimize the occurrence of future flood blight areas in the floodplain;

(7)

Discourage the victimization of unwary land and homebuyers;

(8)

Prevent increases in flood heights that could increase flood damage and result in conflicts between property owners; and

(9)

Discourage development in a floodplain if there is any practicable alternative to locate the activity, use or structure outside of the floodplain.

(d)

Title. This ordinance shall be known as the "Floodplain Zoning Ordinance for Village of Mukwonago, Wisconsin."

(e)

General provisions.

(1)

~~Areas to be regulated. This ordinance regulates all areas of special flood hazard identified as Zones A, AO, AH, A1-30, or AE on the Flood Insurance Rate Map. Additional areas identified on maps approved by the Department of Natural Resources (DNR) and local community may also be regulated under the provisions of this ordinance, where applicable.~~

(2)

~~Official maps and revisions. Special flood hazard areas (SFHA) are designated as Zones A, A1-30, AE, AH, or AO on the Flood Insurance Rate Maps (FIRMs) based on flood hazard analyses summarized in the Flood Insurance Study (FIS) listed in Subsection (e)(2)a below. Additional flood hazard areas subject to regulation under this ordinance are identified on maps based on studies approved by the DNR and listed in Subsection e(2)b below. These maps and revisions are on file in the office of the Village Clerk (Village of Mukwonago).~~

a.

~~Official maps based on the Flood Insurance Study (FIS):~~

1.

~~Flood Insurance Rate Map (FIRM) for Walworth County, panel numbers 55127C0104E and 55127C0110E, dated April 6, 2022;~~

2.

~~Flood Insurance Rate Map (FIRM) for Waukesha County, panel numbers 55133C0314G, 55133C0318G, 55133C0426G, 55133C0427G, and 55133C0431G, dated November 5, 2014;~~

3.

~~Flood Insurance Study (FIS) for Walworth County, 55127CV001C and 55127CV002C, dated April 6, 2022;~~

4.

~~Flood Insurance Study (FIS) for Waukesha County, 55133CV001C, dated November 5, 2014.~~

~~Approved by the DNR and FEMA.~~

~~**b.**~~

~~Official maps based on other studies. Any maps referenced in this section must be approved by the DNR and be more restrictive than those based on the FIS at the site of the proposed development.~~

~~**1.**~~

~~Lake Beulah Dam Failure analysis approved by the Department of Natural Resources on December 1, 2004, including:~~

~~**i.**~~

~~Map dated June 6, 2004, and titled "Lake Beulah Dam."~~

~~**ii.**~~

~~Floodway data table dated June 6, 2004, and titled "Lake Beulah NWS Parameter Estimates."~~

~~**iii.**~~

~~Flood profiles dated June 6, 2004, and titled "Lake Beulah NWS Parameter Estimates."~~

~~**2.**~~

~~Lower Phantom Dam Failure Analysis approved by the Department of Natural Resources on July 11, 2012, including:~~

~~**i.**~~

~~Map dated June 28, 2012, and titled "Inundation Map Hydraulic Shadow – Dam Failure."~~

~~**ii.**~~

~~Floodway data table dated June 27, 2012, and titled "Mukwonago River, Waukesha Co., Wisconsin. Mukwonago Dam Hydraulic Shadow Floodway Data Table."~~

~~**iii.**~~

~~Flood profiles dated June 27, 2012, and titled "Dam Failure, 100-year Flood Profile."~~

~~**3.**~~

~~Waukesha County, Village of Mukwonago Flood Storage District, Panel 11 of 12, Effective November 5, 2014.~~

(e) GENERAL PROVISIONS

(1) AREAS TO BE REGULATED

This ordinance regulates all areas of special flood hazard identified as zones A, AO, AH, A1-30, or AE on the Flood Insurance Rate Map. Additional areas identified on maps approved by the Department of Natural Resources (DNR) and local community may also be regulated under the provisions of this ordinance, where applicable.

(2) OFFICIAL MAPS & REVISIONS

Special Flood Hazard Areas (SFHA) are designated as zones A, A 1-30, AE, AH, or AO on the Flood Insurance Rate Maps (FIRMs) based on flood hazard analyses summarized in the Flood Insurance Study (FIS) listed in subd. (a) below. Additional flood hazard areas subject to regulation under this ordinance are identified on maps based on studies approved by the DNR and listed in subd.

(b) below. These maps and revisions are on file in the office of the Village Clerk (Village of Mukwonago).

(a) OFFICIAL MAPS: Based on the Flood Insurance Study (FIS):

1. Flood Insurance Rate Map (FIRM) for Waukesha County, panel numbers 55133C0313G, 55133C0426G, dated 11/25/2024

2. Flood Insurance Rate Map(FIRM) forWaukesha County, panel numbers 55133C0314H, 55133C0318H, 55133C0427H, 55133C0430H, 5133C0431 H and 55133C0435H, dated

10/19/2023;

3. Flood Insurance Study (FIS) for Waukesha County, 55133CV001 D, 55133CV002D, 55133CV003D, 55133CV004D, and 55133CV005D, dated 10/19/2023.

4. Flood Insurance RateMap(FIRM)forWalworth County, panel numbers 55127C0104E and 55127C0110E, dated 04/06/2022;

5. Flood Insurance Study (FIS) for Walworth County, 55127CV001 C and 55127CV002C, dated 04/06/2022.

Approved by: The DNR and FEMA

(b) OFFICIAL MAPS: Based on other studies. Any maps referenced

in this section must be approved by the DNR and be more restrictive than those based on the FIS at the site of the proposed development.

1. Lake Beulah Dam Failure analysis approved by the Department of Natural Resources on December 1, 2004, including:

- Map dated June 6, 2004 and titled "Lake Beulah Dam".
- Floodway data table dated June 6, 2004 and titled "Lake Beulah NWS Parameter Estimates".
- Flood profiles dated June 6, 2004 and titled "Lake Beulah NWS Parameter Estimates".

2. Lower Phantom Dam Failure Analysis approved by the Department of Natural Resources on July 11, 2012 including:

- Map dated June 28, 2012 and titled "Inundation Map Hydraulic Shadow-Dam Failure".
- Floodway data table dated June 27, 2012 and titled "Mukwonago River, Waukesha Co., Wisconsin. Mukwonago Dam Hydraulic Shadow Floodway Data Table."
- Flood profile dated June 27, 2012 and titled "Dam Failure, 100- year Flood Profile".

3. Waukesha County, Village of Mukwonago Flood Storage District, Panels 14 and 15, Effective October 19, 2023.

(3)

Establishment of floodplain zoning districts. The flood hazard areas regulated by this ordinance are divided into districts as follows:

a.

The Floodway District (FW), is the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional floodwaters, within AE Zones as shown on the FIRM, or within A Zones shown on the FIRM when determined according to § **100-275(a)(5)**.

b.

The Floodfringe District (FF) is that portion of a riverine special flood hazard area outside the floodway within AE Zones on the FIRM, or, when floodway limits have been determined according to § **100-275(a)(5)**, within A Zones shown on the FIRM.

c.

The General Floodplain District (GFP) is those riverine areas that may be covered by floodwater during the regional flood in which a floodway boundary has not been delineated on the FIRM and also includes shallow flooding areas identified as AH and AO Zones on the FIRM.

d.

The Flood Storage District (FSD) is that area of the floodplain where storage of floodwaters is calculated to reduce the regional flood discharge.

(4)

Locating floodplain boundaries. Discrepancies between the exterior boundaries of Zones A1-30, AE, AH, or A on the official floodplain zoning map and actual field conditions may be resolved using the criteria in Subsection e(4)a or b below. If a significant difference exists, the map shall be amended according to § **100-278**, Amendments. The Zoning Administrator can rely on a boundary derived from a profile elevation to grant or deny a land use permit, whether or not a map amendment is required. The Zoning Administrator shall be responsible for documenting actual predevelopment field conditions and the basis upon which the district boundary was determined. Disputes between the Zoning Administrator and an applicant over the district boundary line shall be settled according to § **100-277(c)(3)** and the criteria in Subsection (e)(4)a and b below. Where the flood profiles are based on established base flood elevations from a FIRM, FEMA must approve any map amendment or revision pursuant to § **100-278**, Amendments.

a.

If flood profiles exist, the map scale and the profile elevations shall determine the district boundary. The regional or base flood elevations shall govern if there are any discrepancies.

b.

Where flood profiles do not exist for projects, including any boundary of Zone A or AO, the location of the boundary shall be determined by the map scale.

(5)

Removal of lands from floodplain.

a.

Compliance with the provisions of this ordinance shall not be grounds for removing land from the floodplain unless it is filled at least two feet above the regional or base flood elevation, the fill is contiguous to land outside the floodplain, and the map is amended pursuant to § **100-278**, Amendments.

b.

The delineation of any of the floodplain districts may be revised by the community where natural or man-made changes have occurred and/or where more detailed studies have been conducted. However, prior to any such change, approval must be obtained from the Wisconsin Department of Natural Resources and Federal Emergency Management Agency. A completed letter of map revision is a record of this approval. The Floodplain Administrator shall not sign a community acknowledgement form unless all criteria set forth in the following subsections are met:

1.

The land and/or land around the structure must be filled at least two feet above the regional or base flood elevation;

2.

The fill must be contiguous to land outside the floodplain; the applicant shall obtain floodplain development permit before applying for a LOMR or LOMR-F.

c.

Removal of lands from the floodplain may also occur by operation of W.S.A. § 87.30(1)(e) if a property owner has obtained a letter of map amendment from the Federal Emergency Management Agency under CFR Part 70.

(6)

Compliance.

a.

No structure or use within areas regulated by this ordinance shall hereafter be located, erected, constructed, reconstructed, repaired, extended, converted, enlarged, or altered without full compliance with the terms of these regulations and all other applicable regulations that apply to uses within the jurisdiction of these regulations.

b.

Failure to obtain a floodplain development permit shall be a violation of these regulations and shall be punishable in accordance with § **100-279**.

c.

Floodplain development permits issued on the basis of plans and applications approved by the Floodplain Administrator authorize only the use, and arrangement, set forth in such approved plans and applications, or amendments thereto if approved by the Floodplain Administrator. Use, arrangement, or construction contrary to that authorized shall be deemed a violation of these regulations and punishable in accordance with § **100-279**.

(7)

Municipalities and state agencies regulated. Unless specifically exempted by law, all cities, villages, towns, and counties are required to comply with this ordinance and obtain all necessary permits. State agencies are required to comply if W.S.A. § 13.48(13) applies. The construction, reconstruction, maintenance and repair of state highways and bridges by the Wisconsin Department of Transportation is exempt when W.S.A. § 30.2022 applies. Although exempt from a local zoning permit and permit fees, DOT must provide sufficient project documentation and analysis to ensure that the community is in compliance with federal, state, and local floodplain standards.

(8)

Abrogation and greater restrictions.

a.

This ordinance supersedes all the provisions of any municipal zoning ordinance enacted under W.S.A. § 61.35 for villages or W.S.A. § 87.30, which relate to floodplains. A more restrictive ordinance shall continue in full force and effect to the extent of the greater restrictions, but not otherwise.

b.

This ordinance is not intended to repeal, abrogate or impair any existing deed restrictions, covenants or easements. If this ordinance imposes greater restrictions, the provisions of this ordinance shall prevail.

(9)

Interpretation. In their interpretation and application, the provisions of this ordinance are the minimum requirements liberally construed in favor of the governing body and are not a limitation on or repeal of any other powers granted by the Wisconsin Statutes. If a provision of this ordinance, required by Ch. NR 116, Wis. Adm. Code, is unclear, the provision shall be interpreted in light of the standards in effect on the date of the adoption of this ordinance or in effect on the date of the most recent text amendment to this ordinance.

(10)

Warning and disclaimer of liability. The flood protection standards in this ordinance are based on engineering experience and research. Larger floods may occur, or the flood height may be increased by man-made or natural causes. This ordinance does not imply or guarantee that nonfloodplain areas or permitted floodplain uses will be free from flooding and flood damages. This ordinance does not create liability on the part of, or a cause of action against, the municipality or any officer or employee thereof for any flood damage that may result from reliance on this ordinance.

(11)

Severability. Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected.

(12)

Annexed areas for cities and villages. The Walworth County and Waukesha County floodplain zoning provisions in effect on the date of annexation shall remain in effect and shall be enforced by the municipality for all annexed areas until the municipality adopts and enforces an ordinance which meets the requirements of Ch. NR 116, Wis. Adm. Code, and 44 CFR Parts 59 through 72, National Flood Insurance Program (NFIP). These annexed lands are described on the municipality's official zoning map. County floodplain zoning provisions are incorporated by reference for the purpose of administering this section and are on file in the office of the Municipal Zoning Administrator. All plats or maps of annexation shall show the regional flood elevation and the floodway location.

[1]

Editor's Note: This ordinance repealed former Division 7, Floodplain Districts and Standards, adopted by Ord. No. 887, 10-21-2014.

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

**ORDINANCE NO. 1018
ORDINANCE AMENDING A PORTION OF SECTION 100-271 OF THE VILLAGE CODE
PERTAINING TO FLOODPLAIN AND SHORELAND-WETLAND ZONING**

WHEREAS, the Village of Mukwonago was notified by FEMA and the Wisconsin Department of Natural Resources (WDNR) the new flood insurance rate maps for Waukesha County would become effective on September 1, 2023, and

WHEREAS, both FEMA and WDNR have requested all Waukesha County municipalities to amend and update their ordinances regarding floodplains or risk suspension from the National Flood Insurance Program (NFIP), and,

WHEREAS, the Village Board has determined to update the Floodplain Ordinance to comply with the FEMA and DNR requirements to ensure the Village is not suspended from the NFIP,

NOW, THEREFORE, the Village Board of the Village of Mukwonago, Waukesha and Walworth Counties, Wisconsin, does ordain to amend **Section 100-271 STATUTORY AUTHORIZATION, FINDING OF FACT, STATEMENT OF PURPOSE, TITLE AND GENERAL PROVISIONS** of the Village Code as follows:

Section I

Section 100-271(e) of the Municipal Code of the Village of Mukwonago is hereby repealed and recreated as follows:

(e) GENERAL PROVISIONS

(1) **AREAS TO BE REGULATED**

This ordinance regulates all areas of special flood hazard identified as zones A, AO, AH, A1-30, or AE on the Flood Insurance Rate Map. Additional areas identified on maps approved by the Department of Natural Resources (DNR) and local community may also be regulated under the provisions of this ordinance, where applicable.

(2) **OFFICIAL MAPS & REVISIONS**

Special Flood Hazard Areas (SFHA) are designated as zones A, A1-30, AE, AH, or AO on the Flood Insurance Rate Maps (FIRMs) based on flood hazard analyses summarized in the Flood Insurance Study (FIS) listed in subd. (a) below. Additional flood hazard areas subject to regulation under this ordinance are identified on maps based on studies approved by the DNR and listed in subd. (b) below. These maps and revisions are on file in the office of the ***Village Clerk (Village of Mukwonago)***.

(a) OFFICIAL MAPS: Based on the Flood Insurance Study (FIS):

1. Flood Insurance Rate Map (FIRM) for Waukesha County, panel numbers 55133C0313G, 55133C0426G, dated 11/25/2024
2. Flood Insurance Rate Map (FIRM) for Waukesha County, panel numbers 55133C0314H, 55133C0318H, 55133C0427H, 55133C0430H, 5133C0431H and 55133C0435H, dated 10/19/2023;
3. Flood Insurance Study (FIS) for Waukesha County, 55133CV001D, 55133CV002D, 55133CV003D, 55133CV004D, and 55133CV005D, dated 10/19/2023.
4. Flood Insurance Rate Map (FIRM) for Walworth County, panel numbers 55127C0104E and 55127C0110E, dated 04/06/2022;
5. Flood Insurance Study (FIS) for Walworth County, 55127CV001C and 55127CV002C, dated 04/06/2022.

Section II

Section 100-271(e)(2)(b) of the Municipal Code of the Village of Mukwonago is hereby repealed and recreated to read as follows:

(b) OFFICIAL MAPS: Based on other studies. Any maps referenced in this section must be approved by the DNR and be more restrictive than those based on the FIS at the site of the proposed development.

1. Lake Beulah Dam Failure analysis approved by the Department of Natural Resources on December 1, 2004, including:
 - Map dated June 6, 2004 and titled "Lake Beulah Dam".
 - Floodway data table dated June 6, 2004 and titled "Lake Beulah NWS Parameter Estimates".
 - Flood profiles dated June 6, 2004 and titled "Lake Beulah NWS Parameter Estimates".
2. Lower Phantom Dam Failure Analysis approved by the Department of Natural Resources on July 11, 2012 including:
 - Map dated June 28, 2012 and titled "Inundation Map Hydraulic Shadow- Dam Failure".
 - Floodway data table dated June 27, 2012 and titled "Mukwonago River, Waukesha Co., Wisconsin. Mukwonago Dam Hydraulic Shadow Floodway Data

Table.”

- Flood profile dated June 27, 2012 and titled “Dam Failure, 100- year Flood Profile”.

3. Waukesha County, Village of Mukwonago Flood Storage District, Panels 14 and 15, Effective September 1, 2023.

Section III

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

Section IV

This Ordinance shall take effect upon passage and publication as approved by law, and the Village Clerk shall so amend the Code of Ordinances of the Village of Mukwonago and shall indicate the date and number of this amending ordinance therein.

PASSED AND ADOPTED this 19th day of July, 2023.

Fred Winchowky, Village President

Diana Dykstra, Clerk-Treasurer



PLANNING COMMISSION

July 11, 2023 at 6:30pm
Mukwonago, WI

CONDITIONAL USE PERMIT REVIEW

560 Bay View Rd
Parcel Number: MUKV 2010-978-017

Case Summary

Parcel Data

Proposal:	Hall for Funeral Home Patrons
Applicant:	Tim & Kristina Thelen/Freedom Flamingo, LLC
Request:	Conditional Use Permit for Hall
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	1.0581
Current Use:	Church (Vacant)
Proposed Use:	Hall
Reason for Request:	Change of Use
Land Use Classification:	Low Intensity Commercial / Business
Zoning Classification:	B-2 General Business
Census Tract:	2039.01

Public Notice

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

Site Plan and Architectural Review

Architectural/ Site Review

Site Modifications	No Changes to the site.
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Utilities	No modifications at this time.
Stormwater Management	No modifications at this time.
Wetlands	None
Signage	Will be processed at staff level once proposed.

Parking	No modifications at this time.
Landscaping	No modifications at this time.
Trash Enclosure	No modifications at this time.
Fencing	No modifications at this time.
Outdoor Lighting	No modifications at this time.
Misc. Performance Standards	None

Staff Review

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

Conditional Use Request

The applicant is requesting use of the former Lifepoint Church as a Hall for funeral home patrons. No interior or exterior alterations are being proposed at this time.

Staff has reviewed the use and determined this meets the conditional use criteria for the B-2 Zoning District.

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.

Recommendation

Conditional Use

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

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

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

- a. No changes to the site.
- b. All activities contained indoors.
- c. No alcohol on premise without proper licensing.
- d. The hours of operation shall be 9am-5pm.

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

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

Attachments

1. Maps
2. Conditional Use Order



RESOLUTION 2023-30

Village of Mukwonago Order Granting a Conditional Use and Prescribing Conditions

WHEREAS, Timothy and Kristina Thelen of Freedom Flamingo, LLC (hereinafter “lessee”) lease the property located at 560 Bay View Rd (hereinafter “subject property”) in the Village of Mukwonago, more particularly described as follows:

PARCEL 1 CERT SURV 6616 VOL 55/91 REC AS DOC# 1687997 PT NE1/4 & NW1/4 SEC 35 T5N R18E: DOC# 4254854; and

WHEREAS, the lessee has, consistent with the Village of Mukwonago’s zoning code, submitted a conditional use application for a Hall – Freedom Flamingo LLC, occupant; and

WHEREAS, upon receipt of the petition submitted by the property owner/operator, 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 July 11, 2023 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 CODE of Mukwonago’s zoning code:

1. The proposed conditional use (the use in general, independent of its location) is in harmony with the purposes, goals, objectives, policies and standards of the comprehensive plan, the zoning code, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village.
2. The proposed conditional use (in its specific location) is in harmony with the purposes, goals, objectives, policies and standards of the comprehensive plan, the zoning code, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village.
3. The proposed conditional use, in its proposed location and as depicted on the required site plan does not result in a 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 code, the comprehensive plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development.
4. The proposed conditional use would maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed conditional use is 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

Return to:

Diana Dykstra, Village Clerk
Village of Mukwonago
440 River Crest Ct
Mukwonago, WI 53149

Parcel Number: MUKV 2010-978-017

agencies serving the subject property.

6. The potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

In addition, the petitioner has shown compliance with the requirements set forth in the Village's zoning code for the specified use.

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

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

1. **Authorized uses.** Subject to the terms and conditions of this approval and the sections of the zoning code that apply, the property owner/tenant are authorized to operate a contractor shop/showroom as set forth herein and as specified in the Village's zoning code. This approval is strictly limited to the existing building on the subject property.
2. **Issuance of permit required.** The Zoning Administrator is authorized to issue the property owner/tenant 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 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 building inspector shall inspect the building and ensure that it complies with all applicable building codes.
 - b. The property owner is required to accept the terms and conditions of this conditional use order in its entirety in writing. If the property owner and the tenant do not sign this instrument and return it to the Village Administrator within 4 months of approval, this order is null and void. Prior to such expiration, the property owner may request an extension to this time period and the Village Administrator 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 that any of the above conditions are not satisfied within 9 months of the date of this approval, this order shall be null and void without any further action by the Village of Mukwonago.

4. **Ongoing conditions of approval.** The following conditions shall constitute an ongoing obligation:
 - a. No changes to the site.
 - b. All activities contained indoors.
 - c. No alcohol on premise without proper licensing.
 - d. The hours of operation shall be 9am-5pm.

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 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 or if the owner leases the space to another tenant.

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

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

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

Approved this 19th day of July, 2023

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 _____ 2023, 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 19th day of July, 2023.

NOTARY PUBLIC

My Commission Expires:

The remainder of this page left intentionally blank

Acceptance by Lessee

I, Timothy & Kristina Thelen, the undersigned accept the terms stated herein.

Dated this ____ day of _____, 2023

Timothy Thelen

Kristina Thelen

Acceptance by Property Owner

I, LifePoint Church Representative, the undersigned accept the terms stated

herein. Dated this _day of _____, 2023

Pastor Rob Jaefnicek

STATE OF WISCONSIN, WAUKESHA/WALWORTH COUNTY

Personally, came before me this ____ day of _____, 2023, the above-named persons, Timothy and Kristina Thelen, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC

My Commission Expires:

Drafted by Erin Scharf, Community Planner/Zoning Administrator, at the direction of the Mukwonago Village Board.



PLANNING COMMISSION

July 11, 2023 at 6:30pm
Mukwonago, WI

FINAL DEVELOPMENT PLAN REVIEW TO AMEND THE PLANNED UNIT DEVELOPMENT

Bielinski Development
Grey Fox Trl and Edgewood Ave

MUKV 2091-989-002

Case Summary

Parcel Data

Proposal:	Amend PUD - Multi-Family Development
Applicant:	Bielinski Homes (Applicant)
Request:	Final Development Plan - PUD Amendment
Staff Recommendation:	Approve w/conditions.

Parcel Characteristics / Conditions

Acreage:	2.7131
Current Use:	Multi-Family Residential
Proposed Use:	Multi-Family Residential
Reason for Request:	Remove lot from original PUD
Land Use Classification:	Multi-Family Residential
Zoning Classification:	R-10 Medium Density Multi-Family Residential
Census Tract:	2039.01

Project Summary / Plan of Operation

Grey Fox Trail-a multi-family residential development with (2) 12-unit apartment buildings and (1), 3 – Family Townhomes on 2.72 acres with a density of 9.92 units per acre (includes the ROW vacation of roadway). The zoning on the parcel is R-10 Medium Density Multi-Family Residential District which is intended to provide residential units within new and existing neighborhoods per the Comp Plan of 2035. The development will be built and managed by Bielinski Homes.

This lot was part of the original Edgewood Meadows Condominium PUD established in 2005 by Harmony Homes. In order to develop the lot under new ownership, it will need to be removed from the original PUD.

Site Plan and Architectural Review Request

Staff has reviewed the proposal and believes that development of the parcel is dependent removing this parcel from the original PUD established by Harmony Homes.

Staff Review

History

Edgewood Meadows Condominiums is located along Edgewood Avenue east of the Fox River, 0.4 mile south of CTH ES. Originally on 20+ acres, the development was approved in 2005 for a total of 120 condominium units, which included eight, 8-unit buildings with individual unit attached garages, eight, 4-unit buildings with individual unit attached garages and three, 8-unit buildings with underground parking. Only three of the 8 units and two of the 4-unit buildings were constructed for 32 units.

In 2005 the property was rezoned to R-10 with a Planned Unit Development overlay that set building footprints and locations. At that time, R-10 allowed a maximum density of 8 dwelling units per acre.

In 2019 the PUD was amended to allow for the construction of 17 buildings of side-by-side condominiums for a total of 34 units. The resultant number of condominium units for this amendment was 66 units, reduced from 96 units. This also included transferring 0.9 acre to the west portion of the site on which the 8-unit buildings with underground parking are approved. (66 units on 14.3 acres, or 4.6 dwelling units per acre to align with the new PUD standards from the Zoning Ordinance adopted in 2017.

This Concept Plan came before the Plan Commission in May of 2023 and there were no adverse comments.

Proposed Amendment

The developer would like to remove the parcel from the Edgewood Meadows Condominium PUD.

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

Recommendation

Staff recommends the Village Board to conditionally approve the Final Development Plan Amending and allowing removal of parcel MUKV 2091-989-002 on Grey Fox Trl and Edgewood Ave from the Edgewood Meadows Condominiums, a Planned Unit Development by applicant, Bielinski Homes, Inc. as set forth in the attached resolution.

1. Approval is only valid when Bielinski Homes, Inc. shows legal proof of ownership of the Property.
2. The original Developer's Agreement is to be amended to reflect the removal of this parcel.

3. The Edgewood Meadows HOA shall not have control over this parcel.
4. The Declarations for the Edgewood Meadows Condominiums has expired and shall not apply to this parcel.
5. A new Planned Unit Development and new Developer's Agreement shall be approved by the Village Board.

Attachments

1. Map
2. Plans
3. Resolution



**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

RESOLUTION 2023-31

**APPROVE A FINAL DEVELOPMENT PLAN AMENDING AND ALLOWING
MODIFICATIONS AS A PLANNED UNIT DEVELOPMENT FOR REMOVAL OF
PARCEL MUKV 2091-989-002**

EDGEWOOD MEADOWS CONDOMINIUMS

JOHN DONOVAN, BIELINSKI HOMES, INC; APPLICANT

WHEREAS, pursuant to Section 100-53 of the Zoning Code, an application has been filed to amend a Planned Unit Development approved in 2005 for 120 residential condominium units along Edgewood Avenue within a development known as Edgewood Meadows Condominiums, and

WHEREAS, 44 residential units of the originally approved 120 units have been constructed; and

WHEREAS, applicant John Donovan of Bielinski Homes, Inc. submitted an application and plans to amend the original plans approved through a Planned Unit Development to remove parcek MUKV2091-989-002, Lot 1 of Certified Survey Map No.10090 to allow for future development by Bielinski Homes, Inc.; and

WHEREAS, Section 100-53 allows amendment to a previously approved Planned Unit Development; and

WHEREAS, the subject site has a base zoning district of R-10, Medium Density Multi-Family; and

WHEREAS, the applicant submitted plans and information required for Final Development Plan approval to support the approval of the requested amendment to allow for future development of the site under Bielinski's control; and

WHEREAS, after proper notice pursuant to the Village of Mukwonago Zoning Code, a public hearing was noticed in the official newspaper as a Class II notice, and with notice being mailed at least ten (10) days prior to the date of such public hearing to the owners of record of the properties situated within 250 feet of the boundaries of the properties affected, a public hearing was conducted by the Village Plan Commission on July 11, 2023; and

WHEREAS, the request to amend the Final Development Plan and the Planned Unit Development as submitted has been reviewed and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves an amendment to the Edgewood Meadows Condominiums Planned Unit Development and approval of a Final Development Plan allowing removal of parcel MUKV 2091-989-002 as specified within Section 100-53.

NOW, THEREFORE, BE IT FURTHER RESOLVED the following Planned Unit Development modifications to applicable sections of the Village Municipal Code are approved and shall be memorialized within an amended Developer's Agreement to be approved by the Village Board with approval of a Planned Unit Development Final Development Plan:

NOW, THEREFORE, BE IT FURTHER RESOLVED approving the Final Development Plan Amending and allowing removal of parcel MUKV 2091-989-002 on Grey Fox Trail and Edgewood Ave from the Edgewood Meadows Condominiums, a Planned Unit Development by Bielinski Homes, Inc. with modifications shall be subject to the following conditions:

1. Approval is only valid when Bielinski Homes, Inc. shows legal proof of ownership of the Property.
2. The original Developer's Agreement is to be amended to reflect the removal of this parcel.
3. The Edgewood Meadows HOA shall not have control over this parcel.
4. The Declarations for the Edgewood Meadows Condominiums has expired and shall not apply to this parcel.
5. A new Planned Unit Development and new Developer's Agreement shall be approved by the Village Board.

NOW, THEREFORE, BE IT FURTHER RESOLVED the permittee, upon the granting of this Planned Unit Development Final Development Plan, shall agree to accept the same in writing.

Passed and dated this 19th day of July 2023.

VILLAGE OF MUKWONAGO

By: _____

Fred Winchowky, Village President

Attest: _____

Diana Dykstra, Village Clerk-Treasurer

ACCEPTANCE

This Final Development Plan Amendment, as a Planned Unit Development is accepted, and the permittee agrees to abide by the terms thereof.

Village of Mukwonago

By: _____

Representative

Bielinski Homes, Inc.

By: _____

Agent

Print Name: _____



PLANNING COMMISSION

July 11, 2023 at 6:30pm
Mukwonago, WI

FINAL DEVELOPMENT PLAN REVIEW AS A PLANNED UNIT DEVELOPMENT

Bielinski Development
Grey Fox Trl and Edgewood Ave

MUKV 2091-989-002

Case Summary

Parcel Data

Proposal:	PUD - Multi-Family Development
Applicant:	Bielinski Homes (Applicant)
Request:	Final Development Plan - PUD
Staff Recommendation:	Approve w/conditions.

Parcel Characteristics / Conditions

Acreage:	2.7131
Current Use:	Multi-Family Residential
Proposed Use:	Multi-Family Residential
Reason for Request:	New PUD
Land Use Classification:	Multi-Family Residential
Zoning Classification:	R-10 Medium Density Multi-Family Residential
Census Tract:	2039.01

Project Summary / Plan of Operation

Grey Fox Trail-a multi-family residential development with (2) 12-unit apartment buildings and (1), 3 – Family Townhomes on 2.72 acres with a density of 9.92 units per acre (includes the ROW vacation of roadway). The zoning on the parcel is R-10 Medium Density Multi-Family Residential District which is intended to provide residential units within new and existing neighborhoods per the Comp Plan of 2035. The development will be built and managed by Bielinski Homes.

Site Plan and Architectural Review Request

Staff has reviewed the proposal. The proposal meets the code maximum density requirements and impervious surface. The municipal code allows for 10 Units/Acre.

Staff Review

History

Edgewood Meadows Condominiums is located along Edgewood Avenue east of the Fox River, 0.4 mile south of CTH ES. Originally on 20+ acres, the development was approved in 2005 for a total of 120 condominium units, which included eight, 8-unit buildings with individual unit attached garages, eight, 4-unit buildings with individual unit attached garages and three, 8-unit buildings with underground parking. Only three of the 8 units and two of the 4-unit buildings were constructed for 32 units.

In 2005 the property was rezoned to R-10 with a Planned Unit Development overlay that set building footprints and locations. At that time, R-10 allowed a maximum density of 8 dwelling units per acre.

In 2019 the PUD was amended to allow for the construction of 17 buildings of side-by-side condominiums for a total of 34 units. The resultant number of condominium units for this amendment was 66 units, reduced from 96 units. This also included transferring 0.9 acre to the west portion of the site on which the 8-unit buildings with underground parking are approved. (66 units on 14.3 acres, or 4.6 dwelling units per acre to align with the new PUD standards from the Zoning Ordinance adopted in 2017.

This Concept Plan came before the Plan Commission in May of 2023 and there were no adverse comments.

This lot was part of the original Edgewood Meadows Condominium PUD established in 2005 by Harmony Homes Inc. The applicant has requested the removal of this parcel from the original PUD on tonight's agenda.

Proposal

The developer would like to establish a new Final Development Plan as a Planned Unit Development. The developer is proposing to construct (2) two, 12-unit apartment buildings and (1), 3 - Family Townhomes, for a total of 27 Units. The previous PUD proposal had three-8 family buildings proposed for the corner lot, for a total of 24 Units. The unit count has increased by 3 units. With the proposed development there are 30 garage spaces, 30 driveway spaces and 16 surface spaces. The site includes a dumpster enclosure as well. The proposed development is still within the maximum density allowed at 10 units per acre.

Proposed Lot Coverage:

- Building = 0.53 acres
- Pavement & Walk = 0.80 acres
- Total Impervious = 1.33 acres (48.9%) – more than allowed per code and may affect SWMP
- Open Space = 1.39 acres (51.1%) – includes ROW (not including ROW, .997 acres required of Open Space)

Code Allowances – Lot Coverage:

- Building coverage (principal only), maximum = 40 % of total lot size, not including public ROW
- Perimeter greenspace, minimum = 40 % of total lot size, not including public ROW The PUD amendment will also include minor modifications to building setbacks to the interior property line abutting the 3 family townhomes.

The Village Attorney will review a new Developer's Agreement upon submittal from the Applicant and submit to the board for approval.

Engineering R&M:

- Strongly urge that they work to fit within the allotted impervious surface for that lot that was included in the SWMP and shown in the SWMA.
- Their analysis of the property needs to identify the allotted impervious surface from the 2005 SWMP and what their planned impervious surface is on their concept plan to prove that they are fitting within the SWMP and no changes are necessary.

Public Works PW Director:

- Main Stormwater Pond for the Development needs attention.
- Trio should reach out to Harmony Homes to ensure compliance with Village Code.

Utilities Utilities Director:

- Concerns with site plan placement of utilities.
- Code states sewer and watermain is not intended to serve future development and therefore should be private. Large water and sewer lateral serve the whole development.
- Will review at time of development to ensure modifications to utilities serve each building appropriately.

Police: No Concerns at this time

Fire Fire Chief Comments:

- Dedicated hydrant for suppression.
- Measure out hydrant distance not greater than 300.'
- WB-50 turn template.
- FDC exterior access and locations.

Building Inspection: No Concerns at this time

Planning: No Concerns at this time

Recommendation

Staff recommends the Village Board to conditionally approve the Final Development Plan as a Planned Unit Development for parcel MUKV 2091-989-002 on Grey Fox Trl and Edgewood Ave by applicant, Bielinski Homes, Inc. as set forth in the attached resolution.

1. Approval is only valid when Bielinski Homes, Inc. shows legal proof of ownership of the Property.
2. The developer shall submit a Developer's Agreement to be reviewed and approved by the Village Attorney and Village Board.
3. The Edgewood Meadows HOA shall not have control over this parcel.
4. The Declarations for the Edgewood Meadows Condominiums have expired and shall not apply to this parcel.

5. Prior to any land disturbing activity, the applicant must submit a complete and final set of site construction plans to the Village and receive approval of said plans prior to issuance of any building permits. Plans shall include but are not limited to grading, utilities, utility calculations, erosion control, landscaping, lighting, building architecture, building materials and other plans as required. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
6. Prior to any land-disturbing activity, a pre-construction meeting may be held with the applicant's representatives and primary contractors, and Village department heads and representatives. The applicant representative shall coordinate such meeting.
7. 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.
8. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
9. All work related to this project must comply with all project plans approved by the Village.
10. The developer must comply with all requirements related to impact fees imposed by the Village.
11. The developer shall comply with all parts of the Municipal Code as it relates to this project.
12. The developer shall comply with comments from Ruekert-Mielke letters regarding stormwater and utilities as well as comments regarding future reviews.
13. The current stormwater management maintenance agreement is held by Harmony Homes Inc. per the original approvals.
14. A complete plan showing extension of Village sanitary sewer and public water mains extended into the property as required by Village ordinance and as approved by the Utilities Director.
15. 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.
16. A dedicated hydrant for FDC and suppression system must be provided as required by the fire department.
17. Refuse is contained within the onsite enclosure proposed.
18. A detailed exterior lighting plan shall be submitted.
19. Any further modifications which are made to the landscape plan will need to be submitted for review by the Zoning Administrator.
20. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

Attachments

1. Map 2. Plans 3. Resolution



X:\2023\23-017-966 GREY FOX TRAIL - MUKWANAGO\DRAWINGS\PRELIMINARY\PRELIM_COVER_GREY_FOX.DWG

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
-STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
-THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
-WDMR STORMWATER RUNOFF TECHNICAL STANDARDS.
-WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
-VILLAGE OF MUKWANAGO STANDARDS & REQUIREMENTS FOR DEVELOPMENT, LATEST EDITION.
-VILLAGE OF MUKWANAGO DEVELOPMENT STANDARDS
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS AS REQUIRED BY MUNICIPAL ORDINANCE.
12. NOTIFY ENGINEER IF DRAIN TILE ARE ENCOUNTERED DURING SITE CONSTRUCTION. RECONNECT ANY BROKEN OR DAMAGED DRAIN TILE DURING CONSTRUCTION.



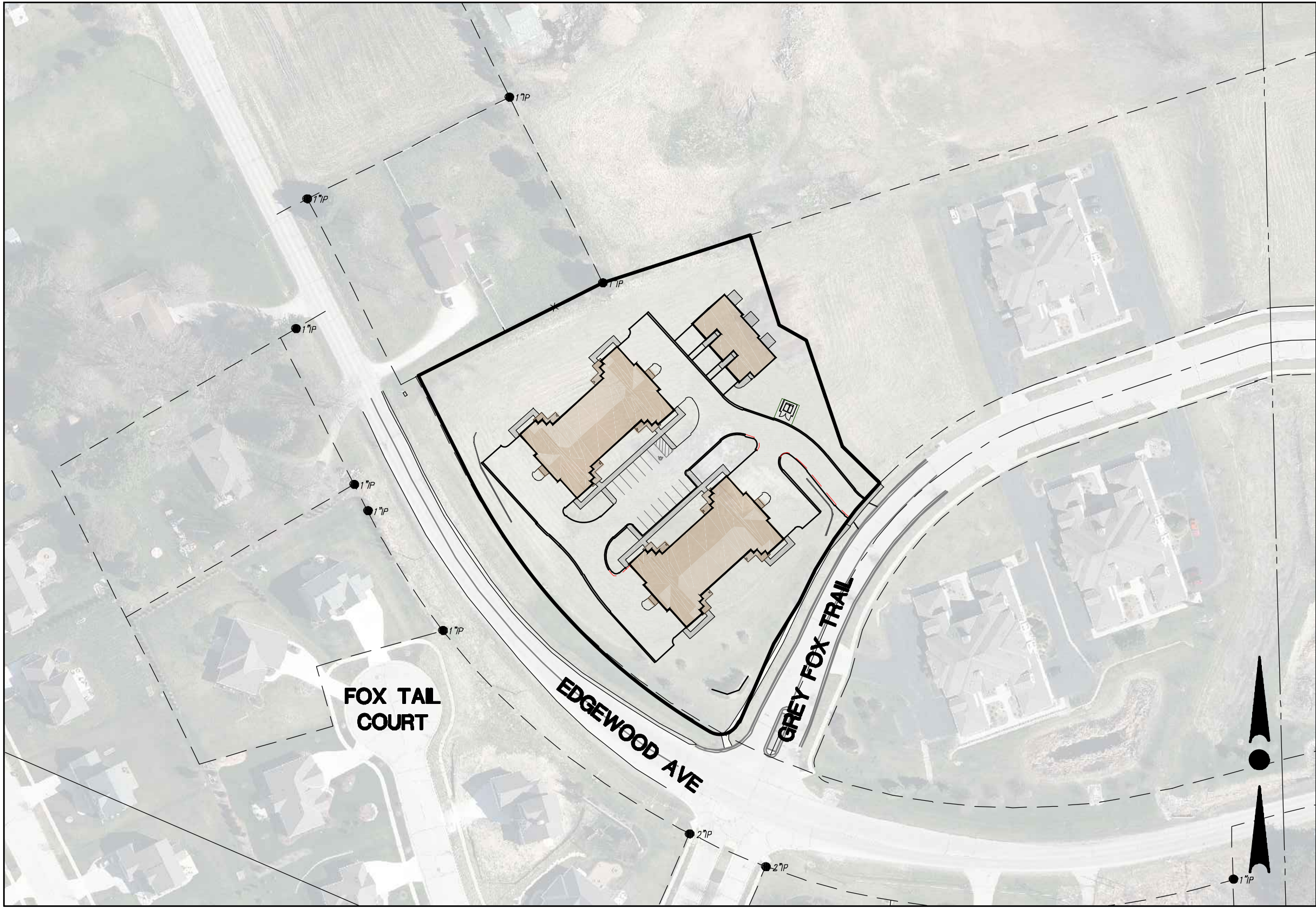
LOCATION MAP
NOT TO SCALE

GREY FOX TRAIL

PRELIMINARY SITE DEVELOPMENT PLANS

MULTIFAMILY RESIDENCE

VILLAGE OF MUKWANAGO, WISCONSIN



SITE PLAN
SCALE: 1" = 100'

ENGINEER:
TRIO ENGINEERING, LLC
4100 N CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
CONTACT: MR. JOSHUA PUDELKO, P.E., M.S.
PHONE: 262-790-1480
FAX: 262-790-1481
EMAIL: jpudelko@trioeng.com

DEVELOPER:
BIELINSKI HOMES, INC.
1830 MEADOW LANE,
SUITE A
PEWAUKEE, WI 53072
PHONE: (262) 542-9494

SHEET INDEX

CIVIL	
T1	- COVER SHEET
C0.1	- EXISTING CONDITIONS & DEMOLITION PLAN
C1.0	- PROPOSED SITE PLAN
C2.0	- MASTER GRADING PLAN
C3.0	- EROSION CONTROL PLAN
C4.0	- UTILITY SYSTEM PLAN
C5.0	- DETAILS



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PROJECT:
GREY FOX TRAIL
MULTIFAMILY RESIDENTIAL DEVELOPMENT
VILLAGE OF MUKWANAGO, WISCONSIN
BY: **BIELINSKI HOMES**
1830 MEADOW LN., SUITE A
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
06/02/2023	PRELIMINARY SUBMITTAL

DATE:

MAY 2, 2023

JOB NUMBER:

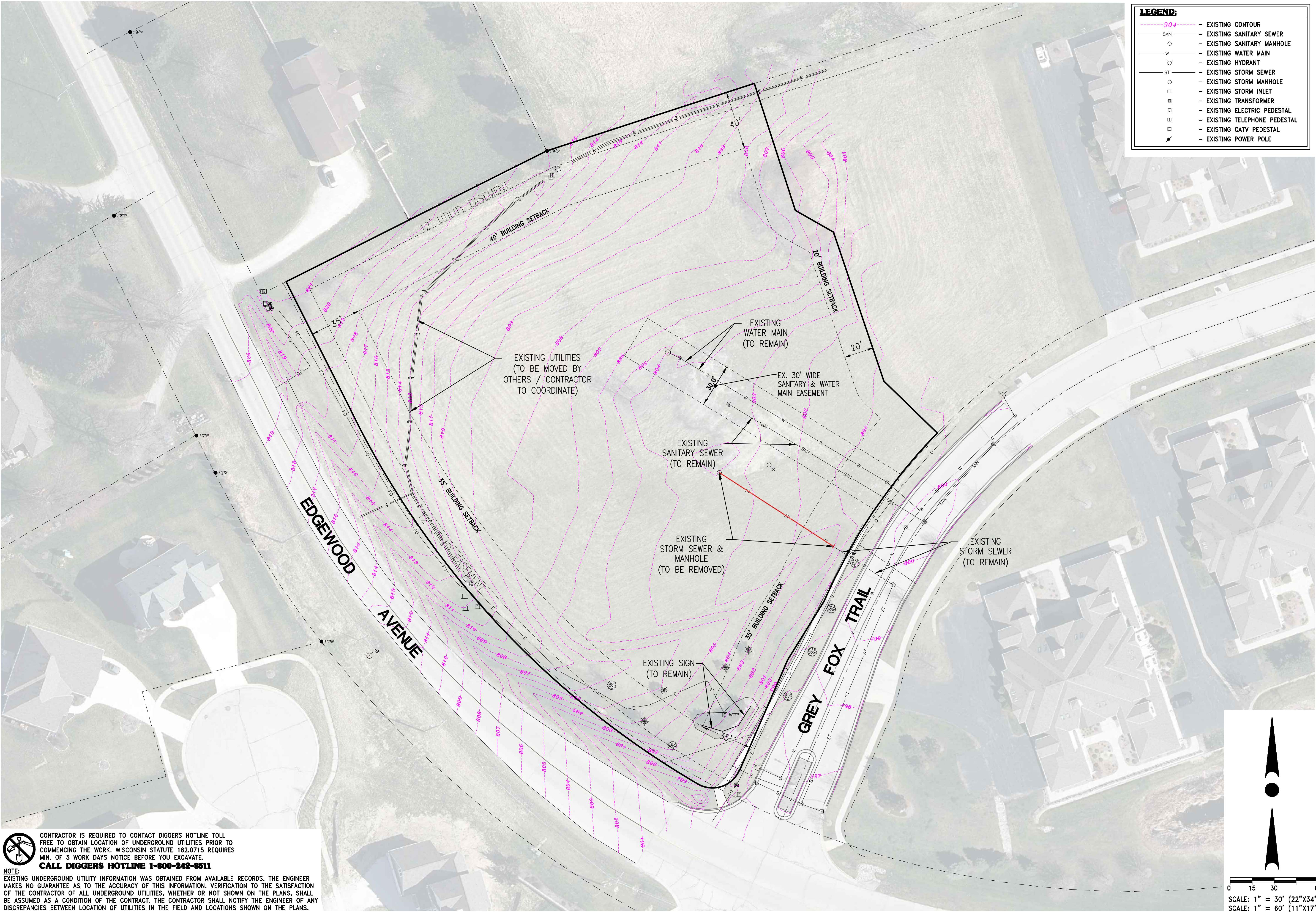
23-017-966

DESCRIPTION:

COVER
SHEET

SHEET

T1



NOTE: CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. **CALL DIGGERS HOTLINE 1-800-242-8511**

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

WISCONSIN

Nathan Paul

PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING

TRIO

CIVIL ENGINEERING

4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
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FAX: (262) 790-1481
EMAIL: jpuddisto@trioeng.com

PROJECT:
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PEWAUKEE, WI 53072

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DESCRIPTION:
EXISTING
CONDITIONS &
DEMOLITION PLAN

SHEET
C0.1



LEGEND:

---	EXISTING CONTOUR
SAN	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
W	EXISTING WATER MAIN
⊗	EXISTING HYDRANT
ST	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
□	EXISTING STORM INLET
⊞	EXISTING TRANSFORMER
⊞	EXISTING ELECTRIC PEDESTAL
⊞	EXISTING TELEPHONE PEDESTAL
⊞	EXISTING CATV PEDESTAL
⊞	EXISTING POWER POLE
○	PROPOSED SANITARY SEWER
○	PROPOSED SANITARY MANHOLE
---	PROPOSED WATER MAIN
⊗	PROPOSED HYDRANT
⊞	PROPOSED WATER VALVE
---	PROPOSED STORM SEWER
○	PROPOSED STORM MANHOLE
□	PROPOSED STORM INLET
---	PROPOSED STORM END SECTION

WISCONSIN
Matthew Paul
BALDWIN
NASHOTWING
PROFESSIONAL ENGINEER

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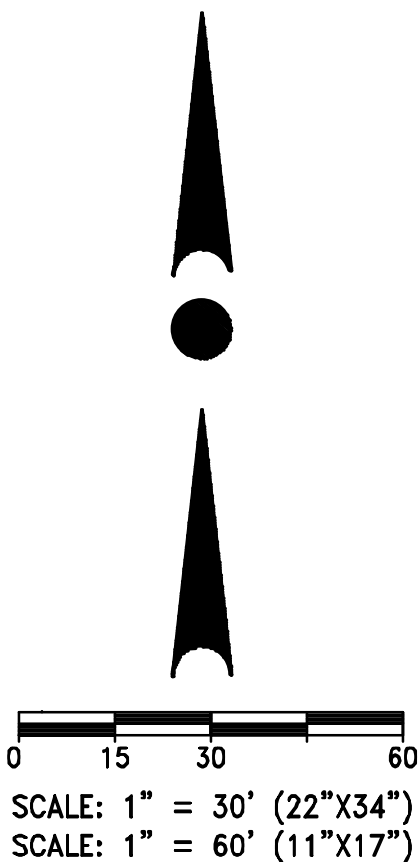
JOB NUMBER:
23-017-966

DESCRIPTION:
PROPOSED
SITE PLAN

SHEET
C1.0

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CALL DIGGERS HOTLINE 1-800-242-8511

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X:\2023\23-017-966 GREY FOX TRAIL - MUKWONAGO\DRAWINGS\PRELIMINARY\GREY FOX TRAIL_22X34.DWG



LEGEND:

- 904 --- EXISTING CONTOUR
- 904 — PROPOSED CONTOUR
- PROPOSED FLOW ARROW
- XXX.XX PROPOSED SPOT ELEVATION
- FFE=808.60 PROPOSED FINISHED FLOOR ELEV.
- GAR=808.30 PROPOSED GARAGE ELEV.



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VILLAGE OF MUKWONAGO, WISCONSIN
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1830 MEADOW LN., SUITE A
PEWAUKEE, WI 53072

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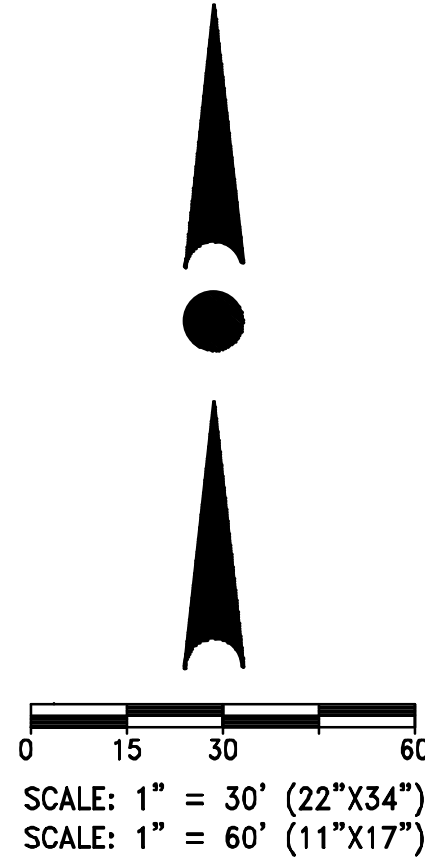
DESCRIPTION:
**MASTER
GRADING PLAN**

SHEET

C2.0

 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
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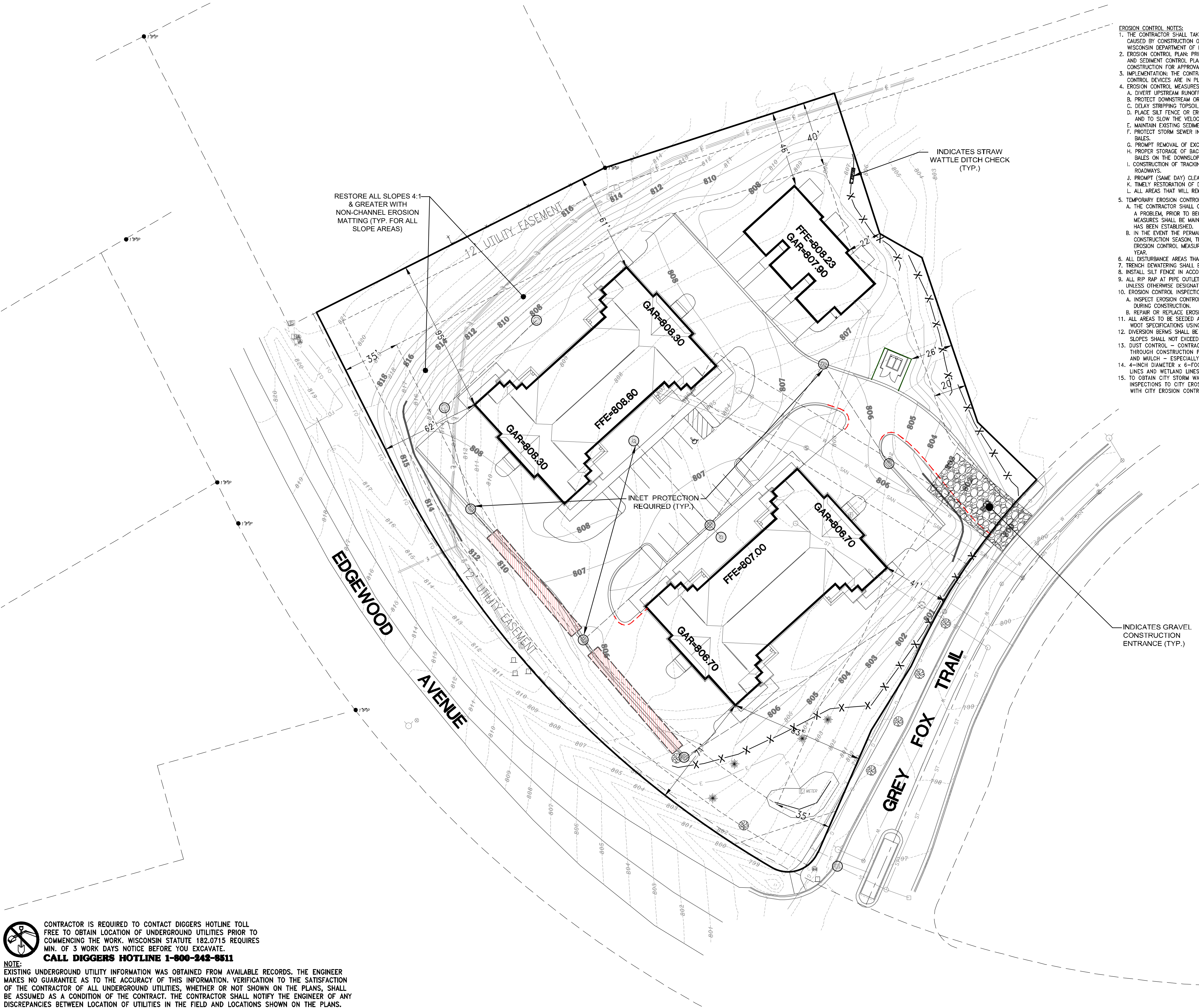


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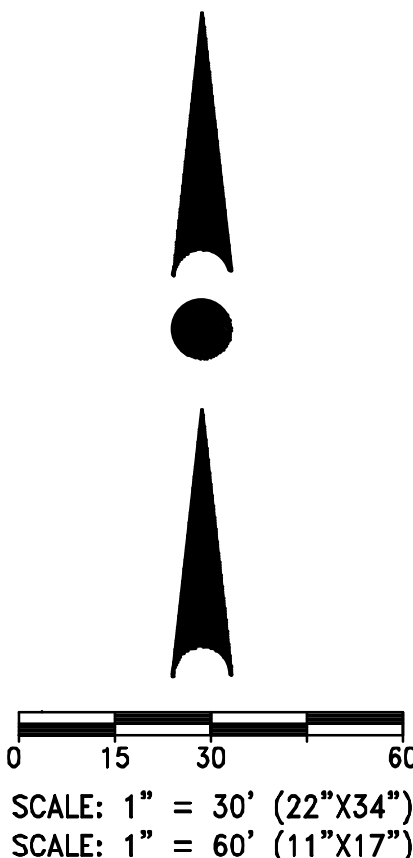


- EROSION CONTROL NOTES:
1. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
 2. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER.
 3. IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
 4. EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - A. DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
 - B. PROTECT DOWNSTREAM OR ADJACENT WATERWAYS AND WETLANDS WITH SILT FENCE.
 - C. DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
 - D. PLACE SILT FENCE OR EROSION CONTROL BALES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
 - E. MAINTAIN EXISTING SEDIMENT BASIN AS DICTATED BY SITE CONDITIONS.
 - F. PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH SILT FENCE OR EROSION CONTROL BALES.
 - G. PROMPT REMOVAL OF EXCAVATED MATERIAL.
 - H. PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
 - I. CONSTRUCTION OF TRACKING PAD TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
 - J. PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
 - K. TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
 - L. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARY SEEDDED AS OF THAT DATE.
 5. TEMPORARY EROSION CONTROL MEASURES:
 - A. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
 - B. IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
 6. ALL DISTURBANCE AREAS THAT REMAIN INACTIVE FOR SEVEN DAYS OR LONGER SHALL RECEIVE TEMPORARY SEEDING.
 7. TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
 8. INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS.
 9. ALL RIP RAP AT PIPE OUTLETS SHALL BE 3'x5' MEDIUM RIP RAP OVER TYPE R FABRIC PER WDOT SPECIFICATIONS UNLESS OTHERWISE DESIGNATED.
 10. EROSION CONTROL INSPECTION AND MAINTENANCE:
 - A. INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
 - B. REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
 11. ALL AREAS TO BE SEEDDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.
 12. DIVERSION BERMS SHALL BE CONSTRUCTED TO BLOCK AND REDIRECT RUNOFF AS INDICATED ON THE PLAN. SIDE SLOPES SHALL NOT EXCEED 2:1; TOP WIDTH SHALL BE 2' MIN.; BERM HEIGHT SHALL BE 1.5' MIN.
 13. DUST CONTROL - CONTRACTOR SHALL PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE THROUGH CONSTRUCTION PHASING AND TIMELY STABILIZATION OR THE USE OF BMPs SUCH AS SITE WATERING AND MULCH - ESPECIALLY WITH VERY DRY OR FINE SANDY SOILS.
 14. 4-INCH DIAMETER x 6-FOOT LONG CEDAR POSTS SHALL USED TO MARK ISOLATED NATURAL RESOURCE LIMIT LINES AND WETLAND LINES IN AREAS OUTSIDE OF THE COUNTY OWNED LANDS.
 15. TO OBTAIN CITY STORM WATER PERMIT AND PERFORM WEEKLY EROSION CONTROL INSPECTIONS, AND SUBMIT INSPECTIONS TO CITY EROSION CONTROL INSPECTOR. AT THE END OF PROJECT, COORDINATE PERMIT TERMINATION WITH CITY EROSION CONTROL INSPECTOR.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES,
CONSERVATION PRACTICE STANDARD:
1052 - NON-CHANNEL EROSION MAT
1055 - SEDIMENT BALE BARRIER (NON-CHANNEL)
1056 - SILT FENCE
1060 - STORM DRAIN INLET PROTECTION FOR CONST. SITES
1062 - DITCH CHECK
1057 - STONE TRACKING PAD AND TIRE WASHING
1058 - MULCHING FOR CONSTRUCTION SITES
1059 - TEMPORARY SEEDING
1061 - DE-WATERING
1064 - SEDIMENT BASIN

LEGEND:

- 904 - EXISTING CONTOUR
- 904 - PROPOSED CONTOUR
- PROPOSED FLOW ARROW
- PROPOSED SPOT ELEVATION
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED TRACKING PAD



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VILLAGE OF MUKWUNAGO, WISCONSIN
BY: BIELINSKI HOMES
1830 MEADOW LN., SUITE A
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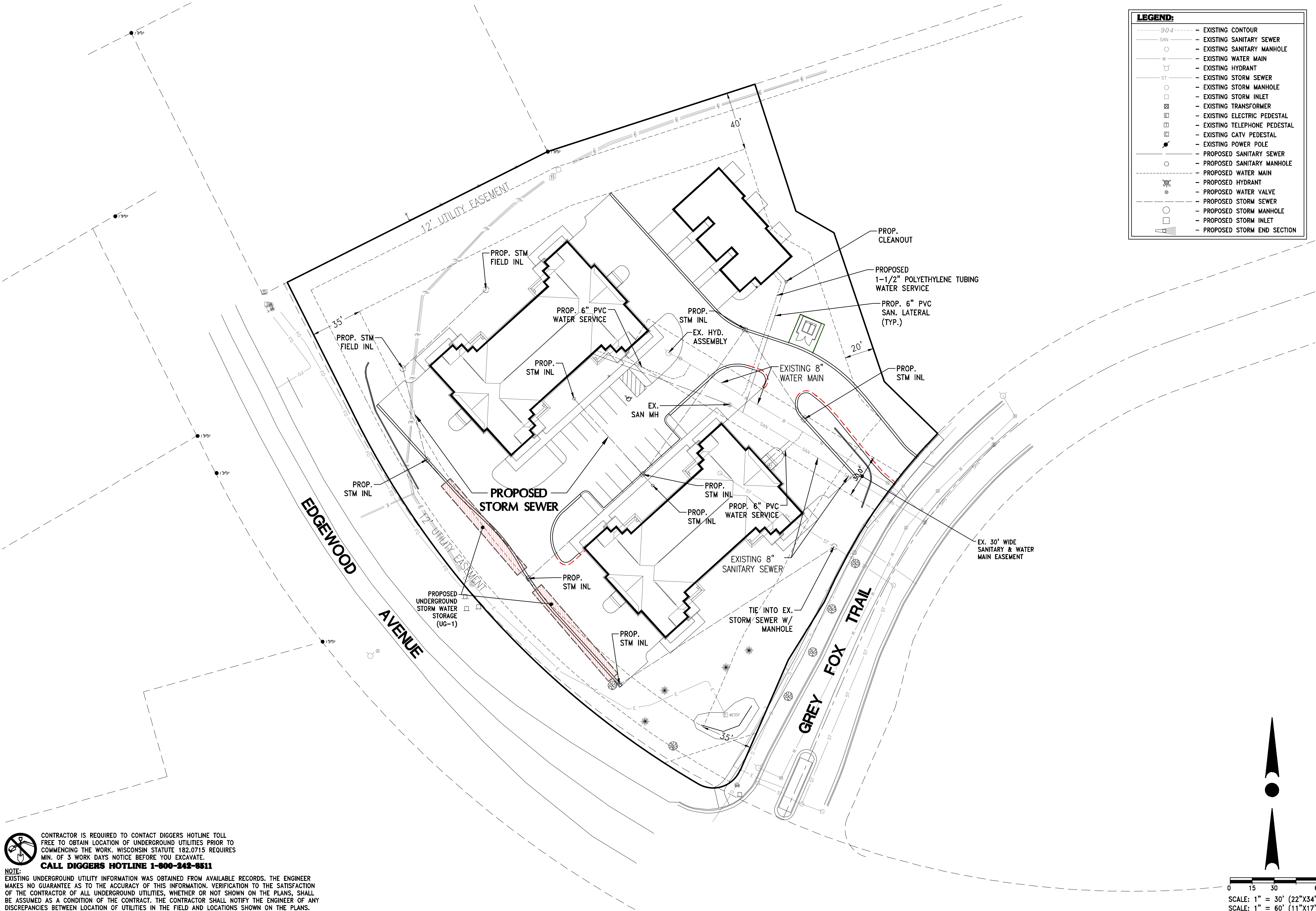
JOB NUMBER:
23-017-966

DESCRIPTION:
EROSION
CONTROL
PLAN

SHEET

C3.0

X:\2023\23-017-966 GREY FOX TRAIL - MUKWUNAGO\DRAWINGS\PRELIMINARY\GREY FOX TRAIL_22X34.DWG



LEGEND:	
---	EXISTING CONTOUR
---	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
---	EXISTING WATER MAIN
○	EXISTING HYDRANT
---	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
□	EXISTING STORM INLET
□	EXISTING TRANSFORMER
□	EXISTING ELECTRIC PEDESTAL
□	EXISTING TELEPHONE PEDESTAL
□	EXISTING CATV PEDESTAL
⊛	EXISTING POWER POLE
---	PROPOSED SANITARY SEWER
○	PROPOSED SANITARY MANHOLE
---	PROPOSED WATER MAIN
⊛	PROPOSED HYDRANT
⊛	PROPOSED WATER VALVE
---	PROPOSED STORM SEWER
○	PROPOSED STORM MANHOLE
□	PROPOSED STORM INLET
---	PROPOSED STORM END SECTION



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpuddisto@trioeng.com

PROJECT:
GREY FOX TRAIL
MULTIFAMILY RESIDENTIAL DEVELOPMENT
VILLAGE OF MUKWUNAGO, WISCONSIN
BY: BIELINSKI HOMES
1830 MEADOW LN., SUITE A
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
06/02/2023	PRELIMINARY SUBMITTAL

DATE:
MAY 2, 2023

JOB NUMBER:
23-017-966

DESCRIPTION:
UTILITY
SYSTEM
PLAN

SHEET

C4.0



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

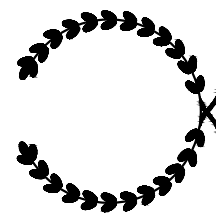
NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

0 15 30 60
SCALE: 1" = 30' (22"x34")
SCALE: 1" = 60' (11"x17")

GREY FOX TRAIL

**VILLAGE OF MUKWONAGA
WISCONSIN**

GARLAND ALLIANCE
LANDSCAPE ARCHITECTS



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

PROJECT NUMBER: 2304

REVISIONS:

APRIL 30 2023

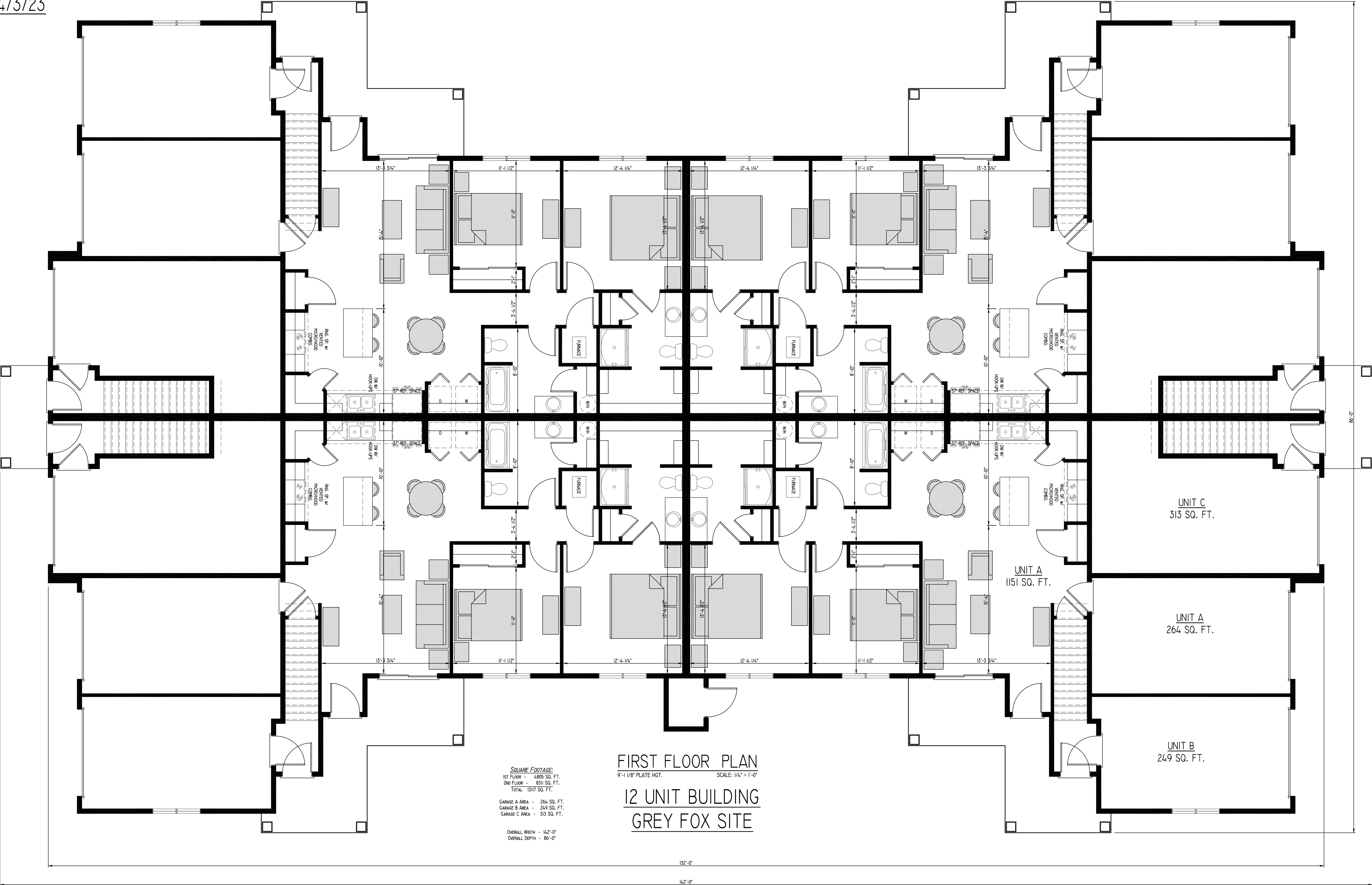
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SHEET NUMBER: L1.1



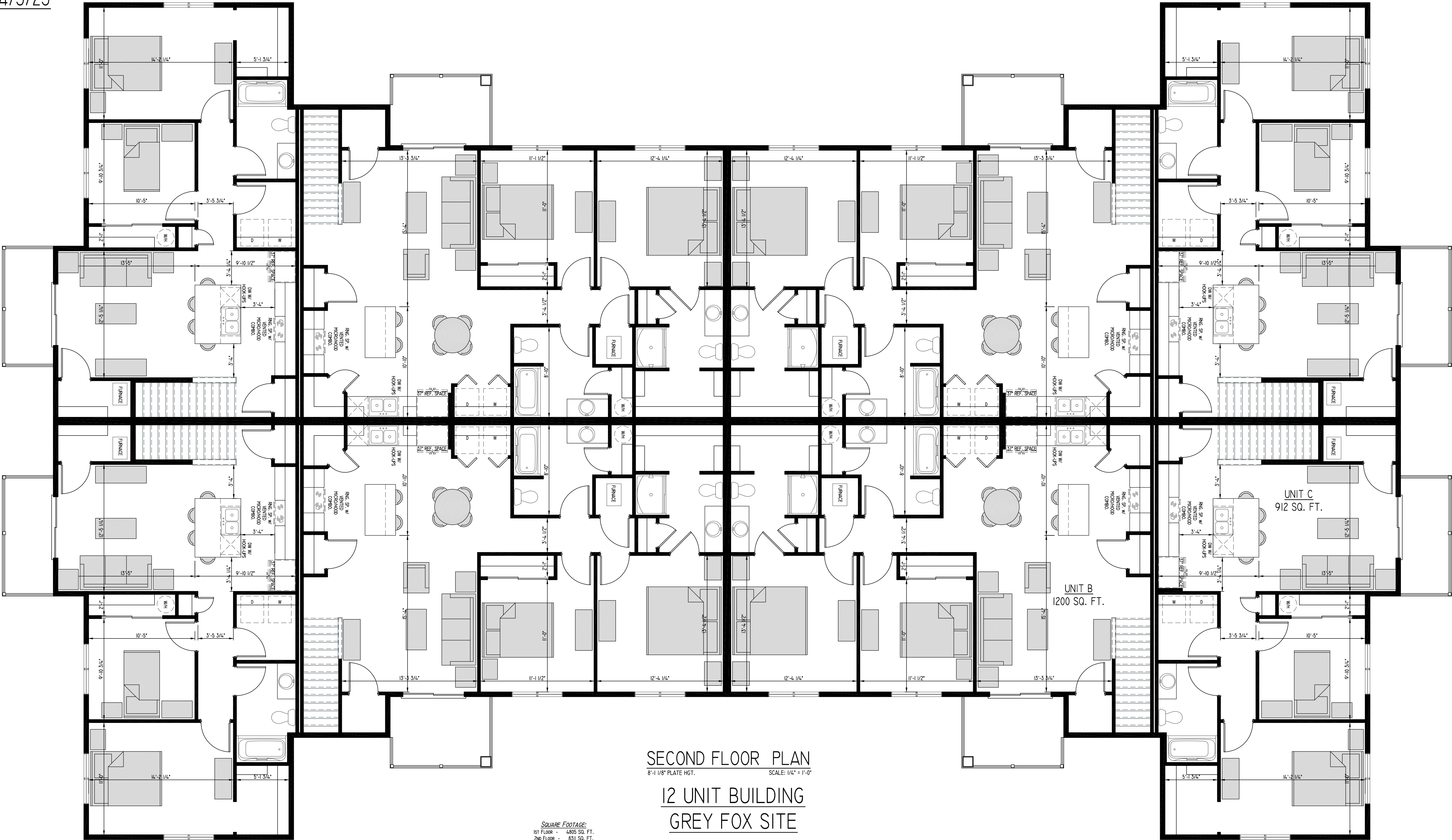
GREY FOX TOWNHOMES

DATE: 4/3/23



GREY FOX TOWNHOMES

DATE: 4/3/23



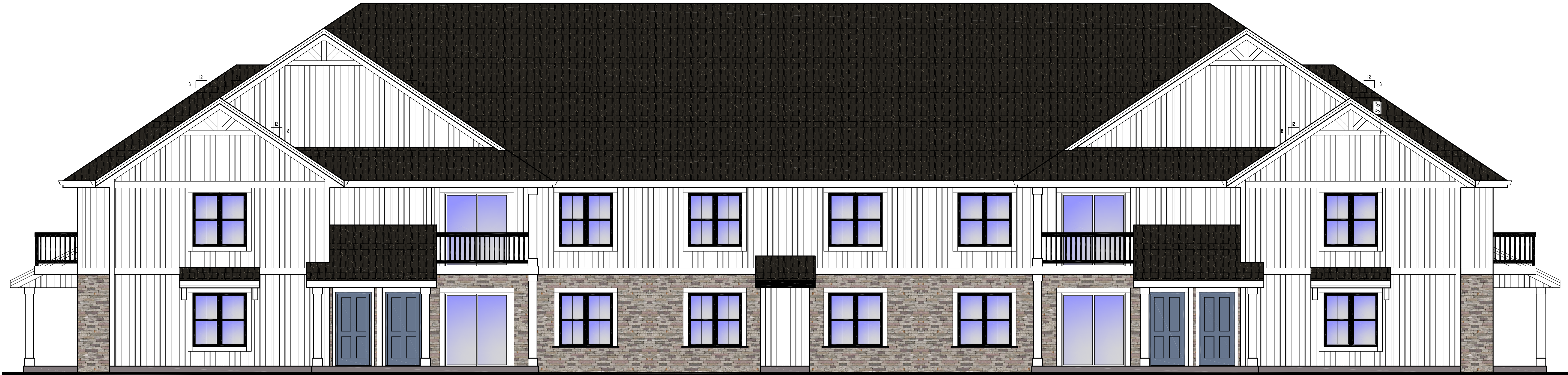
SECOND FLOOR PLAN
8'-1 1/8" PLATE HGT. SCALE: 1/4" = 1'-0"
12 UNIT BUILDING
GREY FOX SITE

SQUARE FOOTAGE:
1ST FLOOR - 4805 SQ. FT.
2ND FLOOR - 8311 SQ. FT.
TOTAL 13117 SQ. FT.
GARAGE A AREA - 264 SQ. FT.
GARAGE B AREA - 249 SQ. FT.
GARAGE C AREA - 315 SQ. FT.

OVERALL WIDTH - 142'-0"
OVERALL DEPTH - 86'-0"

GREY FOX TOWNHOMES

DATE: 4/3/23



FRONT ELEVATION



LEFT ELEVATION

EXTERIOR MATERIALS/COLORS:
ROOF: ONYX BLACK SHINGLES
SIDING: WHITE VINYL SIDING
CORNER BOARDS: WHITE MIRATEC
BANDBOARDS: WHITE MIRATEC
DECORATIVE GABLE TREATMENTS: WHITE MIRATEC
COLUMNS: WHITE MIRATEC
WINDOWS/PATIO DOORS: BLACK VINYL
OVERHEAD DOORS: WHITE STEEL
WINDOW/DOOR TRIM: WHITE MIRATEC
GUTTERS/DOWNSPOUTS: WHITE ALUMINUM
SOFFIT: WHITE ALUMINUM
FASCIA: WHITE ALUMINUM
FRIEZE BOARDS: BLACK MIRATEC
DECK: WHITE COMPOSITE
DECK RAILING: BLACK COMPOSITE
ENTRY DOORS: ROLLEX EVENING GRAY
STONE: HALQUIST - MAYVILLE SILVER

SQUARE FOOTAGE:
1ST FLOOR - 4805 SQ. FT.
2ND FLOOR - 8311 SQ. FT.
TOTAL 13117 SQ. FT.

GARAGE A AREA - 264 SQ. FT.
GARAGE B AREA - 249 SQ. FT.
GARAGE C AREA - 315 SQ. FT.

OVERALL WIDTH - 142'-0"
OVERALL DEPTH - 86'-0"

GREY FOX TOWNHOMES

DATE: 4/3/23



REAR ELEVATION



RIGHT ELEVATION

EXTERIOR MATERIALS/COLORS:

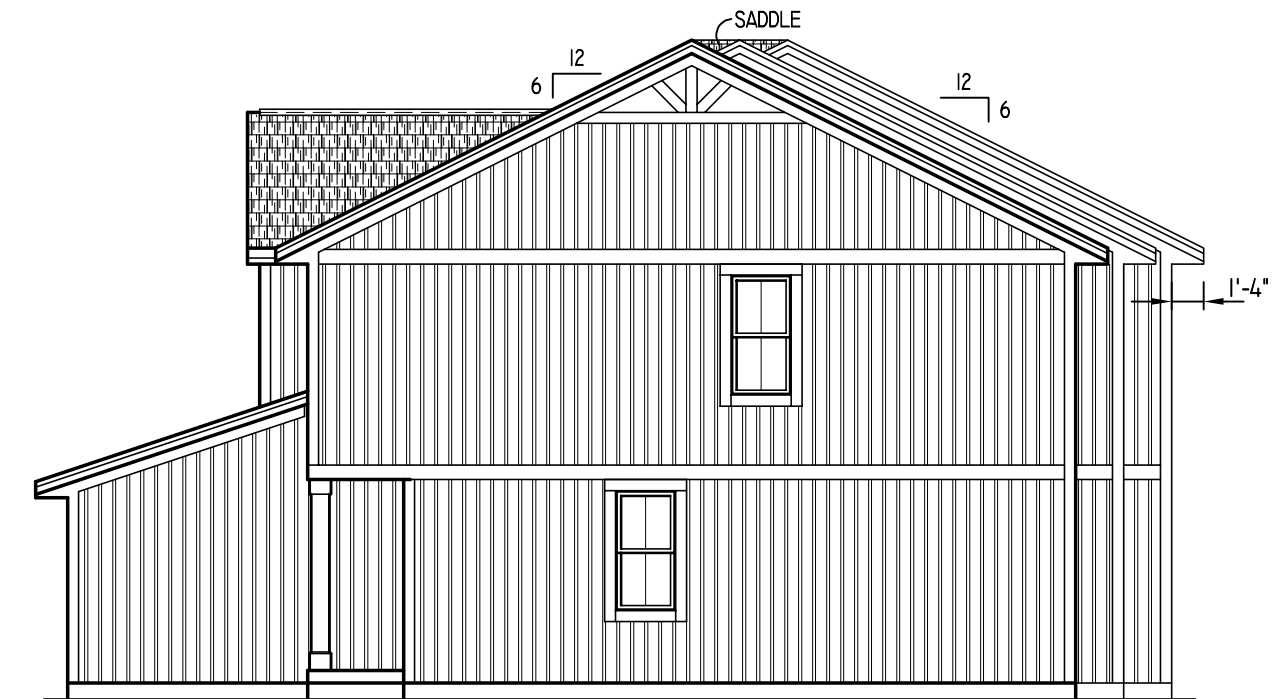
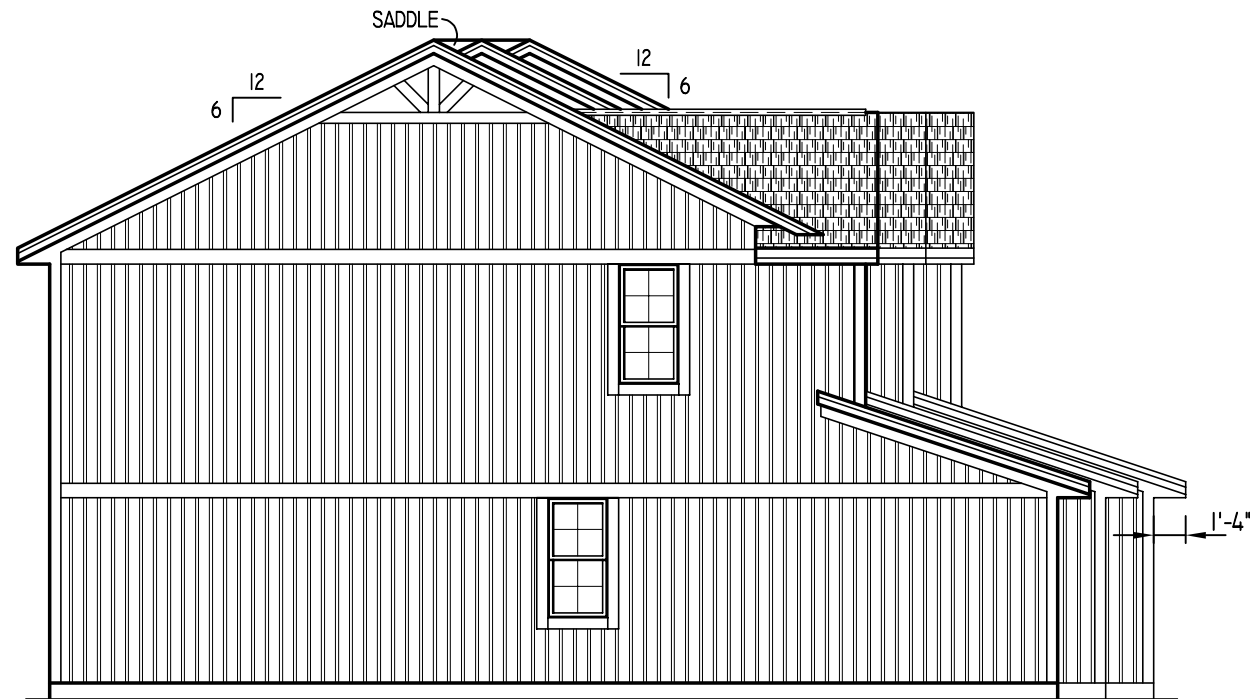
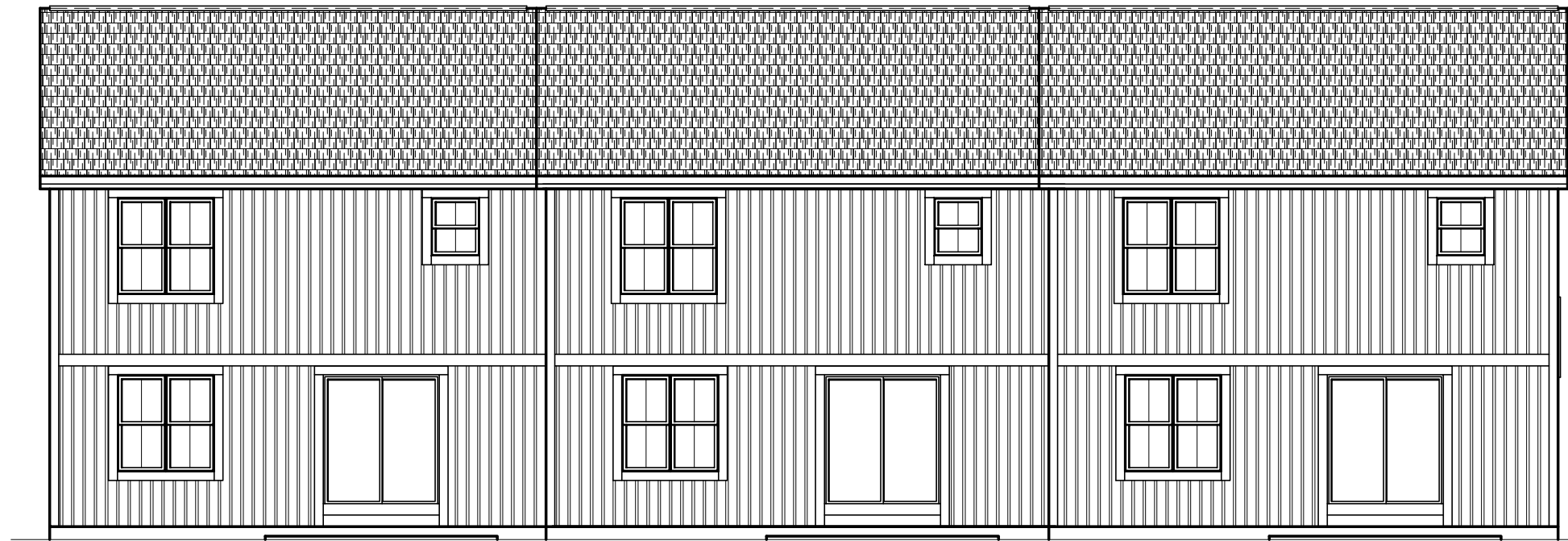
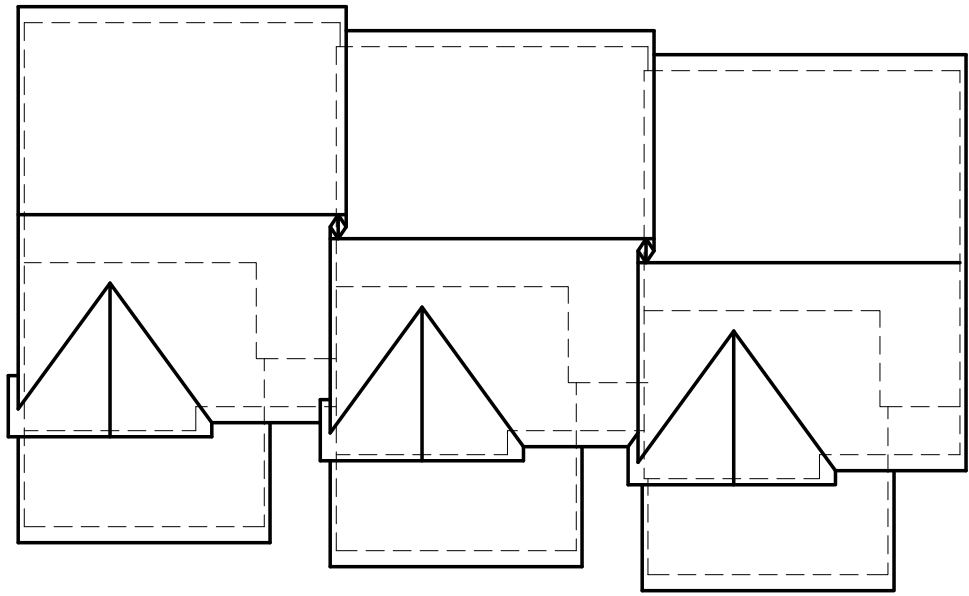
ROOF: ONYX BLACK SHINGLES
SIDING: WHITE VINYL SIDING
CORNER BOARDS: WHITE MIRATEC
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DECK: WHITE COMPOSITE
DECK RAILING: BLACK COMPOSITE
ENTRY DOORS: ROLLEX EVENING GRAY
STONE: HALQUIST - MAYVILLE SILVER

SQUARE FOOTAGE:

1ST FLOOR - 4805 SQ. FT.
2ND FLOOR - 8311 SQ. FT.
TOTAL 13117 SQ. FT.

GARAGE A AREA - 264 SQ. FT.
GARAGE B AREA - 249 SQ. FT.
GARAGE C AREA - 315 SQ. FT.

OVERALL WIDTH - 142'-0"
OVERALL DEPTH - 86'-0"



GREY FOX
TOWNHOMES 1434
AMERICANA

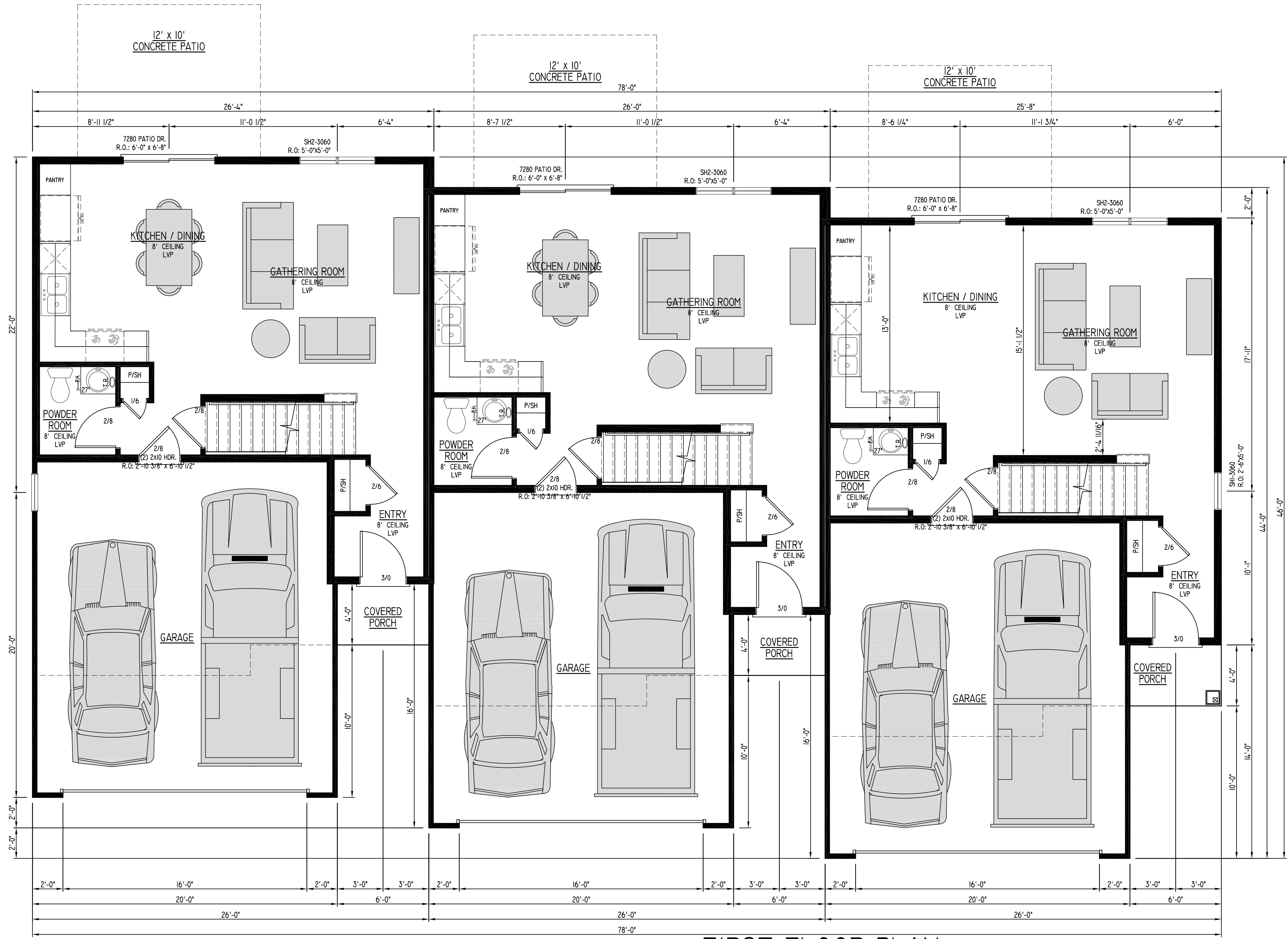
SQUARE FOOTAGE:

1ST FLOOR	-	573 SQ. FT.
2ND FLOOR	-	861 SQ. FT.
OPEN VOLUME	-	N/A
TOTAL	-	1434 SQ. FT.

GARAGE AREA - 435 SQ. FT.

OVERALL WIDTH - 78'-0"
OVERALL DEPTH - 46'-0"

PRELIMINARY
3/9/23



SQUARE FOOTAGE:
1ST FLOOR - 573 SQ. FT.
2ND FLOOR - 861 SQ. FT.
OPEN VOLUME - N/A
TOTAL - 1434 SQ. FT.

GARAGE AREA - 435 SQ. FT.

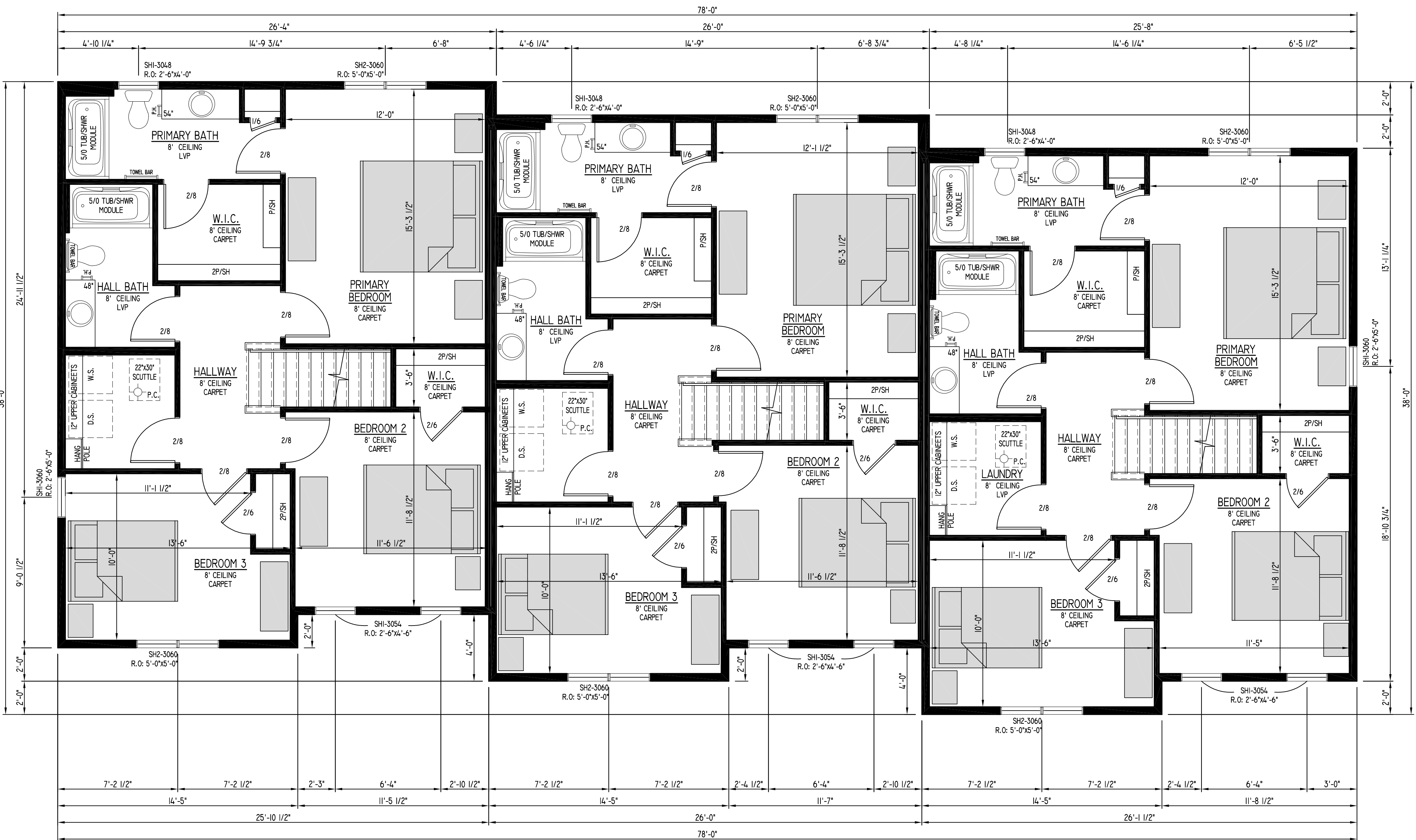
OVERALL WIDTH - 78'-0"
OVERALL DEPTH - 46'-0"

FIRST FLOOR PLAN

8'-1 1/8" PLATE HEIGHT
SCALE: 1/4" = 1'-0"

GREY FOX
TOWNHOMES 1434

PRELIMINARY
3/9/23



SECOND FLOOR PLAN

8'-1 1/8" PLATE HEIGHT SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:

1ST FLOOR	-	573 SQ. FT.
2ND FLOOR	-	861 SQ. FT.
OPEN VOLUME	-	N/A
TOTAL	-	1434 SQ. FT.

GARAGE AREA - 435 SQ. FT.

OVERALL WIDTH - 78'-0"
OVERALL DEPTH - 46'-0"

GREY FOX
TOWNHOMES 1434

PRELIMINARY
3/9/23

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

RESOLUTION 2023-32

**APPROVE A FINAL DEVELOPMENT PLAN AS A PLANNED UNIT DEVELOPMENT
FOR CONSTRUCTION OF 27 RESIDENTIAL UNITS; APARTMENTS (24) AND
TOWNHOMES (3) WITHIN 3 TOTAL BUILDINGS ON MUKV2091-989-002, THE
CORNER OF GREY FOX TRAIL AND EDGEWOOD AVENUE**

JOHN DONOVAN, BIELINSKI HOMES, INC; APPLICANT

WHEREAS, pursuant to Section 100-53 (Planned Unit Development) of the Zoning Code, an application has been filed by John Donovan of Bielinski Homes, Inc. to create a Planned Unit Development construct 27 residential units; apartments (24) and townhomes (3) units on MUKV2091-989-002, Lot 1 of Certified Survey Map No.10090, the corner of Grey Fox Trail and Edgewood Avenue; and

WHEREAS, the subject site is legally described as follows: LOT 1 CERT SURV 10090 VOL 94/322 2.72 AC PT SW1/4 & SE1/4 SEC 19 T5N R19E DOC# 3136108 & DOC# 3312921, Village of Mukwonago, Waukesha County, Wisconsin, and

WHEREAS, at time of application the entire legally described site is in ownership held by Harmony Homes Inc., and the applicant of Bielinski Homes, Inc., of Waukesha, Wisconsin, has a contract to purchase the legally described site subject to development approvals from the Village of Mukwonago, and

WHEREAS, at the time of application for this approval, the Developer Guaranty Agreement remains in final negotiation between the applicant and Village administrative staff pursuant to direction from the Village Board, and

WHEREAS, the subject site has a zoning district of R-10, Medium Density Multi-Family District, and

WHEREAS, Section 100-53 requires with submittal of a request for any modifications as a Planned Unit Development that a Final Development Plan be approved prior to submittal of final and detailed development construction plans, and

WHEREAS, The applicant is requesting a reduction in the rear setback for the 3-Family Townhomes to no more than 20 feet per Section 100-53 allows for within a Planned Unit Development Final Development Plan and be approved prior to submittal of final and detailed development construction plans, and

WHEREAS, the applicant, Bielinski Homes, Inc., submitted plans and information required for Final Development Plan approval to support Planned Unit Development standards and

WHEREAS, with submittal of plans for Final Development approval, applicant is requesting approval of 27 Residential Units; 24 apartment units and 3 Townhomes within 3 total buildings along with associated on-site improvements and amenities on approximately 2.72 acres within the entire portion of the subject site, and

WHEREAS, after proper notice pursuant to the Village of Mukwonago Zoning Code, a public hearing was noticed in the official newspaper as a Class II notice, and with notice being mailed at least ten (10) days prior to the date of such public hearing to the owners of record of the properties situated within 250 feet of the boundaries of the properties affected, a public hearing was conducted by the Village Plan Commission on July 11, 2023, and

WHEREAS, the Final Development Plan and the request for a Planned Unit Development as submitted by Bielinski Homes, Inc.,

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the Final Development Plan as a Planned Unit Development for the construction of 27 Residential Units; 24 apartment units and 3 Townhomes within 3 total buildings along with associated on-site improvements and amenities on approximately 2.72 acres within the entire portion of the aforementioned legally described site, finding that the proposal conforms to the standards and criteria for Planned Unit Development approval as specified within Section 100-53.

NOW, THEREFORE, BE IT FURTHER RESOLVED this Planned Unit Development Final Development Plan with modifications shall be subject to the following conditions:

1. Approval of this Planned Unit Development Final Development Plan for 27 Residential Units; 24 apartment units and 3 Townhomes within 3 total buildings along with associated on-site improvements and amenities on approximately 2.72 acres within the entire portion of the subject site, shall be specifically subject to the following:

- a. Signing of the Developer Guaranty Agreement and this resolution by the applicant and Village Officials.
- b. Applicant shall provide the Village Attorney with confirmation of purchase of the property from Harmony Homes Inc.

All subsequent steps stated within these conditions of approval shall not proceed until all two requirements of this Condition #1 have been achieved.

2. Furthermore, approval shall be subject to the preliminary plans submitted for this Planned Unit Development Final Development Plan approval, on file in the office of the Village Zoning Administrator.

3. Approved Planned Unit Development modifications that shall be confirmed by approval of the final and detailed plan set to include reduced building setbacks of the R-10 zoning district for the 3-Family Townhome building from interior property lines, as shown on the submitted preliminary site plan, subject to the applicant providing on the detailed plans for construction.

4. Section 100-53 of Municipal Code allows Final Development Plan approval of a Planned Unit Development and then submittal of detailed plans and information covering the project to be constructed. The following items regarding the multi-family development of the site must be completed and submitted by the applicant for review and approval by Village administrative staff prior to construction subject to:

1. Approval is only valid when Bielinski Homes, Inc. shows legal proof of ownership of the Property.
2. The developer shall submit a Developer's Agreement to be reviewed and approved by the Village Attorney and Village Board.
3. The Edgewood Meadows HOA shall not have control over this parcel.
4. The Declarations for the Edgewood Meadows Condominiums have expired and shall not apply to this parcel.
5. Prior to any land disturbing activity, the applicant must submit a complete and final set of site construction plans to the Village and receive approval of said plans prior to issuance of any building permits. Plans shall include but are not limited to grading, utilities, utility calculations, erosion control, landscaping, lighting, building architecture, building materials and other plans as required. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
6. Prior to any land-disturbing activity, a pre-construction meeting may be held with the applicant's representatives and primary contractors, and Village department heads and representatives. The applicant representative shall coordinate such meeting.
7. 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.
8. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
9. All work related to this project must comply with all project plans approved by the Village.
10. The developer must comply with all requirements related to impact fees imposed by the Village.
11. The developer shall comply with all parts of the Municipal Code as it relates to this project.

12. The developer shall comply with comments from Ruekert-Mielke letters regarding stormwater and utilities as well as comments regarding future reviews.
13. The current stormwater management maintenance agreement is held by Harmony Homes Inc. per the original approvals.
14. A complete plan showing extension of Village sanitary sewer and public water mains extended into the property as required by Village ordinance and as approved by the Utilities Director.
15. 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.
16. A dedicated hydrant for FDC and suppression system must be provided as required by the fire department.
17. Refuse is contained within the onsite enclosure proposed.
18. A detailed exterior lighting plan shall be submitted.
19. Any further modifications which are made to the landscape plan will need to be submitted for review by the Zoning Administrator.
20. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

NOW, THEREFORE, BE IT FURTHER RESOLVED the permittee, upon the granting of this Planned Unit Development Final Development Plan, shall agree to accept the same in writing.

Passed and dated this 19th day of July 2023.

VILLAGE OF MUKWONAGO

By: _____

Fred Winchowky, Village President

Attest: _____

Diana Dykstra, Village Clerk-Treasurer

ACCEPTANCE

This Final Development Plan Amendment, as a Planned Unit Development is accepted, and permittee agrees to abide by the terms thereof.

Village of Mukwonago

By: _____

Representative

Bielinski Homes, Inc.

By: _____

Agent

Print Name: _____



PLANNING COMMISSION

July 11, 2023 at 6:30pm
Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW

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

MUKV 1969-988-006 AND MUKV 1969-988-001

Case Summary

Parcel Data

Proposal:	Temporary Parking Lot – Extension to Keep
Applicant:	Empire/Milwaukee Tool/Schwer Phlecht & Werkzeug
Request:	Site Plan and Architectural Review
Staff Recommendation:	Denial

Parcel Characteristics / Conditions

Acreage:	12.2335 and 9.6011
Current Use:	Industrial Manufacturing
Proposed Use:	Industrial Manufacturing
Reason for Request:	Temporary Parking Lot – Extension to Keep
Land Use Classification:	Industrial
Zoning Classification:	M-4 – Medium – Heavy Manufacturing
Census Tract:	2039.01

Site Plan and Architectural Review Request

“In the fall of 2021 while dealing with COVID volumes and stress within our manufacturing plant in Mukwonago we had asked for permission for a temporary lot be placed to help with the employee shift car volume. The parking lot was a huge relief that allowed us to manage an unsafe condition.

In 2023, we are up against another challenge which is to reconfigure the plant to allow for more flexibility to consolidate like-manufacturing processes. This in turn will allow us to add more to the plant and allow it to continue to thrive in Southeastern Wisconsin. This process has us debating the layout and the future of the buildings’ growth. Our intension is still to be able to grow to the north and establish a larger manufacturing

footprint. But currently, we do not have solid plans to break ground.

We are asking that the Village extend the date for the temporary parking that we have located on the property for another 36 months. We would be willing to establish a review process to determine what improvements if any are needed to meet the criteria to establish this timeline.

We are willing to cooperate with the Village and your resources to maintain the lot. We are available to meet and discuss at any time.”

Staff Review

Engineering	Remove
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	Remove
Planning	Remove

Staff has determined that this has extended beyond being temporary and should be removed.

Recommendation

Site Plan and Architectural Review

Staff recommends the Planning Commission recommend Denial to the Village Board for the request for an extension to keep the temporary parking lot as set forth in the attached resolution.

1. Obtain any necessary permits from the Village Building Inspection Department.
2. Remove all gravel within 60 days.
3. The site shall be stabilized per Section 34-105 with a uniform, perennial vegetative cover shall be established with a density of at least 70% or other surfacing material is in place and the risk of further soil erosion is minimal, as determined by the Village.
4. Final Inspection by Village staff once complete.
5. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, additions, etc. shall require Site Plan and Architectural Review.

Attachments

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



Village of Mukwonago
440 River Crest Ct
Mukwonago, WI 53149

June 19, 2023

To whom it May Concern:

In the fall of 2021 while dealing with COVID volumes and stress within our manufacturing plant in Mukwonago we had asked for permission for a temporary lot be placed to help with the employee shift car volume. The parking lot was a huge relief that allowed us to manage an unsafe condition.

In 2023, we are up against another challenge which is to reconfigure the plant to allow for more flexibility to consolidate like-manufacturing processes. This in turn will allow us to add more to the plant and allow it to continue to thrive in Southeastern Wisconsin. This process has us debating the layout and the future of the buildings' growth. Our intention is still to be able to grow to the north and establish a larger manufacturing footprint. But currently, we do not have solid plans to break ground.

We are asking that the Village extend the date for the temporary parking that we have located on the property for another 36 months. We would be willing to establish a review process to determine what improvements if any are needed to meet the criteria to establish this timeline.

We are willing to cooperate with the Village and your resources to maintain the lot. We are available to meet and discuss at any time.

Regards,

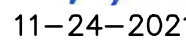
Jeremy A. Ferch
Sr. VP, Business Operations
Jeremy.Ferch@milwaukeeetool.com

SCALE: NTS

SPECIFICATIONS & SITE DETAILS

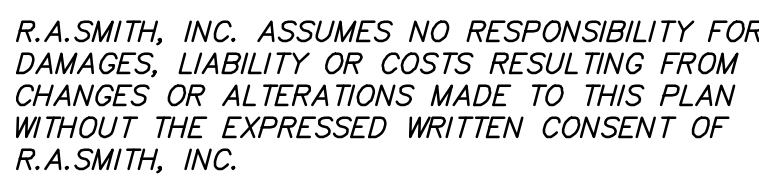
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TITLE SHEET



COOO

C000



**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

RESOLUTION NO. 2023-33

**A RESOLUTION FOR SITE PLAN AND ARCHITECTURAL REVIEW FOR
EMPIRE/MILWAUKEE TOOL/SCHWER PHLECHT & WERKZEUG PROPERTIES, LLC AT
929 EMPIRE DR AND HOLZ PARKWAY, PARCEL NUMBER MUKV 1969-988-006 AND
MUKV 1969-988-001**

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

WHEREAS, the application has been submitted by Milwaukee Tool (Owner),

WHEREAS, the use is permitted within the M-4 – Medium Heavy Industrial in which the subject property is located, and

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

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for the addition at 929 Empire Dr, based upon the plan of operation and plans submitted to the Village.

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

Staff recommends the Planning Commission recommend Denial the extension of the temporary parking lot, to the Village Board for a resolution for the Site Plan and Architectural Review, as set forth in the attached resolution.

1. Obtain any necessary permits from the Village Building Inspection Department.
2. Remove all temporary parking gravel area within 60 days.
3. The site shall be stabilized per Section 34-105 with a uniform, perennial vegetative cover shall be established with a density of at least 70% or other surfacing material is in place and the risk of further soil erosion is minimal, as determined by the Village.
4. Final Inspection by Village staff once complete.
5. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, additions, etc. shall require Site Plan and Architectural Review.

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

Approved and Adopted this 19th day of July 2023 by the Village Board of the Village of Mukwonago, Wisconsin.

ATTESTATION:

APPROVED:

Diana Dykstra, MMC
Village Clerk-Treasurer

Fred H. Winchowky, Village President



PLANNING COMMISSION

July 11, 2023 at 6:30pm
Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW

912 Perkins Dr
Parcel Number: MUKV 1969-988-007

Case Summary

Parcel Data

Proposal:	Addition
Applicant:	GS Global
Request:	Site Plan and Architectural Review
Staff Recommendation:	Conditionally Approve

Parcel Characteristics / Conditions

Acreage:	9.6218
Current Use:	Industrial Manufacturing
Proposed Use:	Industrial Manufacturing
Reason for Request:	Addition to Existing Building - Site Plan and Architectural Review Approval
Land Use Classification:	Industrial Manufacturing
Zoning Classification:	M-4 – Medium -Heavy Industrial
Census Tract:	2039.01

Site Plan and Architectural Review Request

The above property is proposing to expand its current building facility by approximately 66,940 SF. The existing site development is two large buildings with one small connector link between the two. The proposed expansion would infill between the two existing buildings (13,056 GSF) and expand the overall footprint to the north resulting in a 53,844 GSF building addition. The proposed expansion is consistent with the original plans for this property (previously two lots and two buildings).

The initial development graded out the proposed area to the north in anticipation for this expansion. The new addition wall construction will match the existing precast concrete wall panel design, color/finish, detailing and height. New aluminum framed glazed openings will be added to match the rhythm of the existing building facades for office and clerestory warehouse areas.

The northeast corner of the building addition will include office area expansion on the ground and mezzanine floor areas. The existing building is 104,319 GSF with proposed building addition areas of 66,940 GSF resulting in a total footprint building area of 171,259 GSF. There will be an additional 6,612 SF of office mezzanine area included in the building addition.

The proposed site work included with the expansion would include expanding the parking areas along the west and north sides of the ultimate building footprint. Additional drive aisles will be added to accommodate the expansion and parking areas.

A stormwater facility would be added to the southwest corner of the site to treat the expansion areas and bring it into compliance with applicable codes. Additional loading areas (both at grade and below grade) are also being added to the west and south building elevations.

Staff Review

Engineering	Waiting on comments but agrees with Utilities.
Public Works	No concerns at this time
Utilities	These are currently two separate buildings with two separate sets of services. I would be interested in what they plan on doing with the internal plumbing. I am mostly concerned about them tying the water together in the two buildings. This would create a loop. Whenever private water mains are looped they need to have check valves. I would think that would be the case here if something similar happens.
Police	No concerns at this time
Fire	The suppression system evaluated for fire flow with the additional coverage.
Building Inspection	No concerns at this time
Planning	The applicant is requesting a reduction in parking just over 20% per section 100-402(3). They are allowed up to a 40% reduction.

Recommendation

Site Plan and Architectural Review

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

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of site construction plans to the Village and receive approval of said plans prior to issuance of any building permits. Plans shall include but are not limited to grading, utilities, utility calculations, erosion control, landscaping, lighting, building architecture, building materials and other plans as required. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff’s satisfaction.

2. Prior to any land-disturbing activity, a pre-construction meeting may be held with the applicant's representatives and primary contractors, and Village department heads and representatives. The applicant representative shall coordinate such meeting.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
4. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. The developer shall comply with comments from Ruekert-Mielke letters regarding stormwater and utilities as well as comments regarding future reviews.
9. A stormwater management maintenance agreement shall be prepared and executed prior to any disturbance of land. A copy of the recorded document shall be provided to the Village.
10. 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.
11. A dedicated hydrant for FDC and suppression system must be provided as required by the fire department.
12. Refuse is contained within the building or in large dumpsters in the loading dock area.
13. Any further modifications which are made to the landscape plan will need to be submitted for review by the Zoning Administrator.
14. A reduction in parking up to 40% is allowed per section 100-401(3). Parking shall be 1.57/1000sf ratio.
15. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

Attachments

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

FINISH/PROJECT SUMMARY

Date:	June 6, 2023
Owner:	GS Global Resources
Project:	Building Expansion
Site Address:	926 Perkins Drive
	Mukwonago, WI 53149

Reason for Site Plan Application

The above property is proposing to expand its current building facility by approximately 66,940 SF. The existing site development is two large buildings with one small connector link between the two. The proposed expansion would infill between the two existing buildings (13,056 GSF) and expand the overall footprint to the north resulting in a 53,844 GSF building addition. The proposed expansion is consistent with the original plans for this property (previously two lots and two buildings). The initial development graded out the proposed area to the north in anticipation for this expansion. The new addition wall construction will match the existing precast concrete wall panel design, color/finish, detailing and height. New aluminum framed glazed openings will be added to match the rhythm of the existing building facades for office and clerestory warehouse areas. The northeast corner of the building addition will include office area expansion on the ground and mezzanine floor areas.

The existing building is 104,319 GSF with proposed building addition areas of 66,940 GSF resulting in a total footprint building area of 171,259 GSF. There will be an additional 6,612 SF of office mezzanine area included in the building addition.

The proposed site work included with the expansion would include expanding the parking areas along the west and north sides of the ultimate building footprint. Additional drive aisles will be added to accommodate the expansion and parking areas. A stormwater facility would be added to the southwest corner of the site to treat the expansion areas and bring it into compliance with applicable codes. Additional loading areas (both at grade and below grade) are also being added to the west and south building elevations.

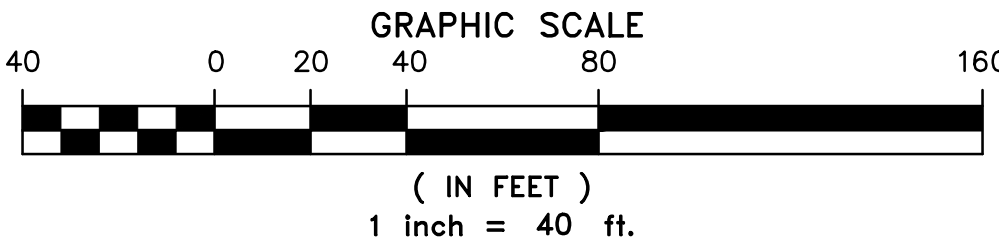
PLAT OF SURVEY
WITH TOPOGRAPHIC DATA

CLIENT
929 Properties LLC

SITE ADDRESS
912 Perkins Drive, Village of Mukwonago, Waukesha County, Wisconsin.

BASIS OF BEARINGS
-Bearings are referenced to the West line of the Northeast 1/4 of Section 25, Town 5 North, Range 18 East which bears North 00°51'48" West.
-Vertical Datum is based on the Center of Section 25, RBM and REF MK. Elevation of 788.760'

LEGAL DESCRIPTION
Lot 1 of Certified Survey No. 11404, being part of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin.



LEGEND

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

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

Date: October 13, 2022

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

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This document is an instrument of professional service, and may be protected by the
surveyors work product doctrine or surveyor's (client) privilege. The information shown
hereon is intended solely for the use of the client and client directed third parties.
Drawing No. 1376 - grb



VILLAGE OF MUKWONAGO
PLAN COMMISSION SUBMITTAL FOR:
GS GLOBAL RESOURCES

NORTH BUILDING ADDITION AND CENTER INFILL

926 Perkins Drive
Mukwonago, WI 53149



N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

GS GLOBAL BUILDING
ADDITION

926 PERKINS DRIVE
MUKWONAGO, WI
53149

DRAWING ISSUANCE:

VILLAGE OF
MUKWONAGO PLAN
COMMISSION

REVISIONS		
#	DATE	DESCRIPTION

ISSUANCE:

VILLAGE OF MUKWONAGO PLAN COMMISSION SUBMITTAL

6 JUNE 2023

6 JUNE 2023

PROJECT NUMBER	PROJECT MANAGER
23011-00	JAK

COVER

TS100

[illegible]

	OWNER GS GLOBAL RESOURCES 926 PERKINS DRIVE MUKWONAGO, WISCONSIN 53149 PHONE: (262) 378-5202 PROJECT CONTACT: EMAIL ADDRESS: JOHN THORNTON JTHORNTON@GSGR.COM
	CIVIL ENGINEERING ENDPOINT SOLUTIONS CORP. 3871 S. LOVERS LANE FRANKLIN, WISCONSIN 53132 PHONE: (414) 858-1920 PROJECT CONTACT: EMAIL ADDRESS: JASON@ENDPOINTCORPORATION.COM JASON HEINONEN, P.
	ARCHITECTURAL JAKnetter ARCHITECTS N16 W23217 STONE RIDGE DRIVE, SUITE 300 WAUKESHA, WI 53188 PHONE: (262) 513-9800 PROJECT CONTACT: DIRECT PHONE: EMAIL ADDRESS: JAY KNETTER, AIA (262) 278-4311 jayk@jaknetter.com

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00 GENERAL	
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TS101	INDEX
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C2	PROPOSED DEMOLITION PLAN
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C4	PROPOSED GRADING AND EROSION CONTROL PLAN
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06 ARCHITECTURAL	
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A300	BUILDING SECTIONS
A301	PERSPECTIVE VIEWS
A302	PERSPECTIVE VIEWS
A303	PERSPECTIVE VIEWS
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ES100	NEW LGHT FIXTURES PHOTOMETRIC SITE
ES101	ALL LIGHT FIXTURES PHOTOMETRIC SITE
ES200	LIGHT FIXTURE CUT SHEETS

architecture + interior design

JAKnetter Architects

N16 W23217 STONE RIDGE DRIVE, SUITE 300

WAUKESHA, WI 53188 | www.jaknetter.com

office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

GS GLOBAL BUILDING ADDITION

726 PERKINS DRIVE

MUKWONAGO, WI

53149

PROJECT DATA

OWNER

GS GLOBAL RESOURCES

LOCATION

VILLAGE OF MUKWONAGO

MUNICIPALITY:

WAUKESHA

COUNTY:

WI

STATE:

APPLICABLE BUILDING CODES

2015 INTERNATIONAL EXISTING BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 366

BUILDING CODE:

2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362 / 2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

MECHANICAL CODE:

2015 INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS SPS 364

PLUMBING CODE:

2015 WISCONSIN PLUMBING CODE SPS 381-387

ELECTRICAL CODE:

2017 NFPA 70 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS 316

ENERGY CODE:

2015 IECC INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SPS 363

FIRE CODE:

2015 INTERNATIONAL FIRE CODE ADOPTED PER MUKWONAGO CODE OF ORDINANCES (MCO 214-3)

CONSTRUCTION CLASSIFICATION

TYPE IIB

NFPA 13

OCCUPANCY GROUP

(B) BUSINESS; (F-1) MODERATE-HAZARD FACTORY; (S-2) LOW-HAZARD STORAGE

PROJECT TYPE

BUILDING ADDITION

NUMBER OF STORIES

PROJECT DATA

1 + OFFICE MEZZANINE

BLDG GROSS AREA (SQ FT)

66,901 SF

FIRE PROTECTION

COMPLETE

FIRE ALARM

COMPLETE

FIRE SUPPRESSION:

COMPLETE

MONITORING TYPE

REMOTE SUPERVISION

NFPA STANDARD USED

13

FIRE RESISTIVE RATINGS

STAIR ENCLOSURES

1 HOUR

SHAFT ENCLOSURES

1 HOUR

FLOORS

0 HOUR

ROOFS

0 HOUR

EXTERIOR WALLS

0 HOUR

6 JUNE 2023

PROJECT NUMBER

23011-00

PROJECT MANAGER

JAK

INDEX

N16 W23217 STONE RIDGE DRIVE, SUITE 3000
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

GS GLOBAL BUILDING ADDITION

926 PERKINS DRIVE
MUKWONAGO, WI
53149

VILLAGE OF
MUKWONAGO PLAN
COMMISSION

#	DATE	DESCRIPTION
---	------	-------------

PROJECT NUMBER PROJECT MANAGER

23011-00

PROJECT MANAGER

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TS101

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ISSUED FOR MUNICIPAL REVIEW

GS GLOBAL RESOURCES

BUILDING EXPANSION

PERKINS DRIVE

MUKWONAGO, WISCONSIN

CALL OR CLICK 3 WORKING DAYS BEFORE YOU DIG

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



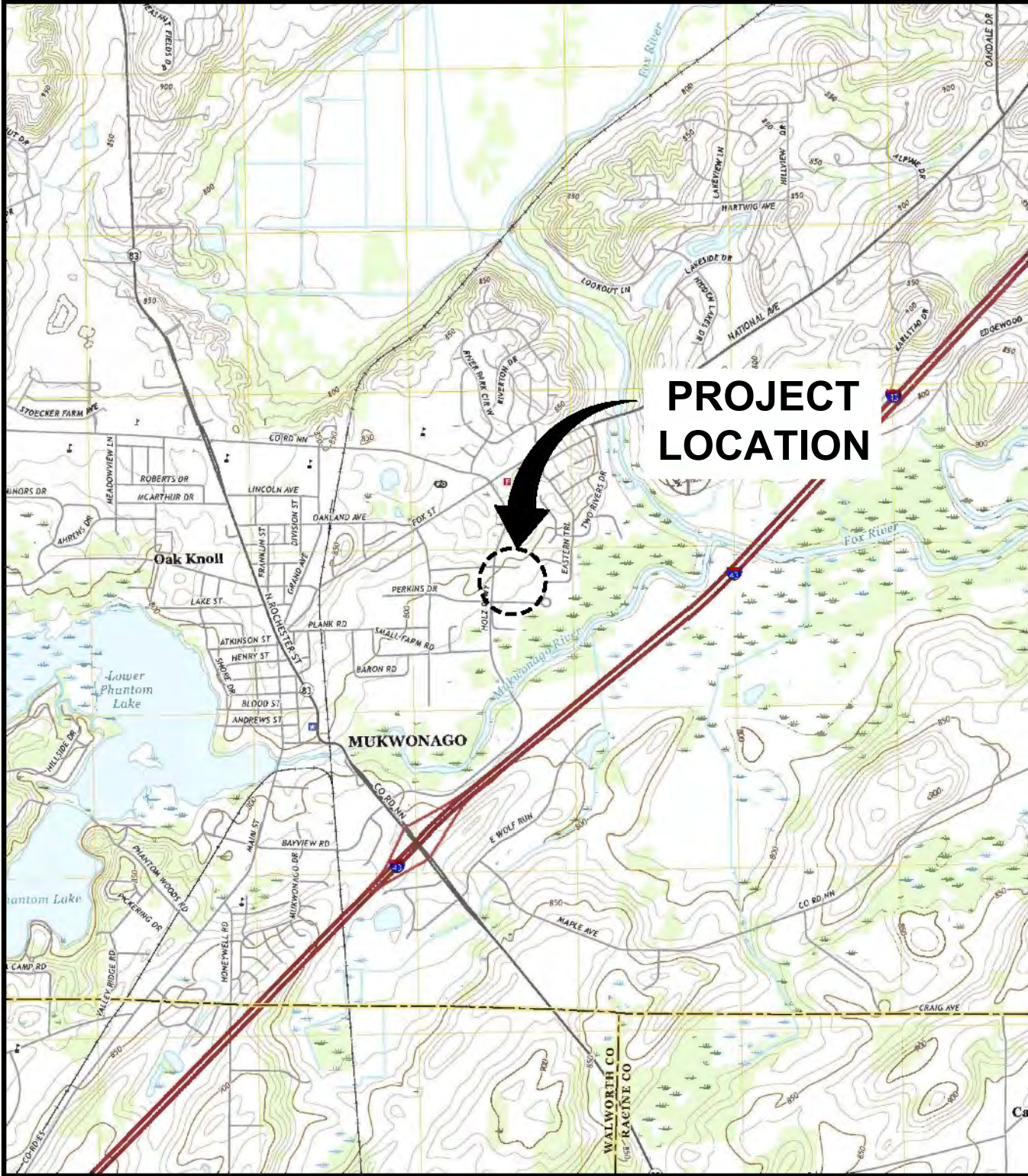
CONTACTS

SITE CONTACT:
GS GLOBAL RESOURCES
912 PERKINS DRIVE
MUKWONAGO, WISCONSIN 53149
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY
CONTACT: JOHN THORNTON
PHONE: 262-378-5202
EMAIL: JTHORNTON@GSGR.COM

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

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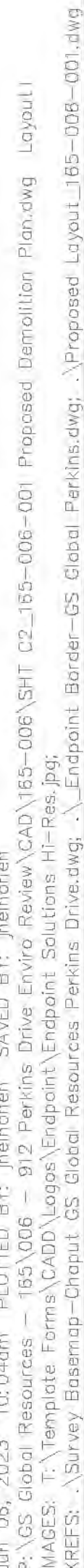
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JUNE 6, 2023

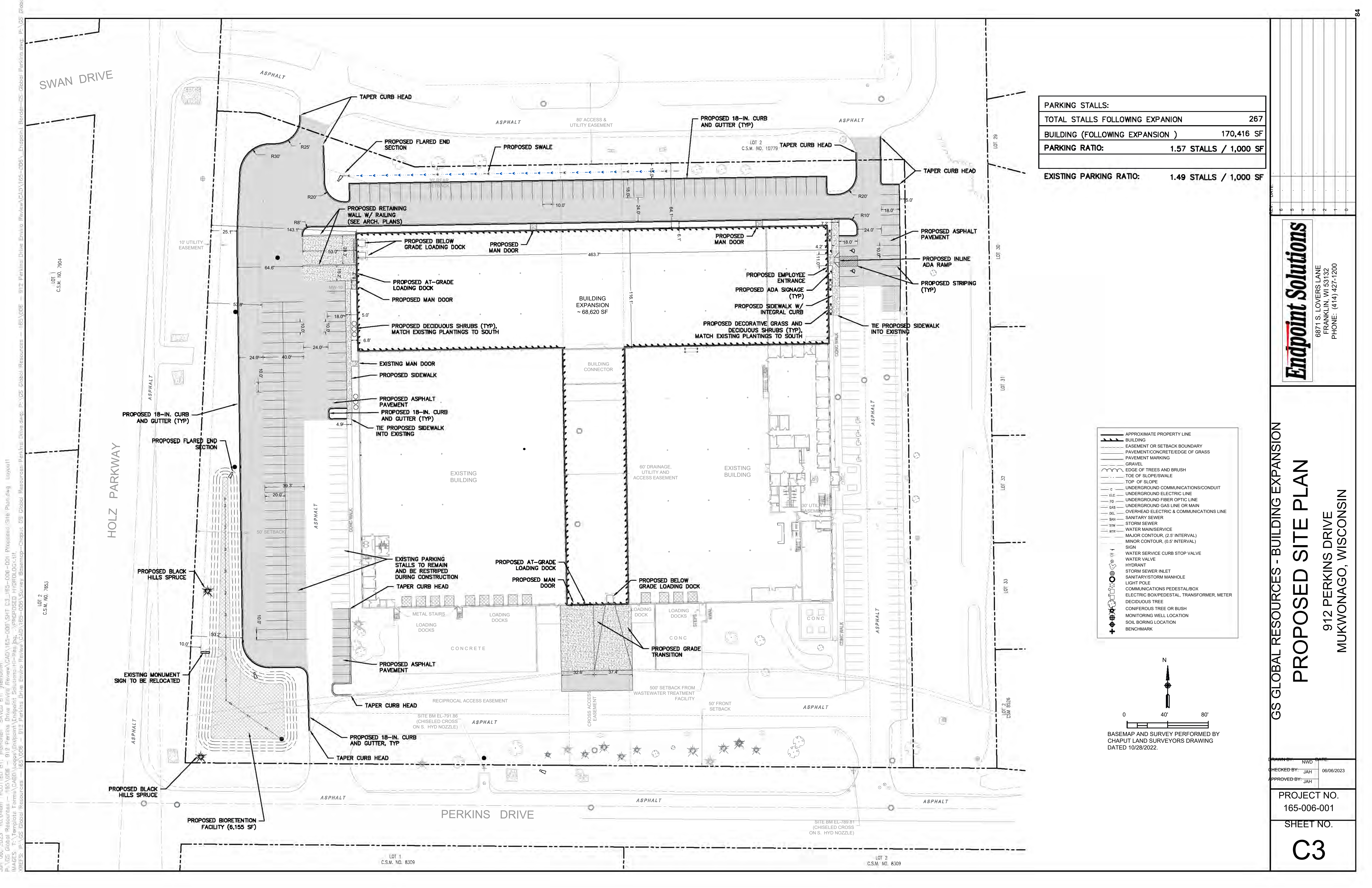
912 PERKINS DRIVE
MUKWONAGO, WISCONSIN 53149

Endpoint Solutions

REVISION LOG

REVISION	ISSUE DATE	REVISED SHEETS	ISSUED FOR





PARKING STALLS:	
TOTAL STALLS FOLLOWING EXPANION	267
BUILDING (FOLLOWING EXPANSION)	170,416 SF
PARKING RATIO:	1.57 STALLS / 1,000 SF
EXISTING PARKING RATIO: 1.49 STALLS / 1,000 SF	

GS GLOBAL RESOURCES - BUILDING EXPANSION

PROPOSED SITE PLAN

912 PERKINS DRIVE
MUKWONAGO, WISCONSIN

Endpoint Solutions

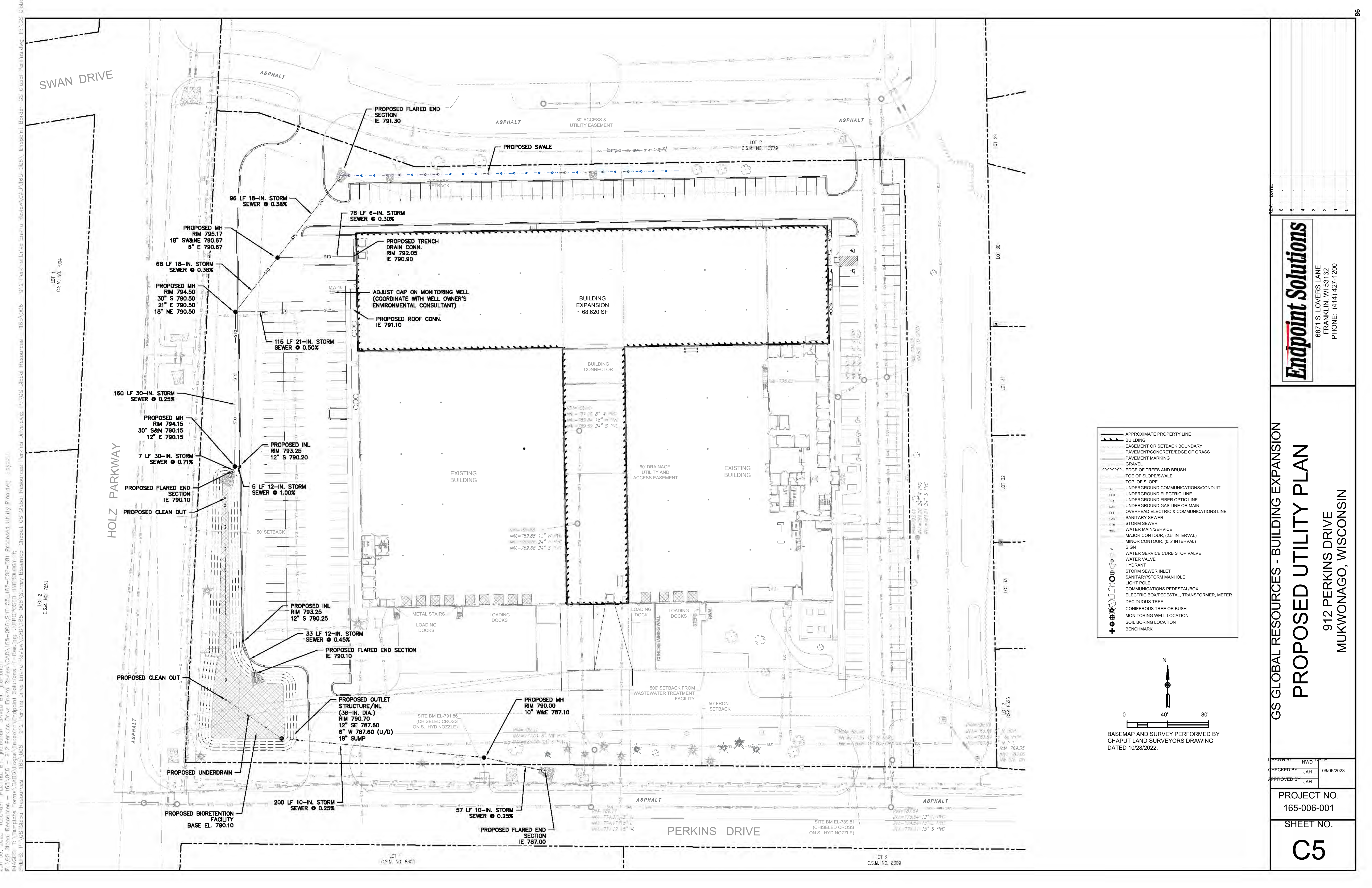
6871 S. LOVERS LANE
FRANKLIN, WI 53132
PHONE: (414) 427-1200

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

DATE: 06/06/2023

PROJECT NO.
165-006-001

SHEET NO.
C3



Endpoint Solutions

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

GS GLOBAL RESOURCES - BUILDING EXPANSION

PROPOSED UTILITY PLAN

912 PERKINS DRIVE
MUKWONAGO, WISCONSIN

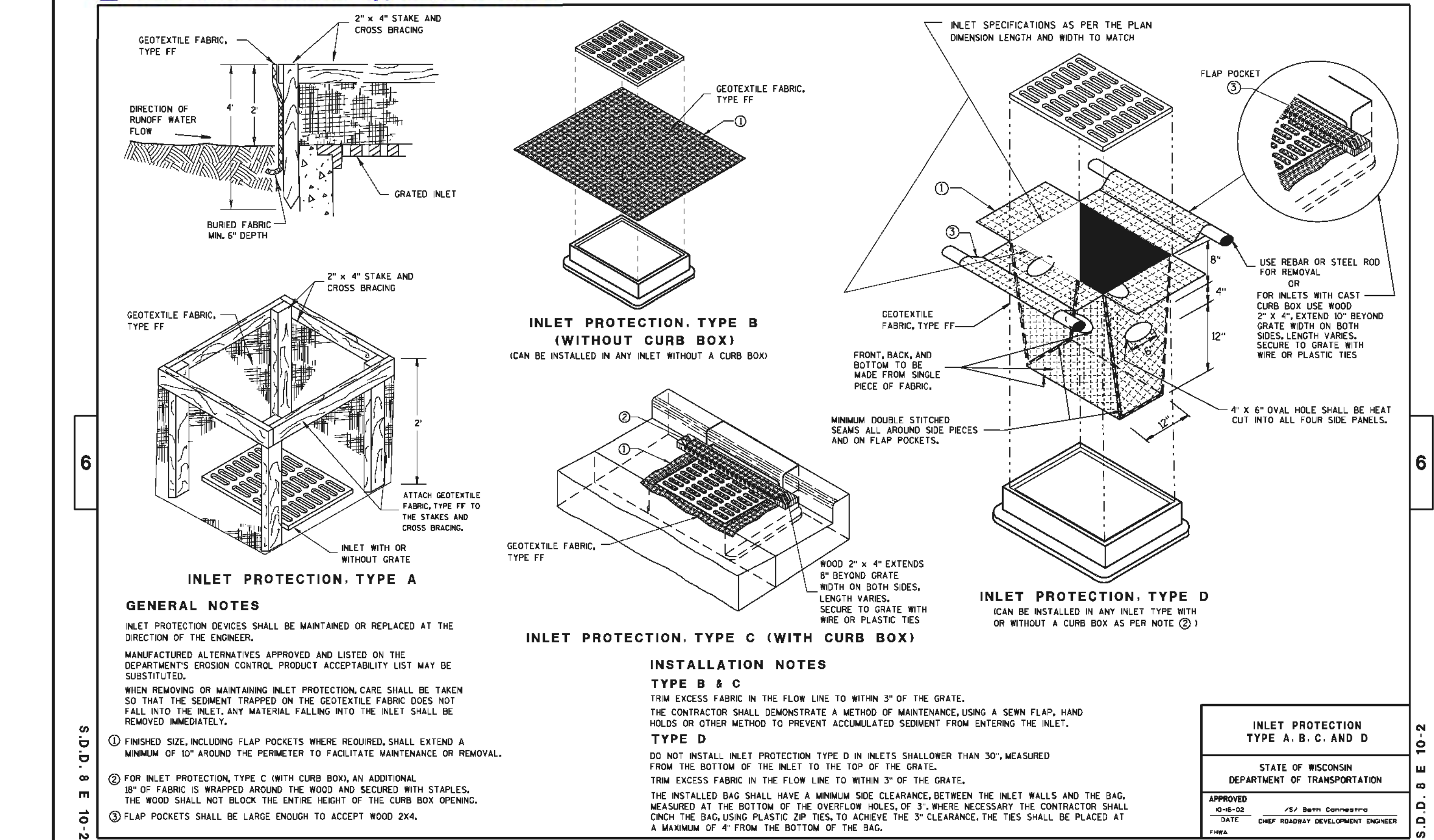
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CHECKED BY: JAH
APPROVED BY: JAH

PROJECT NO.
165-006-001

SHEET NO.
C5

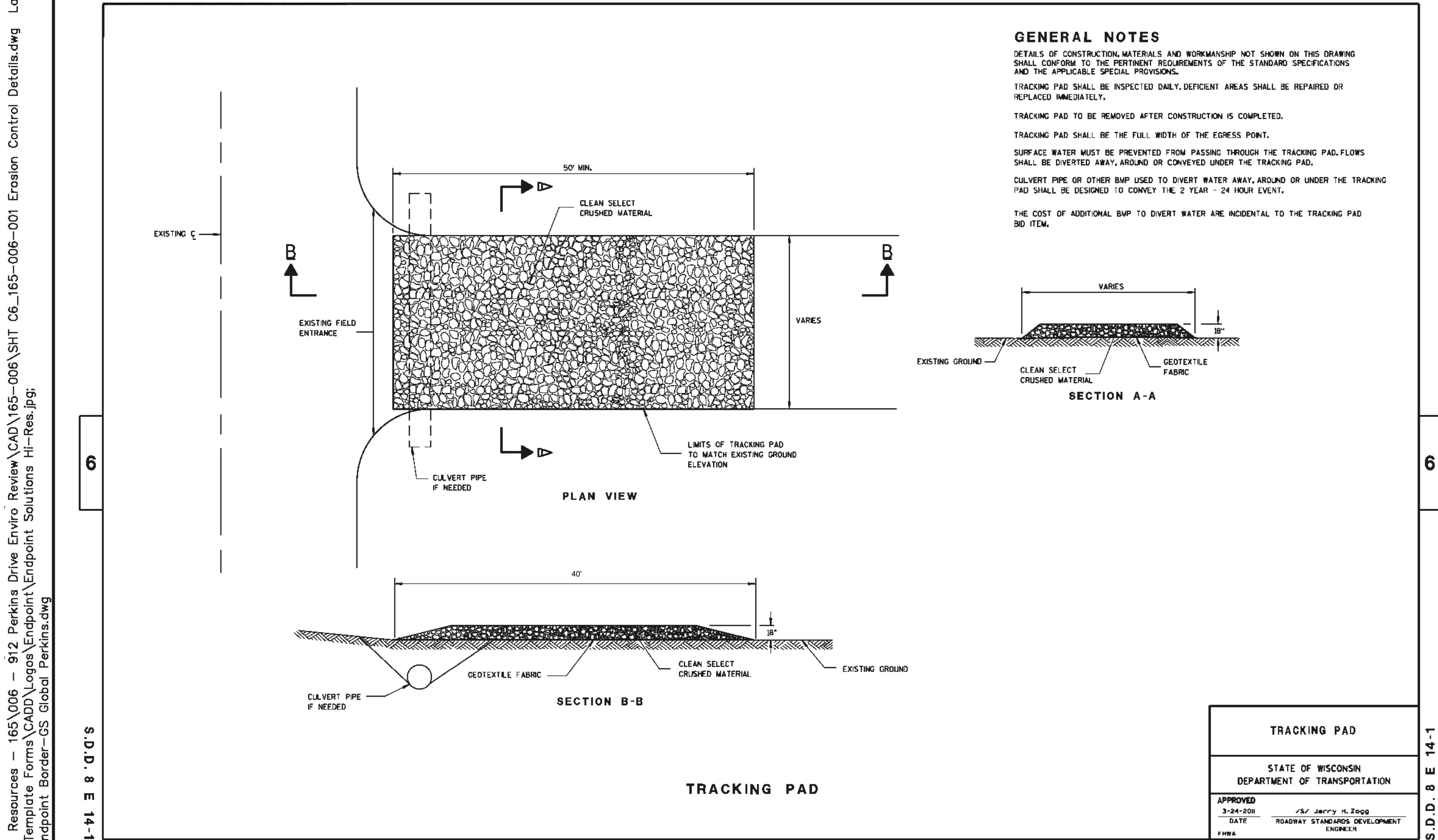
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IMAGES: T:\Template Forms\CADD\Logo Endpoint Solutions HI-Res.jpg;
XREFS: \Endpoint Border-GS Global Perkins.dwg

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



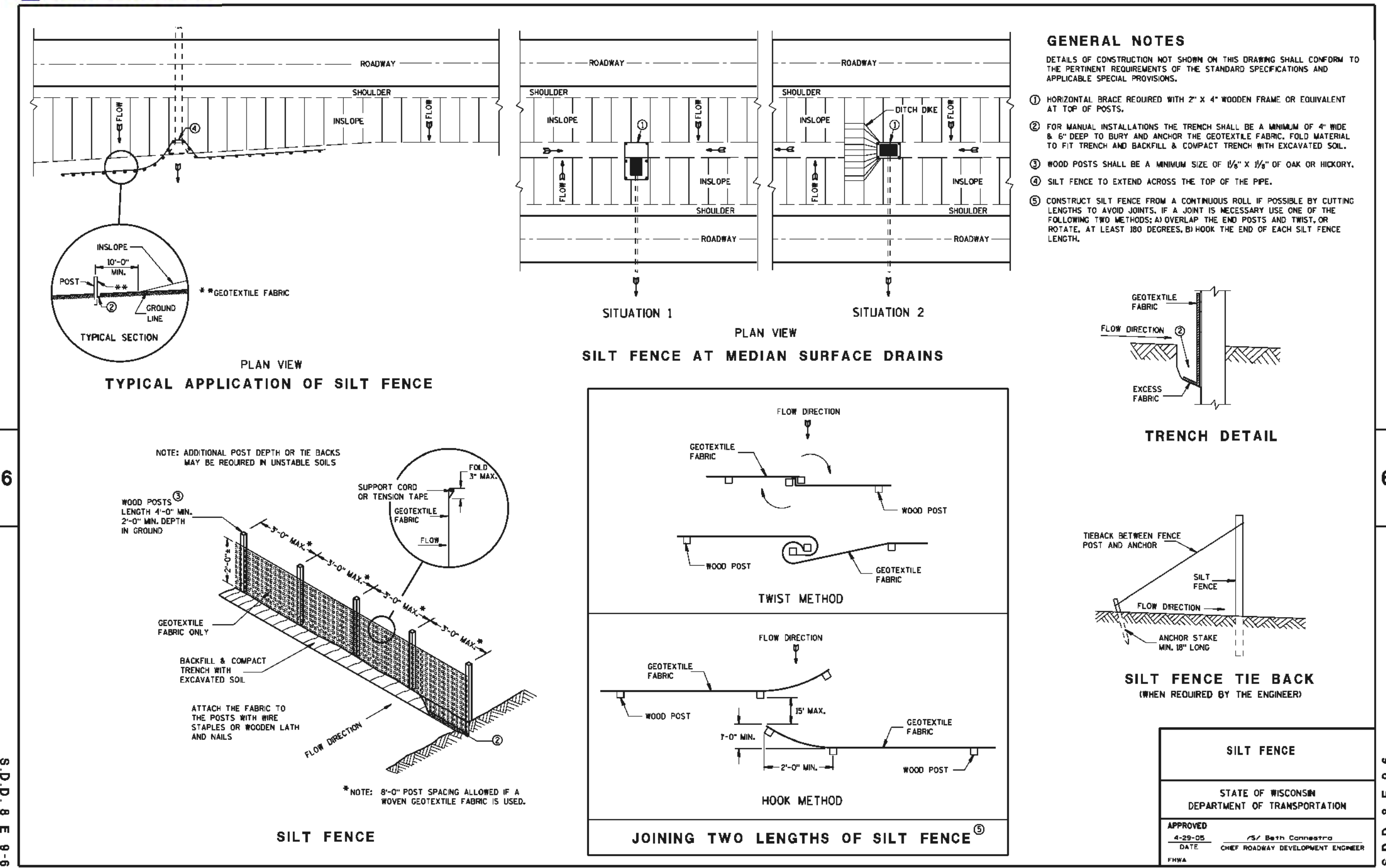
INLET PROTECTION NOT TO SCALE

8E14: Tracking Pad



TRACKING PAD NOT TO SCALE

8E9: Silt Fence



SILT FENCE NOT TO SCALE

EROSION AND SEDIMENT CONTROL

- CONSTRUCT AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) CHAPTERS NR 151 AND NR 216, WISCONSIN ADMINISTRATIVE CODE, AND APPROPRIATE WDNR TECHNICAL STANDARDS. EROSION AND SEDIMENT CONTROL PRODUCTS SHALL BE LISTED IN THE WISCONSIN DEPARTMENT OF TRANSPORTATION PRODUCT ACCEPTABILITY LIST (WisDOT PAL). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF THESE STATE REQUIREMENTS, TECHNICAL STANDARDS, AND WisDOT PAL.
- IMPLEMENT EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) PRIOR TO SOIL DISTURBING ACTIVITIES (E.G., CLEARING, GRUBBING, TOPSOIL STRIPING, EXCAVATION, MATERIAL STOCKPILING, ETC.). INSTALL EROSION CONTROL MEASURES AROUND STOCKPILE LOCATIONS.
- MINIMIZE DISTURBED AREA BY PHASING OR SEQUENCING CONSTRUCTION AND PRESERVING EXISTING VEGETATION WHERE POSSIBLE.
- DIVERT STORM WATER AWAY FROM DISTURBED OR EXPOSED AREAS WHEN POSSIBLE.
- PROTECT ADJACENT PROPERTIES WITH SEDIMENT BALE BARRIERS OR SILT FENCE UNTIL CONSTRUCTION IS COMPLETE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1055 OR 1056, RESPECTIVELY.
- INSTALL A GRAVEL TRACKING PAD IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPED PERIODICALLY TO REMOVE SOIL, DIRT, AND/OR DUST. ADJACENT ROADS ARE TO CLEANED IMMEDIATELY IF ANY SEDIMENT TRANSFER AND TRACKING OCCURS.
- PROTECT INLETS, CATCH BASINS, AND OTHER CONVEYANCE STRUCTURES WITH STRAW BALES, FILTER FABRIC, OR OTHER APPROPRIATE MEASURES IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060. TYPE D INLET PROTECTION SHALL BE USED IN STORM STRUCTURES IN THE PUBLIC RIGHT-OF-WAY, WHENEVER POSSIBLE.
- DURING DEWATERING ACTIVITIES, UTILIZE A COMPARTMENTED CONTAINER, SETTLING BASIN, FILTER, OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICE FOR TREATING SEDIMENT-LADEN WATER PRIOR TO DISCHARGE OFF-SITE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.
- INSPECT THE SITE REGULARLY AND PROPERLY MAINTAIN BMPs, ESPECIALLY AFTER RAINSTORMS. AT MINIMUM, INSPECTIONS OF CONSTRUCTION BMPs ARE REQUIRED AT LEAST ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5 INCH OR MORE.
- BMPs MUST BE REPAIRED OR REPLACED WITHIN 24 HOURS OF INSPECTION OR NOTIFICATION OF A PROBLEM.
- KEEP THE CONSTRUCTION SITE CLEAN BY PUTTING TRASH IN TRASH CANS, KEEPING STORAGE BINS COVERED, AND PREVENTING OR REMOVING EXCESS SEDIMENT ON ROADS AND OTHER IMPERVIOUS SURFACES.
- SITE RESTORATION AND STABILIZATION MUST BE COMPLETED WITHIN 7 DAYS OF INACTIVITY.

GS GLOBAL RESOURCES - BUILDING EXPANSION

EROSION CONTROL NOTES & DETAILS

912 PERKINS DRIVE
MUKWONAGO, WISCONSIN

DRAWN BY: NWD DATE:
CHECKED BY: JAH 06/06/2023
APPROVED BY: JAH

PROJECT NO.
165-006-001

SHEET NO.

C6

Endpoint Solutions

6874 S. LOVERS LANE
FRANKLIN, WI 53132
PHONE: (414) 427-1200



FACILITY - STRAW BALE

PAINTED ADA SYMBOL

NOTES:

1. PAVEMENT TO BE INSTALLED PER GEOTECHNICAL
REPORT OR OWNER RECOMMENDATIONS.

NOT TO SCALE



1. PAVEMENT TO BE INSTALLED PER GEOTECHNICAL REPORT OR OWNER RECOMMENDATIONS.

NOT TO SCALE

- ## GENERAL NOTES

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

PRIVATE UTILITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE, SECTION SPS 382-384, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. PROPOSED STORM SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL.
3. MATERIALS FOR PROPOSED STORM SEWER SHALL BE AS FOLLOWS:

STORM SEWER PIPE 30" OR LARGER SHALL BE EITHER:

- A. REINFORCED CONCRETE, ASTM C-76, CLASS III OR GREATER, WITH ELASTOMERIC SEALS CONFORMING TO ASTM C-443.
- B. HIGH DENSITY POLYETHYLENE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS, SUCH AS ADS N-12 WT. HDPE PIPE SHALL CONFORM TO ASTM F2648 AND F2306. JOINTS SHALL BE WATER TIGHT CONFORMING TO ASTM D3212 WITH ELASTOMERIC SEALS (GASKETS) CONFORMING TO ASTM F477.

STORM SEWER PIPE 24" OR LESS SHALL BE EITHER:

- A. HIGH DENSITY POLYETHYLENE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS, SUCH AS ADS N-12 WT. HDPE PIPE SHALL CONFORM TO ASTM F2648 AND F2306. JOINTS SHALL BE WATER TIGHT CONFORMING TO ASTM D3212 WITH ELASTOMERIC SEALS (GASKETS) CONFORMING TO ASTM F477.

- B. POLYVINYL CHLORIDE (PVC) PIPE, ASTM D-3034, SDR 35, WITH ELASTOMERIC PUSH-ON JOINTS CONFORMING TO ASTM D-3212.

- C. REINFORCED CONCRETE, ASTM C-76, CLASS III OR GREATER, WITH ELASTOMERIC SEALS CONFORMING TO ASTM C-443.

TRENCH SECTION SHALL BE CLASS "C" FOR CONCRETE AND CLASS "B" FOR ALL OTHER MATERIALS.

4. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
5. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
7. TRACER WIRE SHALL BE INSTALLED ON ALL BURIED NON-METALLIC SANITARY SEWERS, PRIVATE SANITARY INTERCEPTOR MAIN SEWERS, STORM BUILDING SEWERS, AND PRIVATE STORM INTERCEPTOR MAIN SEWERS THAT DISCHARGE TO MUNICIPAL MAINS. TRACER WIRE SHALL ALSO BE INSTALLED ON ALL BURIED NON-METALLIC WATER SERVICES AND PRIVATE WATER MAINS CONNECTED TO MUNICIPAL SUPPLY SYSTEMS. TRACER WIRE SHALL BE IN ACCORDANCE WITH SPS 382.30(11)(h) AND SPS 382.36(7)(d)10.b.

PAVING

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS, AND THE GEOTECHNICAL REPORT.
2. PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREAS, INSTALLATION OF CRUSHED STONE BASE, CONCRETE AND/OR BITUMINOUS PAVEMENT, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
3. AGGREGATES USED IN THE HMA SHALL BE IN ACCORDANCE WITH SUBSECTION 460.2.2.3 OF THE STANDARD SPECIFICATIONS.
4. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SECTIONS OF THE STANDARD SPECIFICATIONS: SECTION 415 FOR CONCRETE PAVEMENT AND SECTION 602 FOR CONCRETE SIDEWALKS.
5. RESTORATION OF PUBLIC SIDEWALK SHALL BE JOINT TO JOINT. RESTORATION OF W. LAYTON AVENUE PAVEMENT SHALL BE AT THE DISCRETION OF MILWAUKEE COUNTY. RESTORATION OF CURB AND GUTTER AND PAVEMENT IN S 68TH STREET SHALL BE JOINT TO JOINT OR FULL PANEL AT THE DISCRETION OF THE CITY OF GREENFIELD.
6. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

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

CGS GLOBAL RESOURCES - BUILDING EXPANSION

GENERAL CONSTRUCTION NOTES

912 PERKINS DRIVE
MUKWONAGO, WISCONSIN

Endpoint Solutions

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

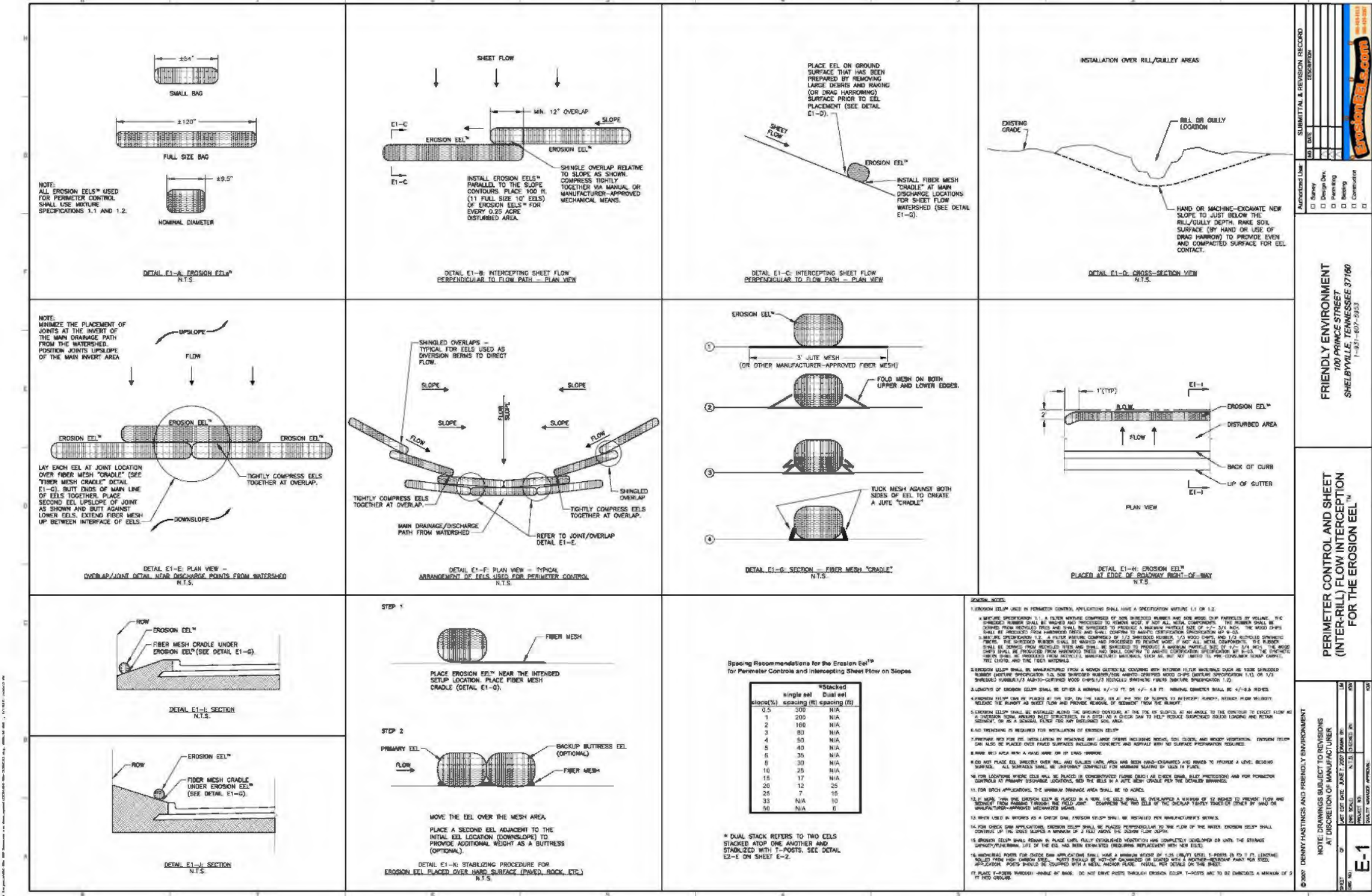
DRAWN BY:	NWD	DATE:
CHECKED BY:	JAH	06/06/2023
APPROVED BY:	JAH	

PROJECT NC
165-006-001

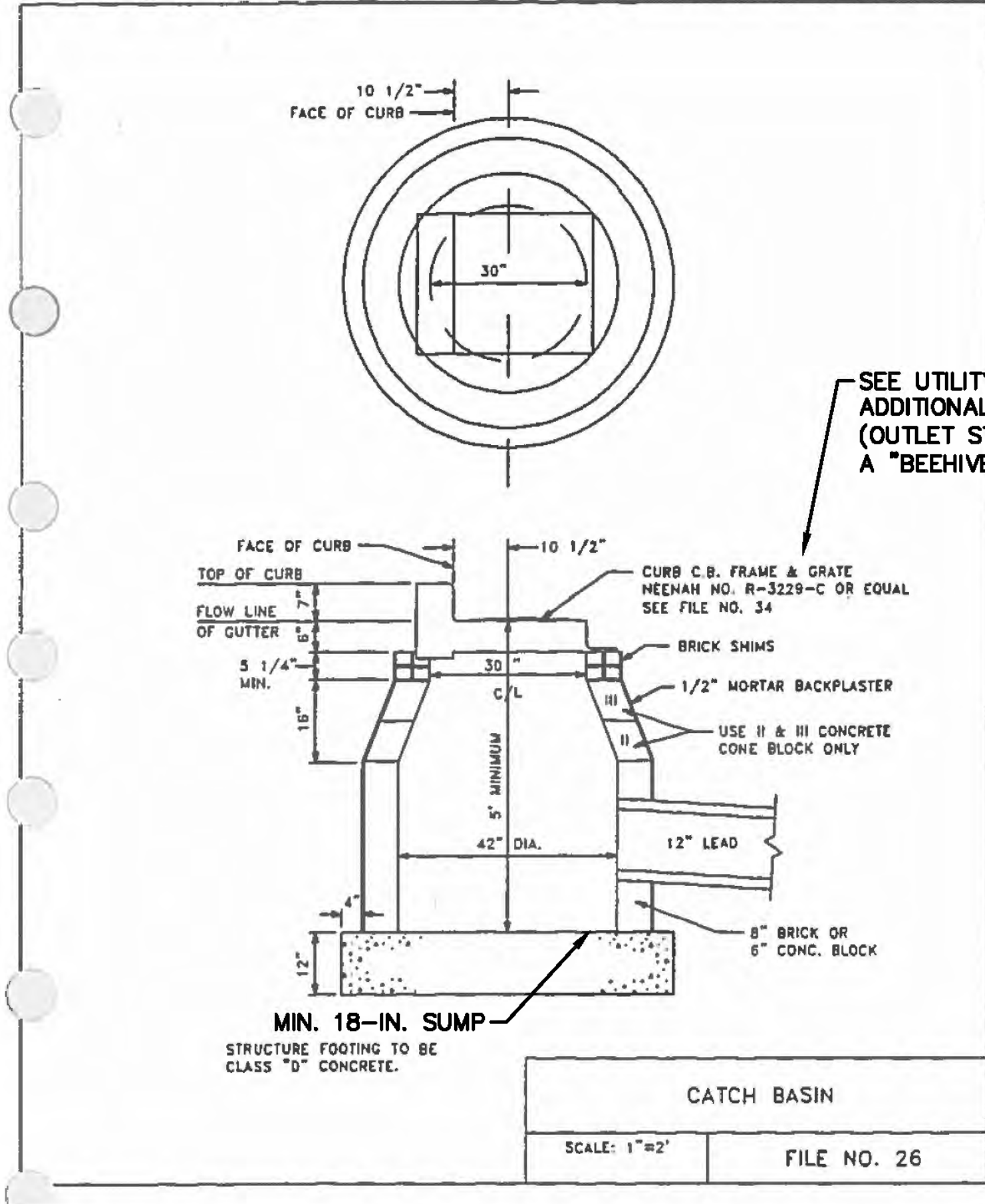
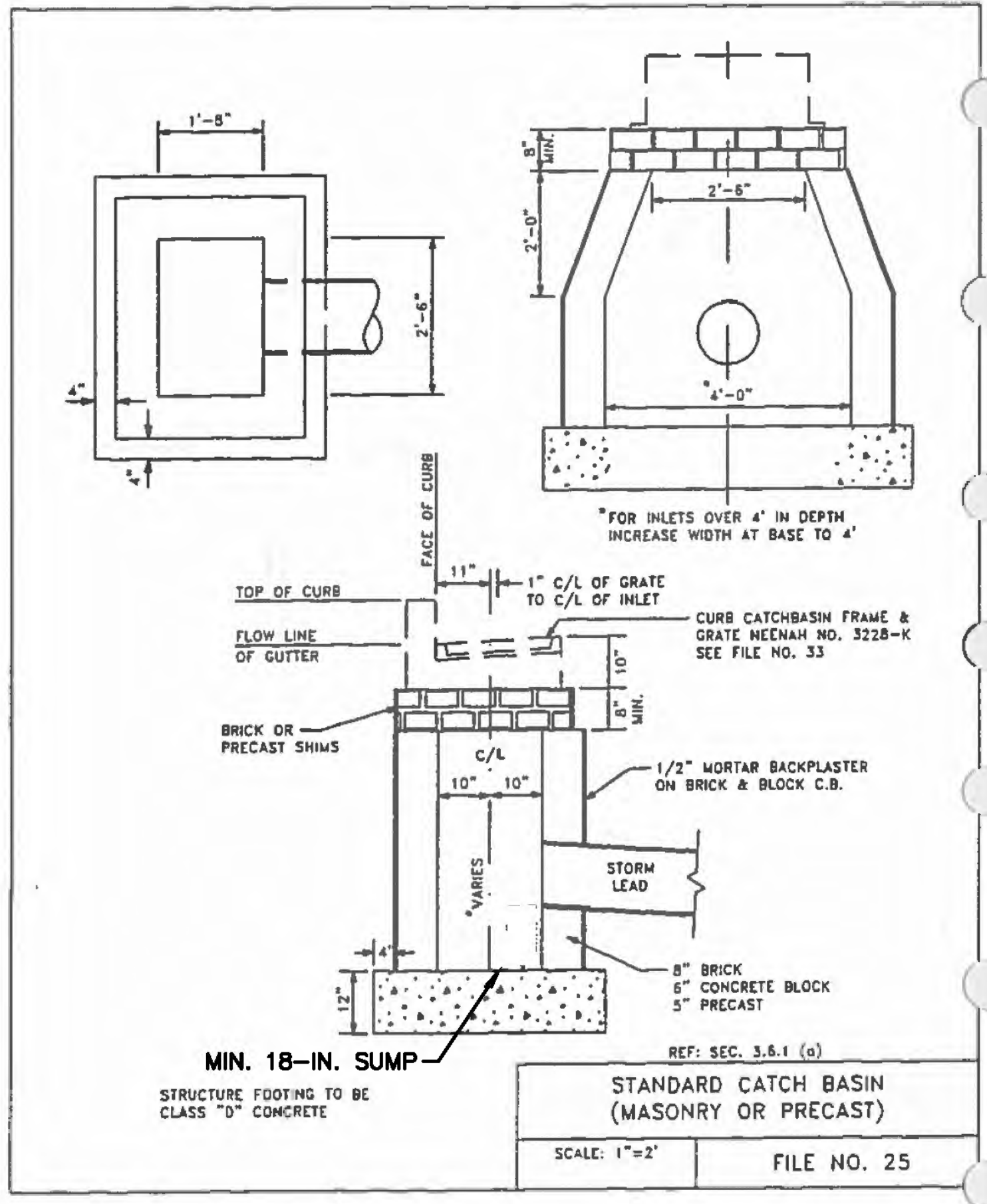
SHEET NO.

C7

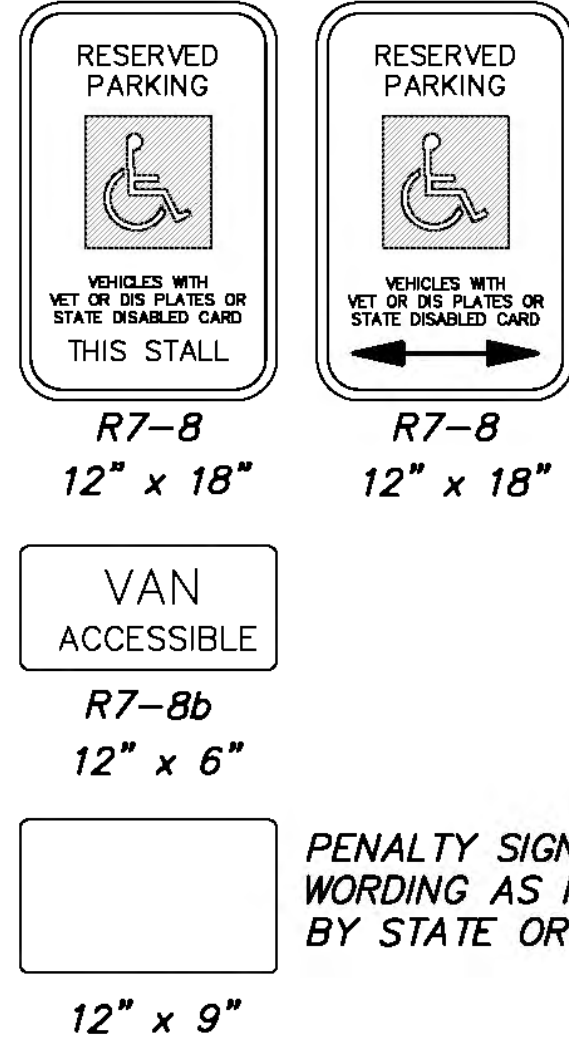
P:\GS Global Resources - 165\006 - 912 Perkins Drive Enviro Review\CAD\165-006\SHD C8_165-006-001 Construction Details.dwg Layout1
XREFS: \Endpoint Border-GS Global Perkins.dwg
DRAWN BY: NWD
CHECKED BY: JAH
APPROVED BY: JAH
DATE: 06/06/2023
PROJECT NO. 165-006-001
SHEET NO. C8



EROSION EEL DETAIL
NOT TO SCALE

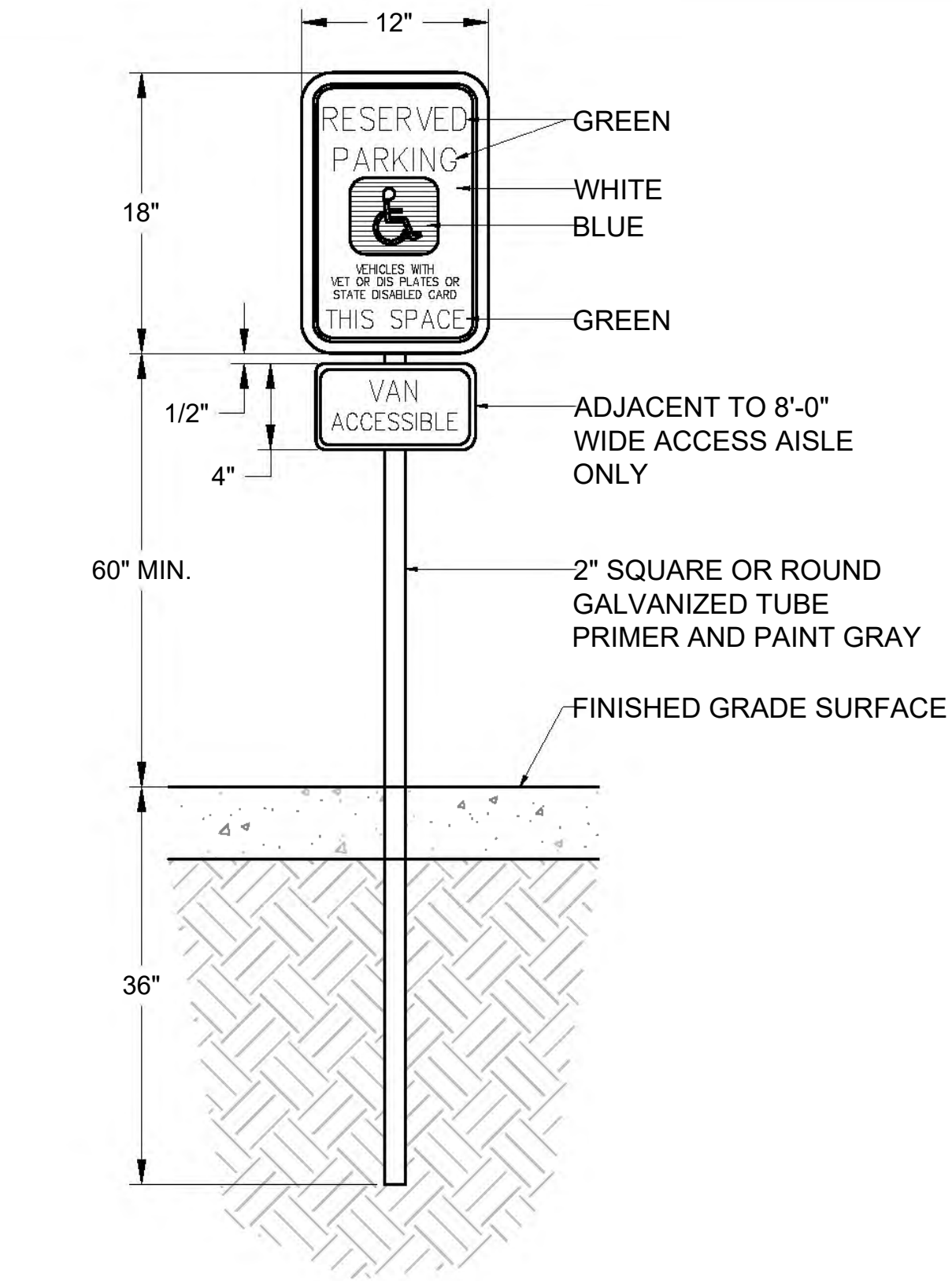


CATCH BASIN DETAIL
NOT TO SCALE

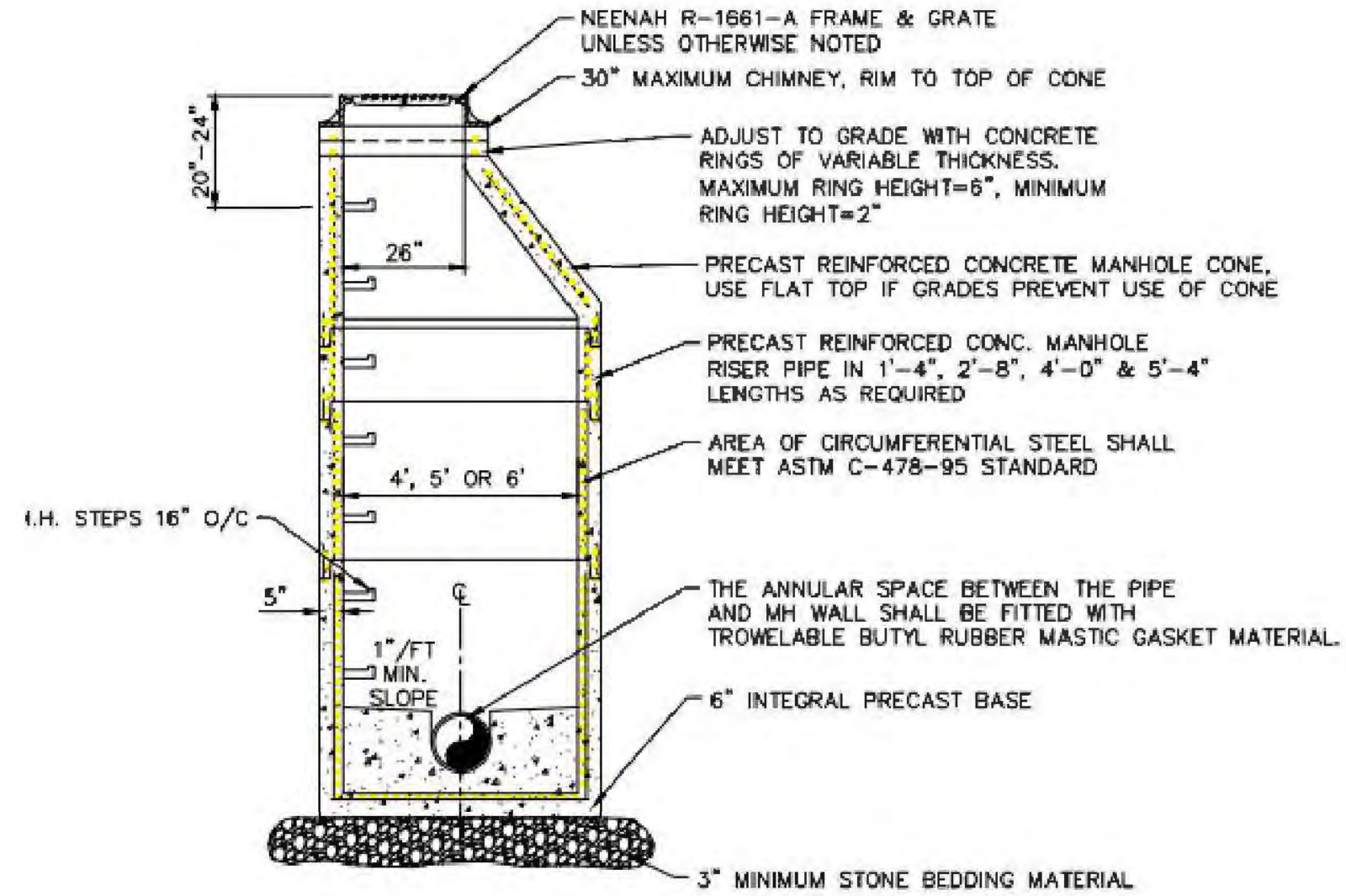


ACCESSIBLE PARKING SIGNS
NOT TO SCALE

PENALTY SIGN WITH WORDING AS REQUIRED BY STATE OR LOCAL LAW

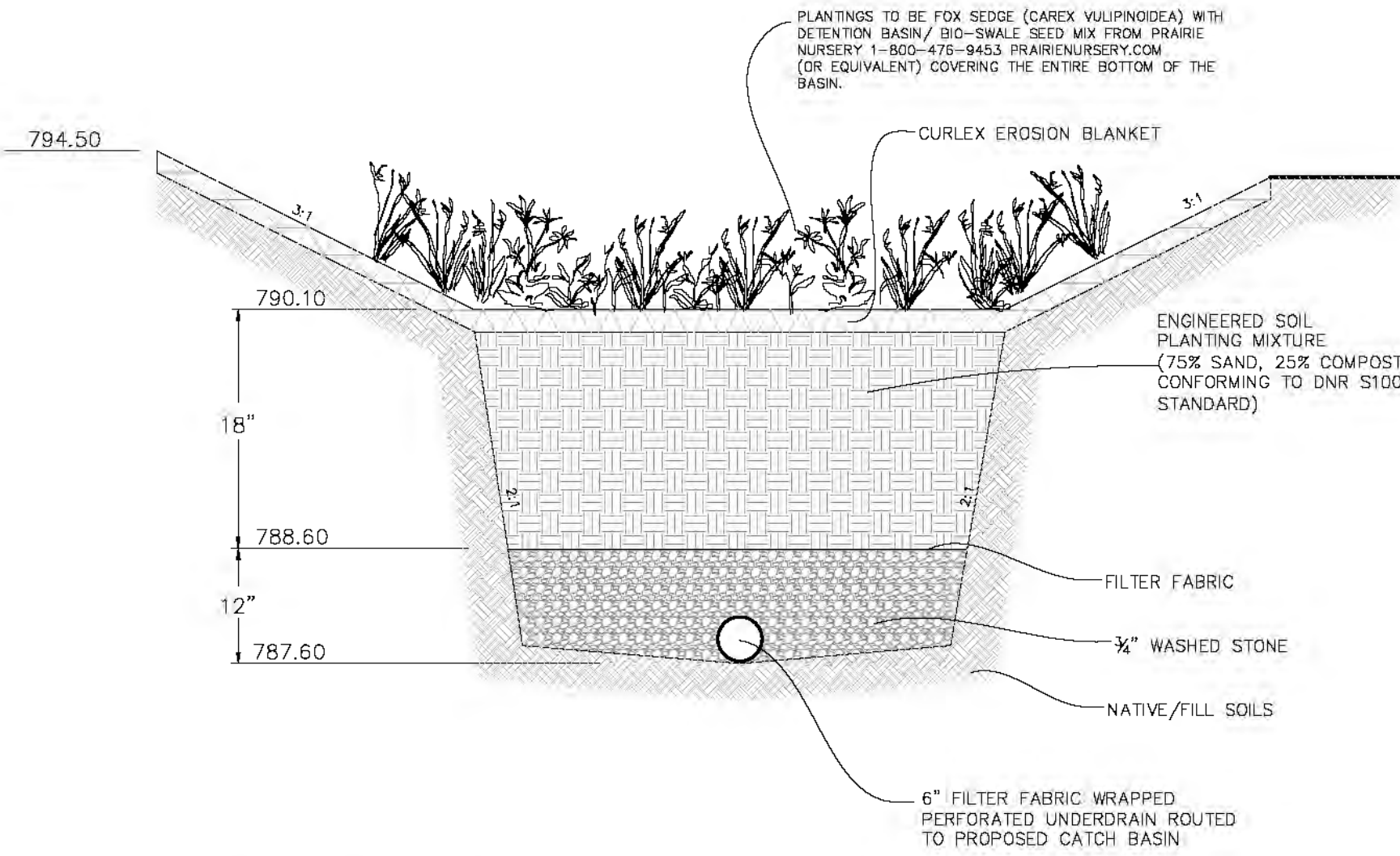


ACCESSIBLE PARKING SIGN
NOT TO SCALE



- STORM MANHOLE NOTES:**
- 1) PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
 - 2) CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
 - 3) JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
 - 4) 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.
 - 5) SEE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.
 - 6) REPLACE CONE WITH FLAT TOP SECTION WHEN NECESSARY DUE TO LARGER DIAMETER OF STRUCTURE/VERTICAL RESTRICTIONS.

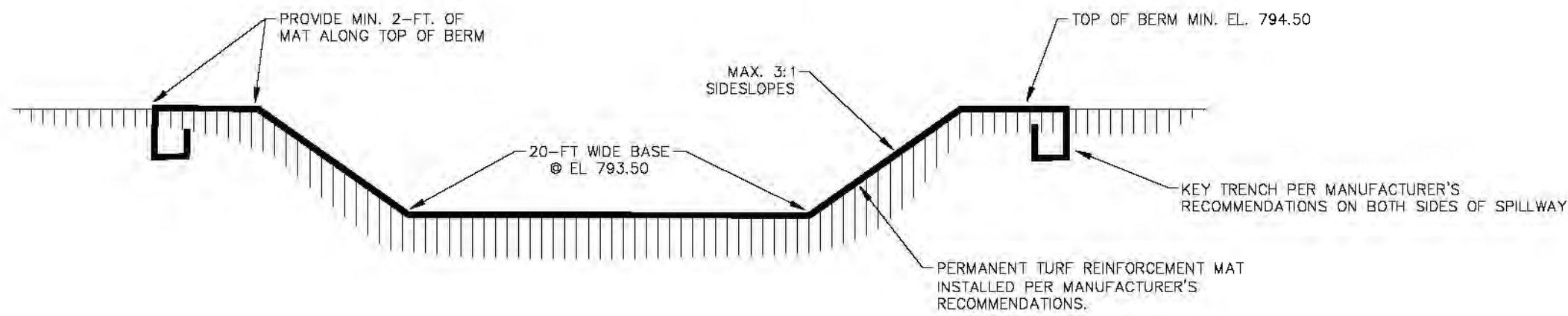
STORM MANHOLE DETAIL
NOT TO SCALE



- NOTES:
1. CONSTRUCT IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
 2. IF USING SUPPLIER PROVIDED SOIL MIX, PRIOR TO CONSTRUCTION CONTRACTOR SHALL SUBMIT TO ENGINEER SUPPLIER CERTIFICATION THAT THE SOIL MIXTURE & COMPOST USED IN BIOSWALE MEET S100 AND 1004 REQUIREMENTS.
 3. FOLLOWING SITE STABILIZATION, IF THERE ARE ANY CLOGGED/PONDING AREAS WITHIN THE BIOSWALE, THOSE AREAS SHALL HAVE THE TOP 1 FOOT OF MATERIAL REMOVED AND REPLACED WITH NEW ENGINEERED SOIL AND MULCH.

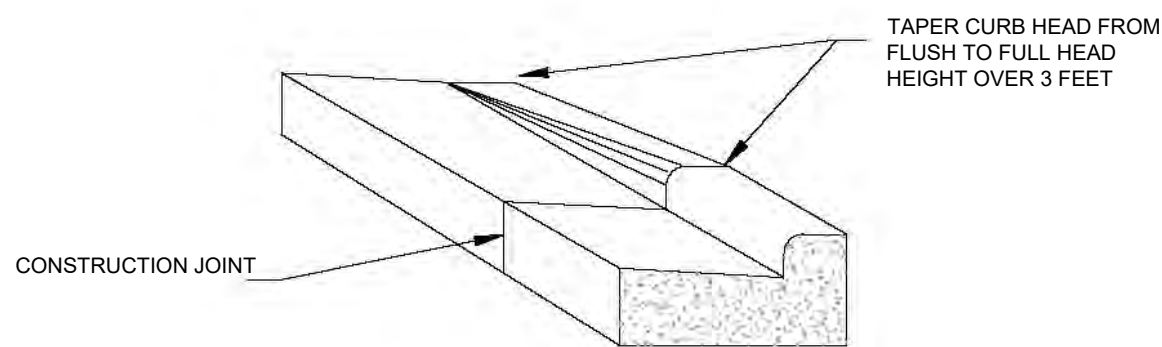
BIOSWALE DETAIL

NOT TO SCALE



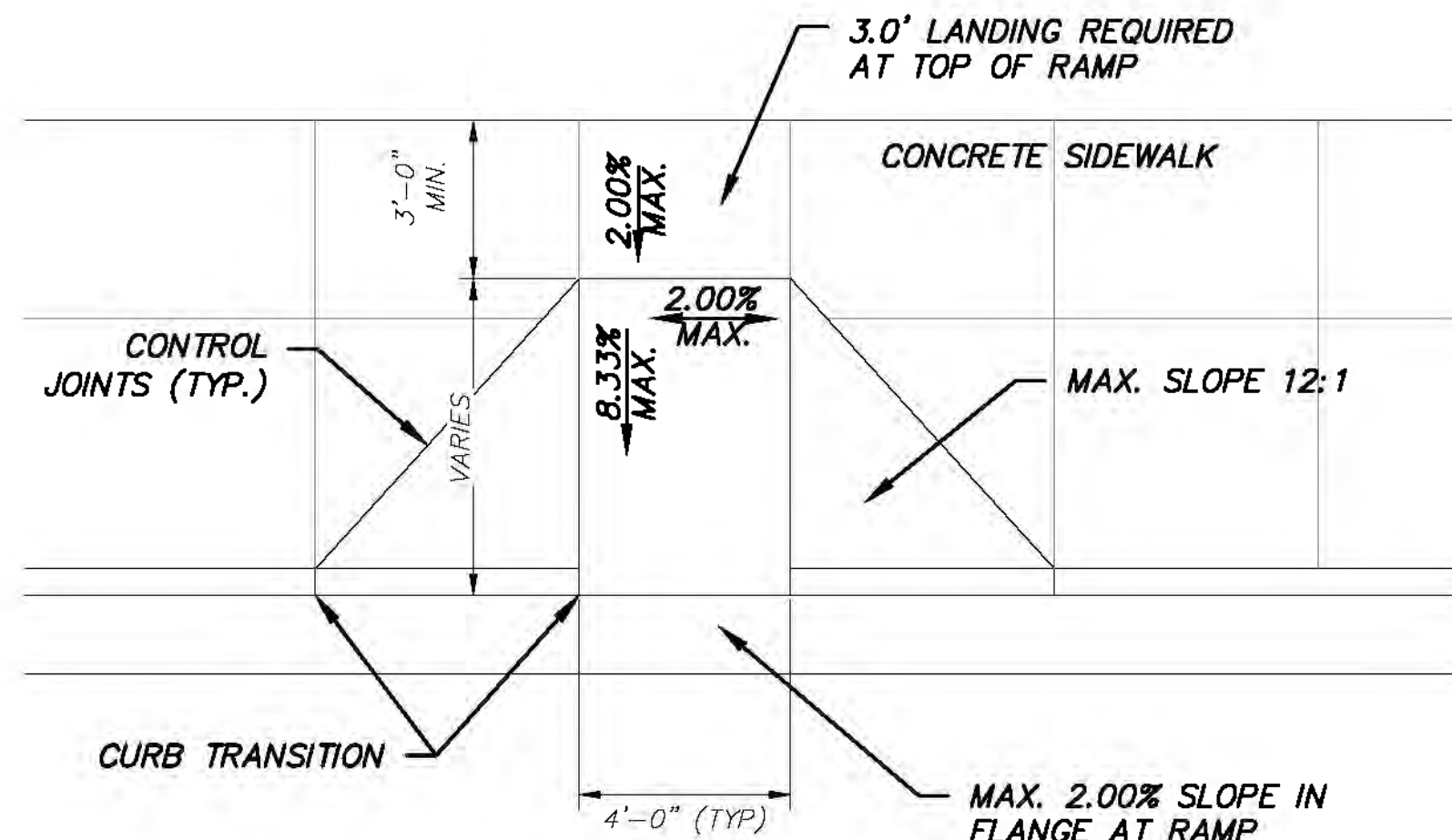
EMERGENCY SPILLWAY DETAIL

- NOTE:
1. EXTEND TURF MAT TO PROPERTY LINE.
 2. VERIFY BERM EL. MIN. 811.50 AROUND ENTIRE BIOSWALE AREA.



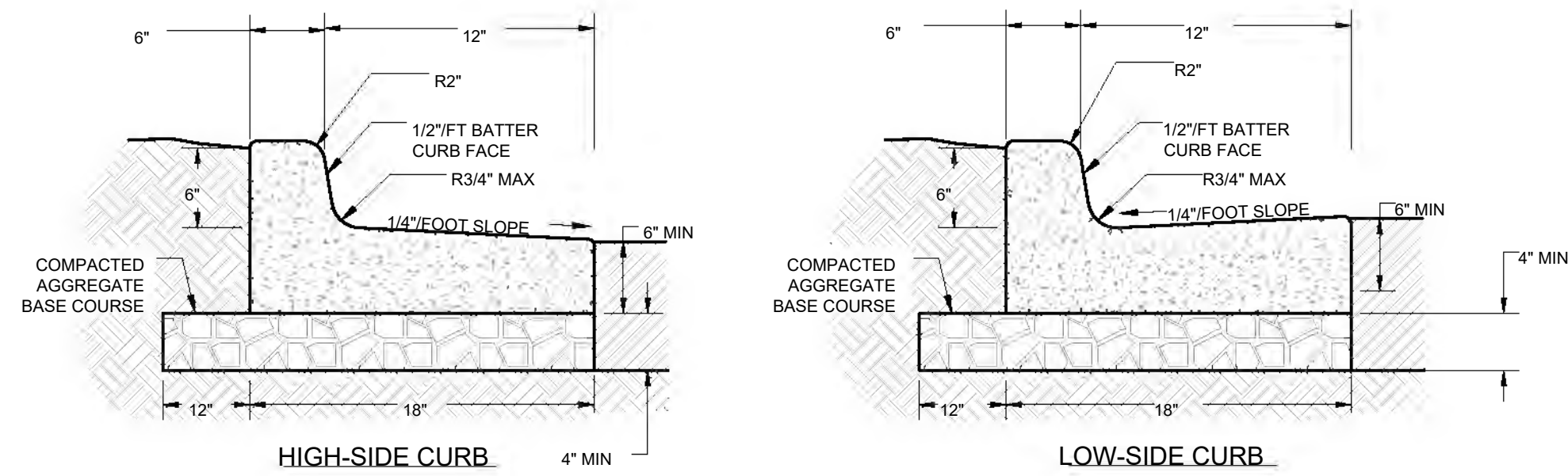
CURB & GUTTER TAPER

NOT TO SCALE



IN-LINE ADA RAMP

NOT TO SCALE

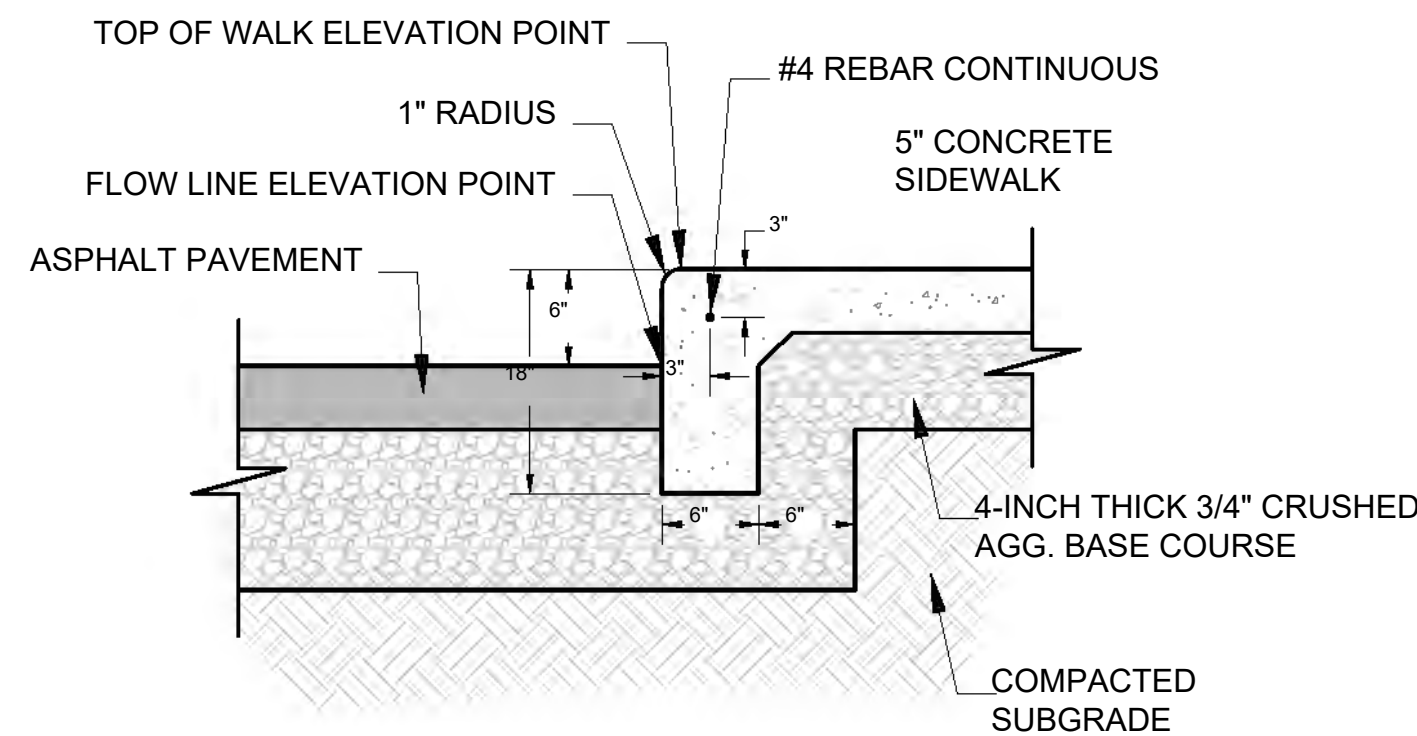


- NOTES:
- A) 3500 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER.
 - B) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN.
 - C) FOR DEPRESSED CURB HEAD SLOPE, USE THE SAME SLOPE AS ADJACENT SIDEWALK.
 - D) THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDE MINIMUM 6" GUTTER THICKNESS MAINTAINED. TRANSVERSE CONTRACTION JOINTS SHALL BE CUT OR SAWED AT MAXIMUM 20 FOOT INTERVALS.
 - E) 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB ABUTTING EXISTING CURB AND SIDEWALK, WALLS OR BUILDINGS, AND AT INTERVALS NOT TO EXCEED 300 FEET, WITH PREFERRED LOCATIONS BEING AT RADIUS POINTS OR ANGLE POINTS.

18-IN. CONCRETE CURB & GUTTER

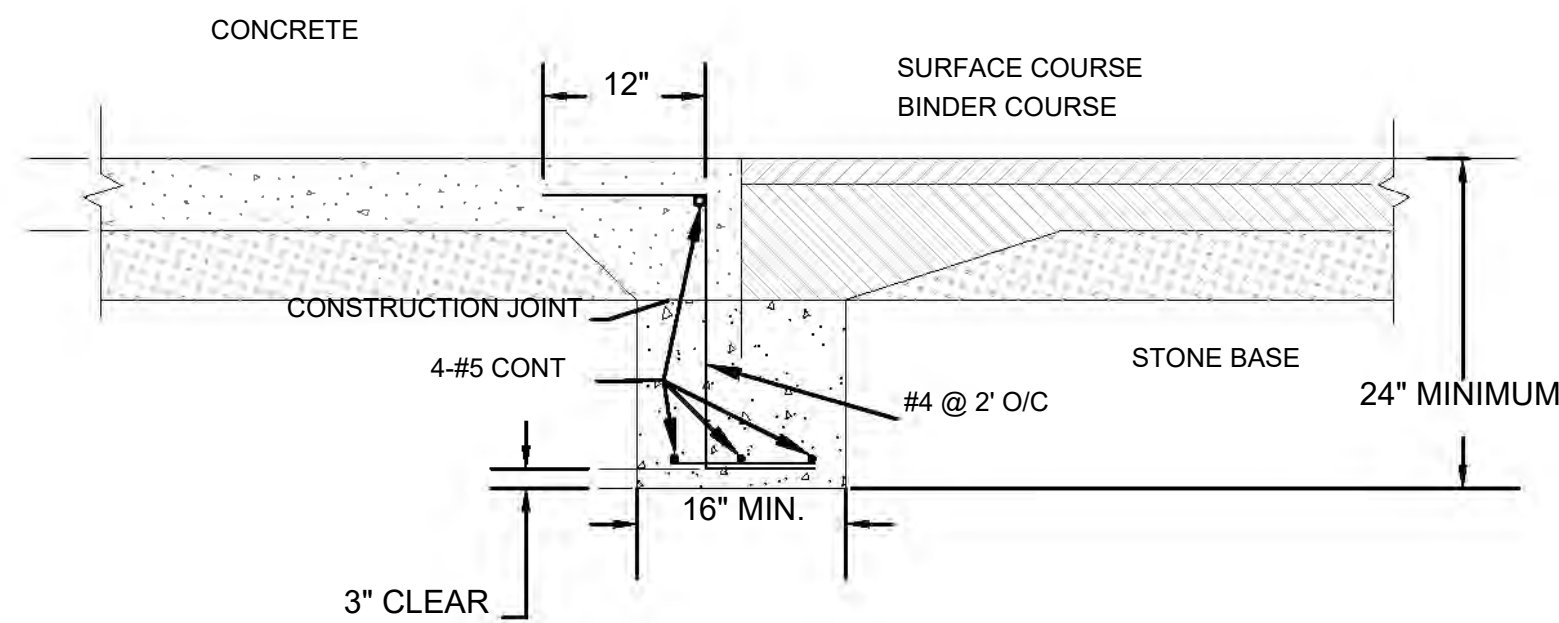
NOT TO SCALE

- NOTES:
1. CONSTRUCT IN ACCORDANCE WITH WISDOT STANDARD SPECIFICATIONS.
 4. CONCRETE SHALL BE GRADE A AIR ENTRAINED IN ACCORDANCE WITH WISDOT SECTION 501.
 5. FINISH, CURE, AND PROTECT CURBING IN ACCORDANCE WITH WISDOT SECTION 601.
 6. FINISHED CONCRETE SHALL BE COVERED WITH A LIQUID CURING COMPOUND CONFORMING TO AASHTO M 148, TYPE 2, IN ACCORDANCE WITH WISDOT SECTION 415.
 7. AGGREGATE BASE COURSE SHALL BE IN ACCORDANCE WITH WISDOT SECTION 305.



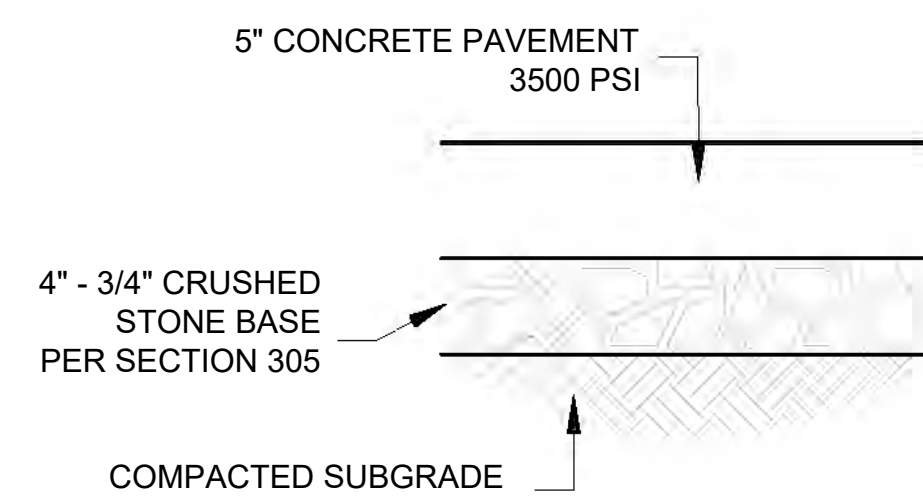
CONCRETE WALK WITH THICKENED EDGE

NOT TO SCALE



CONCRETE/ASPHALT JOINT DETAIL

NOT TO SCALE



CONCRETE SIDEWALK DETAIL

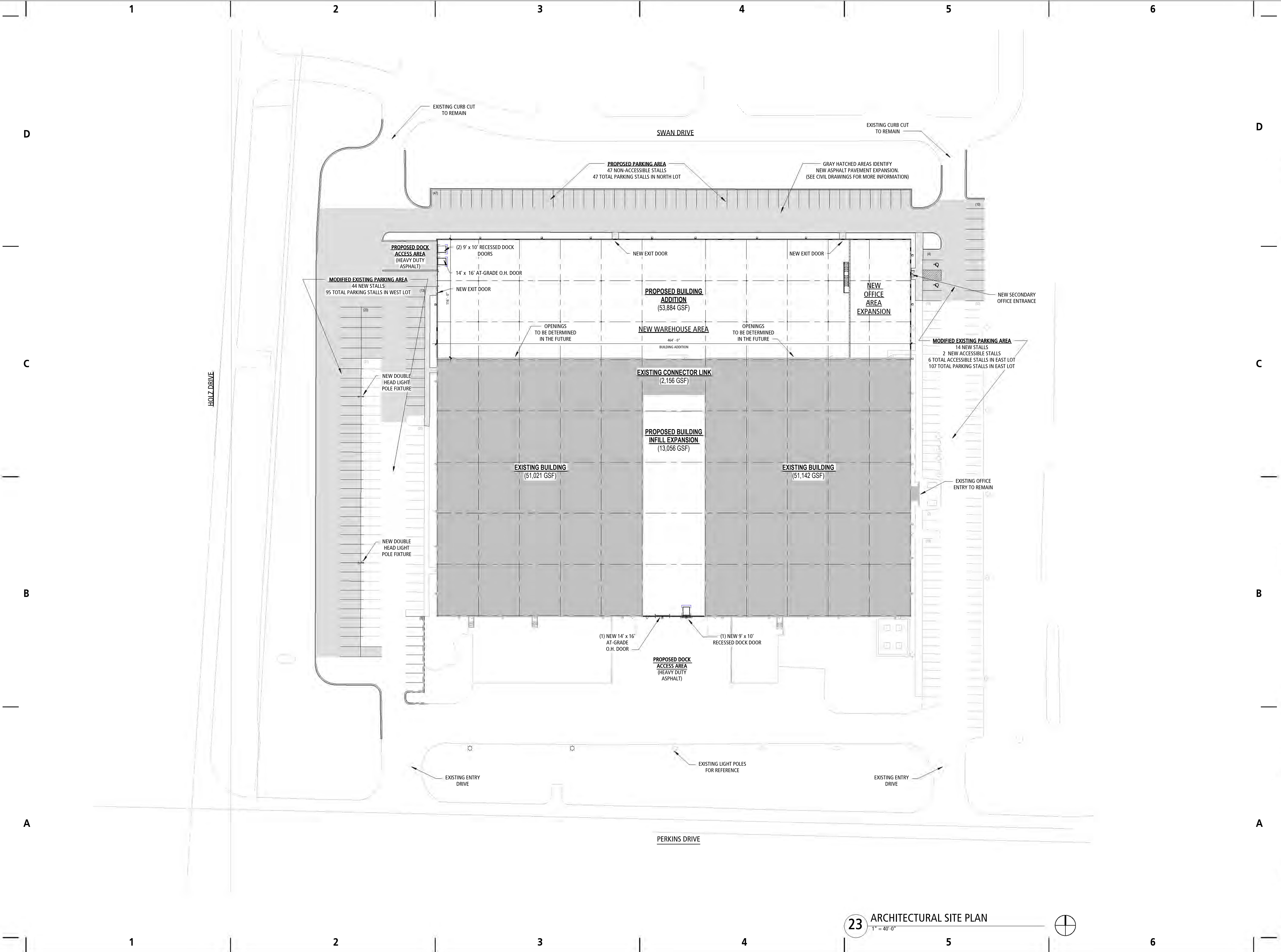
NOT TO SCALE

GS GLOBAL RESOURCES - BUILDING EXPANSION									
CONSTRUCTION DETAILS									
912 PERKINS DRIVE MUKWONAGO, WISCONSIN									
DRAWING BY: NWD CHECKED BY: JAH APPROVED BY: JAH									
PROJECT NO. 165-006-001									
SHEET NO. C9									

Endpoint Solutions

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

\\cs-global-resources-165\006-001\Perkins Drive Enviro Review\CAD\165-006-001\Endpoint Border-GS Global Perkins.dwg
LAYOUT
165\006-001\Perkins Drive Enviro Review\CAD\165-006-006\SHIT_C9_165-006-001\Construction Details.dwg
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N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

GS GLOBAL BUILDING
ADDITION

926 PERKINS DRIVE
MUKWONAGO, WI
53149

DRAWING ISSUANCE:

VILLAGE OF
MUKWONAGO PLAN
COMMISSION

REVISIONS		
#	DATE	DESCRIPTION

6 JUNE 2023

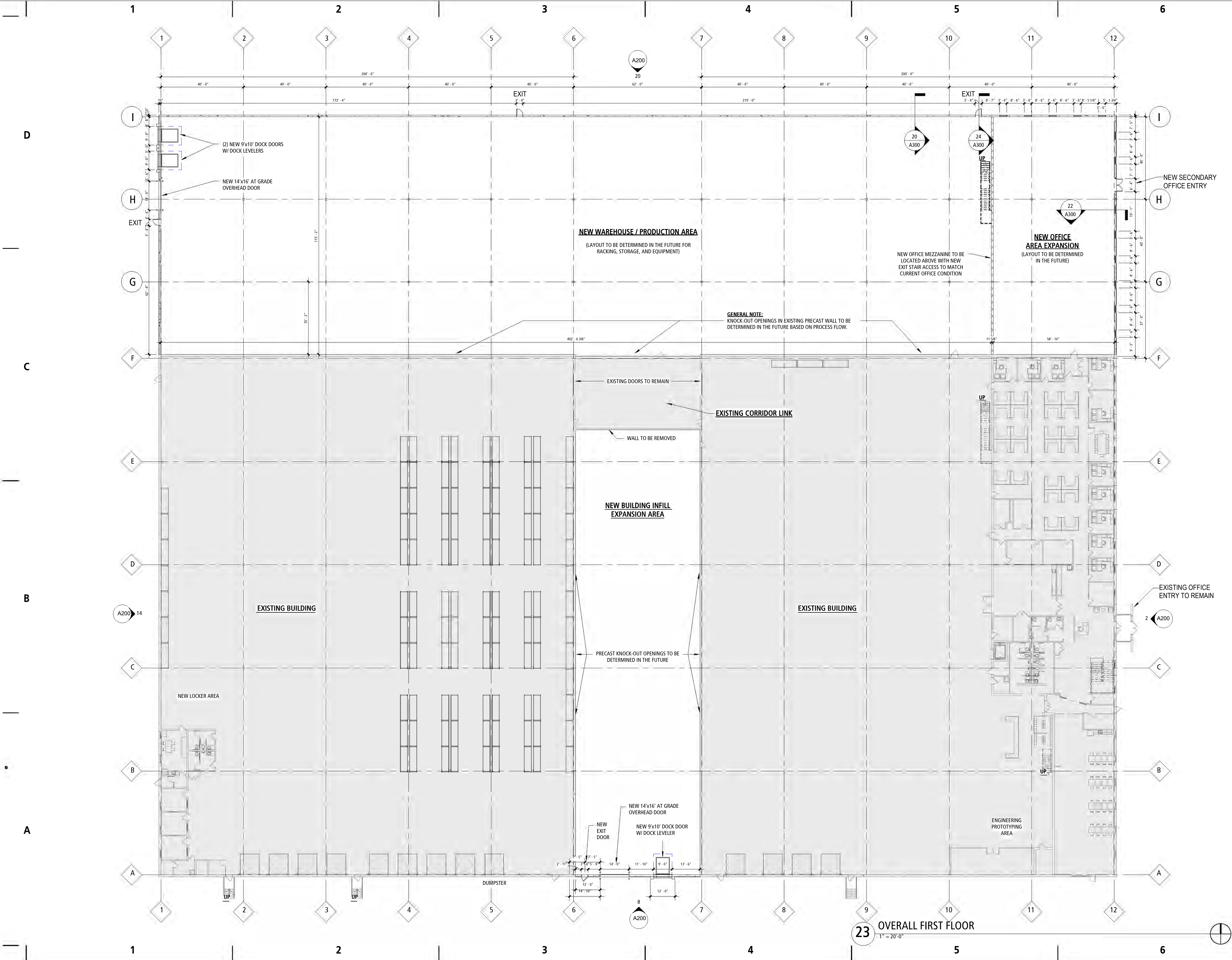
PROJECT NUMBER	PROJECT MANAGER
23011-00	JAK

ARCHITECTURAL SITE
PLAN

AS100

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PROJECT INFORMATION:

GS GLOBAL BUILDING ADDITION

926 PERKINS DRIVE
MUKWONAGO, WI
53149

DRAWING ISSUANCE:

VILLAGE OF
MUKWONAGO PLAN
COMMISSION

REVISIONS

#	DATE	DESCRIPTION
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6 JUNE 2023

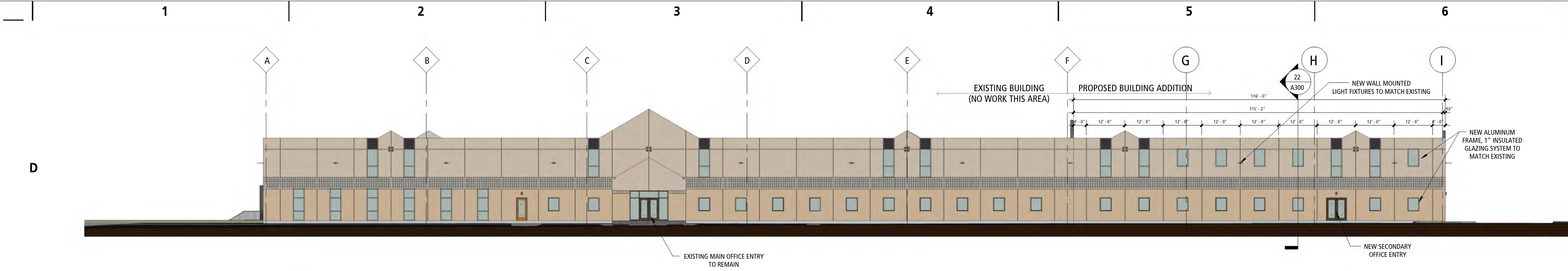
PROJECT NUMBER PROJECT MANAGER

23011-00 JAK

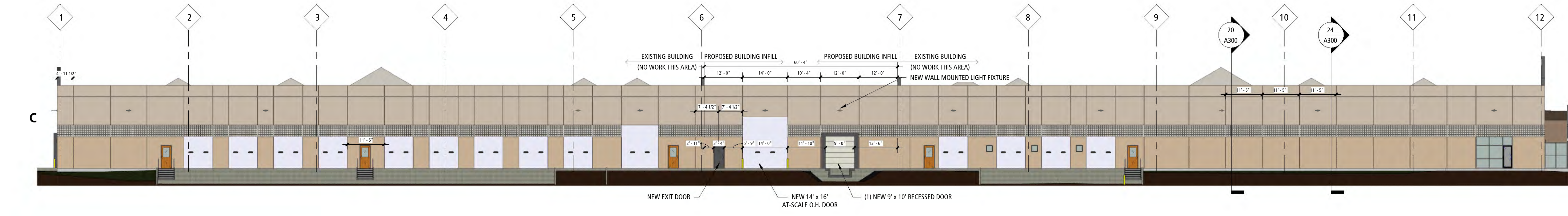
GROUND LEVEL
FLOOR PLAN

A100

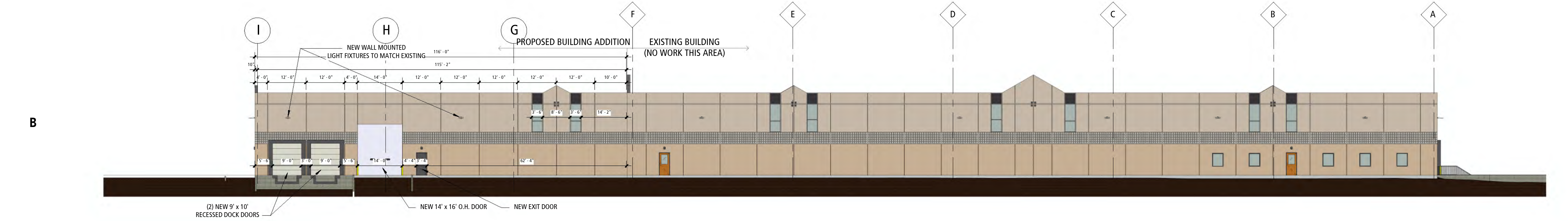
© JAKnetter Architects



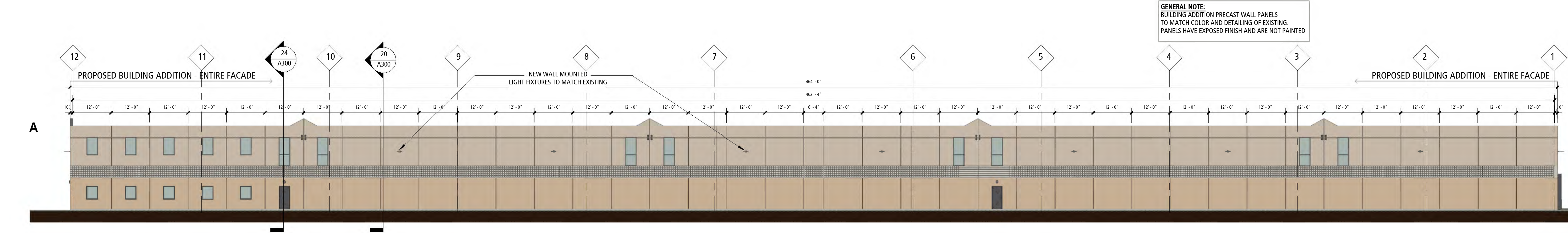
2 OVERALL EAST BUILDING ELEVATION
1/16" = 1'-0" 23 / A100



8 OVERALL SOUTH BUILDING ELEVATION
1/16" = 1'-0" 23 / A100



14 OVERALL WEST BUILDING ELEVATION
1/16" = 1'-0" 23 / A100



20 OVERALL NORTH BUILDING ELEVATION
1/16" = 1'-0" 23 / A100



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PROJECT INFORMATION:

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ADDITION

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MUKWONAGO, WI
53149

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MUKWONAGO PLAN
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REVISIONS		
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6 JUNE 2023

PROJECT NUMBER	PROJECT MANAGER
23011-00	JAK

BUILDING ELEVATIONS

A200

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PROJECT INFORMATION:

GS GLOBAL BUILDING
ADDITION

926 PERKINS DRIVE
MUKWONAGO, WI
53149

DRAWING ISSUANCE:

VILLAGE OF
MUKWONAGO PLAN
COMMISSION

REVISIONS

#	DATE	DESCRIPTION
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6 JUNE 2023

PROJECT NUMBER PROJECT MANAGER
23011-00 JAK

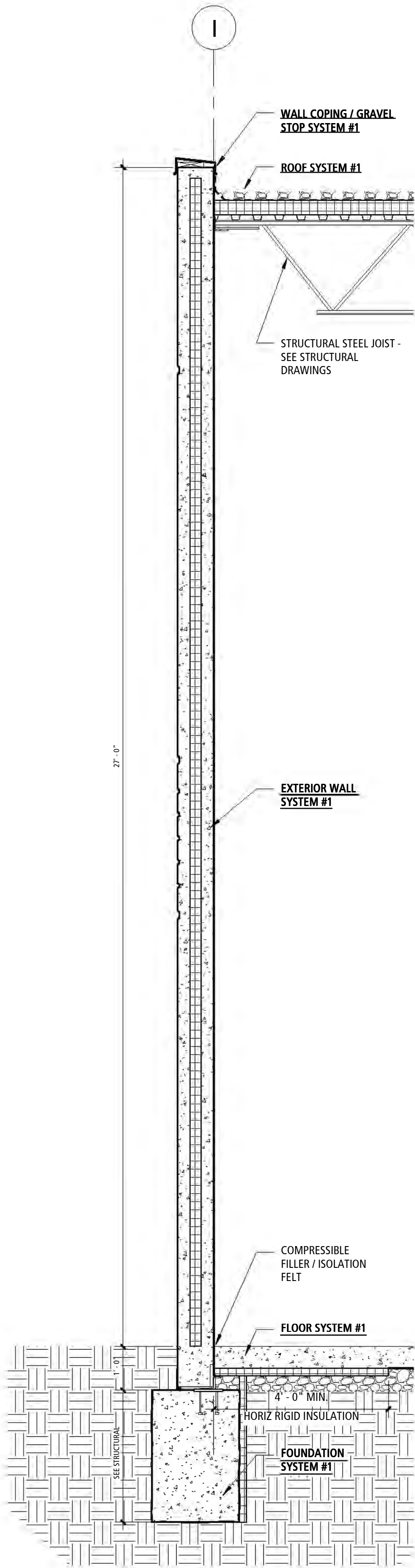
BUILDING SECTIONS

A300

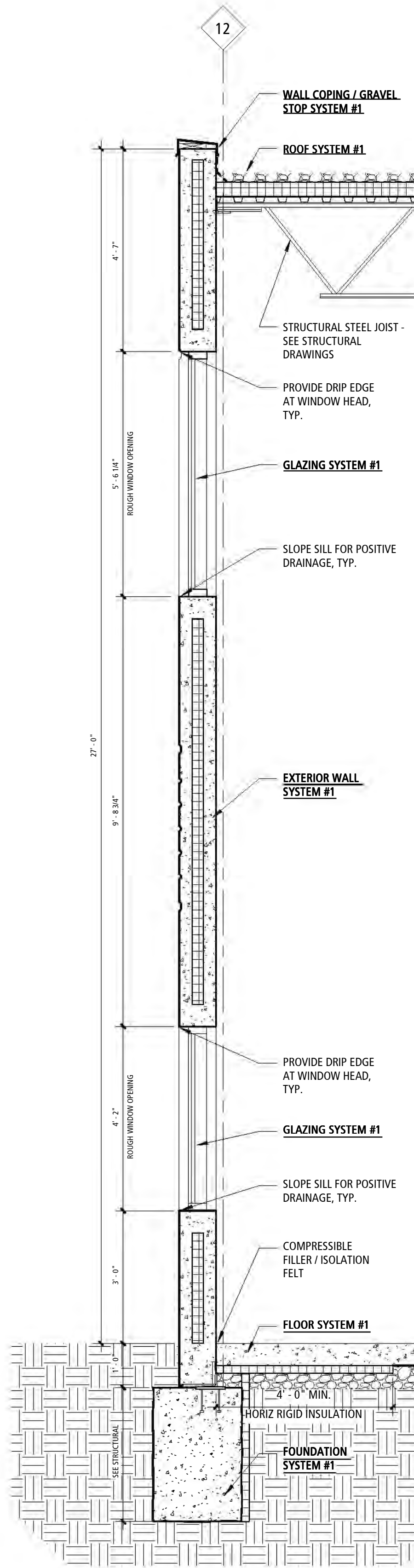


8 EXISTING PRECAST CONDITION
1" = 1'-0"

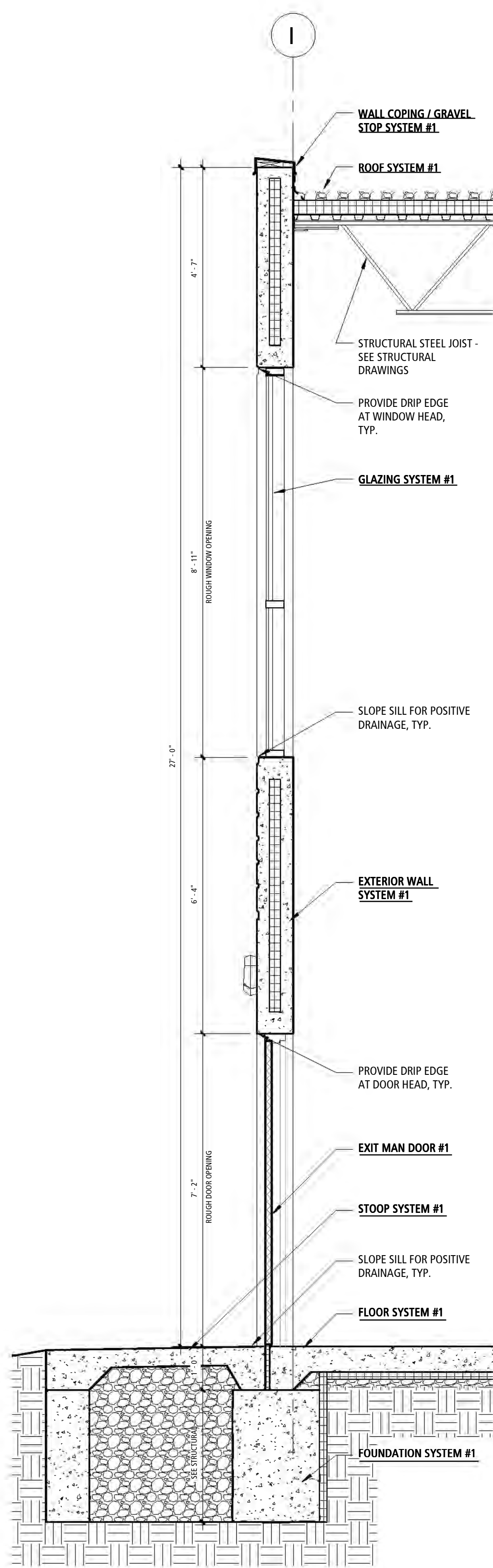
GENERAL NOTE:
PHOTO IS SHOWN FOR REFERENCE PURPOSES WITH INTENT OF
BUILDING ADDITION PRECAST CONCRETE PANELS TO MATCH EXISTING
CONCRETE WALL PANEL FINISH, COLOR, DETAILING AND HEIGHT.



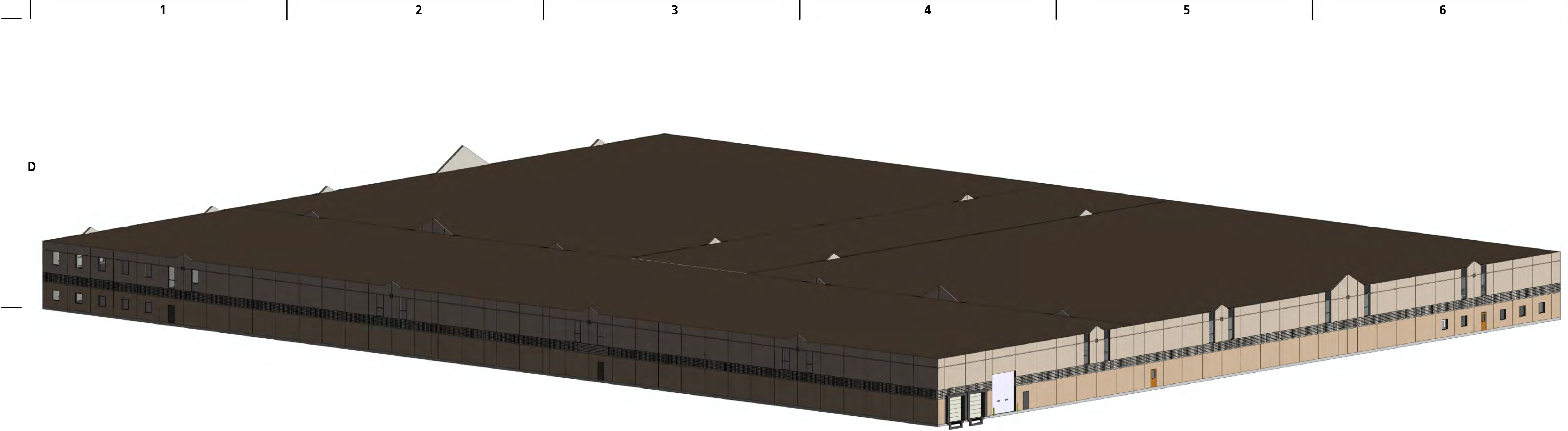
20 WALL SECTION
1/2" = 1'-0" 23/7 A100



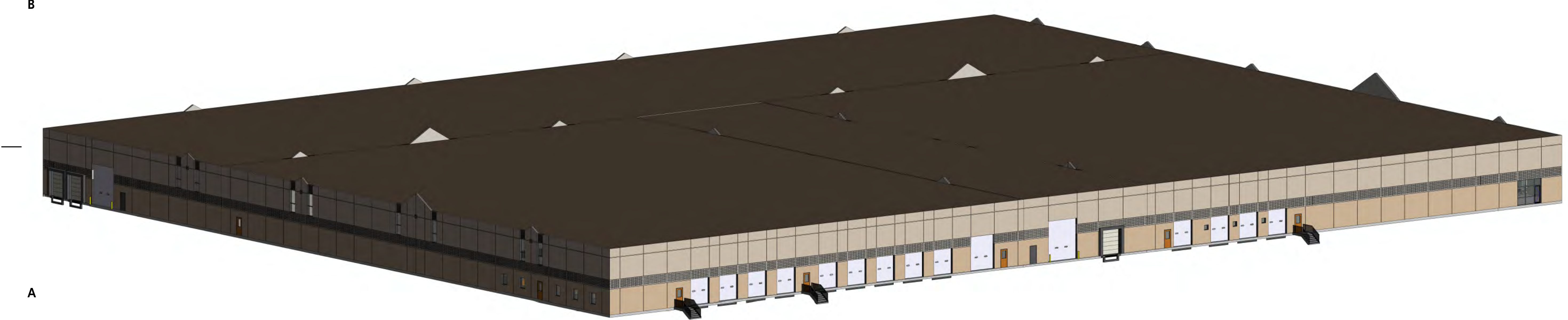
22 WALL SECTION
1/2" = 1'-0" 23/7 A100



24 WALL SECTION
1/2" = 1'-0" 23/7 A100



9 NORTHWEST CORNER PERSPECTIVE VIEW



21 SOUTHWEST CORNER PERSPECTIVE VIEW

JAK

architecture + interior design

JAKnetter Architects

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office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

GS GLOBAL BUILDING
ADDITION

926 PERKINS DRIVE
MUKWONAGO, WI
53149

DRAWING ISSUANCE:

VILLAGE OF
MUKWONAGO PLAN
COMMISSION

REVISIONS		
#	DATE	DESCRIPTION

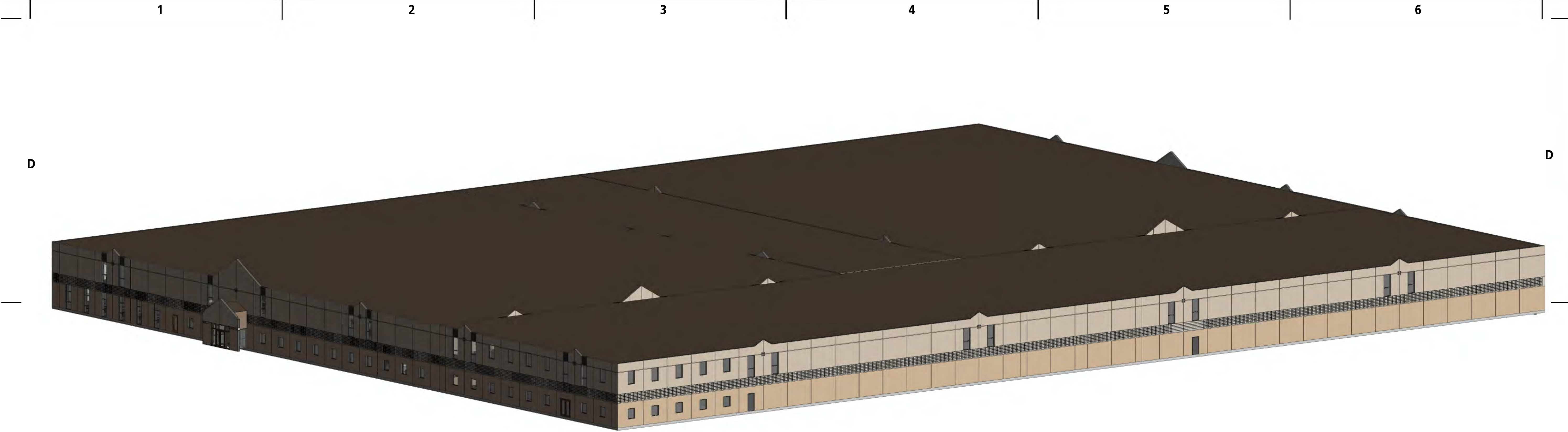
6 JUNE 2023

PROJECT NUMBER	PROJECT MANAGER
23011-00	JAK

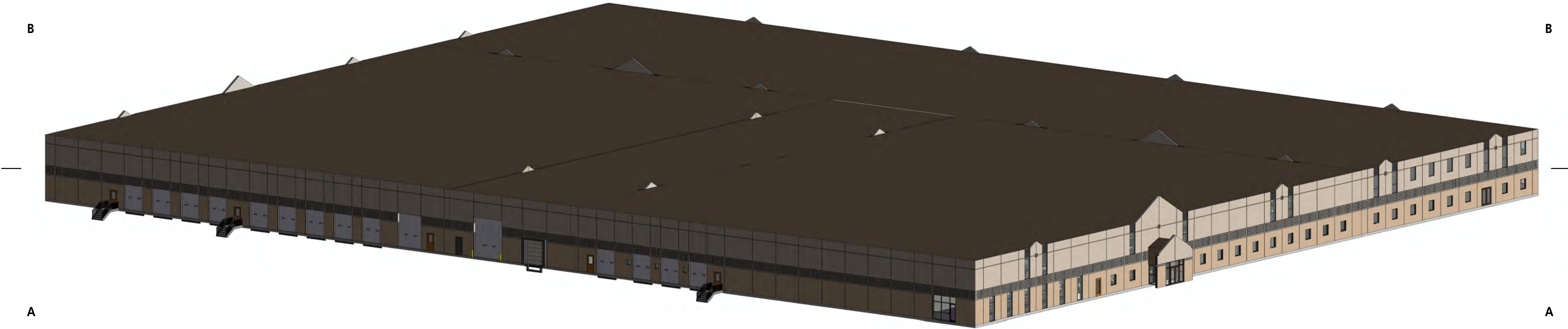
PERSPECTIVE VIEWS

A301

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9 NORTHEAST CORNER PERSPECTIVE VIEW



21 SOUTHEAST CORNER PERSPECTIVE VIEW



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PROJECT INFORMATION:

GS GLOBAL BUILDING
ADDITION

926 PERKINS DRIVE
MUKWONAGO, WI
53149

DRAWING ISSUANCE:

VILLAGE OF
MUKWONAGO PLAN
COMMISSION

REVISIONS		
#	DATE	DESCRIPTION

6 JUNE 2023

PROJECT NUMBER	PROJECT MANAGER
23011-00	JAK

PERSPECTIVE VIEWS

A302

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10 NORTHWEST CORNER PERSPECTIVE
1" = 1'-0"



22 NORTHEAST CORNER PERSPECTIVE
1" = 1'-0"



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office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

GS GLOBAL BUILDING
ADDITION

926 PERKINS DRIVE
MUKWONAGO, WI
53149

DRAWING ISSUANCE:

VILLAGE OF
MUKWONAGO PLAN
COMMISSION

REVISIONS		
#	DATE	DESCRIPTION

6 JUNE 2023

PROJECT NUMBER	PROJECT MANAGER
23011-00	JAK

PERSPECTIVE VIEWS

A303

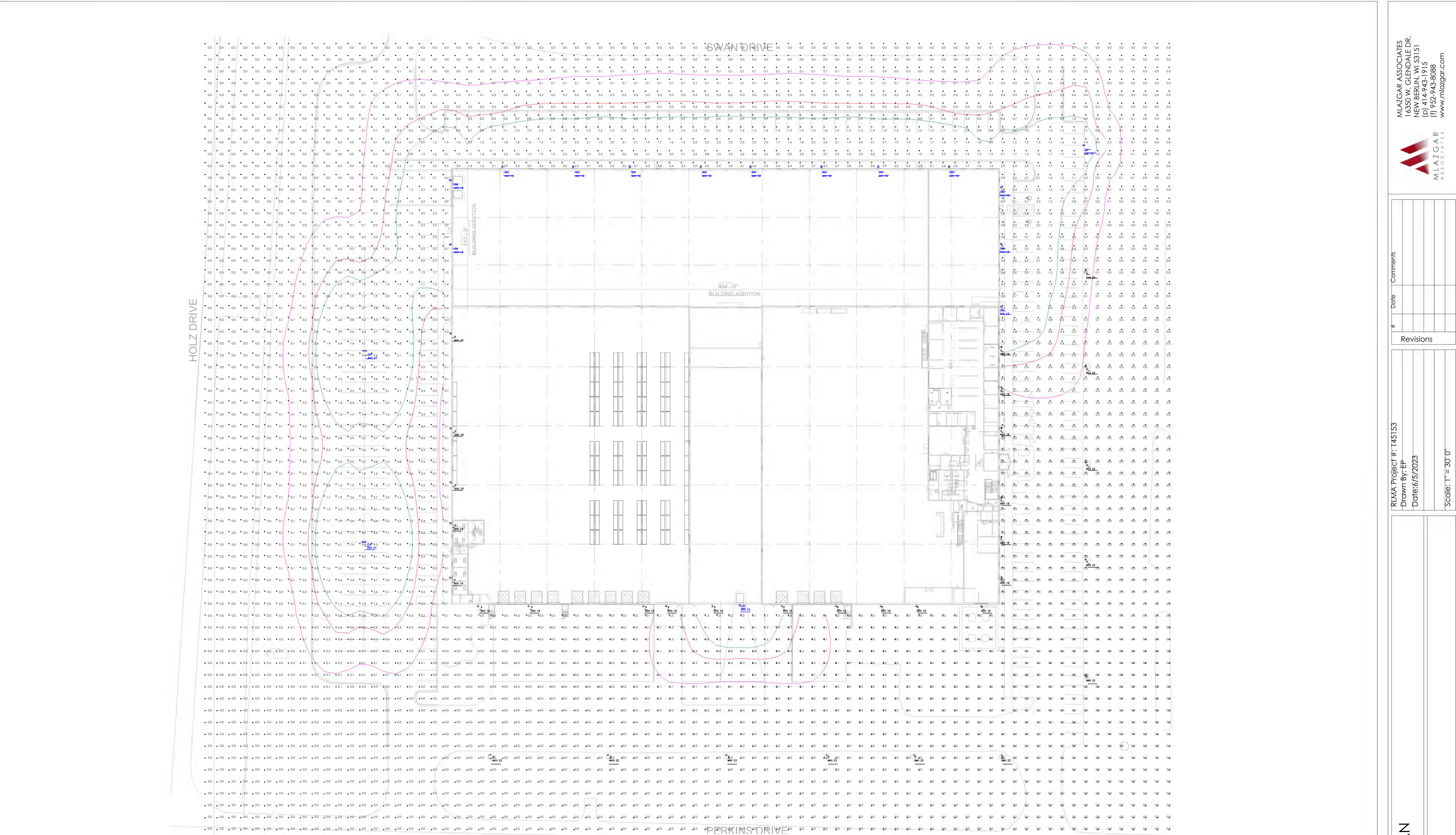
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1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0' A.F.F.
6. Mlazar Associates assumes no responsibility for installed light levels due to field conditions, etc.

Calculation Summary						
Scene: NEW						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
SITE	Illuminance	Fc	0.39	9.6	0.0	N.A.

NOTE:
THIS PHOTOMETRIC LIGHTING PLAN DEPICTS THE LIGHT LEVELS THAT WILL BE ACHIEVED WITH THE NEW WALL MOUNTED AND POLE LIGHT FIXTURES IDENTIFIED FOR THE PROPOSED BUILDING ADDITION AND INFILL ONLY.

Luminaire Schedule								
Scene: NEW								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	2	OA	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2B-740-U-T2R (20' POLE WITH 3' BASE)	Back-Back	19745	151	0.900
	6	OB	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA1B-740-U-T4W	Single	9738	74	0.900
	9	OC	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA1A-740-U-T4W	Single	7484	54	0.900
	32	X	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	EXISTING LUMEN PACKAGE UNKNOWN - USED PRV-P-PA1B-740-U-T4W AS AN ASSUMPTION	Single	7106	52.8	0.900



RLMA Project #: 145153
Drawn By: EP
Date: 6/5/2023
Scale: 1" = 30' 0"

PHOTOMETRIC SITE PLAN
GS GLOBAL
MUKWANAGO, WI

ES100

MLAZGAR ASSOCIATES
14350 W. GLENDALE DR.
NEW BERLIN, WI 53151
(P) 414-943-1915
(F) 952-943-8088
www.mlazar.com



#	Date	Comments
Revisions		

VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES

PLAN COMMISSION RESOLUTION NO. 2023-08

**A RESOLUTION FOR SITE PLAN AND ARCHTIEICTURAL REVIEW FOR GS GLOBAL AT
912 PERKINS DR, PARCEL NUMBER MUKV 1969-988-007**

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

WHEREAS, the application has been submitted by Campbell Construction (Contractor), on behalf of GS Global

WHEREAS, the use is permitted within the M-4 – Medium Heavy Industrial in which the subject property is located, and

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

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for the addition at 912 Perkins Dr, based upon the plan of operation and plans submitted to the Village.

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

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

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of site construction plans to the Village and receive approval of said plans prior to issuance of any building permits. Plans shall include but are not limited to grading, utilities, utility calculations, erosion control, landscaping, lighting, building architecture, building materials and other plans as required. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, a pre-construction meeting may be held with the applicant's representatives and primary contractors, and Village department heads and representatives. The applicant representative shall coordinate such meeting.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.

4. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. The developer shall comply with comments from Ruekert-Mielke letters regarding stormwater and utilities as well as comments regarding future reviews.
9. A stormwater management maintenance agreement shall be prepared and executed prior to any disturbance of land. A copy of the recorded document shall be provided to the Village.
10. 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.
11. A dedicated hydrant for FDC and suppression system must be provided as required by the fire department.
12. Refuse is contained within the building or in large dumpsters in the loading dock area.
13. Any further modifications which are made to the landscape plan will need to be submitted for review by the Zoning Administrator.
14. A reduction in parking up to 40% is allowed per section 100-401(3). Parking shall be 1.57/1000sf ratio.
15. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

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

Approved and Adopted this 11th day of July 2023 by the Plan Commission of the Village of Mukwonago, Wisconsin.

APPROVED:

ATTESTATION:

Fred H. Winchowky, Village President

Linda Gourdoux, WMCA
Deputy Village Clerk-Treasurer