

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, January 14, 2025

Time: **6:30 pm**

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

1. Call to Order

2. Roll Call

3. Comments from the Public

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

4. Approval of Minutes

- 4.1 Approval of Minutes for Planning Commission meeting November 12, 2024
[20241112 Minutes draft.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 on Conditional Use Permit for modifications to and the construction of a building addition for the Municipal Water works Well No. 4, located at 525 Roberts Drive, Parcel MUKV 1977-998-001, applicant (The Village of Mukwonago Utilities Department)
[Public Hearing Notice-Conditional Use-Village of Mukwonago Well No. 4.docx](#)

6. New Business

Discussion and Possible Action on the Following Items

6.1 Discussion and possible recommendation to approve **Resolution 2025-01**

Conditional Use Permit for modifications to and the construction of a building addition for the Municipal Waterworks Well No. 4, located at 525 Roberts Drive, Parcel MUKV 1977-998-001, applicant (The Village of Mukwonago Utilities Department).

[Staff Report-20250108 -Municipal Well No. 4 -SPAR and CU.pdf](#)

[RESOLUTION 2025-01 - Municipal Well No. 4 - Conditional Use Permit.docx](#)

6.2 Discussion and possible action to approve **PC-Resolution 2025-01** for a Site Plan and Architectural Review for construction of a building addition for the Municipal Waterworks Well No. 4, Located at 525 Roberts Dr, Parcel MUKV 1977-998-001

[Staff Report-20250108 -Municipal Well No. 4 -SPAR and CU.pdf](#)

[PC RESOLUTION 2025-01 - Municipal Well No. 4 - SPAR.docx](#)

6.3 Discussion and possible action to approve **PC-Resolution 2025-02**, for a Site Plan and Architectural Review for Rivers Edge Car Wash, Located at 811 S. Rochester St, Parcel MUKV 2009-978-004

[Staff Report-20250108 -Rivers Edge Car Wash-SPAR.pdf](#)

[PC RESOLUTION 2025-02 - Rivers Edge Car Wash SPAR.docx](#)

6.4 Discussion and possible approval of **PC-Resolution 2025-03** for a Site Plan and Architectural Review for St. James Church addition, located at 830 E. Veterans Way, Parcel MUKV 1964-988-002

[Staff Report-20250108 -St. James Church Addition - SPAR.pdf](#)

[PC RESOLUTION 2025-03 - St. James Church Expansion SPAR.docx](#)

[2024 SPAR PUD Application Signed.pdf](#)

[Plan Commission set.pdf](#)

[Project Narrative.pdf](#)

6.5 Discussion and possible approval of **PC-Resolution 2025-04** for the extension of the approval of Site Plan and Architectural Review for Performance Water Products, INC. at 823 Swan Dr, Parcel MUKV 1970-999-026

[PC RESOLUTION 2025-04 - 823 Swan Dr SPAR Approval Extention.docx](#)

[823 Swan Dr. Extension Request Letter.pdf](#)

6.6 Status Update regarding Zoning Code

7. Adjournment

Membership:

Eric Brill, John Meiners, Karl Kettner, Mark Penzkover, Tim Rutenbeck, Jason Wamser, Fred Winchowky, and Village Planner (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, November 12, 2024

Time: 6:30pm
Place: Mukwonago Municipal Building/Boar Room, 440 River Crest Court, Mukwonago, WI 53149

Call to Order

Meeting Called to order by President Winchowky at 6:30pm

Roll Call

Commissioners present:

Fred Winchowky, Village President
Eric Brill
Tim Rutenbeck
John Meiners
Karl Kettner

Also present: Diana Dykstra, Clerk/ Treasurer/ Administrator
Shay Zerfas, Deputy Clerk/ Treasurer
Peter Gesch, Village Planner

Excused: Mark Penzkover
Jason Wamser

Comments from the Public

No Comments
Closed 6:32pm

Approval of Minutes

Meiners/Rutenbeck motion to approve minutes from October 8, 2024, regular meeting.
Unanimously carried.

New Business

Discussion and possible recommendation to approve Resolution 2024-61 an extraterritorial review for a certified survey map for property located at W303S10521 Sandy Beach Road in the Town of Mukwonago (MUKT 2005-963), Waukesha County

Planner Gesch explained that Town of Mukwonago and Waukesha County are still reviewing this extraterritorial review, and that Resolution 2024-61 would be contingent on Town and County approving extraterritorial review.

Meiners/Rutenbeck motioned to recommend to Village Board to approve **Resolution 2024-61** an extraterritorial review for a certified survey map for property located W303S10521 Sandy Beach Road in the Town of Mukwonago, Unanimously carried.

New Business

Discussion and possible recommendation to approve Resolution 2024-62. A Resolution to approve the final plat for Phase 1 of Cardinal Ridge Subdivision, Neumann Developments, Inc., Applicant

Planner Gesch gave an overview of Phase 1 and all that all requirements are being met. They have a letter of approval from Waukesha County.

Meiners/Rutenbeck motion to approve **Resolution 2024-62** a resolution to approve the final plat for Phase 1 of Cardinal Ridge Subdivision, Neumann Developments, Inc. Unanimously carried

Discussion and possible action to approve PC-Resolution2024-14 for a Site Plan and Architectural review for Milwaukee Tool located 929 Milwaukee Tool Way parking lot expansion, Parcel Number MUKV 1969-988-008

Planner Gesch gave an overview and explained the future need for expansion. This parking lot is an immediate need. Explained that the parking lot could be gravel for this year and finish project in spring due to immediate safety concerns. Milwaukee Tool has been requested to submit more information regarding lighting to the parking lot area. Kyle Kasprzyk and Jeff Searl, representatives for Milwaukee Tool explained the need for more parking due to safety concerns and business growth.

Meiners/Rutenbeck motion to approve **PC-Resolution 2024-14** for a Site Plan and Architectural Review for Milwaukee Tool Located 929 Milwaukee Tool Way parking lot expansion. Unanimously carried

Discussion and possible approval of the revised architectural drawings for Tsunami Car Wash

Planner Gesch explained that Tsunami Car Wash had dropped of 2 options of building materials, one is their older color palette (red brick with tan accent brick with blue roof) and the other is a newer color palette (grey brick with grey accent brick and blue roof). Jerry representative for Raymond Company explained that the new color palette is what Tsunami Car Wash would prefer as it is their new branding colors, however, they are willing to use their old color palette if so desired.

Meiners/Kettner motion to approve new grey color palette for Tsunami Car Wash building. Motion carries 3-2 (Yes: Meiners, Kettner and Rutenbeck) (No: Brill and Winchowky)

Adjournment

Meeting adjourned at 6:47 pm

Respectfully Submitted,
Shay Zervas
Deputy Clerk/Treasurer

NOTICE OF PUBLIC HEARING
VILLAGE OF MUKWONAGO PLAN COMMISSION

The Village of Mukwonago Plan Commission will conduct a public hearing on Tuesday, January 14, 2025, for the following:

Conditional Use Permit for modifications to and the construction of a building addition for the Municipal Waterworks Well No. 4, located at 525 Roberts Drive, Parcel MUKV1977998001, applicant (The Village of Mukwonago Utilities Department).

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 6:30PM and the public hearing will be conducted in the order listed on the meeting agenda.

For information regarding this public hearing, contact the Village Planner at planner@villageofmukwonago.gov or 262-363-6420 during regular office hours. All interested parties will be heard.

Notice was sent to property owners within 250 feet of the property and surrounding municipality Clerks within 1000 feet of the Village of Mukwonago boundary.

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 December 31, 2024 and January 7, 2025.

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission

FROM: Peter Gesch, P.E., Ruekert & Mielke, Inc.

REPORT DATE: January 8, 2025

MEETING DATE: January 14, 2025, 6:30 P.M.

SUBJECT: Building Addition for Municipal Waterworks Well No. 4 – Site Plan, Architectural Review, and Conditional Use

BASIC INFORMATION	
Project:	Building Addition for Municipal Waterworks Well No. 4
Applicant:	Village of Mukwonago
Consulting Engineer:	Ruekert & Mielke, Inc.
Consulting Architect:	N/A
Request:	Site Plan & Architectural Review & Conditional Use
Staff Recommendation:	Approve with Conditions

PARCEL DATA/CHARACTERISTICS	
Tax Key:	MUKV1977998001
Acreage:	1.99 Acres
Current Use:	Waterworks
Proposed Use:	Waterworks
Reason for Request:	Remodel & Building Addition
Land Use Classification:	Institutional
Zoning Classification:	P-1 – Public and SemiPublic

Project Summary & Overview

The Village of Mukwonago is looking to upgrade their Municipal Waterworks Well No. 4 located at 525 Roberts Drive. The upgrade is necessary to accommodate the installation of HMO filtration treatment devices. The project consists of the demolition of a portion of the existing building and the construction of a large facility to accommodate the improvements. Minor site modifications will be made in accordance with the building addition.

In the P-1 District, any construction of a new structure requires a conditional use permit for the structure. The use of the site as Municipal/Governmental Waterworks is permitted in the Zoning Code.

The applicant has provided renderings and elevation drawings for the proposed building. Municipal Waterworks also has several physical color and material samples that can be reviewed.

Conditional Use Request

Attached to this staff report is the justification questions for a Conditional Use Permit that have been answered by the applicant. The Planning Commission shall take these into consideration when making their decisions.

Conditional Use Process / Findings

The established review procedures are that the Plan Commission shall hold a public hearing and make a recommendation to the Village Board whom makes the final decision.

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

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

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or welfare of the Village.
2. The uses, values and enjoyment of other property in the surrounding neighborhood that are already permitted shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
3. The establishment, maintenance or operation of the conditional use is compatible with surrounding properties, whether in the same or different zoning districts. In making this determination, the Plan Commission and Village Board must determine whether the petitioner has demonstrated there are no adverse effects on surrounding properties or that potentially adverse effects have been eliminated or reduced to an acceptable level. Approaches that could be employed to mitigate potentially adverse effects will depend on the particular circumstances but may include:
 - a. Adjusting the location of the use, or parts thereof, on the subject property;
 - b. Limiting hours of operation;
 - c. Limiting the size or scope of the use, or parts thereof;
 - d. Controlling how the use is managed on an ongoing basis;
 - e. Providing additional landscaping;
 - f. Providing additional screening; and
 - g. Limiting operations conducted out-of-doors, if otherwise allowed
4. 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.
5. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the use.
6. 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 specified use.

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

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

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

Staff Review

Engineering:	No comments at this time.
Public Works	No comments at this time.
Utilities	No comments at this time.
Police	No comments at this time.
Fire:	No comments at this time.
Building Inspection	No comments at this time.
Planning	No comments at this time.

Recommended Action

Conditional Use Permit

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

To – Grant a Conditional Use Permit with the 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. Any modifications to the site, buildings, site improvements, shall require the conditional use application being updated.

~Mukwonago, Village of > 12-10169 > 200 Design > Approval > Staff Report-20250108 -Municipal Well No. 4 -SPAR and CU~

2. The following conditions are also true and are consistent with Section 100-354 of Mukwonago's zoning regulations:
 - a. 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.
 - b. 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.
 - c. The establishment, maintenance or operation of the conditional use is compatible with surrounding properties, whether in the same or different zoning districts.
 - d. 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.
 - e. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the use.
 - f. 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.

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 with the included conditions.

Attachments

1. Applications
2. Conditional Use Questions
3. Site Plan
4. Renderings and Elevation Drawings



VILLAGE OF MUKWONAGO

SITE PLAN, ARCHITECTURAL, AND PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Application Fee: Below

Date Submitted: 12-13-24

FEES

(Please check one)

- ☐ Minor Site Plan (No Building): \$160.00
- ☒ Major Site Plan; New Building/Addition (> 600 sq. ft.): \$475.00 plus \$.02 per sq. ft. **4,250 Ft² * 0.02 = \$85**
- ☐ Planned Unit Development (PUD) Review: \$225.00 plus \$50.00/unit
- ☐ Other (See Current Fee Schedule) _____

CONTACTS

Building Department

Contact: Supervisor of Inspections

Tim Rutenbeck

Phone: (262) 363-6419 Option 1

Fax: (262) 363-6425

Email: trutenbeck@villageofmukwonago.gov

Zoning and Planning

Contact: Village Planner

Peter Gesch

Phone: (262) 542-5733

Fax: (262) 363-6425

Email: pgesch@ruekert-mielke.com

GUIDELINES

The undersigned petition is to consider a request, as stated herein, for the specified parcel(s) of land and will be reviewed by the Plan Commission and Village Board of the Village of Mukwonago. The application packet must be filed with the Village Clerk **at least 30 days prior to the meeting** of the Planning Commission at which action is desired. The Plan Commission meets on the second Tuesday of each month at 6:30 p.m.

Materials listed below must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100 Article IX. Section 100-601(f) and other pertinent sections of Village ordinances, and, as necessary, to permit review that is consistent with proper planning practice. The Village will strive to accommodate reasonable requests for informal preliminary staff review, however the Village shall not place any items on the agenda for Plan Commission consideration until such time as the application is complete in accordance with all requirements specified on this and other attached application forms.

Mail completed applications to: Village Planner
440 River Crest Ct
Mukwonago, WI 53149

Deliver to: Village Clerk's Office
440 River Crest Ct

Email to: trutenbeck@villageofmukwonago.gov

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

APPLICANT (Full Legal Name)

Name: VILLAGE OF MUKWONAGO

Company: _____

Address: 440 RIVER CREST CT.

City: MUKWONAGO

State: WI

Zip: 53149

Daytime Phone: _____

Fax: _____

E-Mail: _____

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Wayne Allan Castle
Company: Mukwonago Utilities
Address: 440 River Crest Court City: Mukwonago State: WI Zip: 53149
Daytime Phone: 262-441-1366 Fax: _____
E-Mail: wcastle@villageofmukwonago.gov

ARCHITECT

Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

PROFESSIONAL ENGINEER

Name: DONALD J. HEIKKILA
Company: RUCKERT & MIELKE, INC.
Address: 1400 Lombardi Ave, Suite 101S City: Green Bay State: WI Zip: 54304
Daytime Phone: (920) 486-6624 Fax: _____
E-Mail: DHEIKKILA@RUCKERT-MIELKE.COM

REGISTERED SURVEYOR

Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

CONTRACTOR

Name: TO BE DETERMINED
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): _____
Address: 525 ROBERTS DRIVE City: MUKWONAGO State: WI Zip: 53149
Daytime Phone: _____ Fax: _____
E-Mail: _____
Present Zoning: P-1 Tax Key No(s): MUKV 1977998001
Location/Address: _____
Present Use: WAREHOUSE Intended Use: WAREHOUSE

PROCEDURAL CHECKLIST FOR SITE PLAN/ARCHITECTURAL PLAN/PUD REVIEW AND APPROVAL

Submittals for review must include and be accompanied by the following:

Application:

- ☐ Completed application form including the procedural checklist.
- ☐ Application fee: See page 1.
- ☐ Agreement for Reimbursable Services (separate application).

Other Documents:

- ☐ One(1) complete set of Application and materials, in addition to the original, for Village of Mukwonago review.
 - ☐ Project Summary: Please attach a statement detailing the reasons and background for this request including: details of proposal, services provided, wares sold, plans and hours of operation, number of employees, frequency of customer visits, frequency of deliveries to site, description of any interior/exterior modifications or additions to be made to property, any outside storage (dumpsters, trucks, materials...), number of parking stalls, screening/buffer type, any other information available. **PLEASE EXPLAIN IN DETAIL.**
 - ☐ **Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to trutenbeck@villageofmukwonago.gov.
 - ☐ Any additional information as determined by Village staff.
- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
 - All Site Plan, Architectural, and Planned Unit Development review requests require Plan Commission review and Village Board approval.

CERTIFICATION

Applicant hereby certifies that:

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

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

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

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

Wayne Castle

Signature - Property Owner

Wayne Castle, Utilities Director

Name & Title (PRINT)

12-13-24

Date

Wayne Castle

Signature - Applicant

Wayne Castle, Utilities Director

Name & Title (PRINT)

12-13-24

Date

Signature - Property Owner

Name & Title (PRINT)

Date

Signature - Applicant's Representative

Name & Title (PRINT)

Date

FOR OFFICE USE ONLY	
Date Paid	Receipt #
Plan Commission Date(s)	Village Board Date(s)
Escrow Required? ☐ Yes ☐ No	Escrow Amount
Plan Commission Disposition	
Village Board Disposition	



VILLAGE OF MUKWONAGO

CONDITIONAL USE PERMIT APPLICATION

Application Fee: \$475

Date Submitted: 12-13-24 Complete, accurate and specific information must be entered. Please Print.

CONTACTS

Village Building

Contact: Tim Rutenbeck, Supervisor of Inspection
Email: trutenbeck@villageofmukwonago.gov
Phone: (262) 363-6419 option 1

Zoning and Planning Department

Contact: Peter Gesch, Planner
Email: pgesch@ruekert-mielke.com
Phone: (262) 542-5733

APPLICATION INFORMATION

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

Meeting Dates: Plan Commission meets on the second Tuesday of each month at 6:30 p.m. A schedule of meeting dates can be found at our www.villageofmukwonago.gov

Application Deadlines: Applications deadlines are approximately 5 weeks prior to the scheduled meeting.

Public Hearing: Conditional use applications require a public hearing. To ensure the public hearing will be properly advertised, the application must be submitted **on the application deadline** to allow staff time to process and meet newspaper deadlines.

Application Completeness: Materials listed on page 3 must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100-354 and other pertinent sections of Village ordinances, WI Stats. 62.23, and as necessary to permit review that is consistent with proper planning practice.

Pre-Application Meetings: The Village will strive to accommodate reasonable requests for informal preliminary staff review; however the Village shall not place any items on the agenda for Plan Commission consideration until such time as the application is complete in accordance with all requirements specified on this and other attached application forms.

Application Submission: Applications must be submitted Electronically through the Village on-line permit system. The system may be accessed through this [link](#). Once you arrive to the site you will need to apply for a "Planning, Zoning, or Engineering Process". This link can be found on the left side of the screen under Building Department. The program will allow you search by the address, apply for a conditional use, input various information and upload documents.

Fees: Fees may be paid in one of three ways.

1. You may pay your fee online. After the application is submitted staff has received and reviewed the application an email will be sent to the applicant (email that is provided) letting you know that you can pay the fee online. There is a credit card fee associated with this option.
2. You may pay with cash or a check by mailing or bringing the check to Village Hall. There is not a transaction fee associated with this option.
3. You may pay with a credit card at Village Hall during normal hours and in person. There is a transaction fee association with this option.

Paper Copies: Any Application that involves larger format copies (larger than 8 ½ x 11) shall have two copies of the application provided to the Village in printed form.

Paper Copies can be sent to: Village Planner, ATTN: Conditional Use Permits, 440 River Crest Ct Mukwonago, WI 53149

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Wayne Allan Castle

Company: Mukwonago Utilities

Address: 440 River Crest Court City: Mukwonago State: WI Zip: 53149

Daytime Phone: 262-441-1366 Fax: _____

E-Mail: wcastle@villageofmukwonago.gov

ARCHITECT

Name: _____

Company: _____

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

Daytime Phone: _____ Fax: _____

E-Mail: _____

PROFESSIONAL ENGINEER

Name: Donald J. Heikkila, P.E. Project Manager

Company: Ruekert & Mielke, Inc.

Address: 1400 Lombardi Ave, Suite 101S City: Green Bay State: WI Zip: 54304

Daytime Phone: (920) 486-6624 Fax: _____

E-Mail: dheikkila@ruekert-mielke.com

REGISTERED SURVEYOR

Name: _____

Company: _____

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

Daytime Phone: _____ Fax: _____

E-Mail: _____

CONTRACTOR

Name: _____

Company: _____

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

Daytime Phone: _____ Fax: _____

E-Mail: _____

PROPERTY AND PROJECT INFORMATION

Present Zoning: P-1 Public and Semipublic District Tax Key No(s): MUKV1977998001

Address/Location: 525 Roberts Drive, Mukwonago, WI 53149

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

Modifications to an existing Village water system facility to provide a new addition for treatment equipment and
a storage garage.

B. The property is presently used as:

Waterworks facility including a well, reservoir, and booster pumps with office space and a storage garage

C. Name of Architect, Professional Engineer, or Contractor: Ruekert & Mielke, Inc.

D. Project Timetable: Start Date: 4/15/2024 Completion Date: 12/31/2026

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

Principal Use Municipal Water Supply, Treatment, and Storage

Secondary Use Utility storage

Accessory Use _____

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

☐ Owner

☐ Leasehold. Length of Lease: _____

☐ Contractual. Nature of contract: Design Engineer

☐ Other. Please explain _____

PROCEDURAL CHECKLIST FOR CONDITIONAL USE REVIEW AND APPROVAL

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

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

Application:

- ☐ Completed application form including the procedural checklist and justification of the proposed conditional use.
- ☐ Application fee: \$475
- ☐ Agreement for Reimbursable Services (separate application)

Required site drawings:

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

Other Documents:

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

JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

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

The proposed use will remain as the current use. The use is consistent with current Zoning.

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

The proposed use will include water treatment equipment to remove radium from the water from Wells Number 3 and 4. This treatment equipment will improve the reliable capacity of the Village water supply

System to meet existing and future projected water needs of the Village. The new facilities will be similar
In function as the current use of the site.

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

The proposed use will not have an undue adverse impact. Generally the proposed use will improve the quality of the water discharged from existing Wells No. 3 and 4 by removing radium and gross alpha activity to meet standards established by the Wisconsin Department of Natural Resources to improve public health. The existing access location will remain, and fencing, landscaping, and parking will be similar to existing, only modified slightly to accommodate the new building addition.

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

The proposed use will be consistent with the existing land use. The footprint of the proposed facility is larger than the existing facility. Architectural improvements will be similar in nature to the existing pumping station and adjacent school.

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

The proposed use will not impose an undue burden on the public utilities or facilities. The proposed facilities will utilize the existing water system and wastewater collection system piping to convey water and wastewater to and from the facility.

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

The treatment of the water from Wells 3 and 4 to remove radium and gross alpha will result in increased water supply capacity from the existing Village supply sources and improve overall reliability of the Village water supply system.

CERTIFICATION

Applicant hereby certifies that:

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

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

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

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

Wayne Castle
Signature - Property Owner

Wayne Castle, Utilities Director
Name & Title (PRINT)

12-13-24
Date

Signature - Property Owner

Name & Title (PRINT)

Date

Wayne Castle
Signature - Applicant

Wayne Castle, Utilities Director
Name & Title (PRINT)

12-13-24
Date

Signature – Applicant's Representative

Name & Title (PRINT)

Date

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

Village of Mukwonago Roberts Drive Treatment Facility and Pumping Station

Project Summary:

The building addition at the existing pumping station at 525 Roberts Drive is needed to accommodate the installation of vertical pressure filters to provide Hydrous Manganese Oxide (HMO) filtration treatment for removal of combined radium and gross alpha from the water discharged from existing Village of Mukwonago Wells No. 3 and No. 4.

The project is needed to address existing and future water supply needs for the Village. The projected demands were established based upon population projections included in the Comprehensive Plan. The existing groundwater supply system is limited due to blending of water from various wells to comply with maximum contaminant levels for radionuclides. The existing blending system limits the output of existing wells to maintain suitable blending ratios and friction loss from piping and valves for the blending system.

A large portion of the existing building at Well No. 4 will be removed and a new building addition will be constructed (4,250 sq. ft) to accommodate the installation of the treatment equipment. The existing portion of the building to be removed currently houses office space and a garage used for storage of utility equipment and supplies. The office space is no longer used, and the garage space is not suitable to accommodate the new equipment. The existing ground storage reservoir and existing pump room will be retained for future use. A third pump will be added to expand the capacity and reliability of the service pumps that will discharge treated water from the ground storage reservoir to the distribution system. The electrical power distribution and control systems, HVAC, and plumbing system will be replaced to accommodate the new equipment and building revisions. A new storage garage will be provided to replace the storage garage that will be removed and will provide additional space for utility equipment. New chemical feed equipment will be provided for HMO, gas Chlorine, and fluoride.

Delivery of chemicals for water treatment is anticipated to be on a monthly basis.

Parking

§ 100-402(a) – Utility and public service use – requires 1 space per employee and any other space as required by the plan commission.

Number of Employee's present at one time: 3.

Number of Spaces Proposed – 3 for normal day to day operations

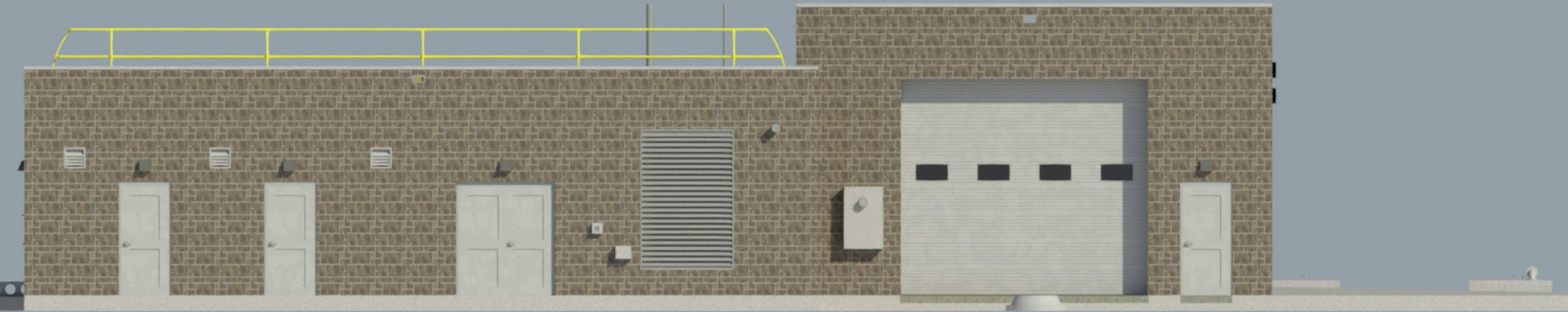
The designated parking space will be occupied when the well pump is being serviced. Adequate alternative space is provided on the east side of the site at the east asphalt edge and in front of the overhead doors south of the filters site for temporary parking when the well or well pump will be serviced.



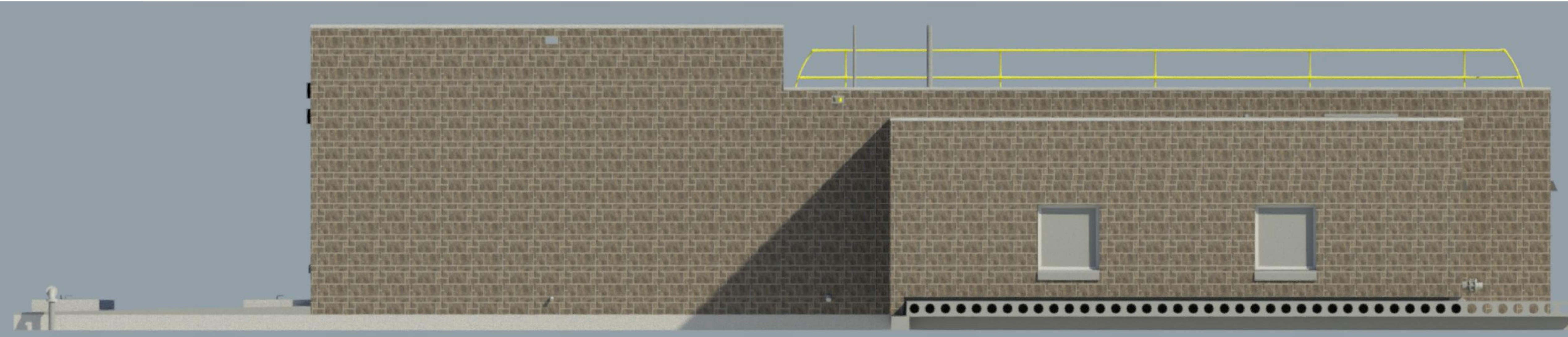
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



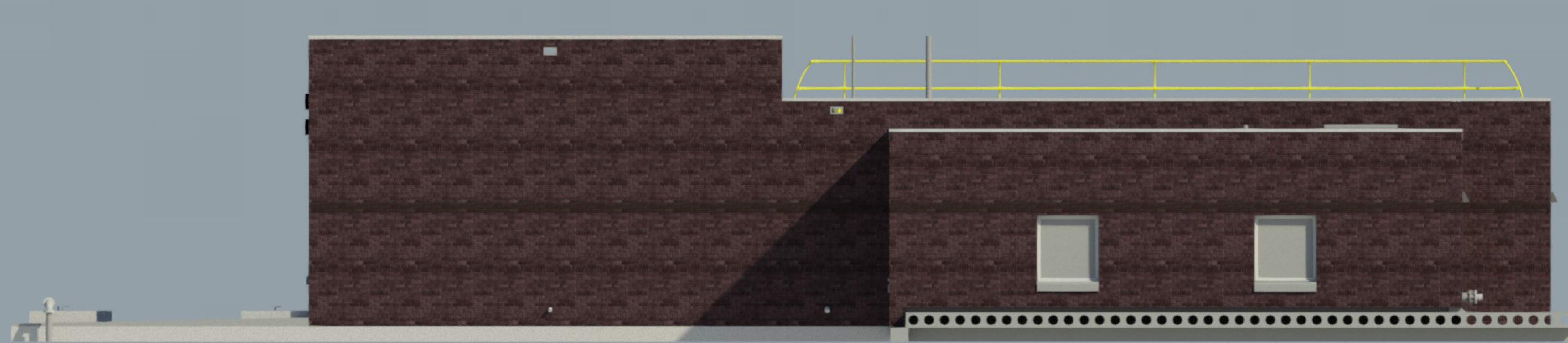
NORTH ELEVATION



SOUTH ELEVATION



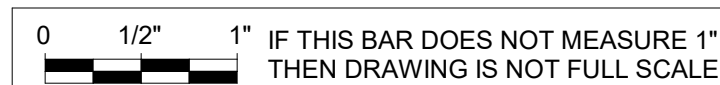
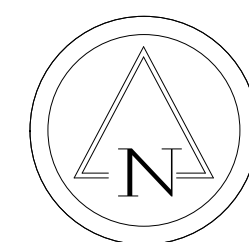
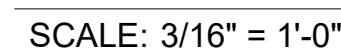
EAST ELEVATION



WEST ELEVATION

1. MASONRY WALL SHALL BE GROUTED AT 48"OC MAXIMUM UNLESS NOTED OTHERWISE. PROVIDE (1) #5 VERTICAL BAR CENTERED IN EACH GROUTED CELL.
2. PROVIDE (1) GROUTED CELL WITH (1) #5 VERTICAL BAR AT WALL CORNERS AND INTERSECTIONS.
3. PROVIDE (1) GROUTED CELL WITH (1) #5 VERTICAL BAR EACH SIDE OF WALL CONTROL JOINTS.
4. PROVIDE QUANTITY OF GROUTED CELLS ADJACENT TO MASONRY OPENINGS AS INDICATED ON PLAN. PROVIDE (1) #5 VERTICAL BAR CENTERED IN EACH GROUTED CELL.

1. OCCUPANT LOAD LESS THAN TABLE 1006.2.1 IBC 2015
 - A. 20 PERSON OCCUPANT LOAD FOR FILTER ROOM.
 - B. 8 PERSON OCCUPANT LOAD FOR PUMP ROOM.
 - C. 5 PERSON OCCUPANT LOAD FOR GARAGE.
2. PUMP ROOM, UTILITY ROOM, FILTER ROOM, ELECTRICAL ROOM, GENERATOR ROOM, AND CHEMICAL ROOMS ARE EQUIPMENT SPACES FREQUENTED ONLY BY SERVICE PERSONNEL FOR MAINTENANCE, REPAIR, OR OCCASIONAL MONITORING OF EQUIPMENT AND ARE NOT REQUIRED TO COMPLY WITH CHAPTER 11 ACCESSIBILITY.



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RUEKERT & MIELKE INC.

DESIGN BY: **DJH**

DRAFTED BY: **WCB**

CHECKED BY: **DJH**

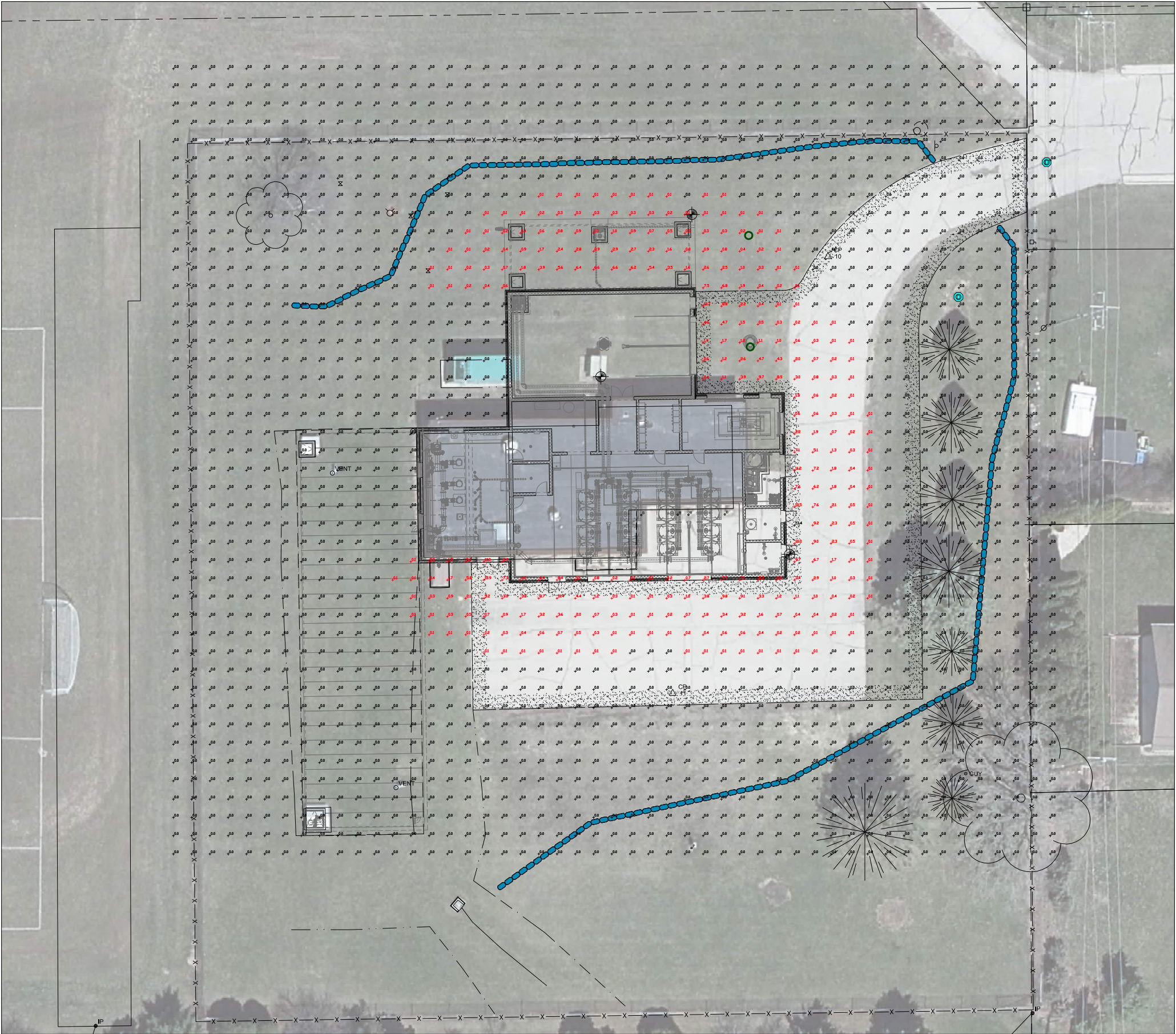
DATE: JUNE, 2024

FILE NO.
12-10169

DRAWING NO.
33
SHEET NO.
A403



Ruekert • Mielke
 Waukesha • Kenosha • Madison
 Global Water Center • Fox Valley
www.ruekertmielke.com



WELL NO. 4 EXTERIOR PHOTOMETRIC PLAN

NO SCALE



Styk Exterior Wall - Stem

SEW12146 2.20 in

JOB NAME:

TYPE:

NOTES:

DESCRIPTION

Styk was built to provide the most lumens with the smallest luminaire package, while optimizing life. Not limited to decorative lighting, effective functional lighting is provided through the optimal light control in this minimal package. It's three optical offerings enable tremendous flexibility including wall washing, wall grazing, and asymmetric lighting solutions. It is excellent at lighting signs and facades. The family features wall, ceiling, and pendant models in a variety of stylish, clean mounting options. Available in 1' to 8' lengths, Styk can be mounted individually or configured in runs.

FEATURES & BENEFITS

- Sleek 1.5" diameter housing
- A forward throw optic, for even wall wash illumination, is standard
- Symmetrical optic options are available for more volumetric illumination
- Lamp body can be rotated up to 330° and locks into position for precise fixture alignment
- Up to 1,450 lumens per foot delivered (with Forward Throw distribution)
- Up to 18" projection with no vertical support needed
- Anodized finish provides durable corrosion protection
- All visible fasteners are flush mounted, providing a clean design
- Handcrafted in USA, BABA Compliant



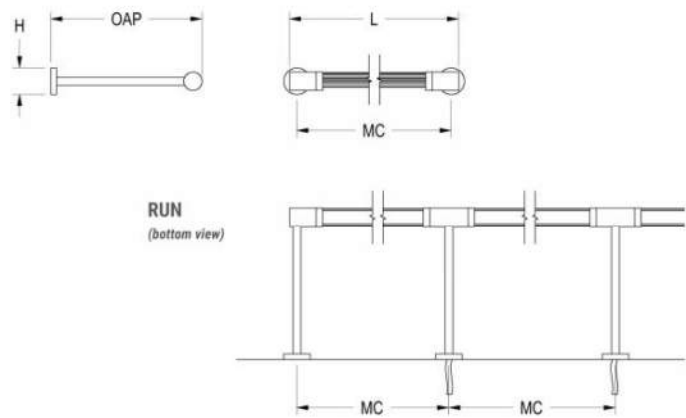
SPECIFICATIONS

- **LIGHT SOURCE:** IP66 white LED light engine
- **CRI:** 80+ or 90+
- **LUMEN MAINTENANCE:** L70 = >50,000 Hrs.
- **EFFICACY:** 102 lm/W delivered (with Forward Throw distribution)
- **CCT:** 2700K, 3000K, 3500K, 4000K, 5000K
- **VOLTAGE:** 120-277V standard
- **DRIVER:** Includes one remote damp listed Class 2 power supply and either a damp location or wet location enclosure, except 8FT-L113W which has two. Black power cord standard unless

otherwise specified. Max distance to the driver (including OAP) is: #18 AWG = 50', #16 AWG = 75', #14 AWG = 100'. For extended distances, contact factory.

- **DIMMING:** 0-10V controls standard to 1%
- **CONTROLS:** Contact factory for control options (e.g., Lutron Athena, Current NX, nLight, Enlighted, Encelium, Wattstopper, WaveLinx, or Casambi).
- **EMERGENCY:** Remote battery option is provided with 10W Constant Power Battery back-up, providing 90 Minutes of Emergency operation. Contact factory for other Emergency options.
- **INTEGRATED SURGE PROTECTION:** LED components are protected against minor surge events
- **CONSTRUCTION:** Extruded aluminum construction provides durable protection for internal components and is recyclable
- **FINISH:** Housing available in anodized finishes only. End caps and mounting components painted to match.
- **MODIFICATIONS:** Consult factory for all modification requests, including RGB and static LED colors
- **APPROVALS:** ETL listed to UL standards (US and Canada) for use in wet locations

DIMENSIONS



1FT	L 17.5 in 44.4 cm	H 2.3 in 5.8 cm	OAP 12 in 30.5 cm	MC 16.2 in 41.1 cm
-----	-------------------------	-----------------------	-------------------------	--------------------------

Mounting Weight: Approximate: 5 lb (3 kg)

2FT	L 29.2 in 74.2 cm	H 2.3 in 5.8 cm	OAP 12 in 30.5 cm	MC 28 in 71.1 cm
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Mounting Weight: Approximate: 5 lb (3 kg)

3FT	L 41 in 104.1 cm	H 2.3 in 5.8 cm	OAP 12 in 30.5 cm	MC 39.7 in 100.8 cm
-----	------------------------	-----------------------	-------------------------	---------------------------

Mounting Weight: Approximate: 5 lb (3 kg)

4FT	L 52.5 in 133.4 cm	H 2.3 in 5.8 cm	OAP 12 in 30.5 cm	MC 51.2 in 130 cm
-----	--------------------------	-----------------------	-------------------------	-------------------------

Mounting Weight: Approximate: 5 lb (3 kg)

5FT	L 64.5 in 163.8 cm	H 2.3 in 5.8 cm	OAP 12 in 30.5 cm	MC 63.2 in 160.5 cm
-----	--------------------------	-----------------------	-------------------------	---------------------------

Mounting Weight: Approximate: 10 lb (5 kg)

6FT	L 78.2 in 198.6 cm	H 2.3 in 5.8 cm	OAP 12 in 30.5 cm	MC 77 in 195.6 cm
-----	--------------------------	-----------------------	-------------------------	-------------------------

Mounting Weight: Approximate: 10 lb (5 kg)

8FT	L 102.2 in 259.6 cm	H 2.3 in 5.8 cm	OAP 12 in 30.5 cm	MC 101 in 256.5 cm
-----	---------------------------	-----------------------	-------------------------	--------------------------

Mounting Weight: Approximate: 10 lb (5 kg)

CONFIGURATOR

To configure your spec sheet online, go to www.spilighting.com/SEW12146. Not all options are available in all configurations; consult factory for details.

Required Field *

Catalog	Light Source*	Primary Finish*	Voltage*	Lamp Options*	CRI*	Mounting*	Remote Power Supply Enclosure*	Linear Run	Emergency	Optical Distribution *	Options	Other Than Standard Options
SEW12146												
	A		B	C	D	E	F	G	H	I	J	K

A - LIGHT SOURCE *

To ensure color consistency, SPI uses precise bin selection and strict quality processes to maintain a 3-step (MacAdam) SDCM on all white LED lampings. Published LED luminaire wattages are calculated using a typical power supply efficiency of 88%; exact wattages may vary based on application. Alternative wattages available upon request. Delivered lumens shown below are for Forward Throw distribution.

1 FOOT NOMINAL FIXTURE

- ☐ 1FT-L4W | White 4W LED Light Engine | Delivered Lumens: 407
- ☐ 1FT-L7W | White 7W LED Light Engine | Delivered Lumens: 712
- ☐ 1FT-L14W | White 14W LED Light Engine | Delivered Lumens: 1,424

2 FOOT NOMINAL FIXTURE

- ☐ **2FT-L8W** | White 8W LED Light Engine | Delivered Lumens: 814
- ☐ **2FT-L14W** | White 14W LED Light Engine | Delivered Lumens: 1,424
- ☐ **2FT-L28W** | White 28W LED Light Engine | Delivered Lumens: 2,848

3 FOOT NOMINAL FIXTURE

- ☐ **3FT-L12W** | White 12W LED Light Engine | Delivered Lumens: 1,220
- ☐ **3FT-L21W** | White 21W LED Light Engine | Delivered Lumens: 2,136
- ☐ **3FT-L42W** | White 42W LED Light Engine | Delivered Lumens: 4,271

4 FOOT NOMINAL FIXTURE

- ☐ **4FT-L16W** | White 16W LED Light Engine | Delivered Lumens: 1,627
- ☐ **4FT-L28W** | White 28W LED Light Engine | Delivered Lumens: 2,848
- ☐ **4FT-L56W** | White 56W LED Light Engine | Delivered Lumens: 5,695

5 FOOT NOMINAL FIXTURE

- ☐ **5FT-L20W** | White 20W LED Light Engine | Delivered Lumens: 2,034
- ☐ **5FT-L35W** | White 35W LED Light Engine | Delivered Lumens: 3,560
- ☐ **5FT-L71W** | White 71W LED Light Engine | Delivered Lumens: 7,221

6 FOOT NOMINAL FIXTURE

- ☐ **6FT-L24W** | White 24W LED Light Engine | Delivered Lumens: 2,441
- ☐ **6FT-L42W** | White 42W LED Light Engine | Delivered Lumens: 4,271
- ☐ **6FT-L85W** | White 85W LED Light Engine | Delivered Lumens: 8,645

8 FOOT NOMINAL FIXTURE

- ☐ **8FT-L32W** | White 32W LED Light Engine | Delivered Lumens: 3,254
- ☐ **8FT-L56W** | White 56W LED Light Engine | Delivered Lumens: 5,695
- ☐ **8FT-L113W** | White 113W LED Light Engine | Delivered Lumens: 11,492

See last page for finish options

B - VOLTAGE *

- ☐ **120-277V** | Universal Voltage

C - LAMP OPTIONS *

Apply multiplier from chart for delivered lumens at other CCT's and CRI's.

- ☐ **2700K** | 2700K CCT
- ☐ **3000K** | 3000K CCT
- ☐ **3500K** | 3500K CCT
- ☐ **4000K** | 4000K CCT
- ☐ **5000K** | 5000K CCT

	80 CRI	90 CRI
2700K	1.00	0.84
3000K	1.00	0.84
3500K	1.00	0.84
4000K	1.00	0.84
5000K	1.00	0.84

D - CRI *

- ☐ DF_80 | (default)
- ☐ 90

E - MOUNTING *

SBC mounts to a standard 2" x 4" switch box. Additional mounting structure and hardware required (by others). The 8FT-L113W option has a power feed exiting through both stems.

- ☐ DF_MCS | 2.3" Mini Canopy and Stem (default)
- ☐ SBC | 2.75" x 4.75" Switch-Box Cover and Stem



F - REMOTE POWER SUPPLY ENCLOSURE *

- ☐ PSE | Remote Power Supply with Damp Location Enclosure
- ☐ PSE-WL | Remote Power Supply with Wet Location Enclosure
- ☐ PSE-NONE | Remote Power Supply without Enclosure

G - LINEAR RUN

Select this option only for runs longer than 8'. Continuous runs are supplied with one power supply per fixture. 8FT-L113W is not available with the RUN option. INSTALLATION NOTES: During installation the contractor is responsible to use actual fixtures to ensure accurate mounting centers from one fixture to the next along the length of the linear run.

- ☐ RUN ¹ | Continuous Run
- ☐ OAL | Specify Length of Run
- Length:

¹ For a take-off and pricing, contact factory

H - EMERGENCY

10W, Constant Power Battery Back-up, with 90 minutes of emergency operation. EMR will be included in enclosure specified above. When specifying EMR with RUN, the first fixture in the run will be the emergency unit. If other or different Emergency units are needed, contact factory. Additional Power feed location will be required to power non-emergency sections.

- ☐ EMR ² | Emergency Battery Remote

² EMR not available with PSE-NONE

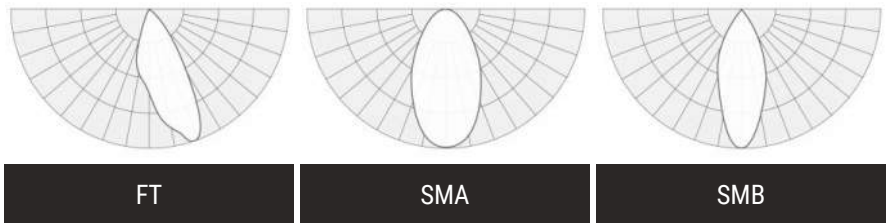
I - OPTICAL DISTRIBUTION *

See IES zip file for photometrics for each distribution.

- ☐ **DF_FT** | Forward Throw (default)
- ☐ **SMA** ³ | Symmetric 60 Degree Beam - 120 Degree spread
- ☐ **SMB** ⁴ | Symmetric 30 Degree Beam - 60 Degree spread

³ Delivered lumens are 90% of the output shown under Light Source; see IES file

⁴ Delivered lumens are 104% of the output shown under Light Source; see IES file



J - OPTIONS

- ☐ **F** | Fusing

K - OTHER THAN STANDARD OPTIONS

Specify overall projection required from wall to the end of the fixture. Up to 18" OAP with no vertical support needed. Overall projection greater than 18" includes aircraft cable support kit.

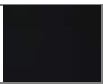
OAP | Projection length other than standard

Length:

Standard Finishes

The colors shown are representative. Their actual appearance may vary due to differences in display settings. You can request color chips by emailing contact@spilighting.com. Please note, finishes may not be available in all configurations.

Anodized

AN04 Anodized		AN08 Anodized Black	
-------------------------	---	-------------------------------	---

Specialty Finishes



More RAL®, Pantone®, and custom finishes are available upon request. Setup fee and additional lead time applies. Call factory for details.



WDGE1 LED

Architectural Wall Sconce

Catalog
Number

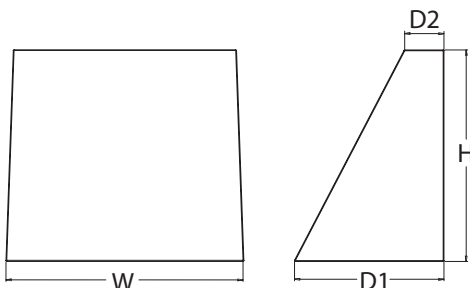
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs
 (without options)



Introduction

The WDGE1 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
 *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT 347 ²	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ³ Shipped separately AWS 3/8inch Architectural wall spacer ⁴ PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available. ⁴
	P1	30K 3000K	90CRI	VW Visual comfort wide		
	P2	35K 3500K				
		40K 4000K				
		50K ¹ 5000K				

Options

E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)⁵
PE Photocell, Button Type⁶
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)⁷
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.
DSLE Dual Switching (1 Driver, 2 Light Engines)
CCE Coastal Construction⁴

Finish

DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DSSXD Sandstone
DDBTXD Textured dark bronze
DBLTXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white
DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 surface-mounted back box (specify finish)

NOTES

- 50K not available in 90CRI.
- 347V not available with E4WH, DS, DSLE or PE.
- Not qualified for DLC. Not available with E4WH.
- For PBBW and AWS with CCE option, require an RFA.
- E4WH not available with PE or DS.
- PE not available with DS.
- DS is not available with P0.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	VF	693	99	0	0	0	718	103	0	0	0	739	106	0	0	0	759	108	0	0	0	764	109	0	0	0
		VW	694	99	0	0	0	720	103	0	0	0	740	106	0	0	0	760	109	0	0	0	766	109	0	0	0
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P0	7W	0.060	0.035	0.030	0.026	--
	9W	--	--	--	--	0.026
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91



COMMERCIAL OUTDOOR

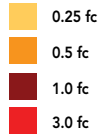
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WDGE1 LED
Rev. 08/07/24

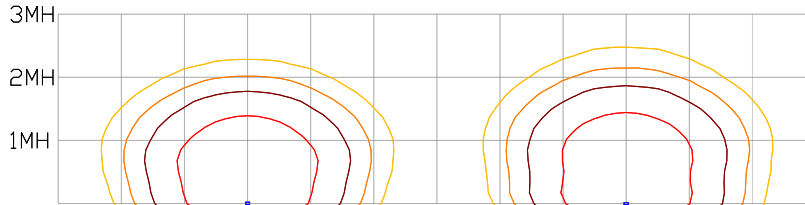
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND



MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

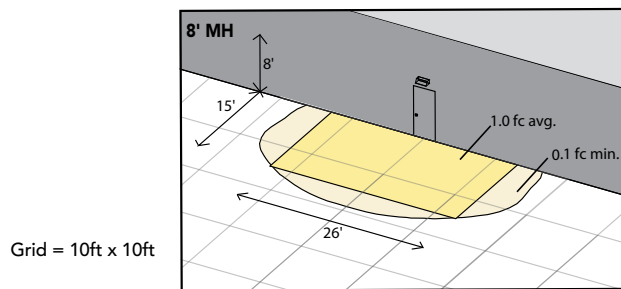
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

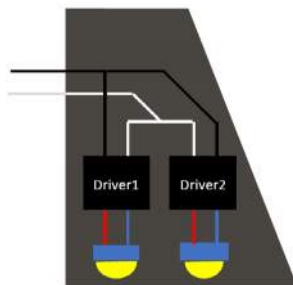


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

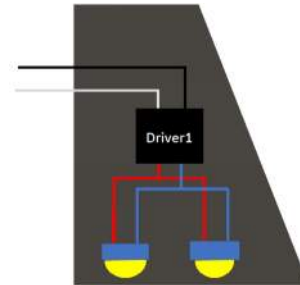
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9





E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"



PBBW – Surface-Mounted Back Box

Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

GOVERNMENT PROCUREMENT

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Republic

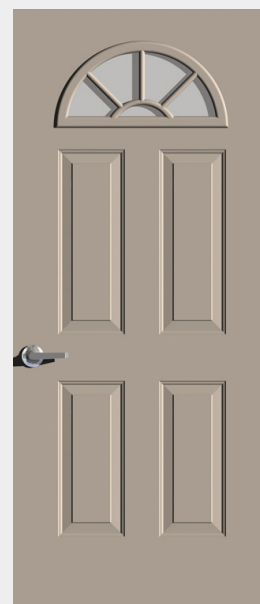
Embossed panel doors

Overview

Republic's embossed panel doors provide a wide range of design flexibility for hollow metal architectural needs.

Republic's embossed designs include 6, 4, 2, and 1 panel layouts. These panel designs are available as traditional or high-definition designs on 18 or 16 gauge, standard A40 galvalume, polystyrene core doors. They can be customized to accommodate a variety of needs such as an 8'0" opening height and lite inserts.

Thanks to their rich, distinct panel embossments, Republic's embossed doors allow for a beautiful, hollow metal entrance to any architectural opening.



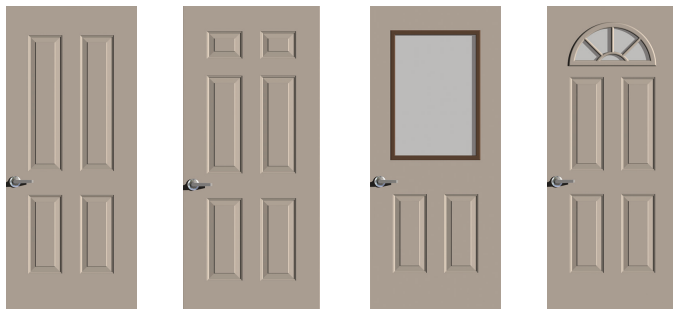
Features and benefits

- Steel door performance with decorative designs
- SDI levels 1-3
- Traditional designs include 6 panel options:
 - 1 3/4" or 1 3/8" thick design, rated for light to extra-heavy duty use
 - 8 Foot with elongated panels
 - STC 40 (STC hardware included)
- Minimum sizes 2'8"x 6'8" available
- Certified for 3 hours of fire protection tested in accordance with UL 10b, UL 10c, UBC 7-2, and ASTM e152
- Approved for wind and hurricane impact in multiple panel designs

Additional standard product features

- Hinge channel is non-beveled and reinforced with a full height 16 gauge steel channel projection welded at a maximum of 5" on center with an additional 9 gauge reinforcement plate at each hinge location, providing over $\frac{3}{16}$ " total reinforcement
- 16 gauge flush top and inverted bottom channels projection welded to both skins every 2 $\frac{1}{2}$ " on center
- Lock edge is non-beveled and reinforced with a continuous 16 gauge channel, mortise and cylindrical lock reinforcements are integral 16 gauge reinforcements
- Doors are thoroughly cleaned, phosphatized and primed with a coat of force cured rust inhibiting primer that meets and/or exceeds the requirements of ANSI A250.10 (120 hour continuous salt spray test per ASTM B117 and 240 hour continuous humidity test per ASTM D4585)

Traditional designs



4 panel

6 panel*

Half glass

Sun burst



1 panel

2 panel*

2 panel archtop

* Available in DP and DL Series.

For technical information and specifications, view the tech data manual at republicdoor.com.

About Allegion

Allegion (NYSE: ALLE) is a global pioneer in seamless access, with leading brands like CISA®, Interflex®, LCN®, Schlage®, SimonsVoss® and Von Duprin®. Focusing on security around the door and adjacent areas, Allegion secures people and assets with a range of solutions for homes, businesses, schools and institutions.

For more, visit www.allegion.com

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450 TB

SPECIFICATIONS

I. GENERAL

DESCRIPTION

Work included: Furnish all necessary material, labor and equipment for the complete installation of aluminum framing as shown on the drawings and specified herein. (Specifier Note: It is suggested that related items such as glass, sealants and entrances be included for single source responsibility.)

Work Not Included: Structural support of the aluminum framing, trim, shims, and perimeter sealants. (Specifier list any other exclusions.)

Related Work Specifies Elsewhere: (Specifier List).

QUALITY ASSURANCE

Drawings and specifications are based upon the 450 TB framing system as manufactured by CMI Architectural Products, Inc., De Smet, SD. Whenever substitute products are to be considered, supporting technical literature, samples, drawings and performance test data must be submitted ten (10) days prior to bid in order to make a valid comparison of the products involved. Test reports certified by an independent test laboratory must be made available upon request.

PERFORMANCE REQUIREMENTS

AIR INFILTRATION: Shall be tested in accordance with ASTM E 283. Air infiltration shall not exceed .06 CFM per square foot of fixed area at a test pressure of 6.24 P.S.F.

WATER INFILTRATION: Shall be tested in accordance with ASTM E 331. No water penetration at a test pressure of 8.0 P.S.F.

THERMAL PERFORMANCE: Shall be tested in accordance with ASTM C-236 and AAMA 1502.7. The assembly shall have a maximum U-value of 0.42 and a minimum CRF of 60.

STRUCTURAL PERFORMANCE shall be based on:

- Maximum deflection of $L/175$ of the span and
- Allowable stress with safety factor of 1.5

The system shall perform to these criteria under a windload of (Specify) _____ PSF (Architect to specify.)

II. PRODUCTS

MATERIALS

Extrusions shall be 6063-T5 alloy and temper (ASTM B221 alloy G.S. 10A-T5). Fasteners used for assembly, shall be aluminum, stainless, or zinc plated steel in accordance with ASTM A 164-71. Perimeter anchors shall be stainless, or zinc plated steel. (Anchors are provided by the glazing contractors). Glazing gaskets shall be E.P.D.M., Elastomeric or Neoprene.

(NOTE: Product improvements may require specification changes without notice.)

Thermal break material shall consist of a two-part high density polyurethane. Separation of interior and exterior sections shall be a minimum 1/4 inch.

FINISH

All exposed aluminum surfaces shall be free of scratches and other serious blemishes. All exposed surfaces shall be given a caustic etch followed by an anodic oxide treatment to obtain the following finish: (Specifier select).

An Architectural Class II clear anodic coating in accordance with the Aluminum Association Standard AA-M12 C22 A31 designated as #20 Clear.

An Architectural Class I anodic coating with integral color in accordance with the Aluminum Association Standard AA-M12 C22 A44 designated as #33 Dark Bronze.

(Specifier note: Champagne, Lt. Bronze, Medium Bronze, and Black are available colors offered at a premium price.)

ORGANIC COATING: High performance fluorocarbon coatings in accordance with AAMA 2605. Color as selected by Architect and offered at a premium price.

FABRICATION

The framing system shall provide for flush glazing on all sides with no projecting stops. Vertical and horizontal framing members shall have a nominal face dimension of 2". Overall depth shall be 4-1/2". All intermediate horizontal frame members shall have plastic water diverters installed per manufacturers directions to provide positive water control. All frames shall be set onto a thermally broke aluminum sill flashing as directed by the manufacturer.

III. EXECUTION

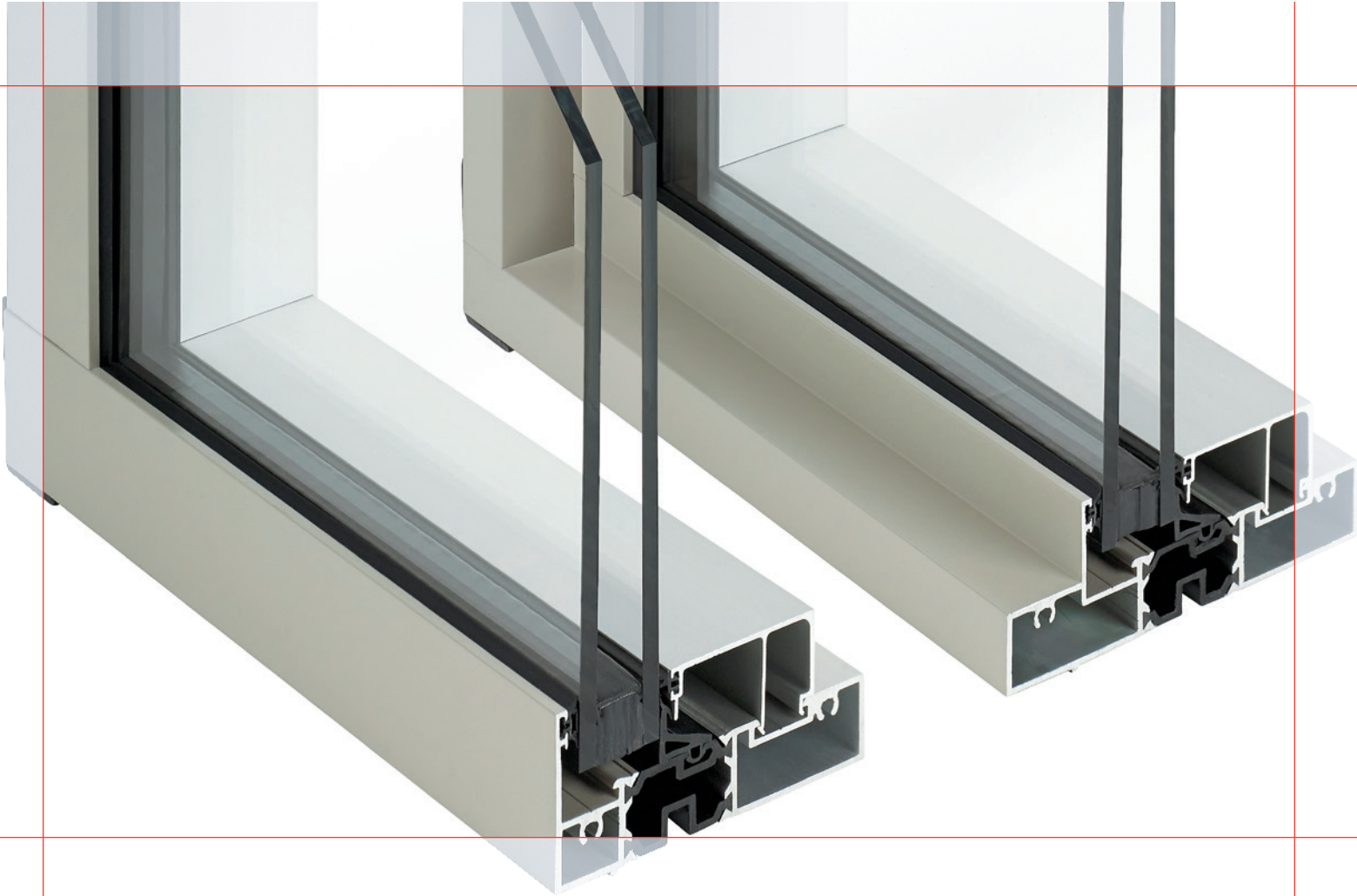
INSTALLATION

All aluminum frames shall be installed in their prepared openings as detailed and shall be level, square, plumb, and according to manufacturer's instructions and approved shop drawings. Perimeter shims shall be located under glass setting blocks, vertical mullions, and as additionally necessary. All joints between framing and the building structure shall be sealed at both interior and exterior in order to secure a weather tight installation.

PROTECTION AND CLEANING

After installation, the General Contractor shall protect exposed aluminum surfaces from damage by other trades. The General Contractor shall be responsible for the final cleaning.

The Comfort of Thermal Performance and Condensation Resistance in a Masterful Design



A window that keeps what's on the outside out while maintaining occupant comfort on the inside is a valuable commodity. The AA™6400/6500/6600 Thermal Window delivers superior thermal and water performance and excellent condensation resistance while meeting the unique challenges of northern climates. A fusion of beauty, strength and functionality, the AA™6400/6500/6600 Thermal Window enhances any application while delivering architectural aesthetic appeal and ease of installation.

Ideal for new and retrofit construction, the AA™6400/6500/6600 Thermal Window enables the designer to leverage aesthetic options while maintaining the thermal integrity of the exterior façade. By employing high-performance polyamide thermal break technology,

the window meets or exceeds the highest performance levels set forth by AAMA/WDMA/CSA 101/I.S.2/A440 (NAFS) for windows. With outstanding water performance, condensation resistance and thermal transmittance performance capabilities, the AA™6400/6500/6600 Thermal Window raises the standards for high-performing windows by maintaining occupant comfort on the inside while keeping what's on the outside out.

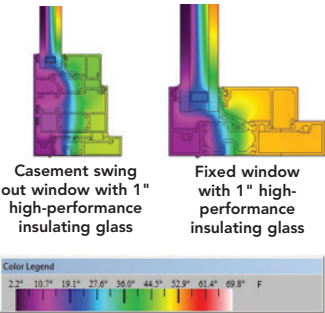
PERFORMANCE

The high-performing 4" (101.6 mm) deep AA™6400 Thermal Window, 5" (127 mm) deep AA™6500 Thermal Window and 6" (152.4 mm) deep AA™6600 Thermal Window achieve a superb condensation index (I value) and thermal transmittance (U-factor). The advanced design

provides the ability to interface with air and vapor barriers to ensure the continuity of the seal at the window perimeter.

Additionally, the AA™6400/6500/6600 Thermal Window has a pressure-equalized cavity and a rain screen design that deters water infiltration. The window accommodates 1" (25.4 mm) or 1-3/4" (44.45 mm) insulating glass units combined with a polyamide thermal break for enhanced thermal performance. The structural aspects of the product

Thermal simulations show temperature variations from exterior/cold side to interior/warm side of the AA™6400 Thermal Window.



are also enhanced through the polyamide thermal break connecting the exterior portion of the frame to the interior portion. This technology permits composite action, thus achieving greater load resistance while still offering design flexibility. Additionally, the "top hat" accent feature of the AA™6500/6600 Thermal Window provides a deeper 5" and 6" frame for thicker wall construction and greater structural capability.

Since the window is made from aluminum, it will never rot, warp or buckle due to moisture and weather exposure. Because it attains outstanding condensation resistance, the window is ideal for healthcare and education applications where condensation and mold are significant concerns. Superior thermal efficiency also makes the window a good choice for buildings seeking Leadership in Energy and Environmental Design (LEED®) certification with the U.S. and Canadian green building councils.

Designed to perform above current North American testing standards, the AA™6400/6500/6600 Thermal Window has been fully tested and meets or exceeds the minimum requirements for architectural window performance class, including lifecycle testing.

PERFORMANCE TEST STANDARDS*

Windows are tested in accordance with CSA A440 and AAMA/WDMA/CSA 101/I.S.2/A440-08 (NAFS).

Air Infiltration	ASTM E283
Water	ASTM E331, E547
Structural – Uniform Wind Load	ASTM E330
Thermal Cycling	AAMA 501.5
Thermal Transmittance – U-Factor	AAMA 1503, 507; NFRC 100
Condensation Resistance (CRF, I, CR)	AAMA 1503; CSA A440.2; NFRC 500
Solar Heat Gain Coefficient (SHGC), Visible Transmittance (VT)	AAMA 507; NFRC 200
Sound Transmission (STC, OITC)	ASTM E90, E1425; AAMA 1801

* Test results available from Kawneer. Contact your Kawneer sales representative for more information.

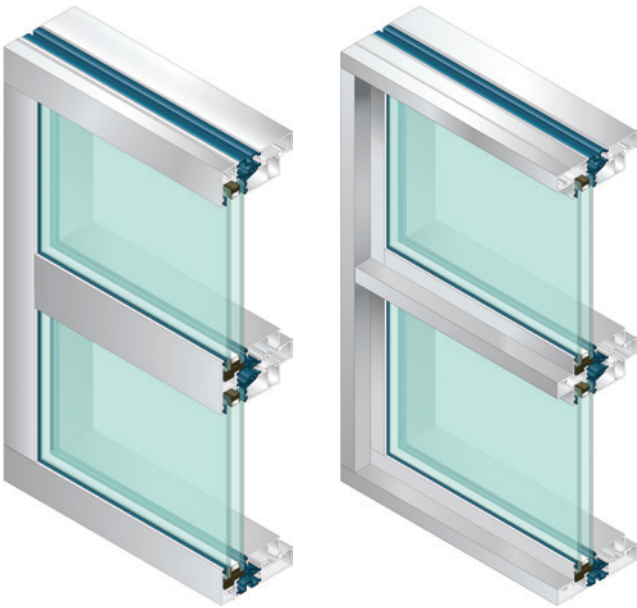
FABRICATION AND INSTALLATION

This window is perfect for punched and strip openings. A specially designed coupling mullion allows the windows to be installed in a multi-modular strip application. The framing systems can accommodate both projected and casement vents. Additionally, the projecting and casement vents can be installed into 1600UT System™1 Curtain Wall. The window is interior glazed, which allows for easy glazing and reglazing in the field – an added benefit in cold climates.

AESTHETICS AND DESIGN OPTIONS

Kawneer's AA™6400/6500/6600 Thermal Window offers the versatility in design and the high performance required for today's building applications. Whether it is the overall flush appearance provided by the AA™6400 Thermal Window with its extreme frontal placement of glass or the distinctive "top hat" accent feature of the AA™6500/6600 Thermal Window, beauty never has to be sacrificed for functionality.

The operable vents have 45° mitered corners, which give the window a smooth and attractive appearance. A dual color option offers the flexibility to vary interior and exterior finishes, enabling designers to coordinate and accent multiple environments. Stylish hardware options include Euro-groove multipoint locking, roto operators, cam handles, pole rings, access control locks and stainless steel 4-bar hinges or concealed hinges.



The AA™6400 Thermal Window features a flush appearance. The AA™6500/6600 Thermal Window with "top hat" accent feature provides added strength and interest to the sightline. (AA™6500 Thermal Window shown, AA™6600 Thermal Window similar)

RESOLUTION 2025-01

Village of Mukwonago Order Granting a Conditional Use and Prescribing Conditions for Construction of a building addition for the Municipal Water works Well No. 4 on Parcel MUKV1977998001, Mukwonago, WI

WHEREAS, VILLAGE OF MUKWONAGO (hereinafter "property owner") owns the property identified MUKV1977998001, (hereinafter "subject property") in the Village of Mukwonago, more particularly described as follows:

PT NE1/4 SEC 27 T5N R18E COM NE COR S 33 FT THE BGN S 242.50 FT S89°44'W 359.26 FT N 242.50 FT N89°44'E 359.26 FT TO BGN :: ALSO COM SE COR SE1/4 SEC 22; S00°15'43"E 33.00 FT; S89°13'34"W 30.00 FT; N00°15'43"W 33.00 FT TO S LI SE1/4 SEC; S89°13'34"W 72.00 FT; N01°16'27"W 267.00 FT; N89°13'34"E 102.00 FT TO E LI SE1/4 SEC; S01°16'27"E 267.00 FT TO BGN :: EX COM NE1/4 COR NE1/4 SEC 27; S00°15'43"E 33.00 FT; S89°13'34"W 242.87 FT THE BGN; S00°15'43"E 242.50 FT; S89°13'34"W 116.39 FT; N00°15'43"W 242.50 FT; N89°13'34"E 116.39 TO BGN :: INCLUDE EASEMENT COM NE COR NE1/4 SEC 27; S00°15'43"E 33.00 FT; S89°13'34"W 242.87 FT; S00°15'43"E 24.09 FT THE BGN; S00°15'43"E 20.00 FT; S89°13'34"W 3.46 FT; S00°15'43"E 198.41 FT; S89°13'34"W 20.00 FT; N00°15'43"W 218.41 FT; N89°13'34"E 23.46 FT TO BGN :: SUBJECT TO EASEMENT COM SE COR SE1/4 SEC 22; S00°15'43"E 10.61 FT THE BGN; S00°15'43"E 22.39 FT; S89°13'34"W 6.33 FT; N43°33'29"W 34.51 FT; N00°15'43"W 7.67 FT; S89°13'34"W 7.17 FT; N43°33'29"W 96.35 FT; N01°16'27"W 29.73 FT; S43°33'29"E 151.32 FT TO BGN DOC #1028939 & DOC #4058136

Return to:

Lana Kropf, Clerk-Treasurer
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Parcel Number: MUKV 1977998001

WHEREAS, the property owner has, consistent with the Village of Mukwonago's zoning regulations, submitted a conditional use application for construction of a building addition for the Municipal Water Works Well No. 4 per Section 100-251, and

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

WHEREAS, allowing for required public notice, the Plan Commission conducted a public hearing on January 14, 2025, to consider the petitioner's request; and

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

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

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

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or welfare of the Village.
2. The uses, values and enjoyment of other property in the surrounding neighborhood that are already permitted shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.

3. The establishment of the conditional use will not impede the normal and ordinary development and improvement of the surrounding property for uses permitted within the district and/or which are consistent with the standards in the Comprehensive Plan.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the use.
5. Adequate measures have been taken or will be taken providing ingress and egress to minimize traffic congestion on public streets so as not to diminish the level of service of any intersection which is impacted by traffic arising from the conditional use.

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

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

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

1. **Authorized uses.** Subject to the terms and conditions of this approval and the sections of the zoning code that apply, the property owner is authorized to construct a building addition for the Municipal Water Works Well No. 4

2. **Issuance of permit required.** The zoning administrator is authorized to issue the property owner a conditional use permit when all conditions enumerated in section 3 have been satisfied to his or her satisfaction. Such permit is the last approval before the property owner/tenant can begin to establish the use as authorized herein.

3. **Initial conditions of approval.** The following conditions shall be satisfied prior to the issuance of the conditional use permit:

- a. The property owner must submit site/architectural plans to the Village for review and obtain approval of the same within 9 months of the date of this decision.
- b. The property owner must accept the terms and conditions of this conditional use order in its entirety in writing within 6 months of the date of this decision. Prior to such expiration, the property owner may request an extension to this time period and the Village Clerk may approve an extension with good cause.
- c. This order must be recorded against the subject property in the Waukesha County register of deeds office (only if subsections 3(a) through 3(b) have been satisfied).

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

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

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

5. **Expansion or changes.** The conditional use hereby authorized shall be confined to the subject property without extension or expansion. Any expansion or change in use shall require issuance of a new conditional use approval pursuant to the requirements in effect at the time of application.

6. **Modification of property boundary lines.** The property owner shall not change the size and/or shape

of the subject property by any means without the approval of the Village Board. If the Village Board determines that a proposed change is substantial with regard to the overall size of the parcel and/or configuration, such change shall require issuance of a new conditional use approval pursuant to the requirements in effect at the time of application.

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

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

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

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

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

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

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

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

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

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

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

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

the Premises by, through or under the GRANTEES, as long as the said Premises are used as described in the Conditional Use Grant

Approved this 15th day of January, 2025.

BY THE VILLAGE BOARD OF THE VILLAGE OF MUKWONAGO

Fred Winchowky, Village President

Attest:

Lana Kropf, Village Clerk-Treasurer

STATE OF WISCONSIN, WAUKESHA COUNTY

Personally came before me this ____ day of _____, 2025, the persons described above, Fred Winchowky, Village President, and Lana Kropf, Village Clerk, to me known to be the persons who executed the foregoing instrument and to me known to be such Village President and Village Clerk of the Village of Mukwonago and acknowledged that they executed the foregoing instrument as such officers of said municipal corporation by its authority and pursuant to the authorization by the Village Board from their meeting on the ____ day of _____, 2025.

NOTARY PUBLIC

My Commission Expires:

The remainder of this page left intentionally blank.

Acceptance by Property Owner

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

Dated this _____ day of _____, 2025

_____, agent

STATE OF WISCONSIN, WAUKESHA

Personally, came before me this _____ day of _____, 2025, the above-named person, _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC

My Commission Expires:

Drafted by Peter Gesch, Contracted Village Planner at the direction of the Mukwonago Village Board.

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission

FROM: Peter Gesch, P.E., Ruekert & Mielke, Inc.

REPORT DATE: January 8, 2025

MEETING DATE: January 14, 2025, 6:30 P.M.

SUBJECT: Building Addition for Municipal Waterworks Well No. 4 – Site Plan, Architectural Review, and Conditional Use

BASIC INFORMATION	
Project:	Building Addition for Municipal Waterworks Well No. 4
Applicant:	Village of Mukwonago
Consulting Engineer:	Ruekert & Mielke, Inc.
Consulting Architect:	N/A
Request:	Site Plan & Architectural Review & Conditional Use
Staff Recommendation:	Approve with Conditions

PARCEL DATA/CHARACTERISTICS	
Tax Key:	MUKV1977998001
Acreage:	1.99 Acres
Current Use:	Waterworks
Proposed Use:	Waterworks
Reason for Request:	Remodel & Building Addition
Land Use Classification:	Institutional
Zoning Classification:	P-1 – Public and SemiPublic

Project Summary & Overview

The Village of Mukwonago is looking to upgrade their Municipal Waterworks Well No. 4 located at 525 Roberts Drive. The upgrade is necessary to accommodate the installation of HMO filtration treatment devices. The project consists of the demolition of a portion of the existing building and the construction of a large facility to accommodate the improvements. Minor site modifications will be made in accordance with the building addition.

In the P-1 District, any construction of a new structure requires a conditional use permit for the structure. The use of the site as Municipal/Governmental Waterworks is permitted in the Zoning Code.

The applicant has provided renderings and elevation drawings for the proposed building. Municipal Waterworks also has several physical color and material samples that can be reviewed.

Conditional Use Request

Attached to this staff report is the justification questions for a Conditional Use Permit that have been answered by the applicant. The Planning Commission shall take these into consideration when making their decisions.

Conditional Use Process / Findings

The established review procedures are that the Plan Commission shall hold a public hearing and make a recommendation to the Village Board whom makes the final decision.

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

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

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or welfare of the Village.
2. The uses, values and enjoyment of other property in the surrounding neighborhood that are already permitted shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
3. The establishment, maintenance or operation of the conditional use is compatible with surrounding properties, whether in the same or different zoning districts. In making this determination, the Plan Commission and Village Board must determine whether the petitioner has demonstrated there are no adverse effects on surrounding properties or that potentially adverse effects have been eliminated or reduced to an acceptable level. Approaches that could be employed to mitigate potentially adverse effects will depend on the particular circumstances but may include:
 - a. Adjusting the location of the use, or parts thereof, on the subject property;
 - b. Limiting hours of operation;
 - c. Limiting the size or scope of the use, or parts thereof;
 - d. Controlling how the use is managed on an ongoing basis;
 - e. Providing additional landscaping;
 - f. Providing additional screening; and
 - g. Limiting operations conducted out-of-doors, if otherwise allowed
4. 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.
5. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the use.
6. 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 specified use.

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

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

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

Staff Review

Engineering:	No comments at this time.
Public Works	No comments at this time.
Utilities	No comments at this time.
Police	No comments at this time.
Fire:	No comments at this time.
Building Inspection	No comments at this time.
Planning	No comments at this time.

Recommended Action

Conditional Use Permit

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

To – Grant a Conditional Use Permit with the 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. Any modifications to the site, buildings, site improvements, shall require the conditional use application being updated.

~Mukwonago, Village of > 12-10169 > 200 Design > Approval > Staff Report-20250108 -Municipal Well No. 4 -SPAR and CU~

2. The following conditions are also true and are consistent with Section 100-354 of Mukwonago's zoning regulations:
 - a. 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.
 - b. 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.
 - c. The establishment, maintenance or operation of the conditional use is compatible with surrounding properties, whether in the same or different zoning districts.
 - d. 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.
 - e. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the use.
 - f. 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.

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 with the included conditions.

Attachments

1. Applications
2. Conditional Use Questions
3. Site Plan
4. Renderings and Elevation Drawings



VILLAGE OF MUKWONAGO

SITE PLAN, ARCHITECTURAL, AND PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Application Fee: Below

Date Submitted: 12-13-24

FEES

(Please check one)

- ☐ Minor Site Plan (No Building): \$160.00
- ☒ Major Site Plan; New Building/Addition (> 600 sq. ft.): \$475.00 plus \$.02 per sq. ft. **4,250 Ft² * 0.02 = \$85**
- ☐ Planned Unit Development (PUD) Review: \$225.00 plus \$50.00/unit
- ☐ Other (See Current Fee Schedule) _____

CONTACTS

Building Department

Contact: Supervisor of Inspections

Tim Rutenbeck

Phone: (262) 363-6419 Option 1

Fax: (262) 363-6425

Email: trutenbeck@villageofmukwonago.gov

Zoning and Planning

Contact: Village Planner

Peter Gesch

Phone: (262) 542-5733

Fax: (262) 363-6425

Email: pgesch@ruekert-mielke.com

GUIDELINES

The undersigned petition is to consider a request, as stated herein, for the specified parcel(s) of land and will be reviewed by the Plan Commission and Village Board of the Village of Mukwonago. The application packet must be filed with the Village Clerk **at least 30 days prior to the meeting** of the Planning Commission at which action is desired. The Plan Commission meets on the second Tuesday of each month at 6:30 p.m.

Materials listed below must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100 Article IX. Section 100-601(f) and other pertinent sections of Village ordinances, and, as necessary, to permit review that is consistent with proper planning practice. The Village will strive to accommodate reasonable requests for informal preliminary staff review, however the Village shall not place any items on the agenda for Plan Commission consideration until such time as the application is complete in accordance with all requirements specified on this and other attached application forms.

Mail completed applications to: Village Planner
440 River Crest Ct
Mukwonago, WI 53149

Deliver to: Village Clerk's Office
440 River Crest Ct

Email to: trutenbeck@villageofmukwonago.gov

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

APPLICANT (Full Legal Name)

Name: VILLAGE OF MUKWONAGO

Company: _____

Address: 440 RIVER CREST CT.

City: MUKWONAGO

State: WI

Zip: 53149

Daytime Phone: _____

Fax: _____

E-Mail: _____

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Wayne Allan Castle
Company: Mukwonago Utilities
Address: 440 River Crest Court City: Mukwonago State: WI Zip: 53149
Daytime Phone: 262-441-1366 Fax: _____
E-Mail: wcastle@villageofmukwonago.gov

ARCHITECT

Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

PROFESSIONAL ENGINEER

Name: DONALD J. HEIKKILA
Company: RUCKERT & MIELKE, INC.
Address: 1400 Lombardi Ave, Suite 101S City: Green Bay State: WI Zip: 54304
Daytime Phone: (920) 486-6624 Fax: _____
E-Mail: DHEIKKILA@RUCKERT-MIELKE.COM

REGISTERED SURVEYOR

Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

CONTRACTOR

Name: TO BE DETERMINED
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): _____
Address: 525 ROBERTS DRIVE City: MUKWONAGO State: WI Zip: 53149
Daytime Phone: _____ Fax: _____
E-Mail: _____
Present Zoning: P-1 Tax Key No(s): MUKV 1977998001
Location/Address: _____
Present Use: WAREHOUSE Intended Use: WAREHOUSE

PROCEDURAL CHECKLIST FOR SITE PLAN/ARCHITECTURAL PLAN/PUD REVIEW AND APPROVAL

Submittals for review must include and be accompanied by the following:

Application:

- ☐ Completed application form including the procedural checklist.
- ☐ Application fee: See page 1.
- ☐ Agreement for Reimbursable Services (separate application).

Other Documents:

- ☐ One(1) complete set of Application and materials, in addition to the original, for Village of Mukwonago review.
 - ☐ Project Summary: Please attach a statement detailing the reasons and background for this request including: details of proposal, services provided, wares sold, plans and hours of operation, number of employees, frequency of customer visits, frequency of deliveries to site, description of any interior/exterior modifications or additions to be made to property, any outside storage (dumpsters, trucks, materials...), number of parking stalls, screening/buffer type, any other information available. **PLEASE EXPLAIN IN DETAIL.**
 - ☐ **Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to trutenbeck@villageofmukwonago.gov.
 - ☐ Any additional information as determined by Village staff.
-
- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
 - All Site Plan, Architectural, and Planned Unit Development review requests require Plan Commission review and Village Board approval.

CERTIFICATION

Applicant hereby certifies that:

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

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

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

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

Wayne Castle

Signature - Property Owner

Wayne Castle, Utilities Director

Name & Title (PRINT)

12-13-24

Date

Wayne Castle

Signature - Applicant

Wayne Castle, Utilities Director

Name & Title (PRINT)

12-13-24

Date

Signature - Property Owner

Name & Title (PRINT)

Date

Signature - Applicant's Representative

Name & Title (PRINT)

Date

FOR OFFICE USE ONLY	
Date Paid	Receipt #
Plan Commission Date(s)	Village Board Date(s)
Escrow Required? ☐ Yes ☐ No	Escrow Amount
Plan Commission Disposition	
Village Board Disposition	

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



VILLAGE OF MUKWONAGO

CONDITIONAL USE PERMIT APPLICATION

Application Fee: \$475

Date Submitted: 12-13-24 Complete, accurate and specific information must be entered. Please Print.

CONTACTS

Village Building

Contact: Tim Rutenbeck, Supervisor of Inspection
Email: trutenbeck@villageofmukwonago.gov
Phone: (262) 363-6419 option 1

Zoning and Planning Department

Contact: Peter Gesch, Planner
Email: pgesch@ruekert-mielke.com
Phone: (262) 542-5733

APPLICATION INFORMATION

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

Meeting Dates: Plan Commission meets on the second Tuesday of each month at 6:30 p.m. A schedule of meeting dates can be found at our www.villageofmukwonago.gov

Application Deadlines: Applications deadlines are approximately 5 weeks prior to the scheduled meeting.

Public Hearing: Conditional use applications require a public hearing. To ensure the public hearing will be properly advertised, the application must be submitted **on the application deadline** to allow staff time to process and meet newspaper deadlines.

Application Completeness: Materials listed on page 3 must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100-354 and other pertinent sections of Village ordinances, WI Stats. 62.23, and as necessary to permit review that is consistent with proper planning practice.

Pre-Application Meetings: The Village will strive to accommodate reasonable requests for informal preliminary staff review; however the Village shall not place any items on the agenda for Plan Commission consideration until such time as the application is complete in accordance with all requirements specified on this and other attached application forms.

Application Submission: Applications must be submitted Electronically through the Village on-line permit system. The system may be accessed through this [link](#). Once you arrive to the site you will need to apply for a "Planning, Zoning, or Engineering Process". This link can be found on the left side of the screen under Building Department. The program will allow you search by the address, apply for a conditional use, input various information and upload documents.

Fees: Fees may be paid in one of three ways.

1. You may pay your fee online. After the application is submitted staff has received and reviewed the application an email will be sent to the applicant (email that is provided) letting you know that you can pay the fee online. There is a credit card fee associated with this option.
2. You may pay with cash or a check by mailing or bringing the check to Village Hall. There is not a transaction fee associated with this option.
3. You may pay with a credit card at Village Hall during normal hours and in person. There is a transaction fee association with this option.

Paper Copies: Any Application that involves larger format copies (larger than 8 ½ x 11) shall have two copies of the application provided to the Village in printed form.

Paper Copies can be sent to: Village Planner, ATTN: Conditional Use Permits, 440 River Crest Ct Mukwonago, WI 53149

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: Wayne Allan Castle
Company: Mukwonago Utilities
Address: 440 River Crest Court City: Mukwonago State: WI Zip: 53149
Daytime Phone: 262-441-1366 Fax: _____
E-Mail: wcastle@villageofmukwonago.gov

ARCHITECT

Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

PROFESSIONAL ENGINEER

Name: Donald J. Heikkila, P.E. Project Manager
Company: Ruekert & Mielke, Inc.
Address: 1400 Lombardi Ave, Suite 101S City: Green Bay State: WI Zip: 54304
Daytime Phone: (920) 486-6624 Fax: _____
E-Mail: dheikkila@ruekert-mielke.com

REGISTERED SURVEYOR

Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

CONTRACTOR

Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

PROPERTY AND PROJECT INFORMATION

Present Zoning: P-1 Public and Semipublic District Tax Key No(s): MUKV1977998001

Address/Location: 525 Roberts Drive, Mukwonago, WI 53149

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

Modifications to an existing Village water system facility to provide a new addition for treatment
equipment and
a storage garage.

B. The property is presently used as:

Waterworks facility including a well, reservoir, and booster pumps with office space and a storage garage

C. Name of Architect, Professional Engineer, or Contractor: Ruekert & Mielke, Inc.

D. Project Timetable: Start Date: 4/15/2024 Completion Date: 12/31/2026

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

Principal Use Municipal Water Supply, Treatment, and Storage

Secondary Use Utility storage

Accessory Use _____

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

☐ Owner

☐ Leasehold. Length of Lease: _____

☐ Contractual. Nature of contract: Design Engineer

☐ Other. Please explain _____

PROCEDURAL CHECKLIST FOR CONDITIONAL USE REVIEW AND APPROVAL

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

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

Application:

- ☐ Completed application form including the procedural checklist and justification of the proposed conditional use.
- ☐ Application fee: \$475
- ☐ Agreement for Reimbursable Services (separate application)

Required site drawings:

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

Other Documents:

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

JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

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

The proposed use will remain as the current use. The use is consistent with current Zoning.

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

The proposed use will include water treatment equipment to remove radium from the water from Wells Number 3 and 4. This treatment equipment will improve the reliable capacity of the Village water supply

System to meet existing and future projected water needs of the Village. The new facilities will be similar
In function as the current use of the site.

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

The proposed use will not have an undue adverse impact. Generally the proposed use will improve the quality of the water discharged from existing Wells No. 3 and 4 by removing radium and gross alpha activity to meet standards established by the Wisconsin Department of Natural Resources to improve public health. The existing access location will remain, and fencing, landscaping, and parking will be similar to existing, only modified slightly to accommodate the new building addition.

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

The proposed use will be consistent with the existing land use. The footprint of the proposed facility is larger than the existing facility. Architectural improvements will be similar in nature to the existing pumping station and adjacent school.

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

The proposed use will not impose an undue burden on the public utilities or facilities. The proposed facilities will utilize the existing water system and wastewater collection system piping to convey water and wastewater to and from the facility.

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

The treatment of the water from Wells 3 and 4 to remove radium and gross alpha will result in increased water supply capacity from the existing Village supply sources and improve overall reliability of the Village water supply system.

CERTIFICATION

Applicant hereby certifies that:

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

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

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

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

Wayne Castle
Signature - Property Owner

Wayne Castle, Utilities Director
Name & Title (PRINT)

12-13-24
Date

Signature - Property Owner

Name & Title (PRINT)

Date

Wayne Castle
Signature - Applicant

Wayne Castle, Utilities Director
Name & Title (PRINT)

12-13-24
Date

Signature – Applicant's Representative

Name & Title (PRINT)

Date

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

Village of Mukwonago Roberts Drive Treatment Facility and Pumping Station

Project Summary:

The building addition at the existing pumping station at 525 Roberts Drive is needed to accommodate the installation of vertical pressure filters to provide Hydrous Manganese Oxide (HMO) filtration treatment for removal of combined radium and gross alpha from the water discharged from existing Village of Mukwonago Wells No. 3 and No. 4.

The project is needed to address existing and future water supply needs for the Village. The projected demands were established based upon population projections included in the Comprehensive Plan. The existing groundwater supply system is limited due to blending of water from various wells to comply with maximum contaminant levels for radionuclides. The existing blending system limits the output of existing wells to maintain suitable blending ratios and friction loss from piping and valves for the blending system.

A large portion of the existing building at Well No. 4 will be removed and a new building addition will be constructed (4,250 sq. ft) to accommodate the installation of the treatment equipment. The existing portion of the building to be removed currently houses office space and a garage used for storage of utility equipment and supplies. The office space is no longer used, and the garage space is not suitable to accommodate the new equipment. The existing ground storage reservoir and existing pump room will be retained for future use. A third pump will be added to expand the capacity and reliability of the service pumps that will discharge treated water from the ground storage reservoir to the distribution system. The electrical power distribution and control systems, HVAC, and plumbing system will be replaced to accommodate the new equipment and building revisions. A new storage garage will be provided to replace the storage garage that will be removed and will provide additional space for utility equipment. New chemical feed equipment will be provided for HMO, gas Chlorine, and fluoride.

Delivery of chemicals for water treatment is anticipated to be on a monthly basis.

Parking

§ 100-402(a) – Utility and public service use – requires 1 space per employee and any other space as required by the plan commission.

Number of Employee's present at one time: 3.

Number of Spaces Proposed – 3 for normal day to day operations

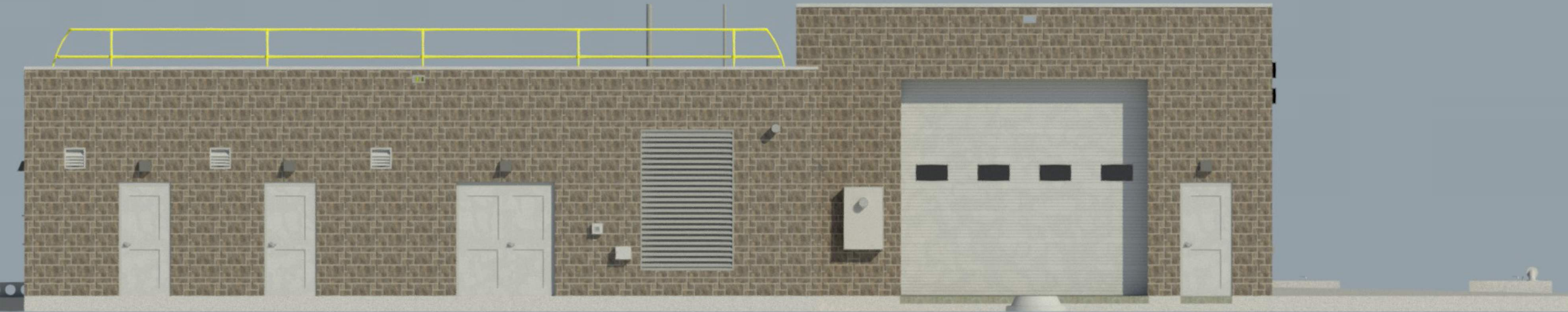
The designated parking space will be occupied when the well pump is being serviced. Adequate alternative space is provided on the east side of the site at the east asphalt edge and in front of the overhead doors south of the filters site for temporary parking when the well or well pump will be serviced.



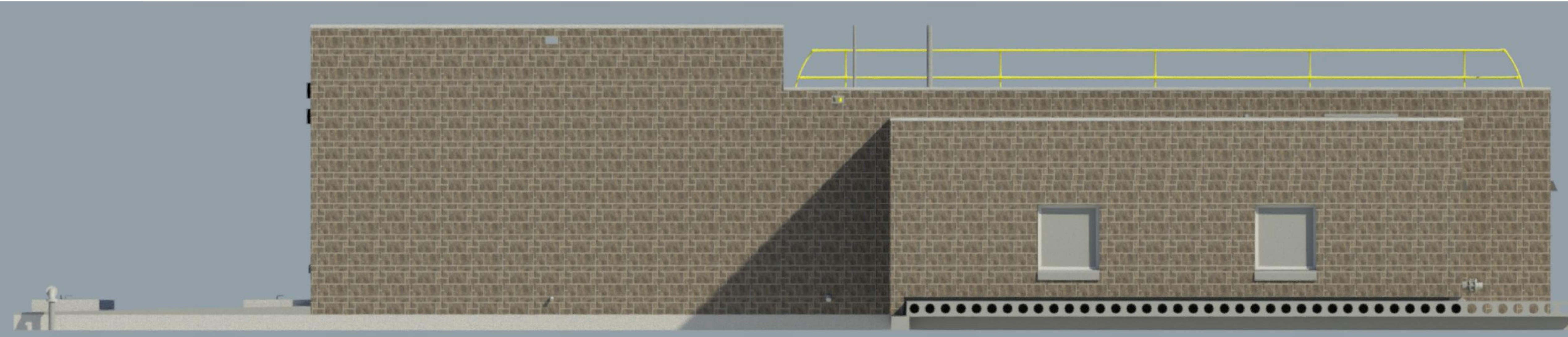
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



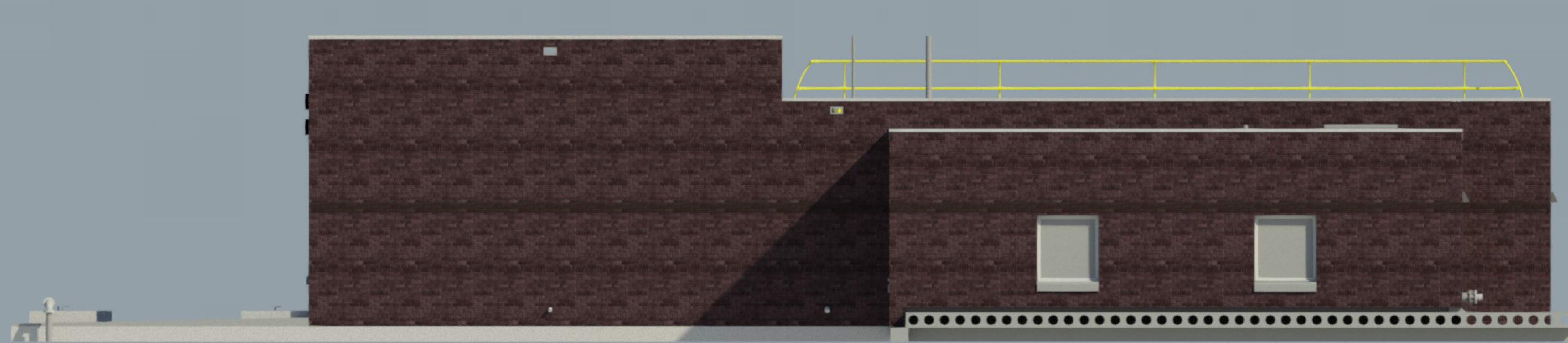
NORTH ELEVATION



SOUTH ELEVATION



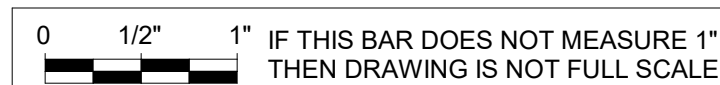
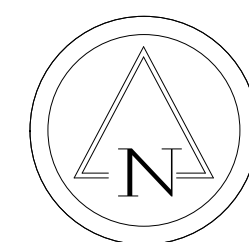
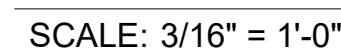
EAST ELEVATION



WEST ELEVATION

1. MASONRY WALL SHALL BE GROUTED AT 48"OC MAXIMUM UNLESS NOTED OTHERWISE. PROVIDE (1) #5 VERTICAL BAR CENTERED IN EACH GROUTED CELL.
2. PROVIDE (1) GROUTED CELL WITH (1) #5 VERTICAL BAR AT WALL CORNERS AND INTERSECTIONS.
3. PROVIDE (1) GROUTED CELL WITH (1) #5 VERTICAL BAR EACH SIDE OF WALL CONTROL JOINTS.
4. PROVIDE QUANTITY OF GROUTED CELLS ADJACENT TO MASONRY OPENINGS AS INDICATED ON PLAN. PROVIDE (1) #5 VERTICAL BAR CENTERED IN EACH GROUTED CELL.

1. OCCUPANT LOAD LESS THAN TABLE 1006.2.1 IBC 2015
 - A. 20 PERSON OCCUPANT LOAD FOR FILTER ROOM.
 - B. 8 PERSON OCCUPANT LOAD FOR PUMP ROOM.
 - C. 5 PERSON OCCUPANT LOAD FOR GARAGE.
2. PUMP ROOM, UTILITY ROOM, FILTER ROOM, ELECTRICAL ROOM, GENERATOR ROOM, AND CHEMICAL ROOMS ARE EQUIPMENT SPACES FREQUENTED ONLY BY SERVICE PERSONNEL FOR MAINTENANCE, REPAIR, OR OCCASIONAL MONITORING OF EQUIPMENT AND ARE NOT REQUIRED TO COMPLY WITH CHAPTER 11 ACCESSIBILITY.

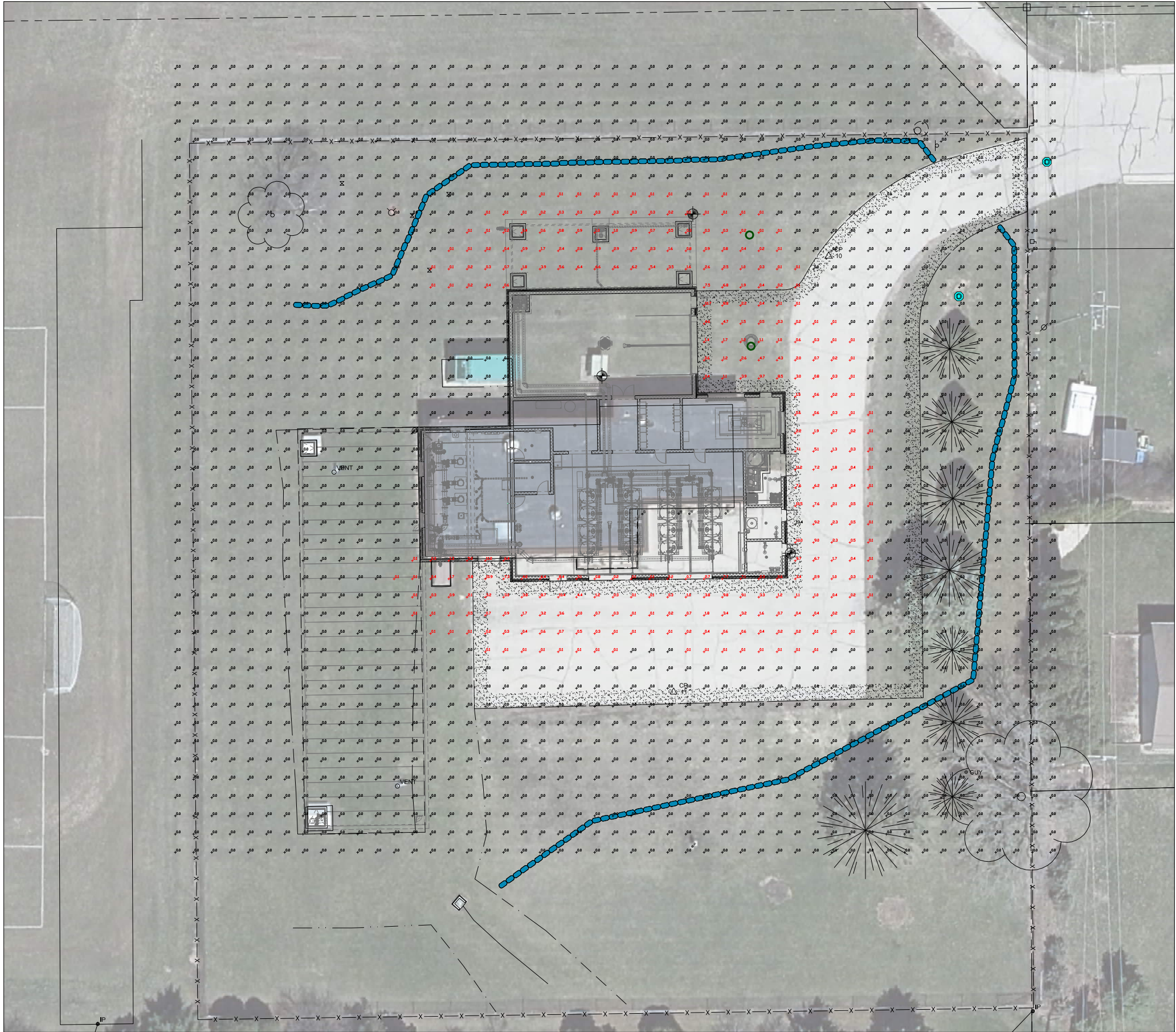


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DESIGN BY:	DJH
DRAFTED BY:	WCB
CHECKED BY:	DJH
DATE:	JUNE, 2024
FILE NO. 12-10169	
DRAWING NO. 33 SHEET NO. A403	



Ruekert • Mielke
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 Global Water Center • Fox Valley
www.ruekertmielke.com



WELL NO. 4 EXTERIOR PHOTOMETRIC PLAN

NO SCALE



Styk Exterior Wall - Stem

SEW12146 2.20 in

JOB NAME:

TYPE:

NOTES:

DESCRIPTION

Styk was built to provide the most lumens with the smallest luminaire package, while optimizing life. Not limited to decorative lighting, effective functional lighting is provided through the optimal light control in this minimal package. It's three optical offerings enable tremendous flexibility including wall washing, wall grazing, and asymmetric lighting solutions. It is excellent at lighting signs and facades. The family features wall, ceiling, and pendant models in a variety of stylish, clean mounting options. Available in 1' to 8' lengths, Styk can be mounted individually or configured in runs.

FEATURES & BENEFITS

- Sleek 1.5" diameter housing
- A forward throw optic, for even wall wash illumination, is standard
- Symmetrical optic options are available for more volumetric illumination
- Lamp body can be rotated up to 330° and locks into position for precise fixture alignment
- Up to 1,450 lumens per foot delivered (with Forward Throw distribution)
- Up to 18" projection with no vertical support needed
- Anodized finish provides durable corrosion protection
- All visible fasteners are flush mounted, providing a clean design
- Handcrafted in USA, BABA Compliant



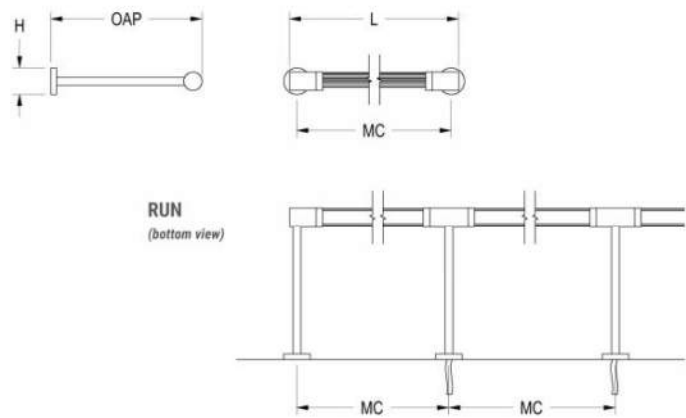
SPECIFICATIONS

- **LIGHT SOURCE:** IP66 white LED light engine
- **CRI:** 80+ or 90+
- **LUMEN MAINTENANCE:** L70 = >50,000 Hrs.
- **EFFICACY:** 102 lm/W delivered (with Forward Throw distribution)
- **CCT:** 2700K, 3000K, 3500K, 4000K, 5000K
- **VOLTAGE:** 120-277V standard
- **DRIVER:** Includes one remote damp listed Class 2 power supply and either a damp location or wet location enclosure, except 8FT-L113W which has two. Black power cord standard unless

otherwise specified. Max distance to the driver (including OAP) is: #18 AWG = 50', #16 AWG = 75', #14 AWG = 100'. For extended distances, contact factory.

- **DIMMING:** 0-10V controls standard to 1%
- **CONTROLS:** Contact factory for control options (e.g., Lutron Athena, Current NX, nLight, Enlighted, Encelium, Wattstopper, WaveLinx, or Casambi).
- **EMERGENCY:** Remote battery option is provided with 10W Constant Power Battery back-up, providing 90 Minutes of Emergency operation. Contact factory for other Emergency options.
- **INTEGRATED SURGE PROTECTION:** LED components are protected against minor surge events
- **CONSTRUCTION:** Extruded aluminum construction provides durable protection for internal components and is recyclable
- **FINISH:** Housing available in anodized finishes only. End caps and mounting components painted to match.
- **MODIFICATIONS:** Consult factory for all modification requests, including RGB and static LED colors
- **APPROVALS:** ETL listed to UL standards (US and Canada) for use in wet locations

DIMENSIONS



1FT	L	H	OAP	MC
	17.5 in 44.4 cm	2.3 in 5.8 cm	12 in 30.5 cm	16.2 in 41.1 cm

Mounting Weight: Approximate: 5 lb (3 kg)

2FT	L	H	OAP	MC
	29.2 in 74.2 cm	2.3 in 5.8 cm	12 in 30.5 cm	28 in 71.1 cm

Mounting Weight: Approximate: 5 lb (3 kg)

3FT	L	H	OAP	MC
	41 in 104.1 cm	2.3 in 5.8 cm	12 in 30.5 cm	39.7 in 100.8 cm

Mounting Weight: Approximate: 5 lb (3 kg)

4FT	L	H	OAP	MC
	52.5 in 133.4 cm	2.3 in 5.8 cm	12 in 30.5 cm	51.2 in 130 cm

Mounting Weight: Approximate: 5 lb (3 kg)

5FT	L	H	OAP	MC
	64.5 in 163.8 cm	2.3 in 5.8 cm	12 in 30.5 cm	63.2 in 160.5 cm

Mounting Weight: Approximate: 10 lb (5 kg)

6FT	L	H	OAP	MC
	78.2 in 198.6 cm	2.3 in 5.8 cm	12 in 30.5 cm	77 in 195.6 cm

Mounting Weight: Approximate: 10 lb (5 kg)

8FT	L	H	OAP	MC
	102.2 in 259.6 cm	2.3 in 5.8 cm	12 in 30.5 cm	101 in 256.5 cm

Mounting Weight: Approximate: 10 lb (5 kg)

CONFIGURATOR

To configure your spec sheet online, go to www.spilighting.com/SEW12146. Not all options are available in all configurations; consult factory for details.

Required Field *

Catalog	Light Source*	Primary Finish*	Voltage*	Lamp Options*	CRI*	Mounting*	Remote Power Supply Enclosure*	Linear Run	Emergency	Optical Distribution *	Options	Other Than Standard Options
SEW12146												
	A		B	C	D	E	F	G	H	I	J	K

A - LIGHT SOURCE *

To ensure color consistency, SPI uses precise bin selection and strict quality processes to maintain a 3-step (MacAdam) SDCM on all white LED lampings. Published LED luminaire wattages are calculated using a typical power supply efficiency of 88%; exact wattages may vary based on application. Alternative wattages available upon request. Delivered lumens shown below are for Forward Throw distribution.

1 FOOT NOMINAL FIXTURE

- ☐ 1FT-L4W | White 4W LED Light Engine | Delivered Lumens: 407
- ☐ 1FT-L7W | White 7W LED Light Engine | Delivered Lumens: 712
- ☐ 1FT-L14W | White 14W LED Light Engine | Delivered Lumens: 1,424

2 FOOT NOMINAL FIXTURE

- ☐ **2FT-L8W** | White 8W LED Light Engine | Delivered Lumens: 814
- ☐ **2FT-L14W** | White 14W LED Light Engine | Delivered Lumens: 1,424
- ☐ **2FT-L28W** | White 28W LED Light Engine | Delivered Lumens: 2,848

3 FOOT NOMINAL FIXTURE

- ☐ **3FT-L12W** | White 12W LED Light Engine | Delivered Lumens: 1,220
- ☐ **3FT-L21W** | White 21W LED Light Engine | Delivered Lumens: 2,136
- ☐ **3FT-L42W** | White 42W LED Light Engine | Delivered Lumens: 4,271

4 FOOT NOMINAL FIXTURE

- ☐ **4FT-L16W** | White 16W LED Light Engine | Delivered Lumens: 1,627
- ☐ **4FT-L28W** | White 28W LED Light Engine | Delivered Lumens: 2,848
- ☐ **4FT-L56W** | White 56W LED Light Engine | Delivered Lumens: 5,695

5 FOOT NOMINAL FIXTURE

- ☐ **5FT-L20W** | White 20W LED Light Engine | Delivered Lumens: 2,034
- ☐ **5FT-L35W** | White 35W LED Light Engine | Delivered Lumens: 3,560
- ☐ **5FT-L71W** | White 71W LED Light Engine | Delivered Lumens: 7,221

6 FOOT NOMINAL FIXTURE

- ☐ **6FT-L24W** | White 24W LED Light Engine | Delivered Lumens: 2,441
- ☐ **6FT-L42W** | White 42W LED Light Engine | Delivered Lumens: 4,271
- ☐ **6FT-L85W** | White 85W LED Light Engine | Delivered Lumens: 8,645

8 FOOT NOMINAL FIXTURE

- ☐ **8FT-L32W** | White 32W LED Light Engine | Delivered Lumens: 3,254
- ☐ **8FT-L56W** | White 56W LED Light Engine | Delivered Lumens: 5,695
- ☐ **8FT-L113W** | White 113W LED Light Engine | Delivered Lumens: 11,492

See last page for finish options

B - VOLTAGE *

- ☐ **120-277V** | Universal Voltage

C - LAMP OPTIONS *

Apply multiplier from chart for delivered lumens at other CCT's and CRI's.

- ☐ **2700K** | 2700K CCT
- ☐ **3000K** | 3000K CCT
- ☐ **3500K** | 3500K CCT
- ☐ **4000K** | 4000K CCT
- ☐ **5000K** | 5000K CCT

	80 CRI	90 CRI
2700K	1.00	0.84
3000K	1.00	0.84
3500K	1.00	0.84
4000K	1.00	0.84
5000K	1.00	0.84

D - CRI *

- ☐ DF_80 | (default)
- ☐ 90

E - MOUNTING *

SBC mounts to a standard 2" x 4" switch box. Additional mounting structure and hardware required (by others). The 8FT-L113W option has a power feed exiting through both stems.

- ☐ DF_MCS | 2.3" Mini Canopy and Stem (default)
- ☐ SBC | 2.75" x 4.75" Switch-Box Cover and Stem



F - REMOTE POWER SUPPLY ENCLOSURE *

- ☐ PSE | Remote Power Supply with Damp Location Enclosure
- ☐ PSE-WL | Remote Power Supply with Wet Location Enclosure
- ☐ PSE-NONE | Remote Power Supply without Enclosure

G - LINEAR RUN

Select this option only for runs longer than 8'. Continuous runs are supplied with one power supply per fixture. 8FT-L113W is not available with the RUN option. INSTALLATION NOTES: During installation the contractor is responsible to use actual fixtures to ensure accurate mounting centers from one fixture to the next along the length of the linear run.

- ☐ RUN ¹ | Continuous Run
- ☐ OAL | Specify Length of Run
- Length:

¹ For a take-off and pricing, contact factory

H - EMERGENCY

10W, Constant Power Battery Back-up, with 90 minutes of emergency operation. EMR will be included in enclosure specified above. When specifying EMR with RUN, the first fixture in the run will be the emergency unit. If other or different Emergency units are needed, contact factory. Additional Power feed location will be required to power non-emergency sections.

- ☐ EMR ² | Emergency Battery Remote

² EMR not available with PSE-NONE

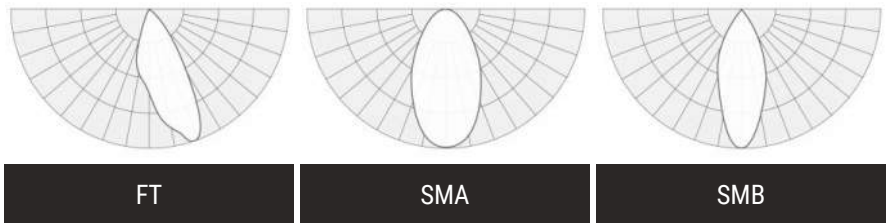
I - OPTICAL DISTRIBUTION *

See IES zip file for photometrics for each distribution.

- ☐ **DF_FT** | Forward Throw (default)
- ☐ **SMA** ³ | Symmetric 60 Degree Beam - 120 Degree spread
- ☐ **SMB** ⁴ | Symmetric 30 Degree Beam - 60 Degree spread

³ Delivered lumens are 90% of the output shown under Light Source; see IES file

⁴ Delivered lumens are 104% of the output shown under Light Source; see IES file



J - OPTIONS

- ☐ **F** | Fusing

K - OTHER THAN STANDARD OPTIONS

Specify overall projection required from wall to the end of the fixture. Up to 18" OAP with no vertical support needed. Overall projection greater than 18" includes aircraft cable support kit.

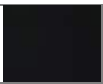
OAP | Projection length other than standard

Length:

Standard Finishes

The colors shown are representative. Their actual appearance may vary due to differences in display settings. You can request color chips by emailing contact@spilighting.com. Please note, finishes may not be available in all configurations.

Anodized

AN04 Anodized		AN08 Anodized Black	
-------------------------	---	-------------------------------	---

Specialty Finishes



More RAL®, Pantone®, and custom finishes are available upon request. Setup fee and additional lead time applies. Call factory for details.



WDGE1 LED

Architectural Wall Sconce

Catalog
Number

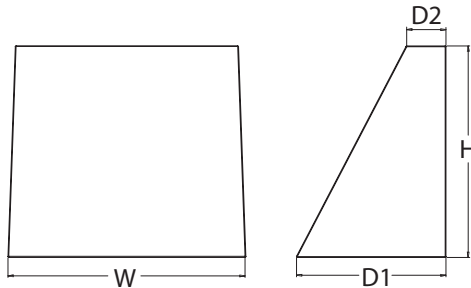
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs
 (without options)



Introduction

The WDGE1 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
 *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT 347 ²	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ³ Shipped separately AWS 3/8inch Architectural wall spacer ⁴ PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available. ⁴
	P1	30K 3000K	90CRI	VW Visual comfort wide		
	P2	35K 3500K				
		40K 4000K				
		50K ¹ 5000K				

Options

Finish

E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)⁵
PE Photocell, Button Type⁶
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)⁷
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.
DSLE Dual Switching (1 Driver, 2 Light Engines)
CCE Coastal Construction⁴

DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DSSXD Sandstone
DDBTXD Textured dark bronze
DBLTXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white
DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 surface-mounted back box (specify finish)

NOTES

- 50K not available in 90CRI.
- 347V not available with E4WH, DS, DSLE or PE.
- Not qualified for DLC. Not available with E4WH.
- For PBBW and AWS with CCE option, require an RFA.
- E4WH not available with PE or DS.
- PE not available with DS.
- DS is not available with P0.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	VF	693	99	0	0	0	718	103	0	0	0	739	106	0	0	0	759	108	0	0	0	764	109	0	0	0
		VW	694	99	0	0	0	720	103	0	0	0	740	106	0	0	0	760	109	0	0	0	766	109	0	0	0
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P0	7W	0.060	0.035	0.030	0.026	--
	9W	--	--	--	--	0.026
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91



COMMERCIAL OUTDOOR

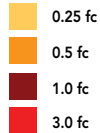
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WDGE1 LED
Rev. 08/07/24

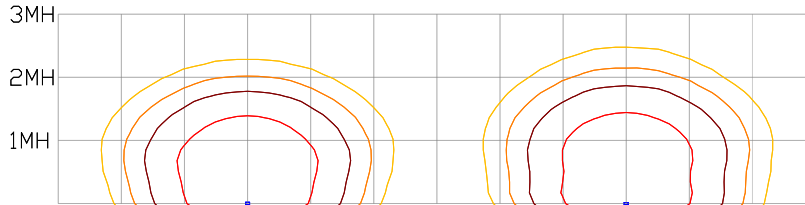
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage.
Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND



MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

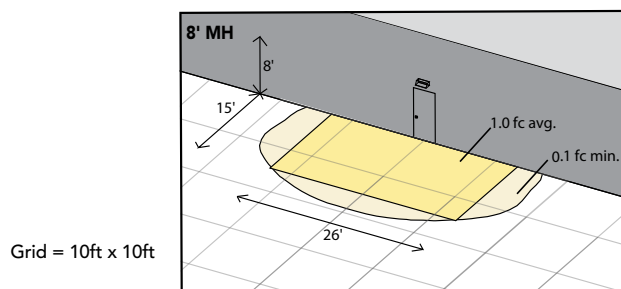
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

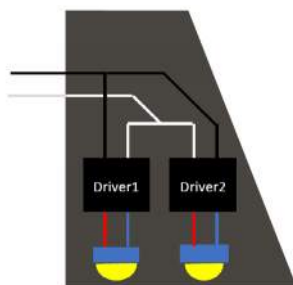


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

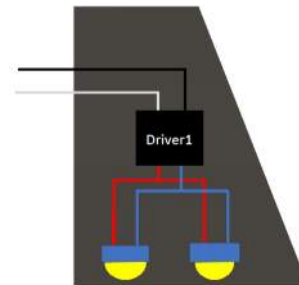
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9





E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"



PBBW – Surface-Mounted Back Box

Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

GOVERNMENT PROCUREMENT

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

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

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Republic

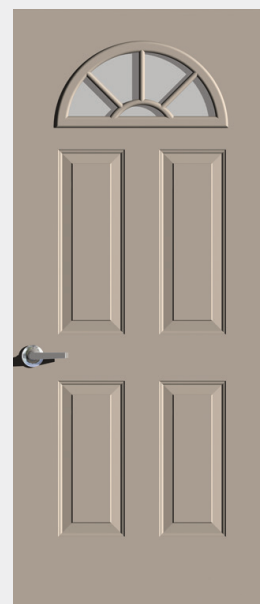
Embossed panel doors

Overview

Republic's embossed panel doors provide a wide range of design flexibility for hollow metal architectural needs.

Republic's embossed designs include 6, 4, 2, and 1 panel layouts. These panel designs are available as traditional or high-definition designs on 18 or 16 gauge, standard A40 galvalume, polystyrene core doors. They can be customized to accommodate a variety of needs such as an 8'0" opening height and lite inserts.

Thanks to their rich, distinct panel embossments, Republic's embossed doors allow for a beautiful, hollow metal entrance to any architectural opening.



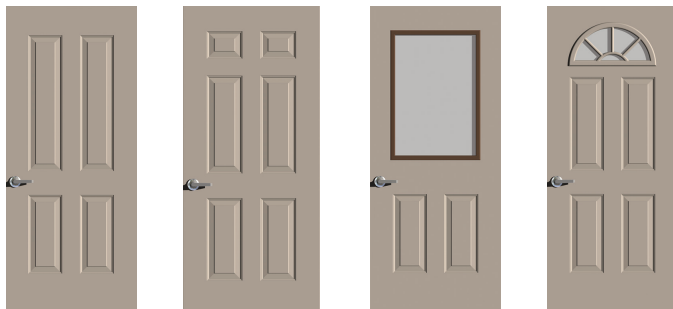
Features and benefits

- Steel door performance with decorative designs
- SDI levels 1-3
- Traditional designs include 6 panel options:
 - 1 3/4" or 1 3/8" thick design, rated for light to extra-heavy duty use
 - 8 Foot with elongated panels
 - STC 40 (STC hardware included)
- Minimum sizes 2'8"x 6'8" available
- Certified for 3 hours of fire protection tested in accordance with UL 10b, UL 10c, UBC 7-2, and ASTM e152
- Approved for wind and hurricane impact in multiple panel designs

Additional standard product features

- Hinge channel is non-beveled and reinforced with a full height 16 gauge steel channel projection welded at a maximum of 5" on center with an additional 9 gauge reinforcement plate at each hinge location, providing over $\frac{3}{16}$ " total reinforcement
- 16 gauge flush top and inverted bottom channels projection welded to both skins every 2 $\frac{1}{2}$ " on center
- Lock edge is non-beveled and reinforced with a continuous 16 gauge channel, mortise and cylindrical lock reinforcements are integral 16 gauge reinforcements
- Doors are thoroughly cleaned, phosphatized and primed with a coat of force cured rust inhibiting primer that meets and/or exceeds the requirements of ANSI A250.10 (120 hour continuous salt spray test per ASTM B117 and 240 hour continuous humidity test per ASTM D4585)

Traditional designs



4 panel

6 panel*

Half glass

Sun burst



1 panel

2 panel*

2 panel archtop

* Available in DP and DL Series.

For technical information and specifications, view the tech data manual at republicdoor.com.

About Allegion

Allegion (NYSE: ALLE) is a global pioneer in seamless access, with leading brands like CISA®, Interflex®, LCN®, Schlage®, SimonsVoss® and Von Duprin®. Focusing on security around the door and adjacent areas, Allegion secures people and assets with a range of solutions for homes, businesses, schools and institutions.

For more, visit www.allegion.com

KRYPTONITE ■ LCN ■  ■ STEELCRAFT ■ VON DUPRIN



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011935, Rev. 05/23
www.allegion.com/us

450 TB

SPECIFICATIONS

I. GENERAL

DESCRIPTION

Work included: Furnish all necessary material, labor and equipment for the complete installation of aluminum framing as shown on the drawings and specified herein. (Specifier Note: It is suggested that related items such as glass, sealants and entrances be included for single source responsibility.)

Work Not Included: Structural support of the aluminum framing, trim, shims, and perimeter sealants. (Specifier list any other exclusions.)

Related Work Specifies Elsewhere: (Specifier List).

QUALITY ASSURANCE

Drawings and specifications are based upon the 450 TB framing system as manufactured by CMI Architectural Products, Inc., De Smet, SD. Whenever substitute products are to be considered, supporting technical literature, samples, drawings and performance test data must be submitted ten (10) days prior to bid in order to make a valid comparison of the products involved. Test reports certified by an independent test laboratory must be made available upon request.

PERFORMANCE REQUIREMENTS

AIR INFILTRATION: Shall be tested in accordance with ASTM E 283. Air infiltration shall not exceed .06 CFM per square foot of fixed area at a test pressure of 6.24 P.S.F.

WATER INFILTRATION: Shall be tested in accordance with ASTM E 331. No water penetration at a test pressure of 8.0 P.S.F.

THERMAL PERFORMANCE: Shall be tested in accordance with ASTM C-236 and AAMA 1502.7. The assembly shall have a maximum U-value of 0.42 and a minimum CRF of 60.

STRUCTURAL PERFORMANCE shall be based on:

- Maximum deflection of $L/175$ of the span and
- Allowable stress with safety factor of 1.5

The system shall perform to these criteria under a windload of (Specify) _____ PSF (Architect to specify.)

II. PRODUCTS

MATERIALS

Extrusions shall be 6063-T5 alloy and temper (ASTM B221 alloy G.S. 10A-T5). Fasteners used for assembly, shall be aluminum, stainless, or zinc plated steel in accordance with ASTM A 164-71. Perimeter anchors shall be stainless, or zinc plated steel. (Anchors are provided by the glazing contractors). Glazing gaskets shall be E.P.D.M., Elastomeric or Neoprene.

(NOTE: Product improvements may require specification changes without notice.)

Thermal break material shall consist of a two-part high density polyurethane. Separation of interior and exterior sections shall be a minimum 1/4 inch.

FINISH

All exposed aluminum surfaces shall be free of scratches and other serious blemishes. All exposed surfaces shall be given a caustic etch followed by an anodic oxide treatment to obtain the following finish: (Specifier select).

An Architectural Class II clear anodic coating in accordance with the Aluminum Association Standard AA-M12 C22 A31 designated as #20 Clear.

An Architectural Class I anodic coating with integral color in accordance with the Aluminum Association Standard AA-M12 C22 A44 designated as #33 Dark Bronze.

(Specifier note: Champagne, Lt. Bronze, Medium Bronze, and Black are available colors offered at a premium price.)

ORGANIC COATING: High performance fluorocarbon coatings in accordance with AAMA 2605. Color as selected by Architect and offered at a premium price.

FABRICATION

The framing system shall provide for flush glazing on all sides with no projecting stops. Vertical and horizontal framing members shall have a nominal face dimension of 2". Overall depth shall be 4-1/2". All intermediate horizontal frame members shall have plastic water diverters installed per manufacturers directions to provide positive water control. All frames shall be set onto a thermally broke aluminum sill flashing as directed by the manufacturer.

III. EXECUTION

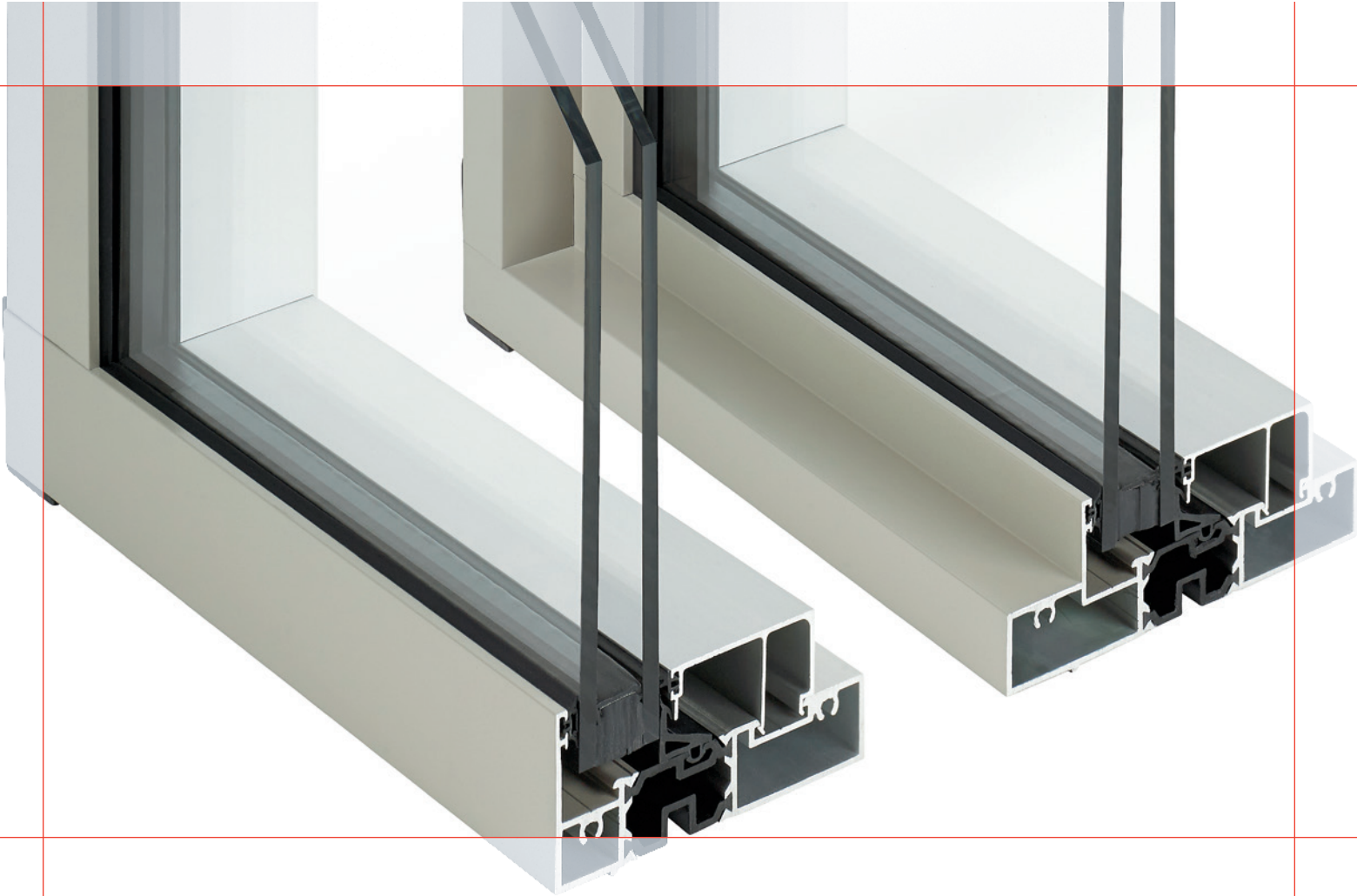
INSTALLATION

All aluminum frames shall be installed in their prepared openings as detailed and shall be level, square, plumb, and according to manufacturer's instructions and approved shop drawings. Perimeter shims shall be located under glass setting blocks, vertical mullions, and as additionally necessary. All joints between framing and the building structure shall be sealed at both interior and exterior in order to secure a weather tight installation.

PROTECTION AND CLEANING

After installation, the General Contractor shall protect exposed aluminum surfaces from damage by other trades. The General Contractor shall be responsible for the final cleaning.

The Comfort of Thermal Performance and Condensation Resistance in a Masterful Design



A window that keeps what's on the outside out while maintaining occupant comfort on the inside is a valuable commodity. The AA™6400/6500/6600 Thermal Window delivers superior thermal and water performance and excellent condensation resistance while meeting the unique challenges of northern climates. A fusion of beauty, strength and functionality, the AA™6400/6500/6600 Thermal Window enhances any application while delivering architectural aesthetic appeal and ease of installation.

Ideal for new and retrofit construction, the AA™6400/6500/6600 Thermal Window enables the designer to leverage aesthetic options while maintaining the thermal integrity of the exterior façade. By employing high-performance polyamide thermal break technology,

the window meets or exceeds the highest performance levels set forth by AAMA/WDMA/CSA 101/I.S.2/A440 (NAFS) for windows. With outstanding water performance, condensation resistance and thermal transmittance performance capabilities, the AA™6400/6500/6600 Thermal Window raises the standards for high-performing windows by maintaining occupant comfort on the inside while keeping what's on the outside out.

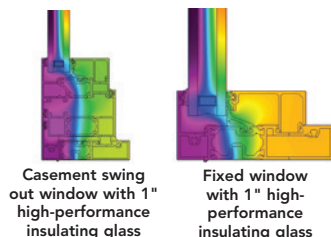
PERFORMANCE

The high-performing 4" (101.6 mm) deep AA™6400 Thermal Window, 5" (127 mm) deep AA™6500 Thermal Window and 6" (152.4 mm) deep AA™6600 Thermal Window achieve a superb condensation index (I value) and thermal transmittance (U-factor). The advanced design

provides the ability to interface with air and vapor barriers to ensure the continuity of the seal at the window perimeter.

Additionally, the AA™6400/6500/6600 Thermal Window has a pressure-equalized cavity and a rain screen design that deters water infiltration. The window accommodates 1" (25.4 mm) or 1-3/4" (44.45 mm) insulating glass units combined with a polyamide thermal break for enhanced thermal performance. The structural aspects of the product

are also enhanced through the polyamide thermal break connecting the exterior portion of the frame to the interior portion. This technology permits composite action, thus achieving greater load resistance while still offering design flexibility. Additionally, the "top hat" accent feature of the AA™6500/6600 Thermal Window provides a deeper 5" and 6" frame for thicker wall construction and greater structural capability.



Since the window is made from aluminum, it will never rot, warp or buckle due to moisture and weather exposure. Because it attains outstanding condensation resistance, the window is ideal for healthcare and education applications where condensation and mold are significant concerns. Superior thermal efficiency also makes the window a good choice for buildings seeking Leadership in Energy and Environmental Design (LEED®) certification with the U.S. and Canadian green building councils.

Designed to perform above current North American testing standards, the AA™6400/6500/6600 Thermal Window has been fully tested and meets or exceeds the minimum requirements for architectural window performance class, including lifecycle testing.

PERFORMANCE TEST STANDARDS*

Windows are tested in accordance with CSA A440 and AAMA/WDMA/CSA 101/I.S.2/A440-08 (NAFS).

Air Infiltration	ASTM E283
Water	ASTM E331, E547
Structural – Uniform Wind Load	ASTM E330
Thermal Cycling	AAMA 501.5
Thermal Transmittance – U-Factor	AAMA 1503, 507; NFRC 100
Condensation Resistance (CRF, I, CR)	AAMA 1503; CSA A440.2; NFRC 500
Solar Heat Gain Coefficient (SHGC), Visible Transmittance (VT)	AAMA 507; NFRC 200
Sound Transmission (STC, OITC)	ASTM E90, E1425; AAMA 1801

* Test results available from Kawneer. Contact your Kawneer sales representative for more information.

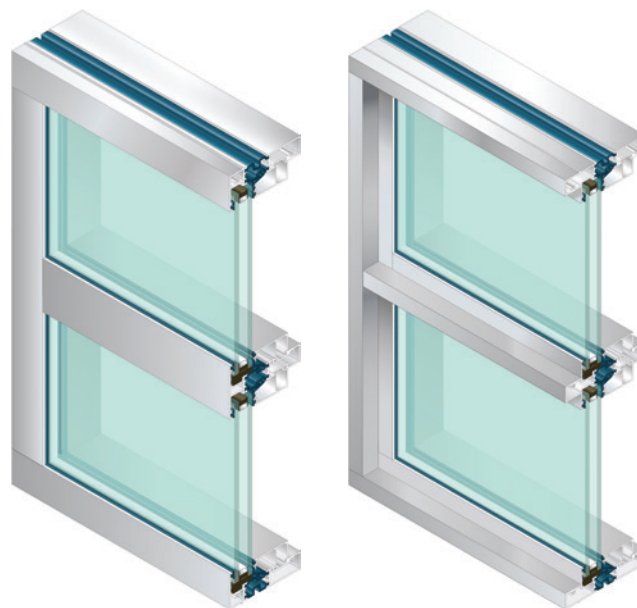
FABRICATION AND INSTALLATION

This window is perfect for punched and strip openings. A specially designed coupling mullion allows the windows to be installed in a multi-modular strip application. The framing systems can accommodate both projected and casement vents. Additionally, the projecting and casement vents can be installed into 1600UT System™1 Curtain Wall. The window is interior glazed, which allows for easy glazing and reglazing in the field – an added benefit in cold climates.

AESTHETICS AND DESIGN OPTIONS

Kawneer's AA™6400/6500/6600 Thermal Window offers the versatility in design and the high performance required for today's building applications. Whether it is the overall flush appearance provided by the AA™6400 Thermal Window with its extreme frontal placement of glass or the distinctive "top hat" accent feature of the AA™6500/6600 Thermal Window, beauty never has to be sacrificed for functionality.

The operable vents have 45° mitered corners, which give the window a smooth and attractive appearance. A dual color option offers the flexibility to vary interior and exterior finishes, enabling designers to coordinate and accent multiple environments. Stylish hardware options include Euro-groove multipoint locking, roto operators, cam handles, pole rings, access control locks and stainless steel 4-bar hinges or concealed hinges.



The AA™6400 Thermal Window features a flush appearance.

The AA™6500/6600 Thermal Window with "top hat" accent feature provides added strength and interest to the sightline. (AA™6500 Thermal Window shown, AA™6600 Thermal Window similar)

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

PC RESOLUTION NO. 2025-01

**A RESOLUTION FOR A SITE PLAN AND ARCHITECTURAL REVIEW FOR CONSTRUCTION
OF A BUILDING ADDITION FOR THE MUNICIPAL WATERWORKS WELL NO. 4, LOCATED
AT 525 ROBERTS DRIVE, PARCEL MUKV1977998001**

WHEREAS, pursuant to Section 100-601 of the Zoning Code, an application for a site plan and architectural review has been filed for the approval of construction of a building addition for the Municipal Water works Well No. 4 which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

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

WHEREAS, the construction of any structure is a conditional use within the P-1 Public and SemiPublic District – in which the subject property is located, and

WHEREAS, the project meets the requirements of the Village Zoning code.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for construction of a building addition for the Municipal Water works Well No. 4 to be constructed at 525 Roberts Drive, based upon the plans submitted to the Village.

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

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of 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. Construction shall comply with any conditions of approval issued by staff.
2. A final erosion control plan shall be submitted for review and approval.
3. All required regulatory agency permits shall be received and provided to the Village prior to the start of construction.
4. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and Village department heads and representatives. The applicant representative shall coordinate such meeting.
5. The applicant must obtain all required land disturbance permits within nine months of this date.
6. 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.

7. All work related to this project must comply with all project plans approved by the Village.
8. The applicant shall comply with all parts of the Municipal Code as it relates to this project.
9. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Building Inspectors are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.
10. All lighting within the parking lot and building lighting shall be full cut off lighting and meet municipal standards. Building lighting shall not be direct light or the appearance of light towards adjoining properties. The Police Department or Zoning Administrator, after completion or any modification to the lighting in the future, may request adjustments. A final photometric lighting plan must be submitted and approved prior to construction.
11. Landscaping shall be installed per Village standards and approved plans, if applicable.
12. Any future modification to the site such as modification of parking, lighting, grading, signage, fences, etc. may require Site Plan and Architectural Review.

Passed and adopted by the Village of Mukwonago Plan Commission this 14th day of January, 2025.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Shay Zervas, Deputy Clerk-Treasurer

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission

FROM: Peter Gesch, P.E., Ruekert & Mielke, Inc.

REPORT DATE: January 8, 2025

MEETING DATE: January 14, 2025, 6:30 P.M.

SUBJECT: Rivers Edge Car Wash Expansion

BASIC INFORMATION	
Project:	Rivers Edge Car Wash Expansion
Applicant:	Rivers Edge Car Wash, Inc.
Consulting Engineer:	Endpoint Solutions
Consulting Architect:	N/A
Request:	Site Plan & Architectural Review
Staff Recommendation:	Approve with Conditions

PARCEL DATA/CHARACTERISTICS	
Tax Key:	MUKV2009978004
Acreage:	1.68 Acres
Current Use:	Car Wash
Proposed Use:	Car Wash
Reason for Request:	Additional Vacuum Service Spots
Land Use Classification:	Business
Zoning Classification:	B-2 – General Business

Project Summary & Overview

Rivers Edge Car Wash is seeking approval to install an additional five vacuum stalls in the southeast corner of their property. The vacuum stalls will feature vacuums with similar appearance and color to the existing vacuums that face S. Rochester Street. The construction of the additional vacuum stalls will result in the removal of several mature trees. The applicant will provide a block retaining wall and additional landscaping along the south side of the site to provide screening to the property to the south.

The location of the vacuum stalls meet the setback and greenspace requirements and allow for proper access into and out of the site as well as access along the south side of the business. To accommodate better flow of traffic on the south side of the property, the applicant will be removing the eastern most stall on the south side of the building, near the vacuum stalls.

~Mukwonago, Village of > 12-10215.125 > Rivers Edge Car Wash > Staff Report-20250108 -Rivers Edge Car Wash-SPAR~

Staff Report – SPAR
Rivers Edge Car Wash Expansion
January 8, 2025
Page 2

Staff Review

Engineering:	No comments at this time.
Public Works	No comments at this time.
Utilities	No comments at this time.
Police	No comments at this time.
Fire:	No comments at this time.
Building Inspection	No comments at this time.
Planning	No comments at this time.

Recommended Action

Staff recommends the Planning Commission approve with conditions enumerated in the provided resolution for the request to add additional vacuum stalls at the existing car wash facility for Rivers Edge Car Wash.

Attachments

1. Application
2. Civil Site Plans

Process Details: PZ24-0034Property Address: 811 S ROCHESTER ST, Mukwonago, WI 53149 | Parcel: [MUKV2009978004](#)**PZE****Property Owner: RIVERS EDGE CAR WASH INC****Summary Information**

> 18 Process Step(s) Found

> 0 Inspection(s) Found

This Site Plan was created from an application. [Click here to view the application.](#)**Amount Due**Process - Site Plan **\$0.00**
Total**Process Information**

Filed As	Site Plan	Application Date	12/10/2024
Process Name	Site Plan	Date Process Started	No Data to Display
Process Number	PZ24-0034	Date Completed	No Data to Display
Status	Preprocess - Ready	Last Status Change	12/10/2024
Scope Of Work	Add additional 5 vacuum stalls along the southwest corner		
Conditions	No Data to Display		

Process Step Information

Step Number	Step Display Name	Status	Date Step Started	Date Step Completed	Date Step Due	
1	Review Application for Completeness	Not Started				View
2	Staff Review	Not Started				View
3	CIVIL DRAWINGS	Not Started				View
4	STORMWATER MGT PLAN	Not Started				View
5	LIGHTING PLAN	Not Started				View
6	LANDSCAPE PLAN	Not Started				View
7	EROSION CONTROL PLAN	Not Started				View
8	PRE CON ESCROW TO DEPUTY CLERK \$5K	Not Started				View
9	Post PC Agenda	Not Started				View
10	PC Review and Decision	Not Started				View
11	VILLAGE BOARD NOTIFICATION ONLY	Not Started				View
12	Owner and Applicant Notified	Not Started				View
13	LETTER OF CREDIT - IF INFRASTRUCTURE VILLAGE RESPONSIBILITY	Not Started				View
14	STORM WATER MAINT AGMT	Not Started				View
15	DEVELOPER AGMT	Not Started				View
16	PRE CON MTG	Not Started				View
17	POST APPROVAL CONSTR ESCROW \$10K	Not Started				View
		Not Started				View
		Not Started				View

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Document Summary

Document Title

CIVIL DRAWINGS

[Expand All]

Version	Document Title	Review Status	Received	Completed	
1	CIVIL DRAWINGS	Not Started			No Attachment

EROSION CONTROL PLAN

[Expand All]

Version	Document Title	Review Status	Received	Completed	
1	EROSION CONTROL PLAN	Not Started			No Attachment

LANDSCAPE PLAN

[Expand All]

Version	Document Title	Review Status	Received	Completed	
1	LANDSCAPE PLAN	Not Started			No Attachment

LIGHTING PLAN

[Expand All]

Version	Document Title	Review Status	Received	Completed	
1	LIGHTING PLAN	Not Started			No Attachment

SITE PLAN

[Expand All]

Version	Document Title	Review Status	Received	Completed	
1	SITE PLAN	Not Started			No Attachment

STORMWATER MGT PLAN

[Expand All]

Version	Document Title	Review Status	Received	Completed	
1	STORMWATER MGT PLAN	Not Started			No Attachment

SUBMITTAL ESCROW \$5K

[Expand All]

Version	Document Title	Review Status	Received	Completed	
1	SUBMITTAL ESCROW \$5K	Not Started			No Attachment

Review Comments/Concerns

Show All

[Collapse All]

Title	Type	Comment Type	Corrected	Date Found	Date Corrected	Process Step	Review	
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Inspection Information

Inspection Type	Inspector	Status	Scheduled Date	Completed Date	Result
No records to display.					

Fees & Payments

Date	Action	Qty	Description	Billed	Paid
12/10/2024	Invoice Item	1.00	PZE Fees: Site Plan-Minor w/NO Building (Invoice Number: 00005958)	\$160.00	
12/10/2024	Transaction		Transaction Number: 00006781		\$160.00

Applicant Information

Address River's Edge Car Wash
811 S Rochester st
MUKWONAGO, WI 53149

Phone No Data to Display **Fax** No Data to Display
Mobile No Data to Display **Other Phone** No Data to Display

Owner Information

Carl Goede - 414-418-2524

Address River's Edge Car Wash
811 S Rochester st
MUKWONAGO, WI 53149

Phone No Data to Display **Fax** No Data to Display
Mobile No Data to Display **Other Phone** No Data to Display

Parcel/Land Details

Roadrunnerexpresscar wash@gmail.com

Notes No Data to Display

Zoning/Rezoning and Usage

Dimensional Information

Notes No Data to Display

Utility Details

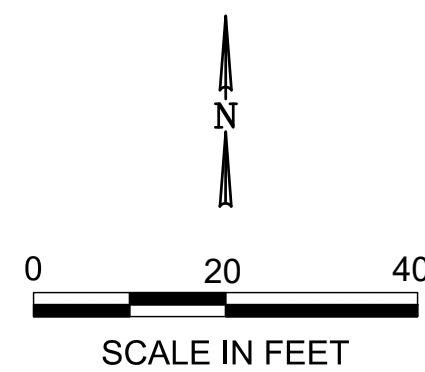
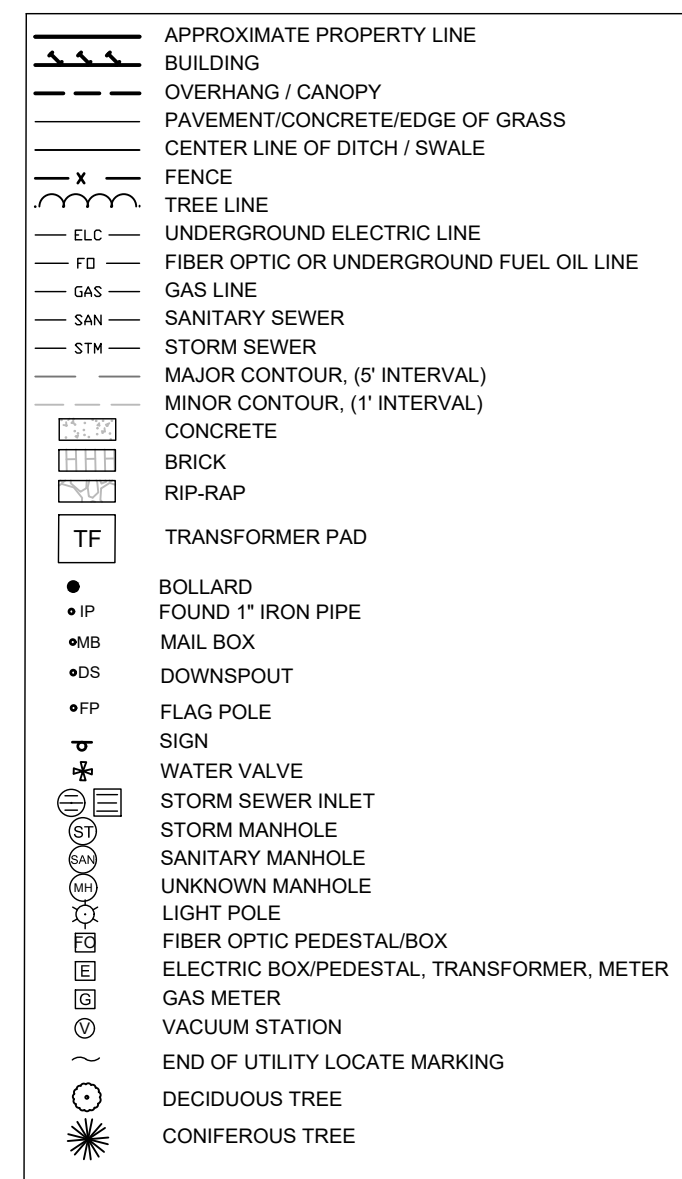
Setback Details

Miscellaneous Fields

Parking Details

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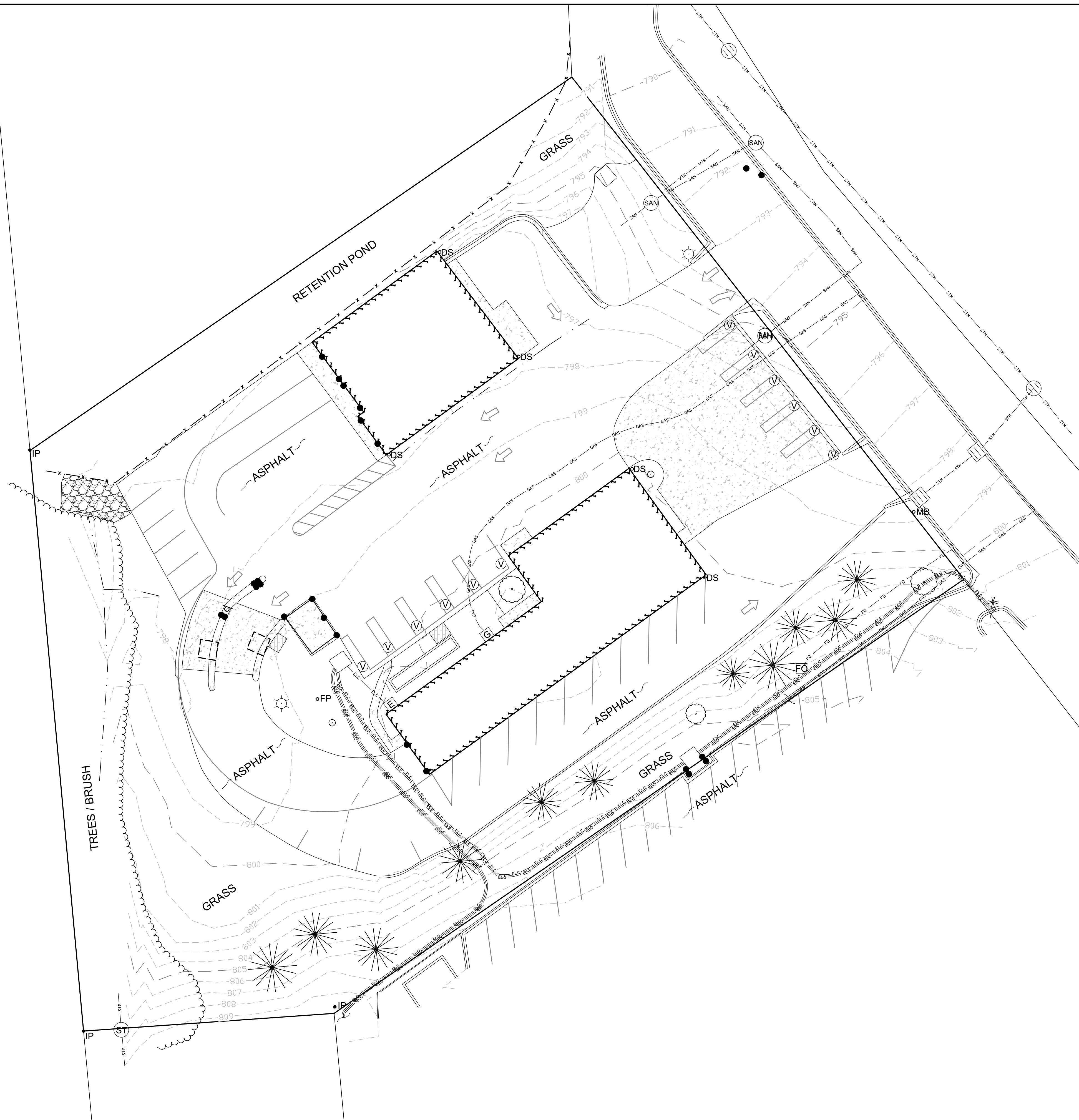
PROPERTY DESCRIPTION:

PARCEL 3 OF CERTIFIED SURVEY MAP NO. 6592, RECORDED IN THE REGISTER OF DEEDS OFFICE FOR WAUKESHA COUNTY, ON NOVEMBER 7, 1991, IN VOLUME 55 OF CERTIFIED SURVEY MAPS, ON PAGES 1-6, AS DOCUMENT NO. 1683246, BEING A DIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35 AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, IN TOWNSHIP 5 NORTH, RANGE 18 EAST, IN THE VILLAGE OF MUKWONAGO.

SURVEY PERFORMED BY ENDPOINT SOLUTIONS CORP.
ON 11/13/24 AND 11/19/24 USING SURVEY GRADE GPS
AND ROBOTIC TOTAL STATION. COORDINATES ARE
BASED ON NAD 83 WISCONSIN STATE PLANE, SOUTH
ZONE, US FOOT, VERTICAL DATUM NAVD 88.

ALL UTILITIES SHOWN ARE APPROXIMATE AND SHOULD
BE FIELD LOCATED AND VERIFIED.

PROPERTY BOUNDARY DRAWN PER CERTIFIED SURVEY
MAP NO. 6592. VERIFIED WITH IRON PIPES FOUND AND
PK NAILS REPRESENTING PROPERTY CORNERS SET IN
THE FIELD BY OTHERS.



REV:	DATE:	-
8	-	-
7	-	-
6	-	-
5	-	-
4	-	-
3	-	-
2	-	-

Endpoint Solutions

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

SITE MODIFICATIONS

PRE-CONSTRUCTION CONDITIONS

811 S. ROCHESTER ST.
MUKWONAGO, WISCONSIN

DRAWN BY: TJS/JAH	DATE: 12/11/2024
CHECKED BY: JAH	
APPROVED BY: JAH	

PROJECT NO.
1116-001-001

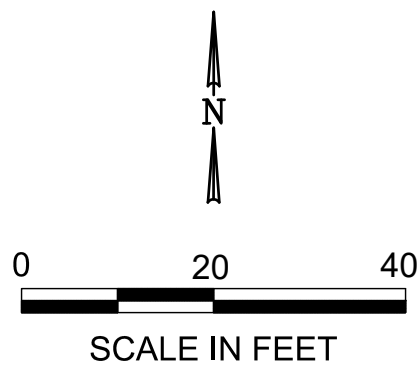
SHEET NO.

C1

GENERAL NOTES

- THE BIDDER WILL BE SOLELY RESPONSIBLE FOR QUANTITIES AND ESTIMATE OF WORK REQUIRED AND SHALL STATE SUCH QUANTITIES IN THEIR BID.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT.
- SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 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.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
- 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.
- 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.
- 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.
- 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.

	APPROXIMATE PROPERTY LINE
	BUILDING
	OVERHANG / CANOPY
	PAVEMENT/CONCRETE/EDGE OF GRASS
	CENTER LINE OF DITCH / SWALE
	FENCE
	TREE LINE
	UNDERGROUND ELECTRIC LINE
	FIBER OPTIC OR UNDERGROUND FUEL OIL LINE
	GAS LINE
	SANITARY SEWER
	STORM SEWER
	MAJOR CONTOUR, (5' INTERVAL)
	MINOR CONTOUR, (1' INTERVAL)
	CONCRETE
	BRICK
	RIP-RAP
	TRANSFORMER PAD
	BOLLARD
	FOUND 1" IRON PIPE
	MAIL BOX
	DOWNSPOUT
	FLAG POLE
	SIGN
	WATER VALVE
	STORM SEWER INLET
	STORM MANHOLE
	SANITARY MANHOLE
	UNKNOWN MANHOLE
	LIGHT POLE
	FIBER OPTIC PEDESTAL/BOX
	ELECTRIC BOX/PEDESTAL, TRANSFORMER, METER
	GAS METER
	VACUUM STATION
	END OF UTILITY LOCATE MARKING
	DECIDUOUS TREE
	CONIFEROUS TREE



PROPERTY DESCRIPTION:

PARCEL 3 OF CERTIFIED SURVEY MAP NO. 6592, RECORDED IN THE REGISTER OF DEEDS OFFICE FOR WAUKESHA COUNTY, ON NOVEMBER 7, 1991, IN VOLUME 55 OF CERTIFIED SURVEY MAPS, ON PAGES 1-6, AS DOCUMENT NO. 1683246, BEING A DIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35 AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, IN TOWNSHIP 5 NORTH, RANGE 18 EAST, IN THE VILLAGE OF MUKWONAGO.

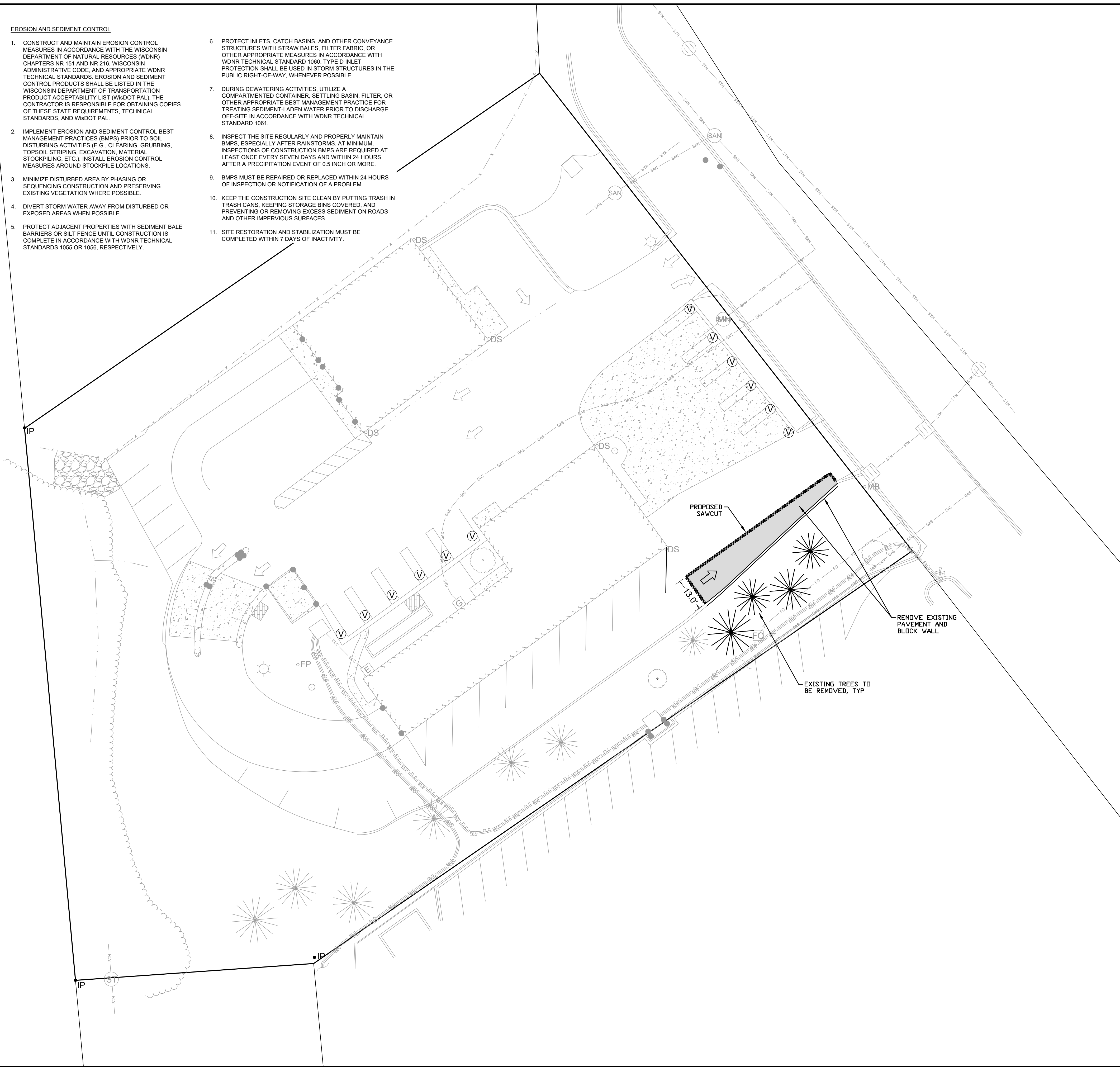
SURVEY PERFORMED BY ENDPOINT SOLUTIONS CORP. ON 11/13/24 AND 11/19/24 USING SURVEY GRADE GPS AND ROBOTIC TOTAL STATION. COORDINATES ARE BASED ON NAD 83 WISCONSIN STATE PLANE, SOUTH ZONE, US FOOT, VERTICAL DATUM NAVD 88.

ALL UTILITIES SHOWN ARE APPROXIMATE AND SHOULD BE FIELD LOCATED AND VERIFIED.

PROPERTY BOUNDARY DRAWN PER CERTIFIED SURVEY MAP NO. 6592, VERIFIED WITH IRON PIPES FOUND AND PK NAILS REPRESENTING PROPERTY CORNERS SET IN THE FIELD BY OTHERS.

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.
- 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.



SITE MODIFICATIONS

DEMOLITION PLAN

811 S. ROCHESTER ST.
MUKWONAGO, WISCONSIN

DRAWN BY: TJS/JAH	DATE: 12/11/2024
CHECKED BY: JAH	
APPROVED BY: JAH	

PROJECT NO.
1116-001-001

SHEET NO.
C2

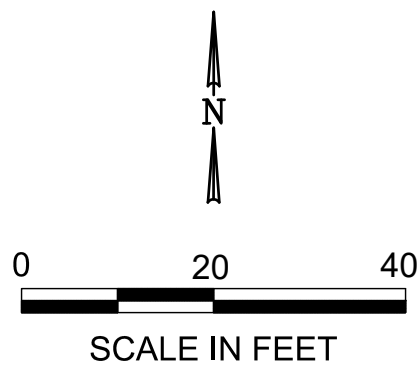
Endpoint Solutions

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

Dec 11, 2024 10:19am PLOTTED BY: jheinenon SAVED BY: jheinenon
P:\Roadrunner Express - 1116\CAD\C4\Grading Plan - Roadrunner Express 1116-001-001.dwg Layout1
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XREFS: \Endpoint 22x34 Border-1116-001-001.dwg; \Survey Base - Roadrunner Express 1116-001-001.dwg; \Proposed Layout - Roadrunner Express 1116-001-001.dwg; \Proposed Grading - Roadrunner Express 1116-001-001.dwg

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

	APPROXIMATE PROPERTY LINE
	BUILDING
	OVERHANG / CANOPY
	PAVEMENT/CONCRETE/EDGE OF GRASS
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	FIBER OPTIC OR UNDERGROUND FUEL OIL LINE
	GAS LINE
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	ELECTRIC BOX/PEDESTAL, TRANSFORMER, METER
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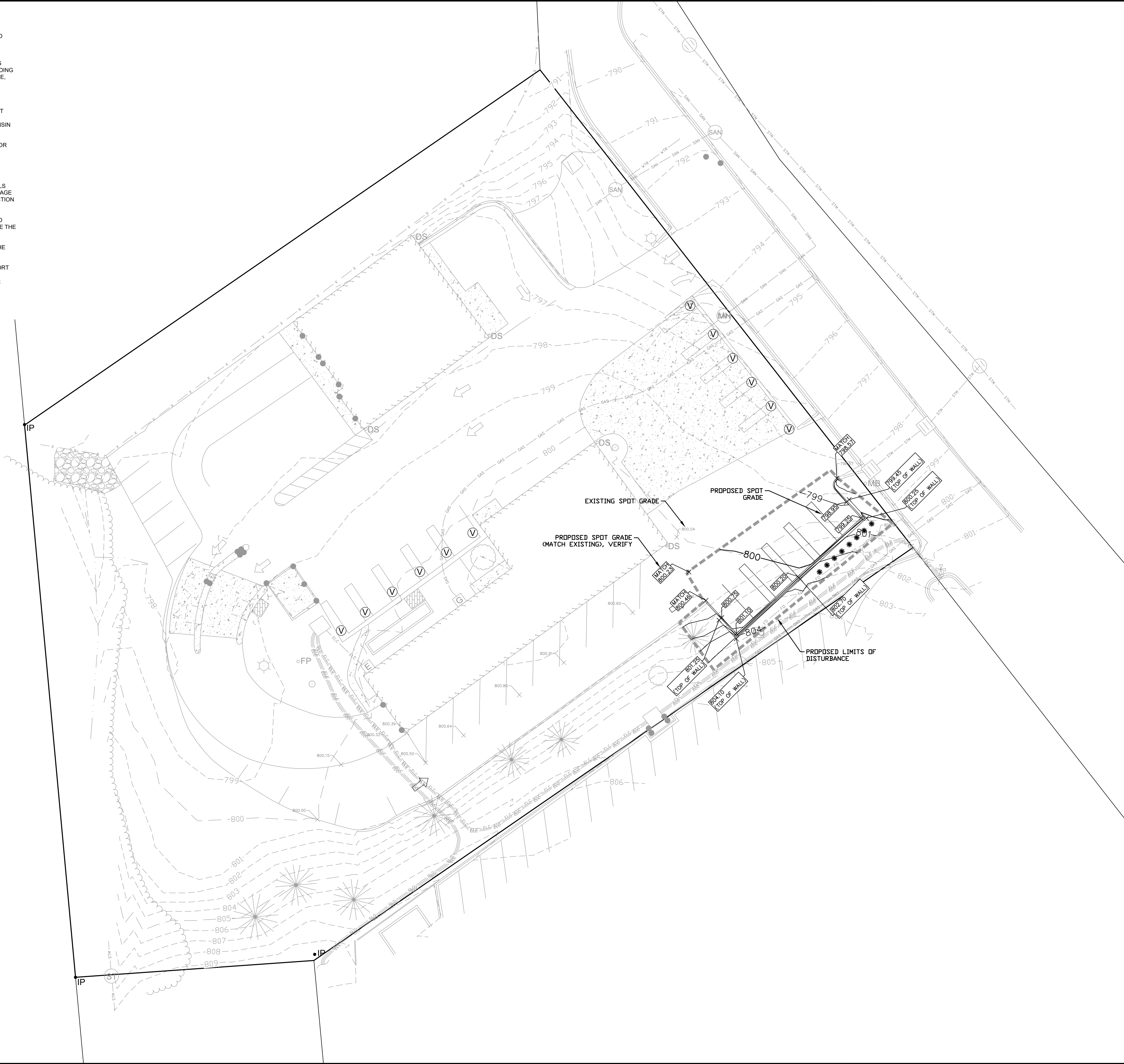


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SITE MODIFICATIONS	
PROPOSED GRADING PLAN	
811 S. ROCHESTER ST. MUKWONAGO, WISCONSIN	
DRAWN BY: TJS/JAH CHECKED BY: JAH APPROVED BY: JAH	
DATE: 12/11/2024	
PROJECT NO. 1116-001-001	
SHEET NO. C4	

Endpoint Solutions

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

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

PC RESOLUTION NO. 2025-02

**A RESOLUTION FOR A SITE PLAN AND ARCHITECTURAL REVIEW FOR RIVERS EDGE
CAR WASH, LOCATED AT 811 S. ROCHESTER STREET, PARCEL MUKV2009978004**

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

WHEREAS, the application has been submitted by Rivers Edge Car Wash Inc. as the authorized agent, and

WHEREAS, the application is for modifications related to the additional of five new vacuum stalls on the site, and

WHEREAS, the planned modifications meet all the requirements of the Village Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for modifications to an existing car wash facility at 811 S. Rochester Street, based upon the plans submitted to the Village.

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

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of site construction plans, stamped by a Professional Engineer, to the Village and receive approval of said plans prior to issuance of any permits.
2. All required regulatory agency permits shall be received and provided to the Village prior to the start of construction.
3. The applicant must obtain all required land disturbance permits within six months of this date and all 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.
4. All work related to this project must comply with all project plans approved by the Village.
5. The developer shall comply with all parts of the Municipal Code as it relates to this project.
6. 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 Building Inspectors 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.
7. Landscaping shall be installed per Village standards and approved plans.
8. Any future modification to the site such as modification of parking, lighting, grading, signage, fences, etc. may require Site Plan and Architectural Review.

Passed and adopted by the Village of Mukwonago Plan Commission this 14th day of January, 2025.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Shay Zervas, Deputy Clerk-Treasurer

PLAN COMMISSION STAFF REPORT

TO: Village of Mukwonago Plan Commission

FROM: Peter Gesch, P.E., Ruekert & Mielke, Inc.

REPORT DATE: January 8, 2025

MEETING DATE: January 14, 2025, 6:30 P.M.

SUBJECT: St. James Church Addition Site Plan & Architectural Review

BASIC INFORMATION	
Project:	St. James Church Addition
Applicant:	St. James the less Catholic Church
Consulting Engineer:	Endpoint Solutions
Consulting Architect:	Schroeder and Holt Architects
Request:	Site Plan & Architectural Review
Staff Recommendation:	Approve with Conditions

PARCEL DATA/CHARACTERISTICS	
Tax Key:	MUKV1964988002
Acreage:	90.80 Acres
Current Use:	Religious/School Facility
Proposed Use:	Religious/School Facility
Reason for Request:	Church/School Addition
Land Use Classification:	Residential
Zoning Classification:	R-2 – Single Family Historical Lot Residential

Project Summary & Overview

St. James Church runs a grade school program in their facility. With recent population growth in their program, their existing facility is at compacity just with the students and there is no longer enough room to house their office facilities. This has resulted in the need to remodel a portion of the building and provide an addition that meets the needs of the Church. The work has been limited to 8,101 SF of space. In addition, a new sprinkler system throughout the complex will be installed as well.

Exterior improvements will match existing building materials. No changes to the general site plan – items shown on Civil Plans anticipate need for repair after construction.

Staff Report – SPAR
St. James Church Addition
January 8, 2025
Page 2

Staff Review

Engineering:	Addition does not require storm water management. Final stamped plan set including erosion control drawings will need to be provided and approved prior to issuance of permits. Village Erosion Control permit required with more than 3,000 SF of disturbance.
Public Works	No comments at this time.
Utilities	Clarification needs to be provided on the plan for the existing water service. Plans show possible new service to be added next to existing service, however this won't be allowed. Existing service can be replaced in-kind or abandoned with the addition of a new service.
Police	No comments at this time.
Fire:	Coordinate final suppression and detection requirements with Fire Chief.
Building Inspection	No comments at this time.
Planning	No comments at this time.

Recommended Action

Staff recommends the Planning Commission approve with conditions enumerated in the provided resolution for proposed building addition at St. James Church.

Attachments

1. Application
2. Civil and Architectural Drawings



VILLAGE OF MUKWONAGO

SITE PLAN, ARCHITECTURAL, AND PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Application Fee: Below

Date Submitted: 12/2/2024

FEES

(Please check one)

- ☐ Minor Site Plan (No Building): \$160.00
- ☒ Major Site Plan; New Building/Addition (> 600 sq. ft.): \$475.00 plus \$.02 per sq. ft.
- ☐ Planned Unit Development (PUD) Review: \$225.00 plus \$50.00/unit
- ☐ Other (See Current Fee Schedule) _____

CONTACTS

Building Department

Contact: Supervisor of Inspections

Tim Rutenbeck

Phone: (262) 363-6419 Option 1

Fax: (262) 363-6425

Email: trutenbeck@villageofmukwonago.gov

Zoning and Planning

Contact: Village Planner

Peter Gesch

Phone: (262) 542-5733

Fax: (262) 363-6425

Email: pgesch@ruekert-mielke.com

GUIDELINES

The undersigned petition is to consider a request, as stated herein, for the specified parcel(s) of land and will be reviewed by the Plan Commission and Village Board of the Village of Mukwonago. The application packet must be filed with the Village Clerk **at least 30 days prior to the meeting** of the Planning Commission at which action is desired. The Plan Commission meets on the second Tuesday of each month at 6:30 p.m.

Materials listed below must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100 Article IX. Section 100-601(f) and other pertinent sections of Village ordinances, and, as necessary, to permit review that is consistent with proper planning practice. The Village will strive to accommodate reasonable requests for informal preliminary staff review, however the Village shall not place any items on the agenda for Plan Commission consideration until such time as the application is complete in accordance with all requirements specified on this and other attached application forms.

Mail completed applications to: Village Planner
440 River Crest Ct
Mukwonago, WI 53149

Deliver to: Village Clerk's Office
440 River Crest Ct

Email to: trutenbeck@villageofmukwonago.gov

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

APPLICANT (Full Legal Name)

Property point of contact

Name: Deacon John Van Zeeland

Company: St. James the less Catholic Church

Address: 830 W. Veterans Way

City: Mukwonago

State: WI

Zip: 53149

Daytime Phone: 262-909-5357

Fax: _____

E-Mail: dcnjohn@stjmuk.org

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: David Baum
Company: Schroeder and Holt Architects
Address: 311 E. Chicago - Suite 30 City: Milwaukee State: WI Zip: 53202
Daytime Phone: 414-899-4418 Fax: _____
E-Mail: dbaum@sha-a2k.com

ARCHITECT

Name: David Baum
Company: Schroeder and Holt Architects
Address: 311 E. Chicago - Suite 30 City: Milwaukee State: WI Zip: 53202
Daytime Phone: 414-899-4418 Fax: _____
E-Mail: dbaum@sha-a2k.com

PROFESSIONAL ENGINEER

Name: Matt Butler
Company: MTB Structural
Address: 1366 E. Sumner St. - #1020 City: Hartland State: WI Zip: 53027
Daytime Phone: 414-975-6608 Fax: _____
E-Mail: mbutler@mtbstructural.com

REGISTERED SURVEYOR

Name: Jason Heinonen
Company: Endpoint Solutions
Address: 6871 S. Lovers Lane City: Franklin State: WI Zip: 53132
Daytime Phone: 414-858-1920 Fax: _____
E-Mail: jason@endpointcorporation.com

CONTRACTOR

Name: Kevin Thiemer
Company: Campbell Construction JC, Inc.
Address: 461 River Crest Ct. City: Mukwonago State: WI Zip: 53149
Daytime Phone: 262-436-4760 Fax: _____
E-Mail: kevin@campbelconstructionbbg.com

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): FR Jordan Berghouse
Address: 830 E. Veterans Wwy City: Mukwonago State: WI Zip: 53149
Daytime Phone: 262-363-7615 x101 Fax: _____
E-Mail: frjordan@stjmuk.org
Present Zoning: Exempt other Tax Key No(s): MUKV1964988002 previously
Location/Address: Same as above MUKV1967996 ↗
Present Use: _____ Intended Use: _____

PROCEDURAL CHECKLIST FOR SITE PLAN/ARCHITECTURAL PLAN/PUD REVIEW AND APPROVAL

Submittals for review must include and be accompanied by the following:

Application:

- ☒ Completed application form including the procedural checklist.
- ☒ Application fee: See page 1.
- ☒ Agreement for Reimbursable Services (separate application).

Other Documents:

- ☒ One(1) complete set of Application and materials, in addition to the original, for Village of Mukwonago review.
- ☒ Project Summary: Please attach a statement detailing the reasons and background for this request including: details of proposal, services provided, wares sold, plans and hours of operation, number of employees, frequency of customer visits, frequency of deliveries to site, description of any interior/exterior modifications or additions to be made to property, any outside storage (dumpsters, trucks, materials...), number of parking stalls, screening/buffer type, any other information available. **PLEASE EXPLAIN IN DETAIL.**
- ☒ **Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to trutenbeck@villageofmukwonago.gov.
- ☒ Any additional information as determined by Village staff.

- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- All Site Plan, Architectural, and Planned Unit Development review requests require Plan Commission review and Village Board approval.

CERTIFICATION

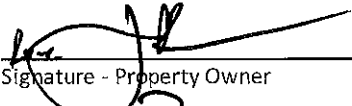
Applicant hereby certifies that:

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

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

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

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


Signature - Property Owner

Rev. Judan Pastore
Name & Title (PRINT)

12/2/24
Date

Signature - Property Owner

Name & Title (PRINT)

Date

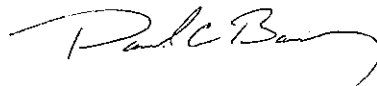

Signature - Applicant

David C. Baum

Name & Title (PRINT)

12/2/2024

Date


Signature - Applicant's Representative

David C. Baum

Name & Title (PRINT)

12/2/2024

Date

FOR OFFICE USE ONLY	
Date Paid	Receipt #
Plan Commission Date(s)	Village Board Date(s)
Escrow Required? ☐ Yes ☐ No	Escrow Amount
Plan Commission Disposition	
Village Board Disposition	



December 5, 2024

Mr. Tim Rutenbeck
Supervisor of Inspections
Village of Mukwonago
440 River Crest Court
Mukwonago WI. 53149

Re: St, James the less Catholic Church
Remodeling and Addition
830 W Veterans Way.
Mukwonago, WI. 53149

Mr. Rutenbeck,

This letter is to inform you of the Reason and Background for the St. James Remodeling and Expansion.

For several years, the St. James Parish has been running a grade school program from their facility. During this time, they have been using several of the available classrooms for Parish office functions. Over the years the student population has ground to the point that the school now needs to utilize all the classrooms to accommodate the children. Therefore, they need to move the office facilities elsewhere in the complex.

However, there is no available space within the facility to fully house these functions. This has resulted in the need to remodel a portion of the building and provide an addition meeting the needs of the Church. The work has been limited to 8,101 SF of the space between the school building and the Narthex. In addition, we will be providing a sprinkler system throughout the entire complex at this time as well.

No changes are being made to the general site related to the impervious area. The items illustrated on the Civil Drawings are the proposed additions themselves and anticipation of damage being done to the parking areas and sidewalks directly adjacent to the construction area.

For the exterior portion of the building, we will be utilizing materials that match the existing facility. New brick will match the existing. New metal panels will match the existing metal panels. Windows will match the existing windows. Because of this we did not feel the need to provide renderings of the small additions.

Further, there are no operational changes to the facility. All operations as conveyed to the Village in the past will remain the same. With the additional classes we will be adding additional teachers and support personnel to our staff.

311 East Chicago Street
Suite 310
Milwaukee, WI 53202

p. 414-276-1760
f. 414-276-1764

www.sha-a2k.com



If you are in need of further clarification, please let me know.

Sincerely,

David C. Baum A.I.A.

311 East Chicago Street
Suite 310
Milwaukee, WI 53202

p. 414-276-1760
f. 414-276-1764

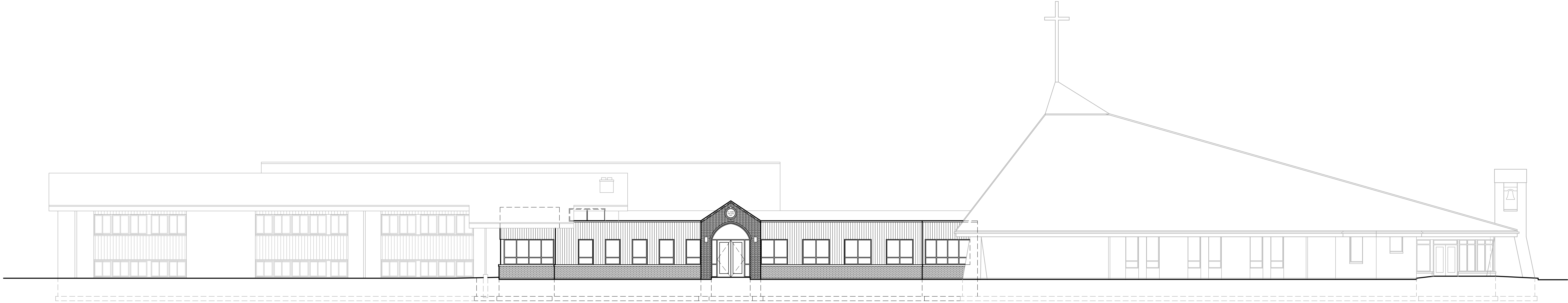
www.sha-a2k.com

ST. JAMES CHURCH REMODELING

830 East Veterans Way, Mukwonago, Wisconsin



Permit Set



PROJECT TEAM:

OWNER: St. James Church 830 E Veterans Way, Mukwonago, WI 53149 TEL: (262) 363-7615 email: dorjohn@stjmuk.org ATTN: John Van Zeland	ARCHITECT: SHA, LLC 311 E. Chicago, Suite 310 Milwaukee, WI 53202 TEL: (414) 899-4418 email: dbaum@sha-a2k.com ATTN: David Baum	STRUCTURAL: MTB Structural, LLC 1366 E Summer St. #1020 Hartford, WI 53027-1614 TEL: (414) 975-6608 email: mbutler@mtbststructural.com ATTN: Matt Butler	Civil Engineer: Endpoint Solutions 6871 South Lovers Lane Franklin, WI 53132 TEL: (414) 858-1920 email: jason@endpointcorporation.com ATTN: Jason Heinonen	GENERAL CONTRACTOR: Campbell Construction JC, Inc 461 River Crest Ct. Mukwonago, WI 53149 TEL: (262) 436-4760 email: kevin@campbellconstructionbbg.com ATTN: Kevin Thieme
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GENERAL NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE TO VISIT THE SITE AND BECOME FAMILIAR WITH THE SITE CONDITIONS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO BEGINNING ANY WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS.
- REFER TO THE GEOTECHNICAL REPORT FOR SUBSURFACE CONDITIONS, BEARING CAPACITIES, ETC. NOTIFY THE ARCHITECT, ENGINEER AND OWNER OF ANY DISCREPANCY BETWEEN THIS REPORT AND THE PLANS, SPECIFICATIONS OR SITE CONDITIONS.
- ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST BUILDING CODES, ORDINANCES AND REGULATIONS OF THE CITY OR COUNTY WITH JURISDICTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, LICENSES, INSPECTIONS AND TESTING AS REQUIRED BY THE CONTRACT DOCUMENTS OR ANY GOVERNMENT AGENCY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, UTILITIES, OTHER SERVICES AND RELATED TASKS NECESSARY FOR PROPER EXECUTION OF THE CONSTRUCTION REQUIRED BY THE CONTRACT DOCUMENTS.
- THE GENERAL CONTRACTOR IS TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS. COMPLY WITH SAFETY REGULATIONS AND RESTRICTIONS AS REQUIRED FOR WORKER AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. PROVIDE PROTECTION AS REQUIRED TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION WITHIN AND ADJACENT TO THE JOBSITE. WHERE DAMAGE OCCURS, REPAIR OR REPLACE DAMAGED AREA AND/OR MATERIAL AS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST. THESE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS.
- THE GENERAL CONTRACTOR SHALL BRING ANY REVISION OR ADDITIONAL WORK REQUIRED BY FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES TO THE ATTENTION OF THE ARCHITECT AND OWNER BEFORE PROCEEDING.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY THE SIZE AND LOCATION OF ALL UTILITY LINES AND STUBS TO THE BUILDING(S). BRING ALL UTILITY LINES (WATER, SEWER, GAS, STORM DRAIN, TELEPHONE AND ELECTRICAL, ETC.) INTO THE BUILDING AS INDICATED ON THE CONSTRUCTION DOCUMENTS. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT, OWNER & CIVIL ENGINEER.
- THE REMOVAL OF ALL HAZARDOUS CONTAINING MATERIALS IS THE SOLE RESPONSIBILITY OF THE OWNER. SHOULD ANY MATERIALS BE ENCOUNTERED DURING ANY PHASE OF CONSTRUCTION, OR SUSPECTED TO BE HAZARDOUS, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY OWNER.
- ALL CONSTRUCTION TO BE PER MANUFACTURER'S SPECIFICATIONS.

LOCATION MAP



SHEET INDEX:

T.1	TITLE SHEET
CS	CIVIL COVER SHEET
C1	PRE-CONSTRUCTION CONDITIONS
C2	DEMOLITION PLAN
C3	PROPOSED SITE PLAN
C4	PROPOSED GRADING AND EROSION CONTROL PLAN
C5	PROPOSED UTILITY PLAN
C6	GENERAL CONSTRUCTION NOTES
C7	CONSTRUCTION DETAILS
C8	EROSION CONTROL NOTES & DETAILS
LS1.1	LIFE SAFETY - CODE SHEET
D1.1	DEMOLITION PLAN
D4.1	DEMOLITION ELEVATIONS & SECTIONS
D4.2	DEMOLITION ELEVATIONS & SECTIONS
A1.1	PARTIAL FLOOR PLAN
A1.2	ENLARGED FLOOR PLAN
A1.3	ENLARGED FLOOR PLAN
A1.4	ROOF PLAN
A1.1C	REFLECTED CEILING PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	ENLARGED EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
A4.1	WALL SECTIONS
A4.2	WALL SECTIONS
A4.3	WALL SECTIONS
A4.4	WALL SECTIONS
A5.1	SECTIONS, DETAILS & WALL TYPES
A7.1	INTERIOR ELEVATIONS
A8.1	DOOR & FINISH SCHEDULES
A8.2	WINDOW TYPES
S001	STRUCTURAL COVER SHEET
S002	GENERAL NOTES
S003	STRUCTURAL LOADING PLAN
S101	FOUNDATION PLAN
S131	LOW ROOF FRAMING PLAN
S201	FOUNDATION SECTIONS
S202	FOUNDATIONS SECTIONS
S231	ROOF FRAMING SECTIONS
S232	ROOF FRAMING SECTIONS
S241	WALL SECTIONS
S242	WALL SECTIONS
S301	CONCRETE SCHEDULES AND TYPICAL DETAILS
S302	CONCRETE TYPICAL DETAILS
S401	MASONRY SCHEDULES AND TYPICAL DETAILS
S501	STEEL SCHEDULES AND TYPICAL DETAILS
S502	STEEL SCHEDULES AND TYPICAL DETAILS

ADDENDUM TO CONSTRUCTION CONTRACT

BUILDER'S RISK INSURANCE: A Builder's Risk and Boiler and Machinery Coverage will be obtained by OWNER to cover the project. Any payment under Builder's Risk or Boiler and Machinery Coverages will be made jointly by OWNER and CONTRACTOR. Further, OWNER and CONTRACTOR agree that any payment under Builder's Risk or Boiler and Machinery Coverages will be placed into a joint account until such funds are reinvested in the construction project.

COMMERCIAL GENERAL LIABILITY INSURANCE: While CONTRACTOR is performing operations at Project site, CONTRACTOR shall maintain primary commercial general liability insurance in the amount of not less than two million dollars (\$2,000,000) per occurrence and an excess liability policy of not less than three million dollars (\$3,000,000) for total liability coverage of five million dollars (\$5,000,000). It is further agreed that the CONTRACTOR agrees to protect, defend, indemnify, and hold harmless the OWNER against and from any claim or cause of action arising out of or from any negligence or other actionable fault of the CONTRACTOR, or its employees, agents, members, or officers.

AUTOMOBILE LIABILITY INSURANCE: CONTRACTOR shall maintain automobile liability insurance for any owned autos, hired autos or non-owned autos used in connection with the contractor's business. Primary automobile liability coverage should be maintained by the CONTRACTOR in the minimum amount of one million dollars (\$1,000,000) and excess auto liability of not less than one million dollars (\$1,000,000).

WORKER'S COMPENSATION INSURANCE: CONTRACTOR shall maintain worker's compensation insurance as required by law.

CONTRACTOR'S EQUIPMENT: The Builders Risk and Boiler and Machinery Coverage obtained by OWNER to cover this Project is not intended to cover machinery, tools and equipment owned, borrowed, or rented by the CONTRACTOR, subcontractor, or sub-subcontractor that are utilized in the performance of this project but not incorporated into the permanent project. The Contractor shall, at the Contractor's own expense, provide insurance coverage for owned, borrowed, or rented machinery, tools and equipment.

ADDITIONAL INSURED: CONTRACTOR agrees to provide a certificate of insurance to the OWNER which will name the OWNER as an additional insured on CONTRACTORS liability policy for claims arising out of CONTRACTORS, subcontractors or sub-subcontractors operations or made by CONTRACTORS, subcontractors or sub-subcontractors, employees, agents, guests, customers, invitees or subcontractors. CONTRACTOR must verify its liability insurance policy is primary in the event of a covered claim or cause of action against OWNER.

SUBCONTRACTORS: CONTRACTOR shall be required to verify that all subcontractors maintain general liability insurance, worker's compensation insurance and automobile liability insurance. Furthermore, CONTRACTOR agrees to indemnify and defend the OWNER for any claim or cause of action, whatsoever which was caused by the negligence, or other actionable fault of an uninsured subcontractor.

NO WAIVER OF SUBROGATION: OWNER does not waive any rights of recovery against the CONTRACTOR, subcontractor or sub-subcontractor for any damages, OWNER and CONTRACTOR, subcontractor and sub-subcontractor do waive the right of recovery against each other for any damages covered under Property, Builders Risk or Boiler and Machinery coverage for which either party is responsible if that party does not have liability insurance to cover such damages and liability insurance has been maintained as required by this document.

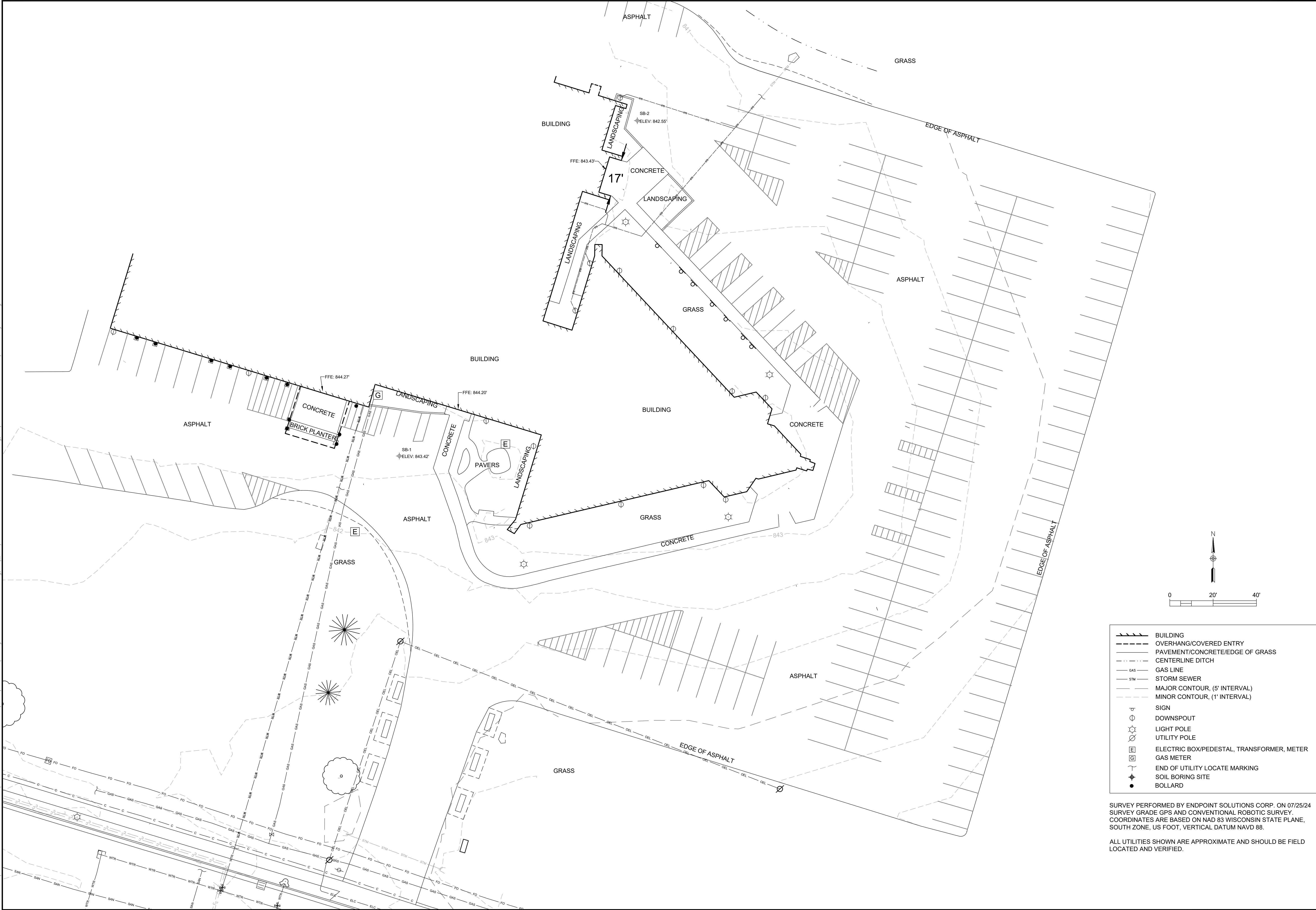
CONTRACT OVERRIDE AND SEVERABILITY PROVISION: CONTRACTOR and OWNER agree that this addendum shall take precedent over any conflicting provisions in the prime agreement. If any portion of this Addendum to Construction Contract is deemed to be in conflict with local or state or national statutes, both CONTRACTOR and OWNER agree that the portion of the Addendum to Construction Contract which is in conflict with the statute will be stricken from the Addendum to Construction Contract with the remainder of the Addendum to Construction Contract remaining binding for both parties.

CONTRACTOR:	OWNER:
BY: _____	BY: _____
NAME _____	NAME _____
DATE _____	DATE _____

START DATE OF CONTRACT (Understood to be date signed if left blank): _____

Instruction to Owner: This Addendum to Construction Contract stands on its own as a legal contract between OWNER and CONTRACTOR should this addendum not be incorporated or attached to a contract.

Nov 20, 2024 7:42am PLOTTED BY: jheinonen SAVED BY: jheinonen
P:\Schroeder and Holt - 1056\001 - St. James Church\CAD\001-001-001 Pre-Construction Conditions.dwg Layout1
IMAGES: T:\Template Forms\CADD\Logos\Endpoint Solutions HI-Res.jpg
XREFS: P:\Schroeder and Holt - 1056\001 - St. James Church\CAD\001-001-001 Survey Base - St.James.dwg; .\Endpoint 22x34 Border-St. James.dwg; .\1056-001-001 - Proposed Layout.dwg



Endpoint Solutions

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

ST. JAMES CATHOLIC CHURCH

PRE-CONSTRUCTION CONDITIONS

830 E. VETERANS WAY
MUKWONAGO, WISCONSIN

DRAWN BY: TJS/JAH

CHECKED BY: NWD

APPROVED BY: JAH

DATE: 11/19/2024

PROJECT NO.
1056-001-001

SHEET NO.
C1

REV	DATE
8	
7	
6	
5	
4	
3	
2	

- BUILDING
- OVERHANG/COVERED ENTRY
- PAVEMENT/CONCRETE/EDGE OF GRASS
- CENTERLINE DITCH
- GAS LINE
- STORM SEWER
- MAJOR CONTOUR, (5' INTERVAL)
- MINOR CONTOUR, (1" INTERVAL)
- SIGN
- DOWNSPOUT
- LIGHT POLE
- UTILITY POLE
- ELECTRIC BOX/PEDESTAL, TRANSFORMER, METER
- GAS METER
- END OF UTILITY LOCATE MARKING
- SOIL BORING SITE
- BOLLARD

SURVEY PERFORMED BY ENDPOINT SOLUTIONS CORP. ON 07/25/24
SURVEY GRADE GPS AND CONVENTIONAL ROBOTIC SURVEY.
COORDINATES ARE BASED ON NAD 83 WISCONSIN STATE PLANE,
SOUTH ZONE, US FOOT, VERTICAL DATUM NAVD 88.

ALL UTILITIES SHOWN ARE APPROXIMATE AND SHOULD BE FIELD
LOCATED AND VERIFIED.



Nov 20, 2024 7:42am PLOTTED BY: jheinonen SAVED BY: jheinonen C:\1056-001-001 Proposed Site Plan.dwg Layout1
P:\Schroeder and Holt - 1056\001 - St. James Church\CAD\001-001-001 Proposed Site Plan.dwg
IMAGES: T:\Template Forms\CADD\Logos\Endpoint Solutions HI-Res.jpg
XREFS: P:\Schroeder and Holt - 1056\001 - St. James Church\CAD\001-001-001 Survey Base - St.James.dwg - St.James.dwg - \1056-001-001 - Proposed Layout.dwg - \1056-001-001 Proposed Grading.dwg



ST. JAMES CATHOLIC CHURCH

PROPOSED SITE PLAN

830 E. VETERANS WAY
MUKWONAGO, WISCONSIN

Endpoint Solutions

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

DRAWN BY: TJS/JAH	DATE:
CHECKED BY: NWD	11/19/2024
APPROVED BY: JAH	
PROJECT NO. 1056-001-001	
SHEET NO. C3	

REV.	DATE:	
8		
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SURVEY PERFORMED BY ENDPOINT SOLUTIONS CORP. ON 07/25/24
SURVEY GRADE GPS AND CONVENTIONAL ROBOTIC SURVEY.
COORDINATES ARE BASED ON NAD 83 WISCONSIN STATE PLANE,
SOUTH ZONE, US FOOT, VERTICAL DATUM NAVD 88.

ALL UTILITIES SHOWN ARE APPROXIMATE AND SHOULD BE FIELD
LOCATED AND VERIFIED.

BUILDING DATA

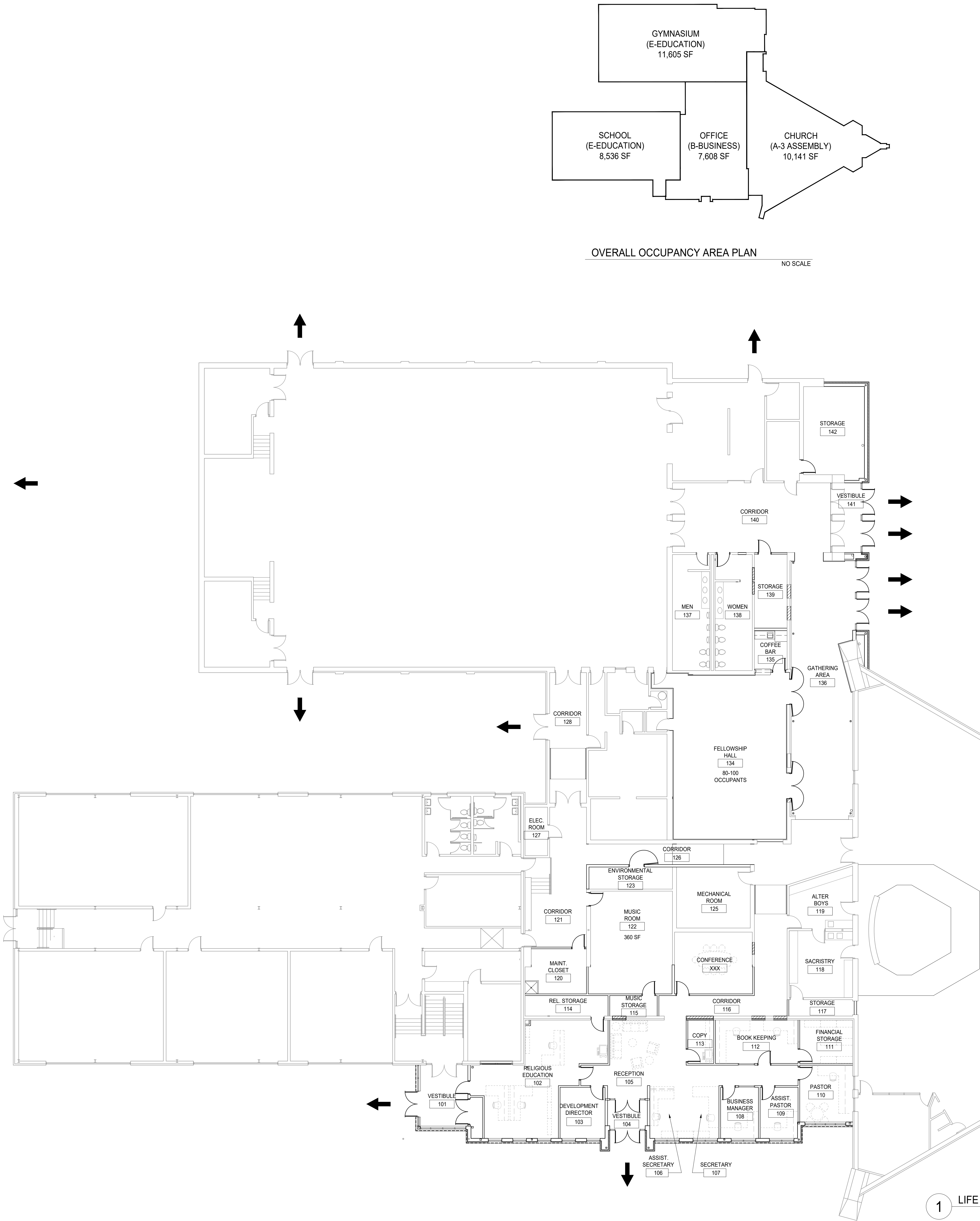
REMODEL OF EXISTING BUILDING (LEVEL 2 ALTERATION) AND ADDITIONS

APPLICABLE BUILDING CODES:	• 2015 INTERNATIONAL BUILDING CODE • 2015 INTERNATIONAL EXISTING BUILDING CODE • 2015 INTERNATIONAL MECHANICAL CODE • 2015 INTERNATIONAL ENERGY CONSERVATION CODE • 2015 INTERNATIONAL FUEL GAS CODE • WISCONSIN PLUMBING CODE: CHAPTERS 380-387 • 2015 NFPA 101 LIFE SAFETY CODE • 2017 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS • 2009 ICC / ANSI A117.1 • MUKWONAGO MUNICIPAL CODE
OCCUPANCY CLASSIFICATIONS:	GROUP A-3: ASSEMBLY- PLACE OF WORSHIP GROUP B: BUSINESS GROUP E: EDUCATION
CONSTRUCTION CLASSIFICATION:	IIB - METAL FRAME UNPROTECTED CONSTRUCTION
BUILDING CLASSIFICATION:	ALTERATION OF EXISTING BUILDING AND ADDITIONS
SPRINKLER INFORMATION:	COMPLETE SPRINKLER SYSTEM PER NFPA 13
FIRE ALARM DETECTION:	NEW FIRE ALARM SYSTEM
MULTIPLE OCCUPANCIES:	NON-SEPARATED USES: GROUP A-3 ASSEMBLY, B- BUSINESS AND E-EDUCATION (A-3 ASSEMBLY USE IS MOST RESTRICTIVE)
BUILDING AREA:	GROUND LEVEL E-EDUCATION AREA (SCHOOL): 8,536 SF E-EDUCATION AREA (GYMNASIUM): 11,605 SF A-3: ASSEMBLY AREA: 10,141 SF B: BUSINESS AREA: 7,608 SF GROUND FLOOR TOTAL: 37,890 SF LOWER LEVEL: E- EDUCATION AREA: 8,334 SF
ALLOWABLE AREA:	PER TABLE 506.2 A-3 OCCUPANCY - TYPE IIB CONSTRUCTION, 1-STORY ABOVE GRADE PLANE: ALLOWABLE AREA = 38,000 ALLOWABLE AREA W/ FRONTAGE INCREASE = 38,000 + (9,500 x .75) = 45,125 SF
AREA OF ADDITIONS & ALTERATION	8,101 SF
OCCUPANCY LOADS:	PER TABLE 1004.1.2 GROUND LEVEL: E- EDUCATION AREA (SCHOOL): 5,094 / 20 SF (NET) = 255 OCCUPANTS E- EDUCATION AREA (GYMNASIUM): 300 OCCUPANT MAXIMUM A-3 ASSEMBLY AREA (CHURCH - FIXED SEATS): 300 OCCUPANT MAXIMUM B-BUSINESS AREA: 7,608 SF/ 100 SF PER OCCUPANT = 77 OCCUPANTS TOTAL GROUND FLOOR = 932 OCCUPANTS LOWER LEVEL: E- EDUCATION AREA (SCHOOL): 5,094 / 20 SF (NET) = 255 OCCUPANTS

REQUIRED EXIT WIDTH:	PER 1005.3.2 GROUND FLOOR LEVEL: 932 OCCUPANTS x .2 = 187" REQUIRED (714" PROVIDED) LOWER LEVEL: 255 x .2 = 51" REQUIRED (170" PROVIDED)
COMMON PATH OF EGRESS TRAVEL:	PER TABLE 1006.2.1 A-3: ASSEMBLY OCCUPANCY - 75 FEET PERMITTED
EXIT ACCESS TRAVEL DISTANCE:	PER TABLE 1017.2: A-3 ASSEMBLY OCCUPANCY - 250' PERMITTED WITH SPRINKLER SYSTEM
CORRIDORS:	PER TABLE 1020.1: CORRIDORS NOT REQUIRED TO BE RATED WITH SPRINKLER SYSTEM
DEAD END CORRIDORS:	PER IBC SECTION 1020.4: A-3 ASSEMBLY OCCUPANCY - 20 FEET ALLOWED
PLUMBING FIXTURES: PER TABLE 2902.1	GROUND LEVEL: E- EDUCATION (SCHOOL): MALE: WATER CLOSETS = 128/50 = 2.56 REQUIRED LAVATORIES = 128/50 = 2.56 REQUIRED FEMALE: WATER CLOSETS = 128/50 = 2.56 REQUIRED LAVATORIES = 128/50 = 2.56 REQUIRED E- EDUCATION (GYM): MALE: WATER CLOSETS = 150/125 = 1.2 REQUIRED LAVATORIES = 150/200 = .75 REQUIRED FEMALE: WATER CLOSETS = 150/65 = 2.30 REQUIRED LAVATORIES = 150/200 = .75 REQUIRED A-3 ASSEMBLY: MALE: WATER CLOSETS = 150/150 = 1 REQUIRED LAVATORIES = 150/200 = .75 REQUIRED FEMALE: WATER CLOSETS = 150/75 = 2 REQUIRED LAVATORIES = 150/200 = .75 REQUIRED B-BUSINESS: MALE: WATER CLOSETS = 39/25 = 1.56 REQUIRED LAVATORIES = 39/40 = .975 REQUIRED FEMALE: WATER CLOSETS = 39/25 = 1.56 REQUIRED LAVATORIES = 39/40 = .975 REQUIRED LOWER LEVEL (SCHOOL): MALE: WATER CLOSETS = 128/50 = 2.56 REQUIRED LAVATORIES = 128/50 = 2.56 REQUIRED FEMALE: WATER CLOSETS = 128/50 = 2.56 REQUIRED LAVATORIES = 128/50 = 2.56 REQUIRED

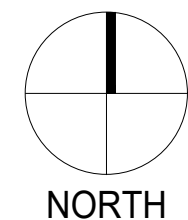
TOTAL FIXTURES REQUIRED:	
MALE: WATER CLOSETS	8.88
LAVATORIES	7.595
FEMALE: WATER CLOSETS	10.98
LAVATORIES	7.595

TOTAL FIXTURES PROVIDED:	
MALE: WATER CLOSETS	14
LAVATORIES	8
FEMALE: WATER CLOSETS	13
LAVATORIES	8



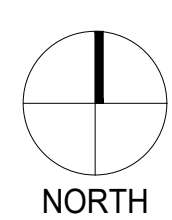
1 LIFE SAFETY/ EGRESS PLAN

SCALE: 3/32" = 1'-0"



KEY PLAN

NO SCALE



ST. JAMES CATHOLIC CHURCH REMODELING
830 EAST VETERANS WAY
MUKWONAGO, WISCONSIN

NO.	DATE	DESCRIPTION
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PROJECT #: 4137

DATE: NOVEMBER 22, 2024

LIFE SAFETY-
CODE SHEET

LS1.1

ST. JAMES CATHOLIC CHURCH REMODELING
830 EAST VETERANS WAY
MUKWONAGO, WISCONSIN

NO.	DATE	DESCRIPTION
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PROJECT #: 4137

DATE: NOVEMBER 22, 2024

DEMOLITION PLAN

D1.1

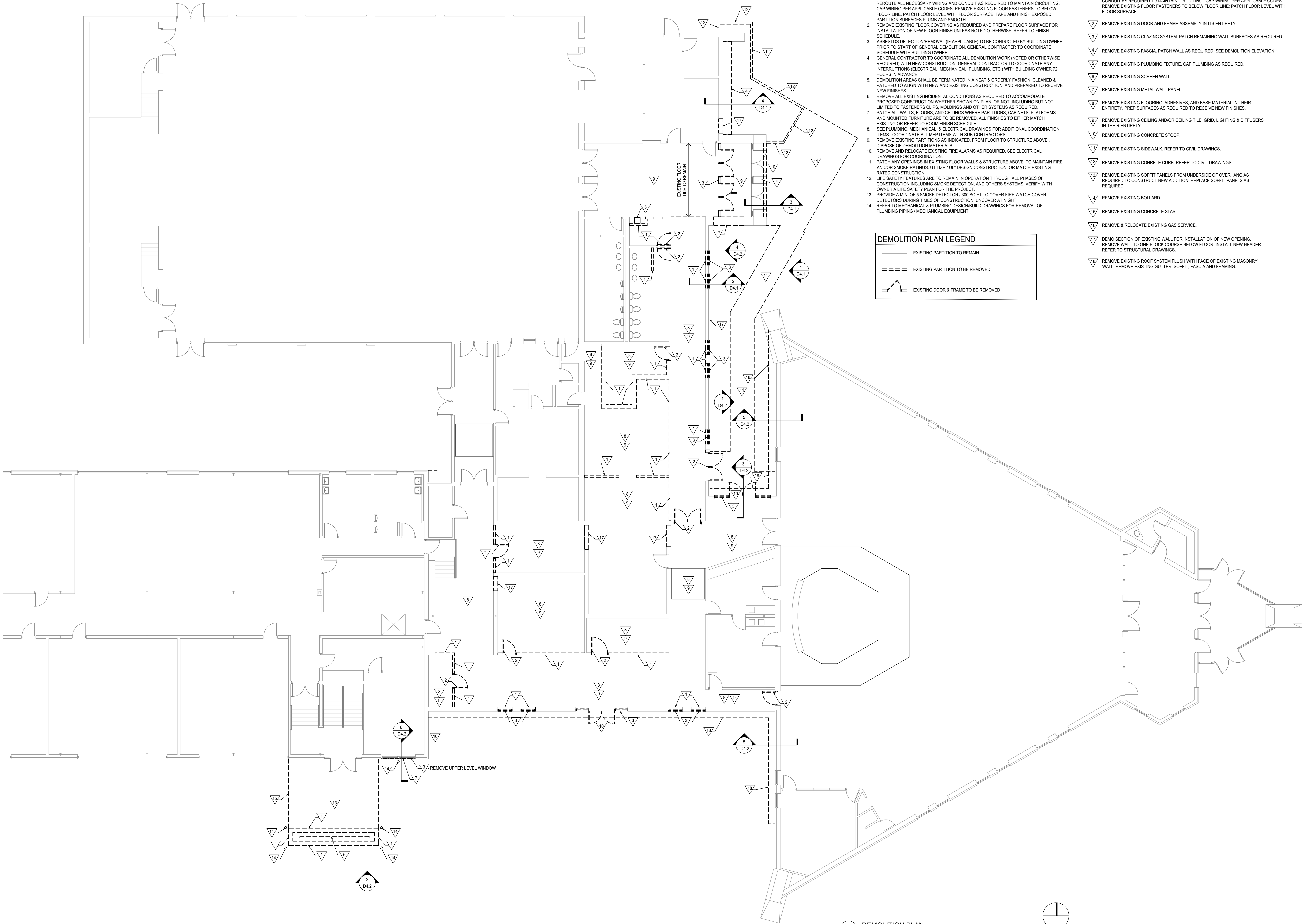
DEMOLITION GENERAL NOTES:

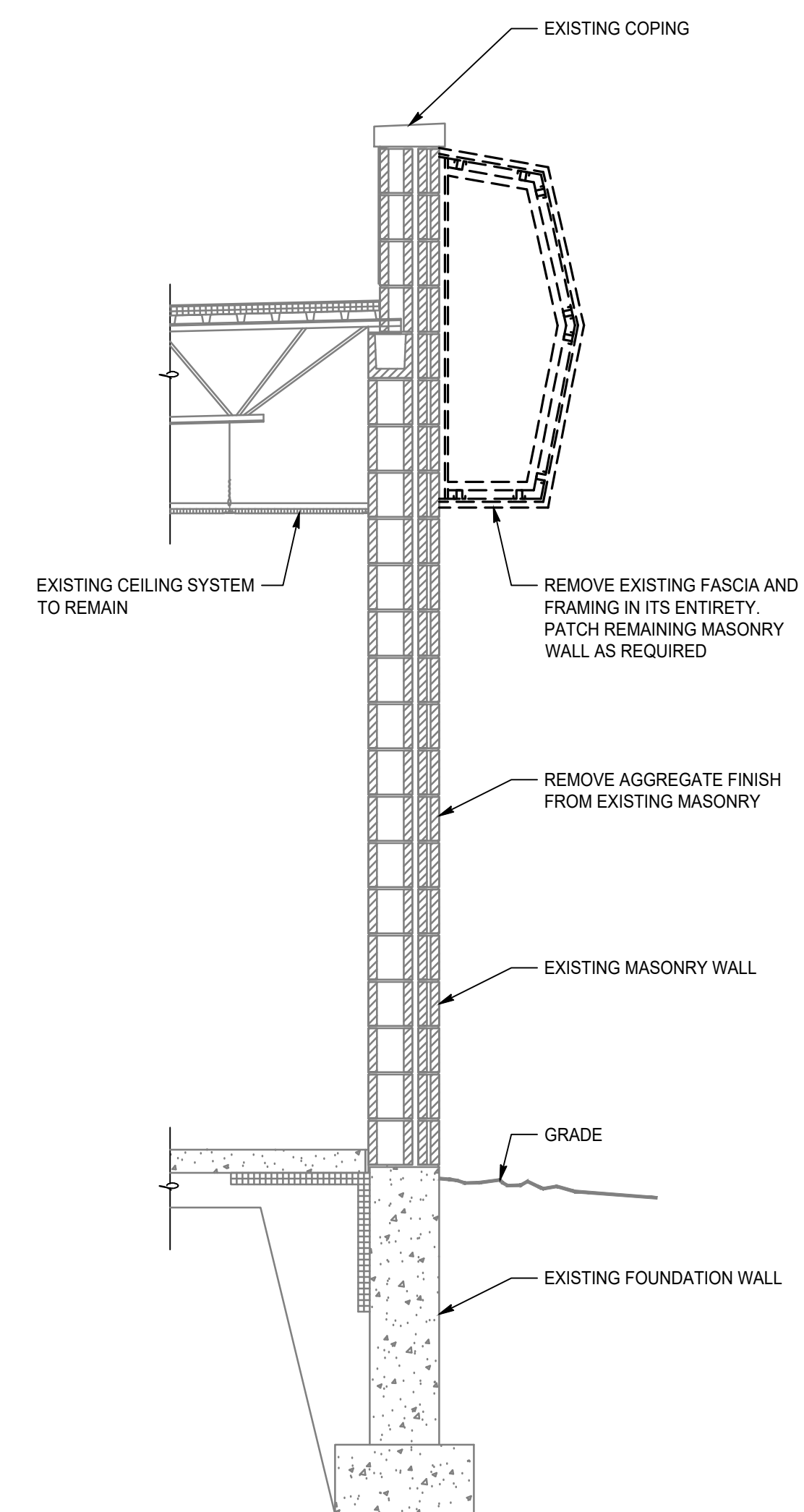
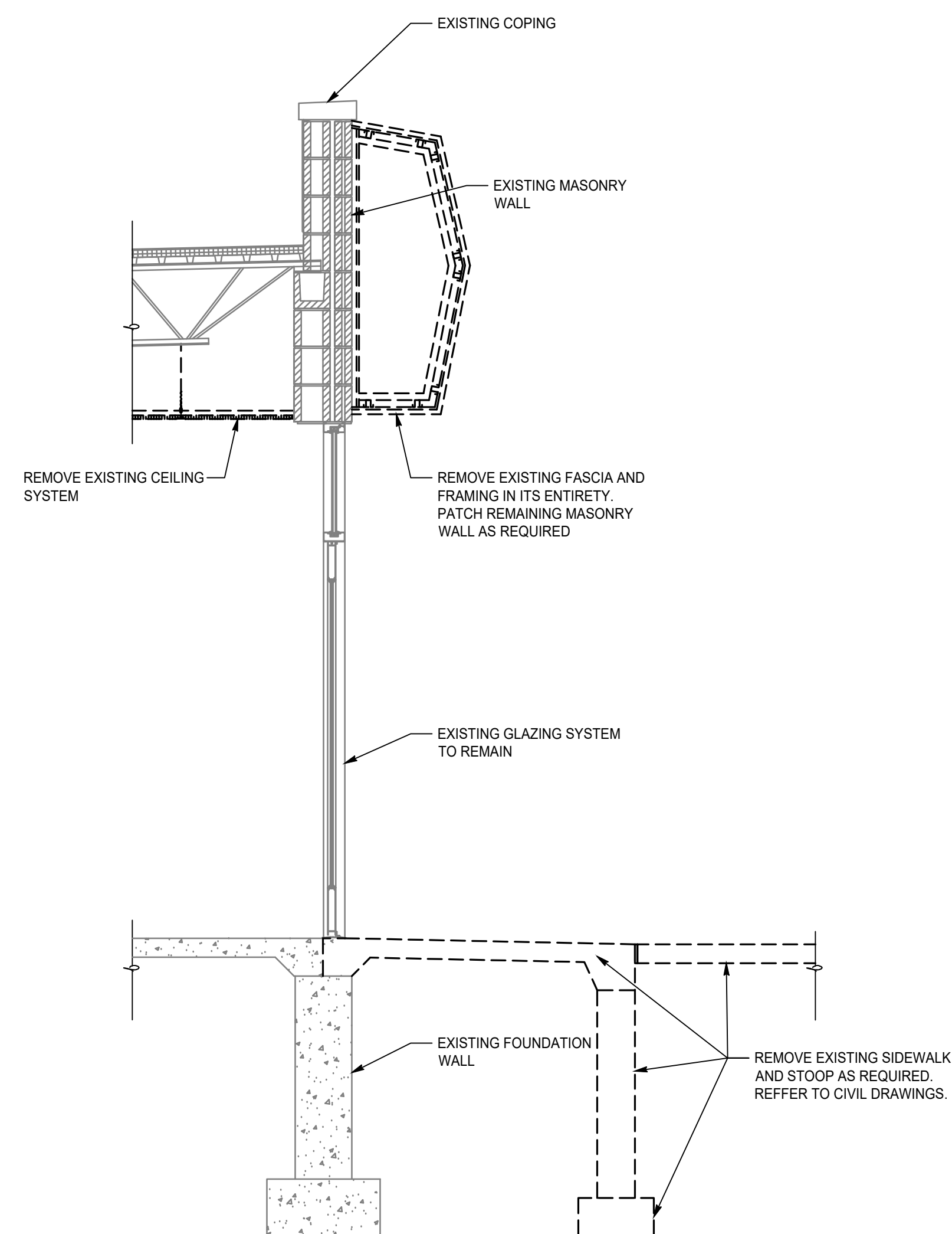
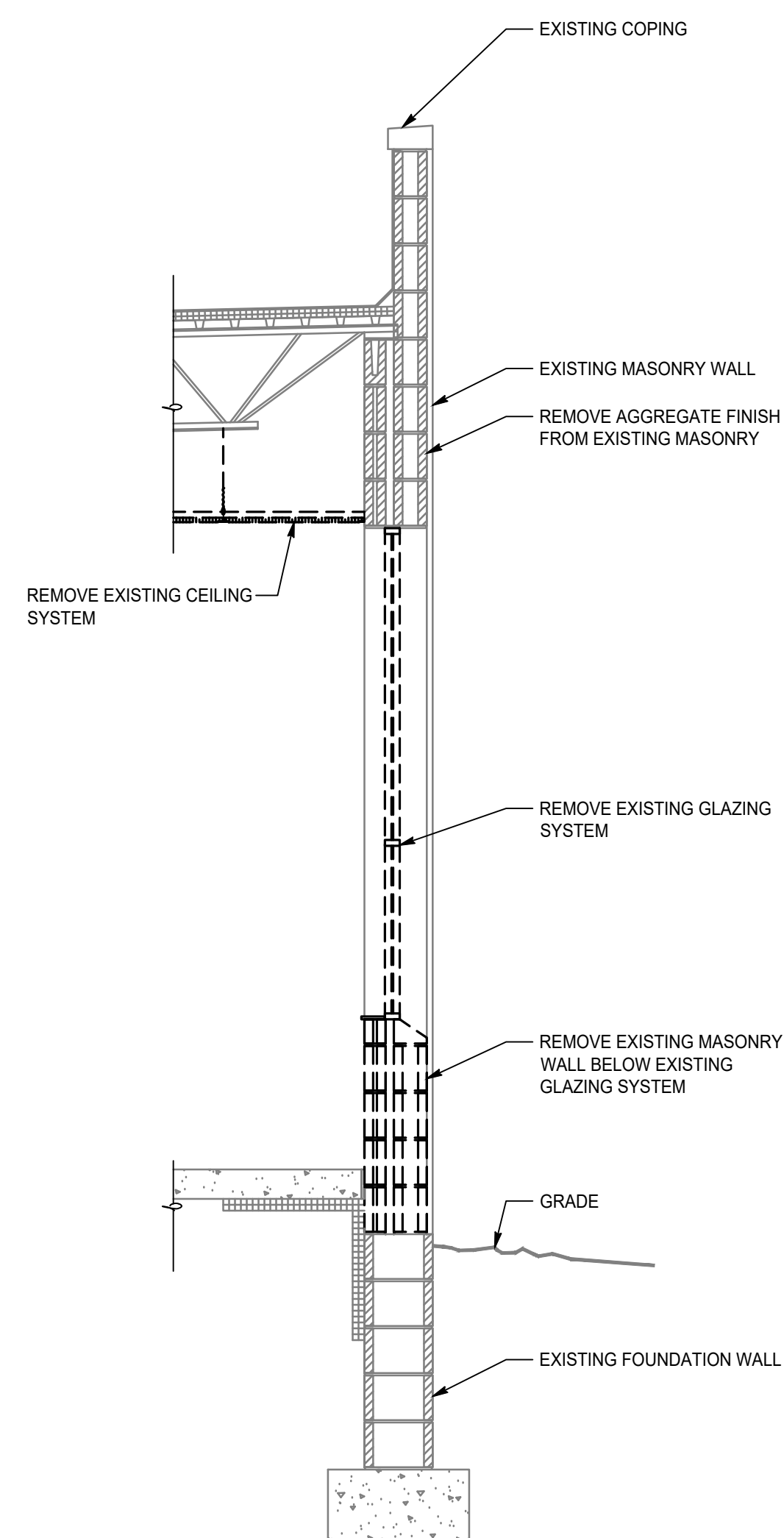
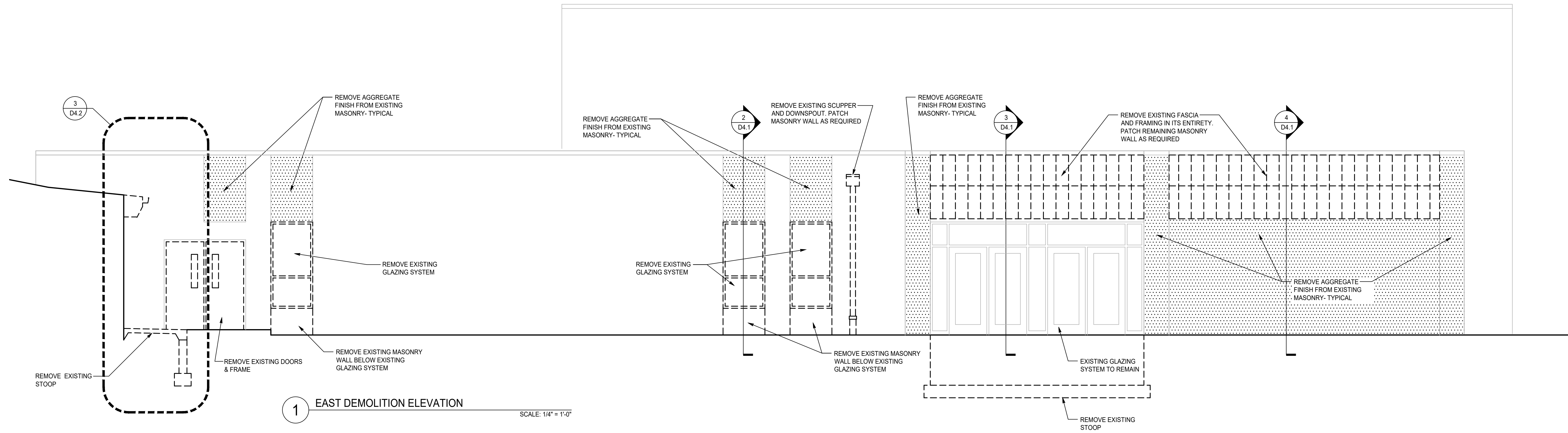
1. DEMO SECTION OF EXISTING PARTITION FROM FLOOR TO STRUCTURE ABOVE. REMOVE EXISTING ELECTRICAL OUTLETS, WIRING, AND CONDUIT BACK TO NEAREST JUNCTION BOX. REROUTE ALL NECESSARY WIRING AND CONDUIT AS REQUIRED TO MAINTAIN CIRCUITING. CAP WIRING PER APPLICABLE CODES. REMOVE EXISTING FLOOR FASTENERS TO BELOW FLOOR LINE. PATCH FLOOR LEVEL WITH FLOOR SURFACE. TAPE AND FINISH EXPOSED PARTITION SURFACES PLUMB AND SMOOTH.
2. REMOVE EXISTING FLOOR COVERING AS REQUIRED AND PREPARE FLOOR SURFACE FOR INSTALLATION OF NEW FLOOR FINISH UNLESS NOTED OTHERWISE. REFER TO FINISH SCHEDULE.
3. ASBESTOS DETECTION/REMOVAL (IF APPLICABLE) TO BE CONDUCTED BY BUILDING OWNER PRIOR TO START OF GENERAL DEMOLITION. GENERAL CONTRACTOR TO COORDINATE SCHEDULE WITH BUILDING OWNER.
4. GENERAL CONTRACTOR TO COORDINATE ALL DEMOLITION WORK (NOTED OR OTHERWISE REQUIRED) WITH NEW CONSTRUCTION. GENERAL CONTRACTOR TO COORDINATE ANY INTERRUPTIONS (ELECTRICAL, MECHANICAL, PLUMBING, ETC.) WITH BUILDING OWNER 72 HOURS IN ADVANCE.
5. DEMOLITION AREAS SHALL BE TERMINATED IN A NEAT & ORDERLY FASHION, CLEANED & PATCHED TO ALIGN WITH NEW AND EXISTING CONSTRUCTION, AND PREPARED TO RECEIVE NEW FINISHES.
6. REMOVE ALL EXISTING INCIDENTAL CONDITIONS AS REQUIRED TO ACCOMMODATE PROPOSED CONSTRUCTION WHETHER SHOWN ON PLAN, OR NOT, INCLUDING BUT NOT LIMITED TO FASTENERS CLIPS, MOLDINGS AND OTHER SYSTEMS AS REQUIRED.
7. PATCH ALL WALLS, FLOORS, AND CEILINGS WHERE PARTITIONS, CABINETS, PLATFORMS AND MOUNTED FURNITURE ARE TO BE REMOVED. ALL FINISHES TO EITHER MATCH EXISTING OR REFER TO ROOM FINISH SCHEDULE.
8. SEE PLUMBING, MECHANICAL, & ELECTRICAL DRAWINGS FOR ADDITIONAL COORDINATION ITEMS. COORDINATE ALL MEP ITEMS WITH SUB-CONTRACTORS.
9. REMOVE EXISTING PARTITIONS AS INDICATED. FROM FLOOR TO STRUCTURE ABOVE. . DISPOSE OF DEMOLITION MATERIALS.
10. REMOVE AND RELOCATE EXISTING FIRE ALARMS AS REQUIRED. SEE ELECTRICAL DRAWINGS FOR COORDINATION.
11. PATCH ANY OPENINGS IN EXISTING FLOOR WALLS & STRUCTURE ABOVE, TO MAINTAIN FIRE AND/OR SMOKE RATINGS. UTILIZE "UL" DESIGN CONSTRUCTION, OR MATCH EXISTING RATED CONSTRUCTION.
12. LIFE SAFETY FEATURES ARE TO REMAIN IN OPERATION THROUGH ALL PHASES OF CONSTRUCTION INCLUDING SMOKE DETECTION, AND OTHERS SYSTEMS. VERIFY WITH OWNER A LIFE SAFETY PLAN FOR THE PROJECT.
13. PROVIDE A MIN. OF 5 SMOKE DETECTOR / 300 SQ FT TO COVER FIRE WATCH COVER DETECTORS DURING TIMES OF CONSTRUCTION, UNCOVER AT NIGHT.
14. REFER TO MECHANICAL & PLUMBING DESIGN/BUILD DRAWINGS FOR REMOVAL OF PLUMBING PIPING / MECHANICAL EQUIPMENT.

DEMOLITION PLAN LEGEND	
	EXISTING PARTITION TO REMAIN
	EXISTING PARTITION TO BE REMOVED
	EXISTING DOOR & FRAME TO BE REMOVED

DEMOLITION CODED NOTES:

- 1 DEMO SECTION OF EXISTING WALL. REMOVE EXISTING ELECTRICAL OUTLETS, WIRING, AND CONDUIT BACK TO NEAREST JUNCTION BOX. REROUTE ALL NECESSARY WIRING AND CONDUIT AS REQUIRED TO MAINTAIN CIRCUITING. CAP WIRING PER APPLICABLE CODES. REMOVE EXISTING FLOOR FASTENERS TO BELOW FLOOR LINE. PATCH FLOOR LEVEL WITH FLOOR SURFACE.
- 2 REMOVE EXISTING DOOR AND FRAME ASSEMBLY IN ITS ENTIRETY.
- 3 REMOVE EXISTING GLAZING SYSTEM. PATCH REMAINING WALL SURFACES AS REQUIRED.
- 4 REMOVE EXISTING FASCIA. PATCH WALL AS REQUIRED. SEE DEMOLITION ELEVATION.
- 5 REMOVE EXISTING PLUMBING FIXTURE. CAP PLUMBING AS REQUIRED.
- 6 REMOVE EXISTING SCREEN WALL.
- 7 REMOVE EXISTING METAL WALL PANEL.
- 8 REMOVE EXISTING FLOORING, ADHESIVES, AND BASE MATERIAL IN THEIR ENTIRETY. PREP SURFACES AS REQUIRED TO RECEIVE NEW FINISHES.
- 9 REMOVE EXISTING CEILING AND/OR CEILING TILE, GRID, LIGHTING & DIFFUSERS IN THEIR ENTIRETY.
- 10 REMOVE EXISTING CONCRETE STOOP.
- 11 REMOVE EXISTING SIDEWALK. REFER TO CIVIL DRAWINGS.
- 12 REMOVE EXISTING CONCRETE CURB. REFER TO CIVIL DRAWINGS.
- 13 REMOVE EXISTING SOFFIT PANELS FROM UNDERSIDE OF OVERHANG AS REQUIRED TO CONSTRUCT NEW ADDITION. REPLACE SOFFIT PANELS AS REQUIRED.
- 14 REMOVE EXISTING BOLLARD.
- 15 REMOVE EXISTING CONCRETE SLAB.
- 16 REMOVE & RELOCATE EXISTING GAS SERVICE.
- 17 DEMO SECTION OF EXISTING WALL FOR INSTALLATION OF NEW OPENING. REMOVE WALL TO ONE BLOCK COURSE BELOW FLOOR. INSTALL NEW HEADER. REFER TO STRUCTURAL DRAWINGS.
- 18 REMOVE EXISTING ROOF SYSTEM FLUSH WITH FACE OF EXISTING MASONRY WALL. REMOVE EXISTING GUTTER, SOFFIT, FASCIA AND FRAMING.





ST. JAMES CATHOLIC CHURCH REMODELING
830 EAST VETERANS WAY
MUKWONAGO, WISCONSIN

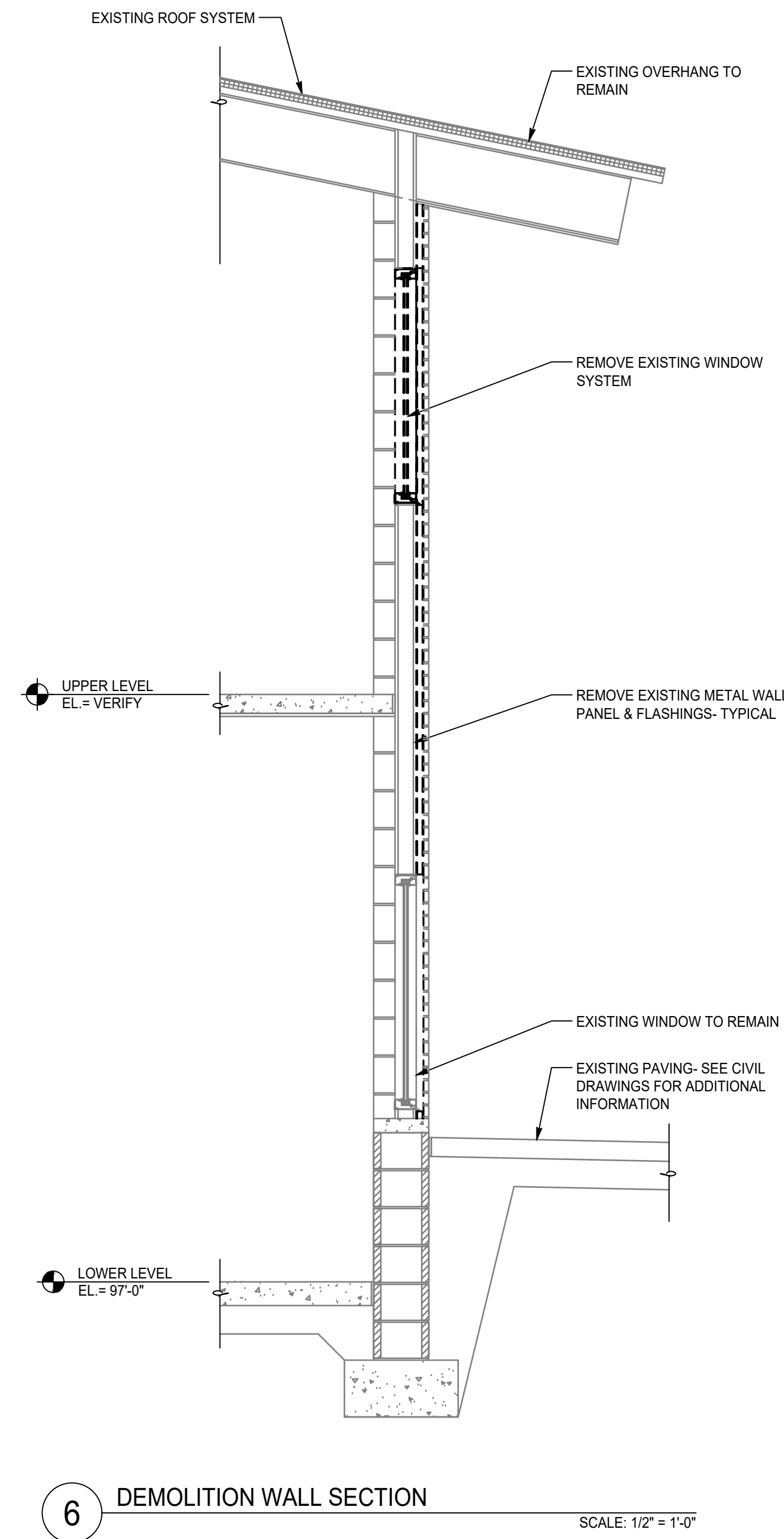
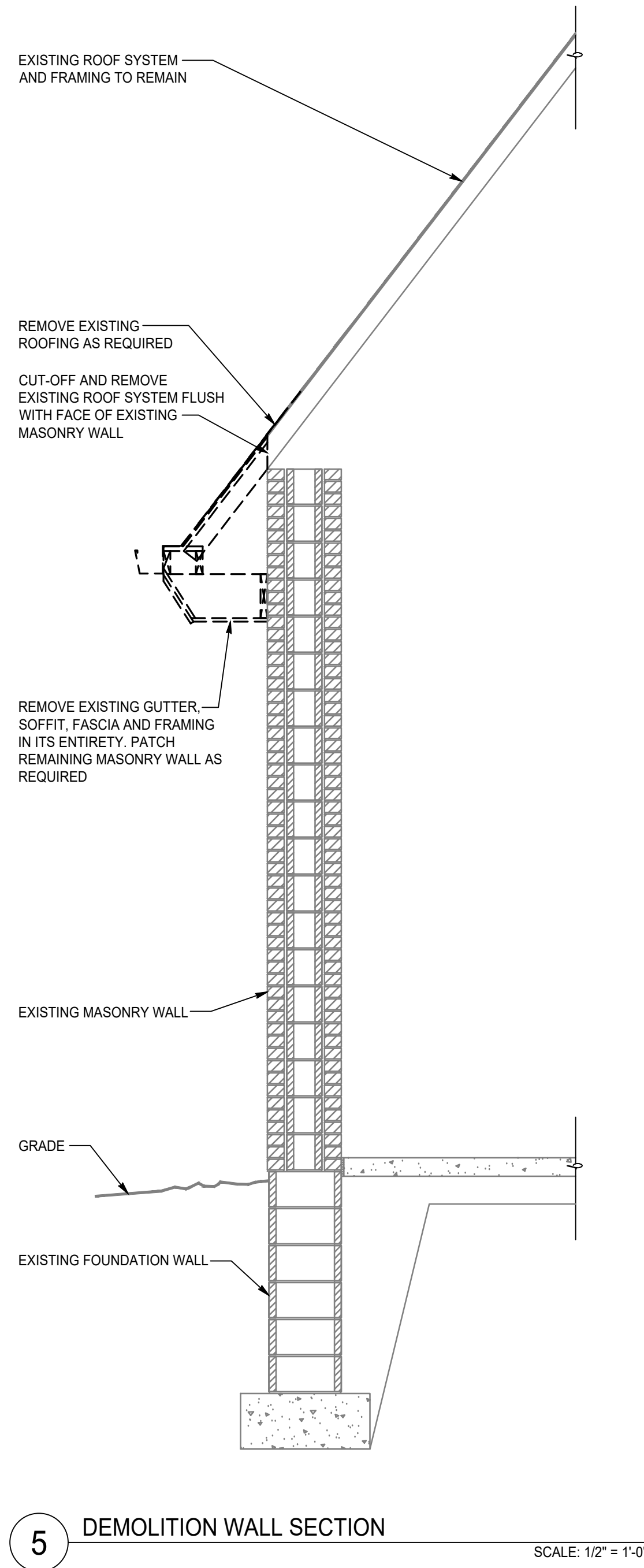
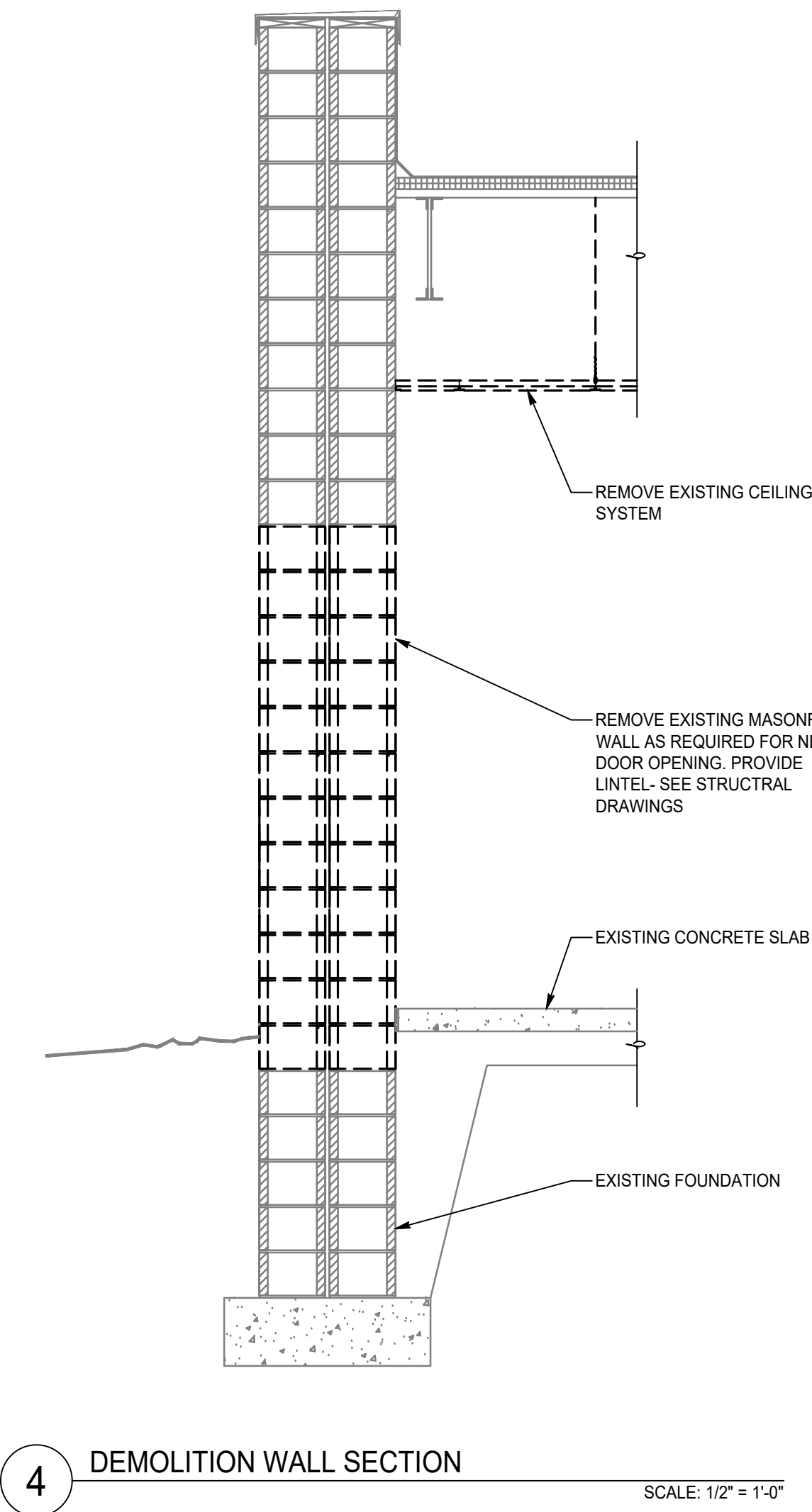
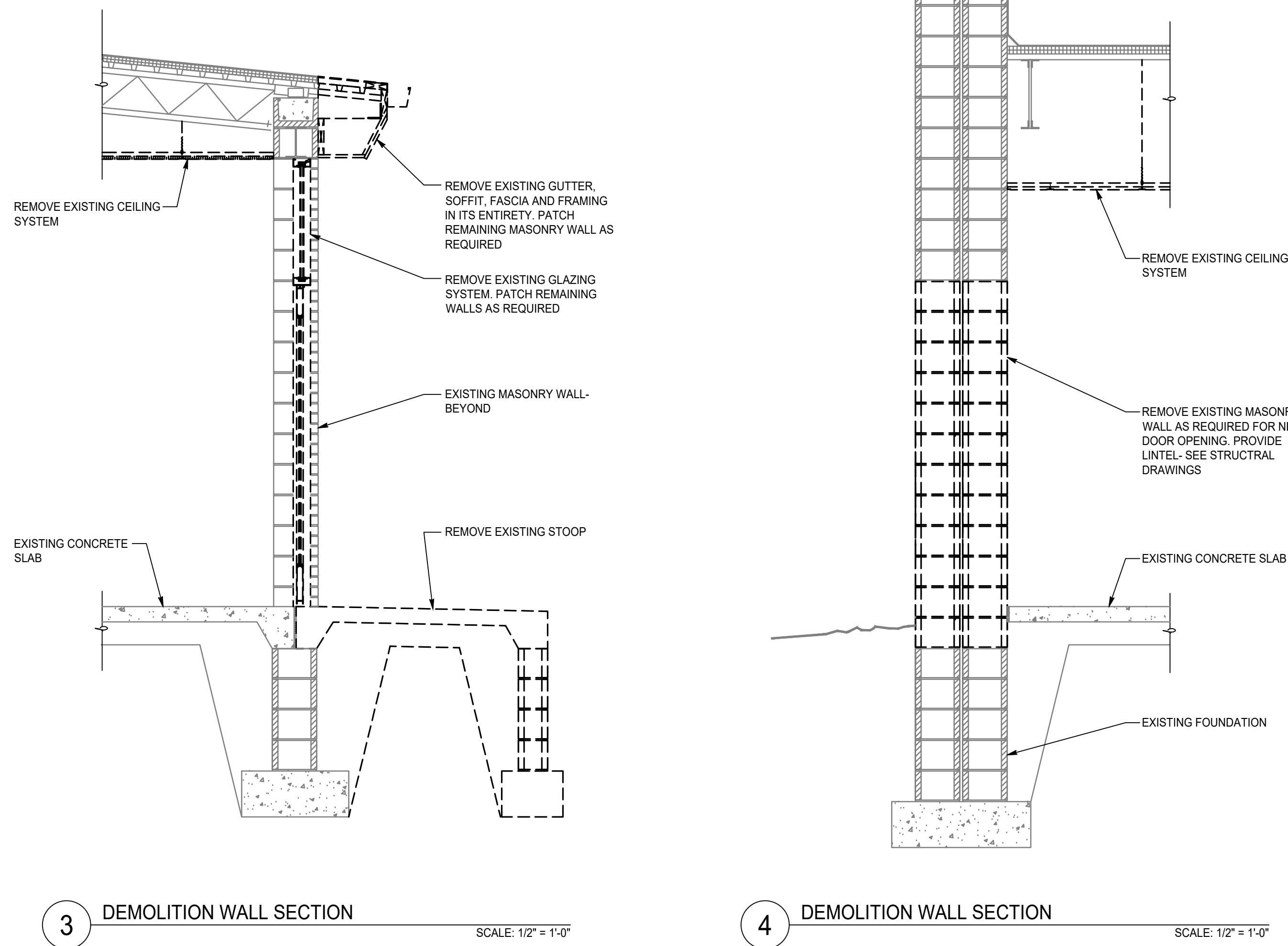
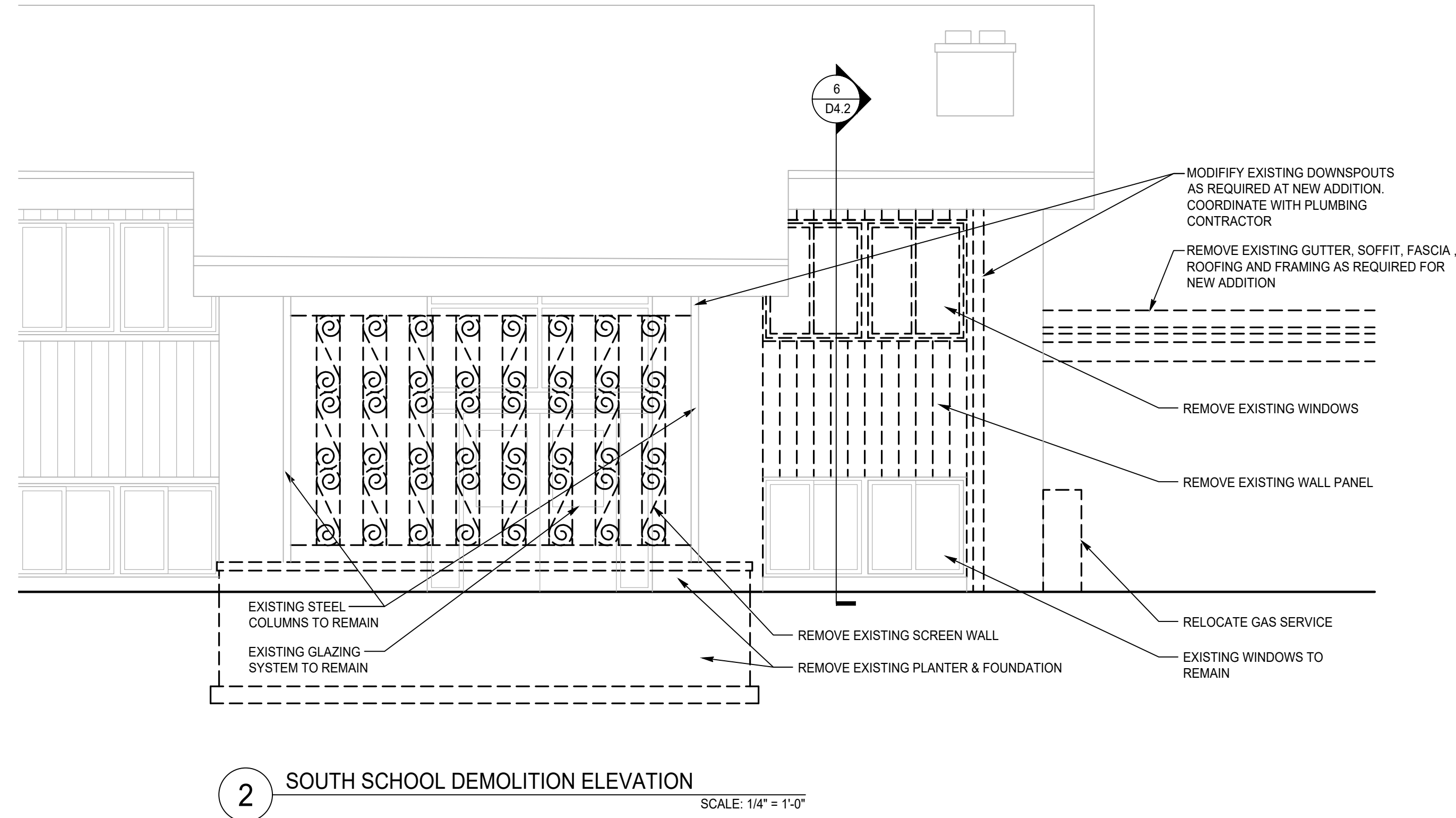
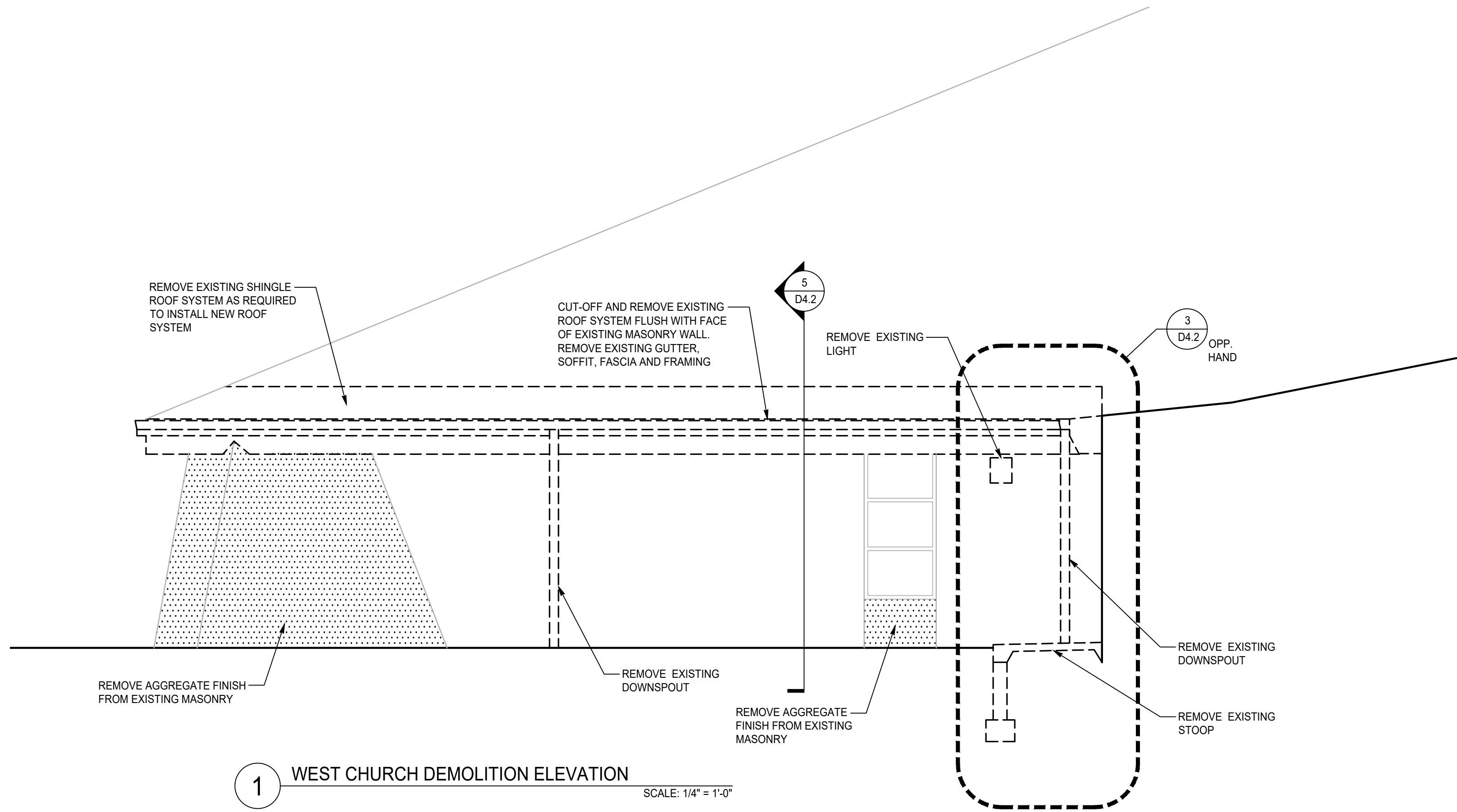
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OBJECT #: 4137

DATE: NOVEMBER 22, 2024

EMOLITION ELEVATIONS
SECTIONS

D4.1



ST. JAMES CATHOLIC CHURCH REMODELING
830 EAST VETERANS WAY
MUKWONAGO, WISCONSIN

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PROJECT #: 4137

DATE: NOVEMBER 22, 2024

DEMOLITION ELEVATIONS & SECTIONS

FLOOR PLAN LEGEND

- NEW PARTITION
- NEW DOOR & FRAME
- ROOM NAME & NUMBER
- DOOR NUMBER
- WALL TYPE- REFER TO DRAWING A5.2
- HALF WALL W/ SOLID SURFACE TOP
- EXISTING WALL
- RECESSED FIRE EXTINGUISHER CABINET
- WINDOW TYPE- REFER TO DRAWING A6.2
- BORROWED LIGHT- REFER TO DRAWING A6.2

FLOOR PLAN GENERAL NOTES

- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE ARCHITECTS ATTENTION PRIOR TO START OF FABRICATION / CONSTRUCTION.
- A) PROVIDE 1/2" TYPE "X" GYPSUM BOARD AT ALL WALL LOCATIONS UNLESS OTHERWISE NOTED. B) PROVIDE 1/2" TYPE "X" MOISTURE RESISTANT GYPSUM BOARD AT PLUMBING PARTITIONS AND PARTITION FACE WITHIN 6'-0" OF ALL PLUMBING FIXTURES. C) PROVIDE CEMENT BOARD AS BACK-UP AT ALL CERAMIC WALL TILE LOCATIONS. D) PROVIDE 1/2" TYPE "C" GYPSUM BOARD AT ALL CEILING LOCATIONS.
- HOLD 1/2" CLEARANCE BETWEEN FLOOR AND GYPSUM BOARD. FILL GAP BETWEEN BOTTOM EDGE OF GYPSUM BOARD AND FLOOR WITH MOISTURE RESISTANT MASTIC CAULKING. STRIKE COMPOUND SMOOTH AND FLUSH WITH FACE OF PARTITION. REMOVE EXCESS MASTIC CAULKING FROM PARTITION AND FLOOR.
- CHANGES IN FLOOR MATERIALS SHALL BE LOCATED AT THE CENTERLINE OF DOORS UNLESS NOTED OTHERWISE.
- VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ACCESS TO MECHANICAL AND ELECTRICAL ITEMS.
- SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE UL APPROVED METHODS.
- PROVIDE SOLID 2x6 BLOCKING AS REQUIRED TO SUPPORT ALL CABINETS, SHELVES, BUILT-INS, EQUIPMENT OR ACCESSORIES. COORDINATE WITH VENDOR DOCUMENTS WHERE SUCH CONDITIONS APPLY.
- NOTIFY THE ARCHITECT IF ELECTRICAL / COMMUNICATION / HVAC / PLUMBING / ITEMS DEPICTED CONFLICT WITH ADA REQUIREMENTS OR INDUSTRY STANDARDS PRIOR TO INSTALLATION. NOTE: ALL DEVICES AND CONTROLS TO BE INSTALLED WITHIN A MAXIMUM OF 4" OF EACH OTHER HORIZONTALLY NOT 18" O.C. AND ALIGN THE BOTTOMS OF EACH ITEM. IN THE VERTICAL POSITION ALIGN THE ITEMS ON CENTERLINES.
- DURING CONSTRUCTION AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS.
- DESIGN OF MECHANICAL, ELECTRICAL, DATA, PLUMBING & FIRE PROTECTION SYSTEMS BY DESIGN BUILD CONTRACTOR.
- LIGHTING, EXIT LIGHTING INFORMATION, ELECTRICAL, DATA AND TELEPHONE INFORMATION SHOWN ARE FOR ELECTRICAL CONTRACTORS REFERENCE ONLY. CONTRACTOR SHALL ENSURE COORDINATION OF ELECTRICAL ITEMS WITH BUILDING CONSTRUCTION AND EQUIPMENT AND SHALL OBTAIN THE NEEDED INFORMATION TO PROVIDE A COMPLETE AND WORKING INSTALLATION.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES.
- FOR OUTLETS AT EXTERIOR WALLS, REPAIR VAPOR BARRIER & MAKE AIR TIGHT. REPAIR INSULATION AND PATCH GYPSUM BOARD TO MATCH ADJACENT FINISHED SURFACES.
- PROVIDE GFI ELECTRICAL OUTLETS AT LOCATIONS REQUIRED BY CODE.
- CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS.
- ALL DOOR HARDWARE TO BE ADA APPROVED LEVER SETS.
- PROVIDE CONTINUOUS 6 mil VAPOR BARRIER (ON WARM SIDE OF WALL) ALONG ENTIRE PERIMETER OF EXTERIOR WALL FROM FLOOR TO ROOF DECK. ALL PENETRATIONS TO BE MADE AIR TIGHT.
- ALL CONSTRUCTION TO BE PER MANUFACTURER'S SPECIFICATIONS.

ST. JAMES CATHOLIC CHURCH REMODELING

830 EAST VETERANS WAY
MUKWONAGO, WISCONSIN

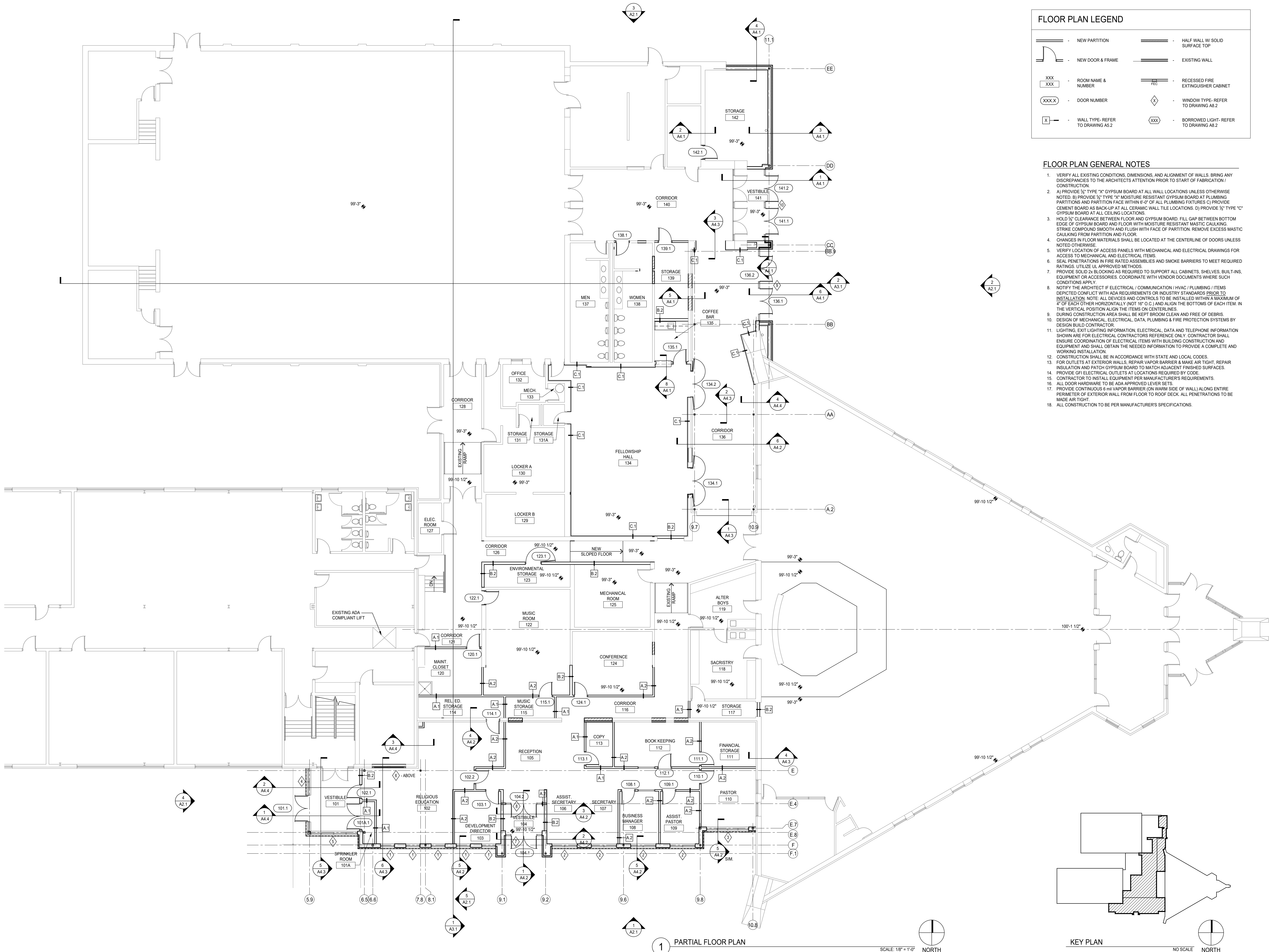
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PROJECT #: 4137

DATE: NOVEMBER 22, 2024

PARTIAL FLOOR PLAN

A1.1



ROOF PLAN GENERAL NOTES

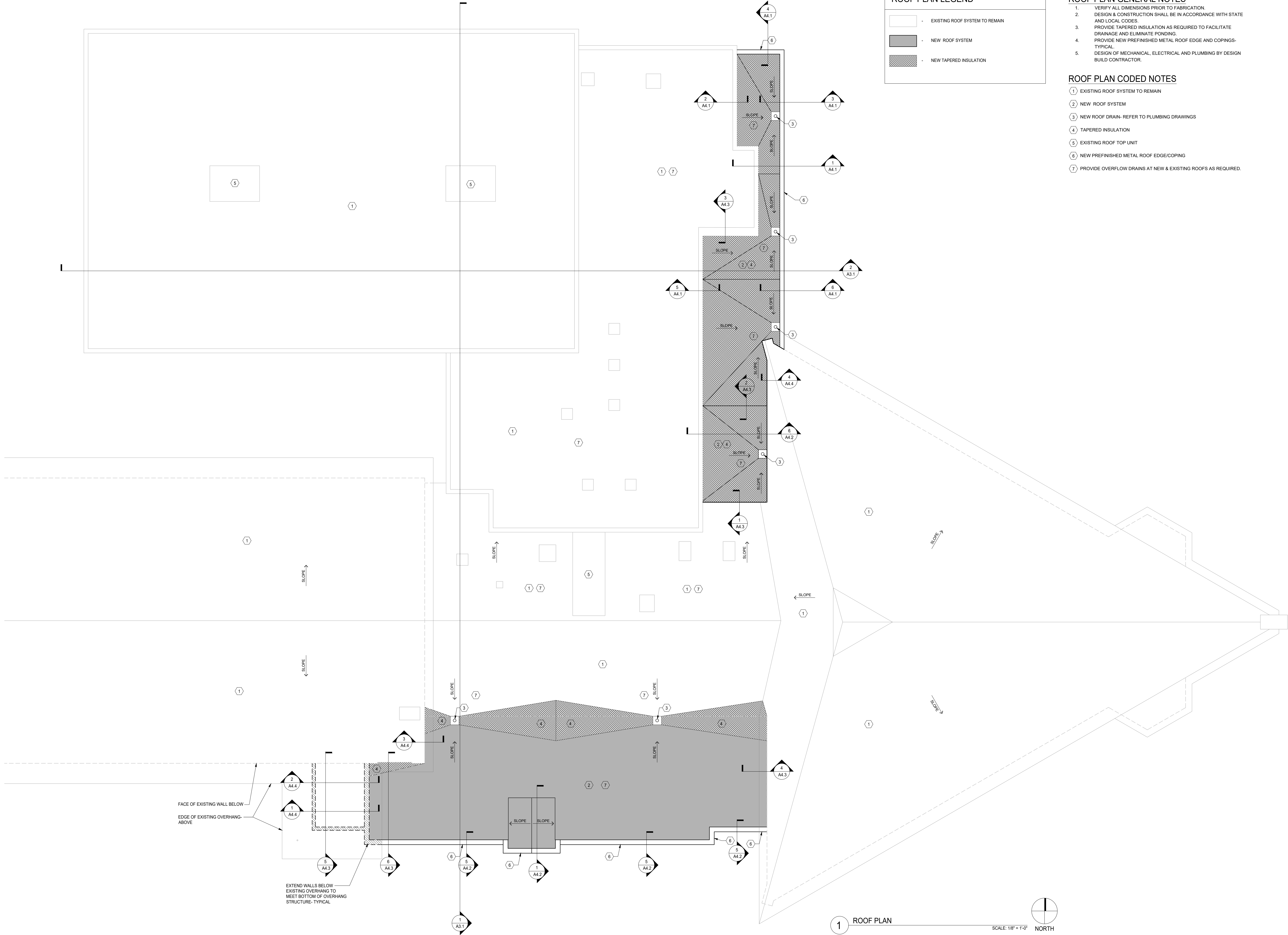
1. VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
2. DESIGN & CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES.
3. PROVIDE TAPERED INSULATION AS REQUIRED TO FACILITATE DRAINAGE AND ELIMINATE PONDING.
4. PROVIDE NEW PREFINISHED METAL ROOF EDGE AND COPINGS-TYPICAL.
5. DESIGN OF MECHANICAL, ELECTRICAL AND PLUMBING BY DESIGN BUILD CONTRACTOR.

ROOF PLAN CODED NOTES

- (1) EXISTING ROOF SYSTEM TO REMAIN
- (2) NEW ROOF SYSTEM
- (3) NEW ROOF DRAIN- REFER TO PLUMBING DRAWINGS
- (4) TAPERED INSULATION
- (5) EXISTING ROOF TOP UNIT
- (6) NEW PREFINISHED METAL ROOF EDGE/COPING
- (7) PROVIDE OVERFLOW DRAINS AT NEW & EXISTING ROOFS AS REQUIRED.

ROOF PLAN LEGEND

- () - EXISTING ROOF SYSTEM TO REMAIN
- () - NEW ROOF SYSTEM
- () - NEW TAPERED INSULATION



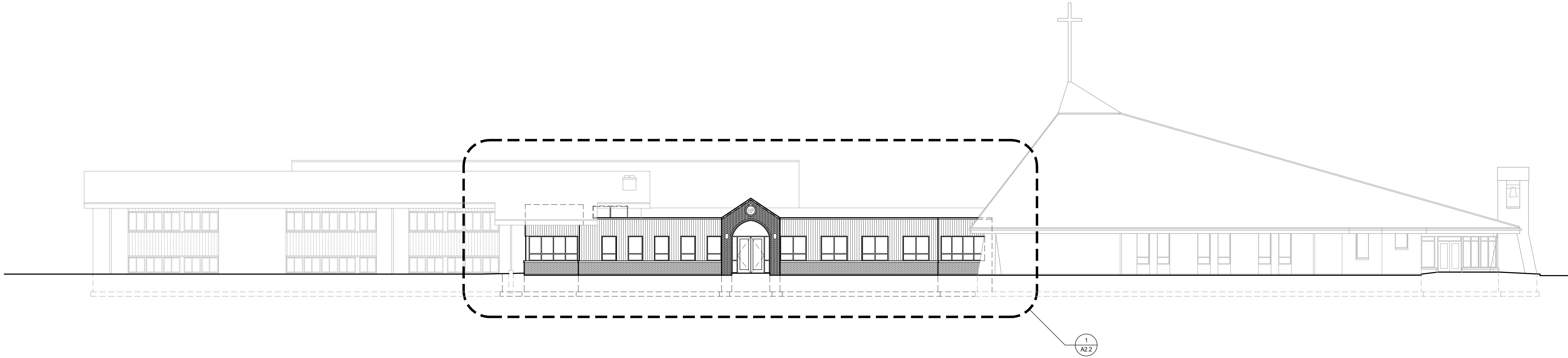
ST. JAMES CATHOLIC CHURCH REMODELING
830 EAST VETERANS WAY
MUKWONAGO, WISCONSIN

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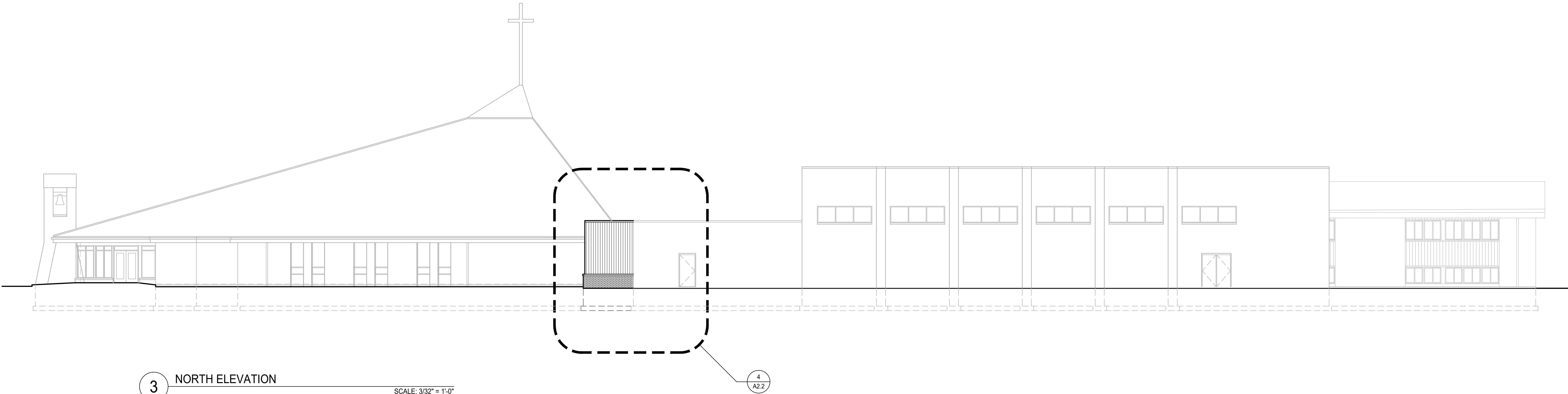
PROJECT #: 4137

DATE: NOVEMBER 22, 2024

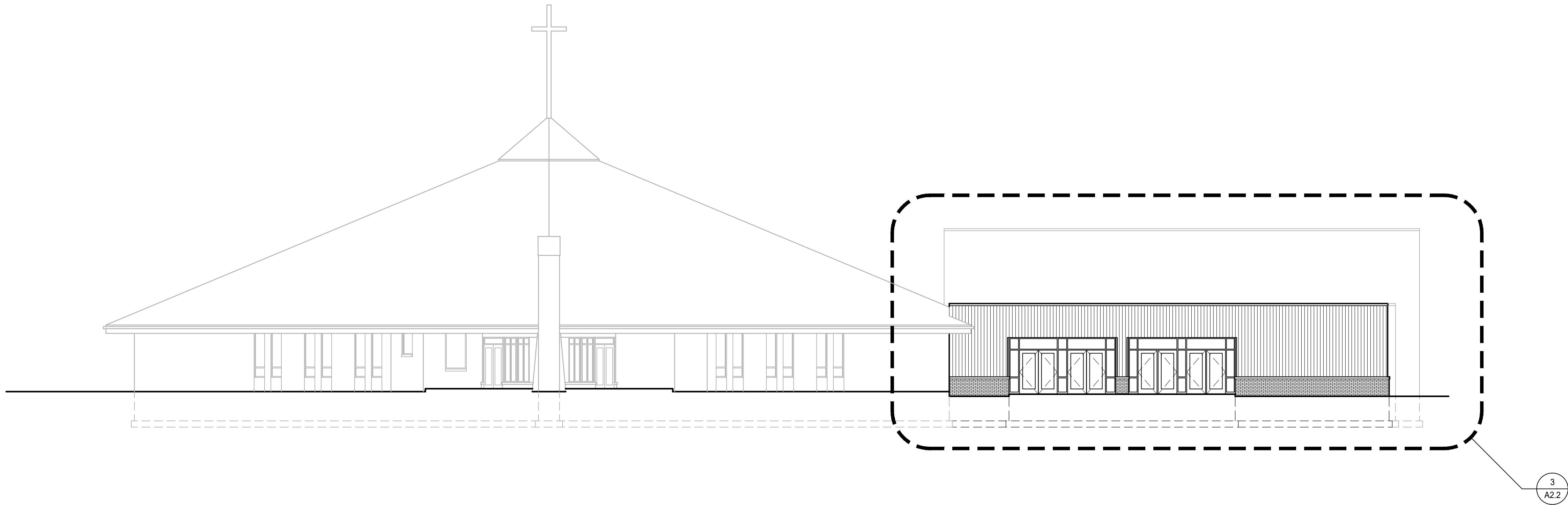
ROOF PLAN



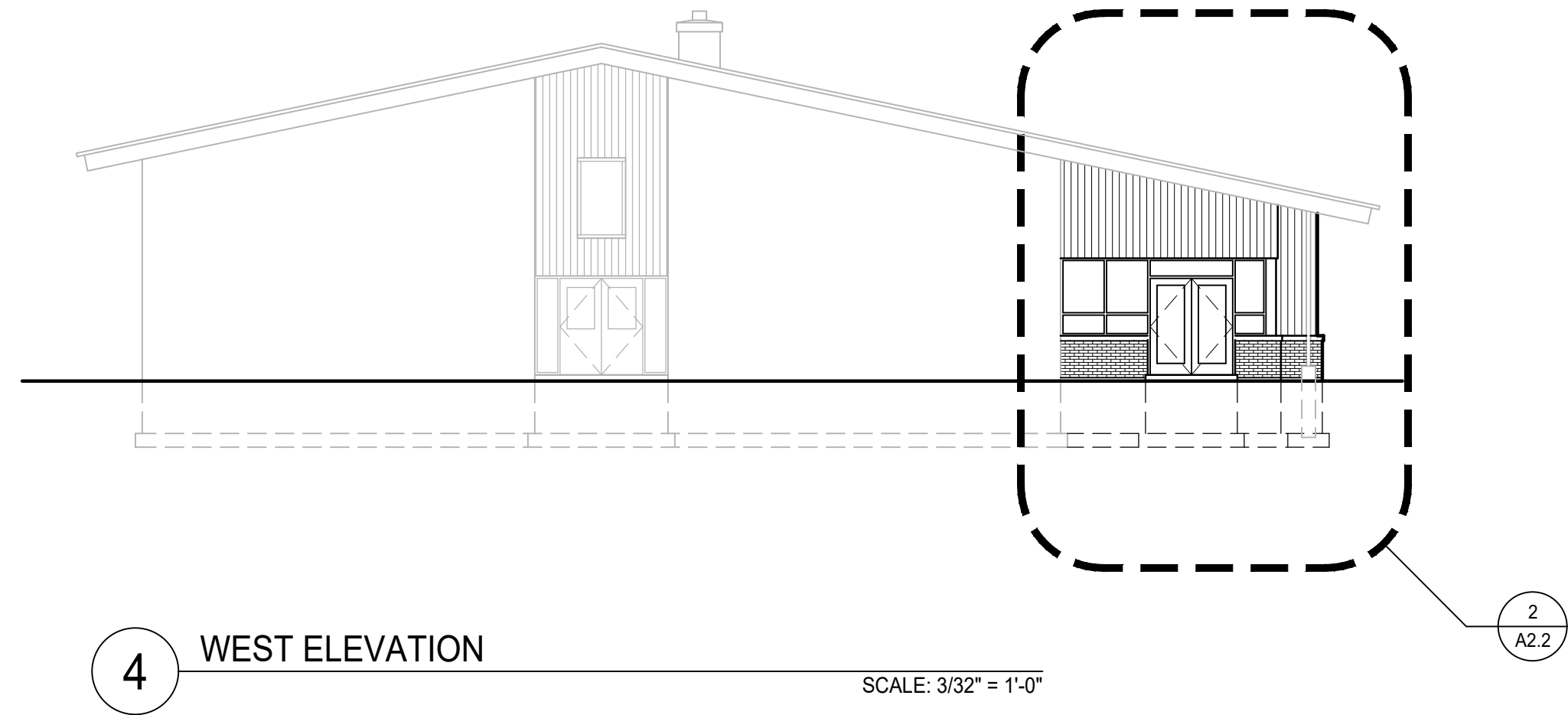
1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



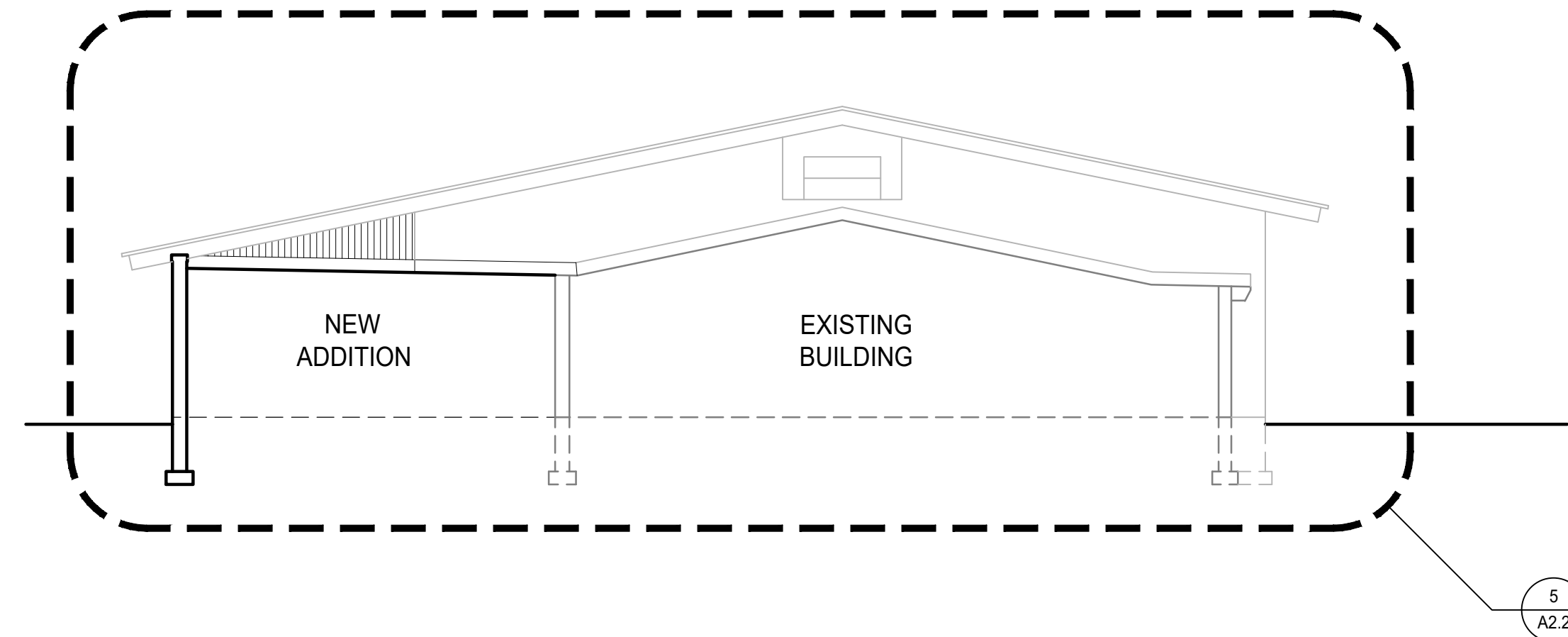
3 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



4 WEST ELEVATION
SCALE: 3/32" = 1'-0"



5 EAST SCHOOL ELEVATION
SCALE: 3/32" = 1'-0"

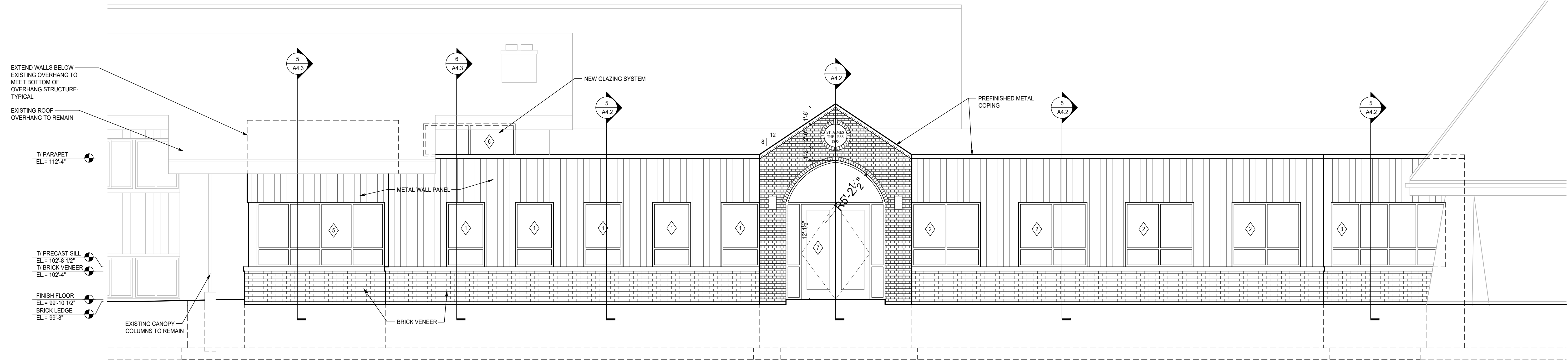
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830 EAST VETERANS WAY
MUKWONAGO, WISCONSIN

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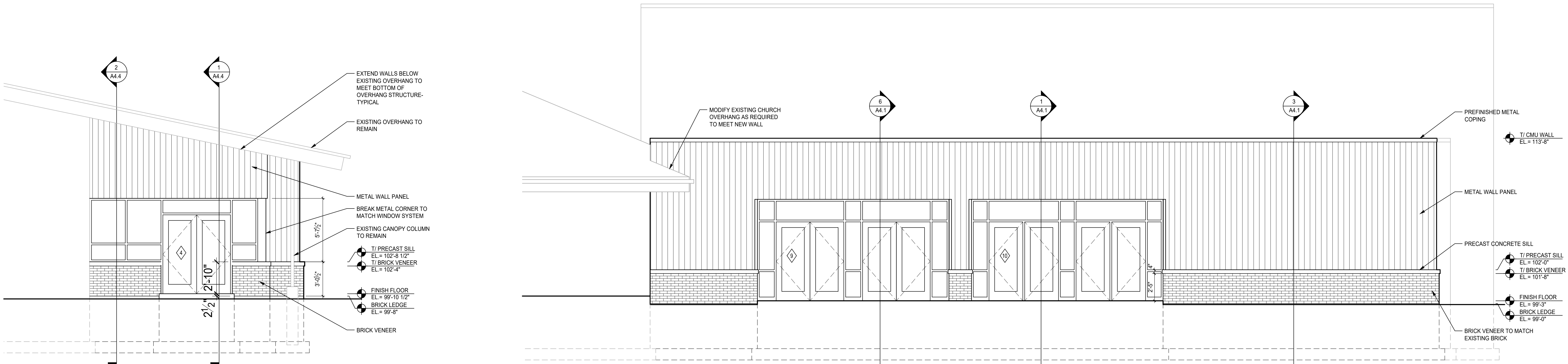
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EXTERIOR
ELEVATIONS



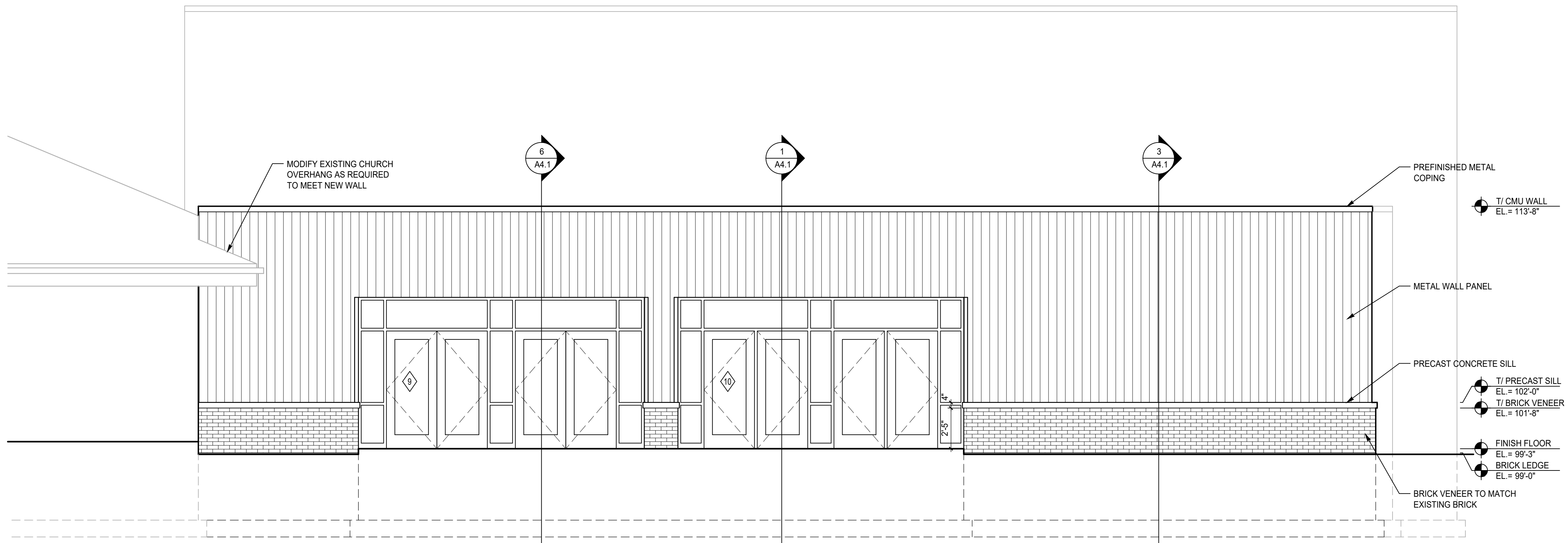
1 PARTIAL SOUTH ELEVATION

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



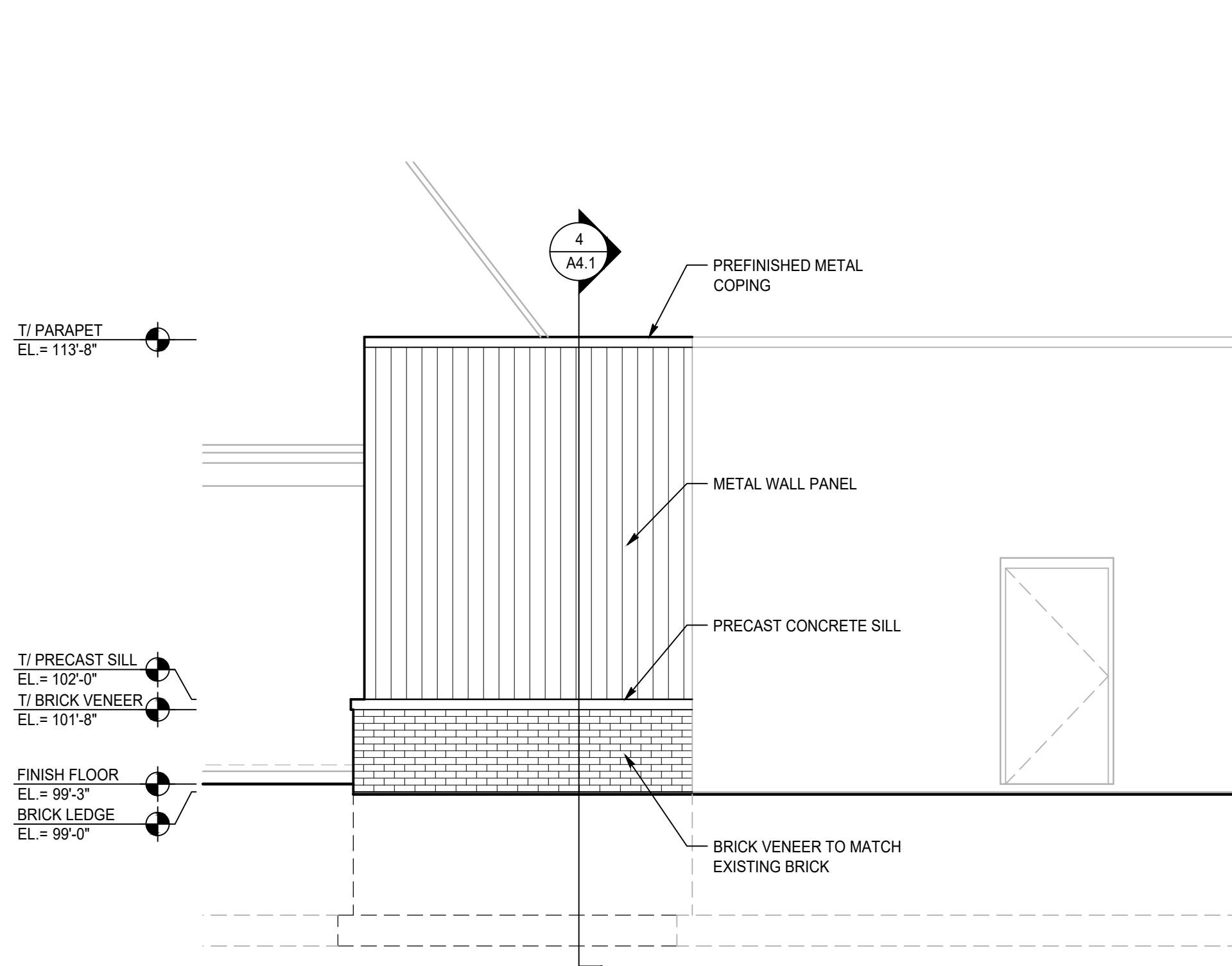
2 PARTIAL WEST ELEVATION

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



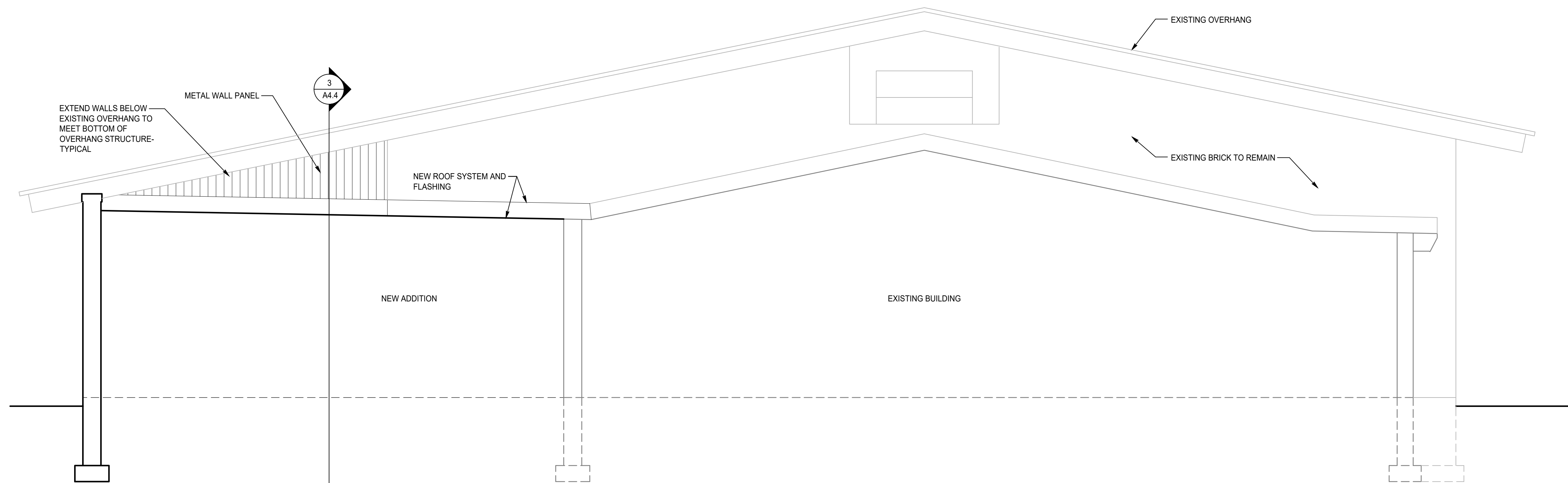
3 PARTIAL EAST ELEVATION

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



4 PARTIAL NORTH ELEVATION

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



5 EAST SCHOOL ELEVATION

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

ST. JAMES CATHOLIC CHURCH REMODELING
830 EAST VETERANS WAY
MUKWONAGO, WISCONSIN

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PROJECT #: 4137

DATE: NOVEMBER 22, 2024

ENLARGED
EXTERIOR ELEVATIONS

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

PC RESOLUTION NO. 2025-03

**A RESOLUTION FOR A SITE PLAN AND ARCHITECTURAL REVIEW FOR ST. JAMES
CHURCH ADDITION, LOCATED AT 830 E. VETERANS WAY, PARCEL MUKV1964988002**

WHEREAS, pursuant to Section 100-601 of the Zoning Code, an application for a site plan and architectural review has been filed for the approval of an addition at St. James Church, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by St. James the less Catholic Church, and

WHEREAS, the project involves an addition and remodel to the existing church and school facilities, and

WHEREAS, the project complies with the requirements of the Village of Mukwonago zoning code.

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 St. James Church located at 830 E. Veterans Way, based upon the plans submitted to the Village.

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

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of 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. Construction shall comply with any conditions of approval issued by staff.
2. A final erosion control plan shall be submitted for review and approval.
3. All required regulatory agency permits shall be received and provided to the Village prior to the start of construction.
4. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and Village department heads and representatives. The applicant representative shall coordinate such meeting.
5. The applicant must obtain all required land disturbance permits within six months of this date.
6. 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.

7. Prior to any further reviews by the Village and the issuance of any permits, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village in the amount of \$5,000 and increase the value of the escrow account to \$10,000 at the start of construction.
8. All work related to this project must comply with all project plans approved by the Village.
9. The developer must comply with all requirements related to impact fees imposed by the Village.
10. The developer shall comply with all parts of the Municipal Code as it relates to this project.
11. 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 Building Inspectors 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.
12. If lighting is to be added with this project, all lighting within the parking lot and building lighting shall be full cut off lighting and meet municipal standards. Building lighting shall not be direct light or the appearance of light towards adjoining properties. The Police Department or Zoning Administrator, after completion or any modification to the lighting in the future, may request adjustments. A photometric lighting plan must be submitted and approved prior to construction.
13. Landscaping shall be installed per Village standards and approved plans, if applicable.
14. The applicant shall comply with the requirements of the Village Utility Department pertaining to sewer and water services.
15. Any future modification to the site such as modification of parking, lighting, grading, signage, fences, etc. may require Site Plan and Architectural Review.

Passed and adopted by the Village of Mukwonago Plan Commission this 14th day of January, 2025.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Shay Zervas, Deputy Clerk-Treasurer



VILLAGE OF MUKWONAGO

SITE PLAN, ARCHITECTURAL, AND PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Application Fee: Below

Date Submitted: 12/2/2024

FEES

(Please check one)

- ☐ Minor Site Plan (No Building): \$160.00
- ☒ Major Site Plan; New Building/Addition (> 600 sq. ft.): \$475.00 plus \$.02 per sq. ft.
- ☐ Planned Unit Development (PUD) Review: \$225.00 plus \$50.00/unit
- ☐ Other (See Current Fee Schedule) _____

CONTACTS

Building Department

Contact: Supervisor of Inspections

Tim Rutenbeck

Phone: (262) 363-6419 Option 1

Fax: (262) 363-6425

Email: trutenbeck@villageofmukwonago.gov

Zoning and Planning

Contact: Village Planner

Peter Gesch

Phone: (262) 542-5733

Fax: (262) 363-6425

Email: pgesch@ruekert-mielke.com

GUIDELINES

The undersigned petition is to consider a request, as stated herein, for the specified parcel(s) of land and will be reviewed by the Plan Commission and Village Board of the Village of Mukwonago. The application packet must be filed with the Village Clerk **at least 30 days prior to the meeting** of the Planning Commission at which action is desired. The Plan Commission meets on the second Tuesday of each month at 6:30 p.m.

Materials listed below must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100 Article IX. Section 100-601(f) and other pertinent sections of Village ordinances, and, as necessary, to permit review that is consistent with proper planning practice. The Village will strive to accommodate reasonable requests for informal preliminary staff review, however the Village shall not place any items on the agenda for Plan Commission consideration until such time as the application is complete in accordance with all requirements specified on this and other attached application forms.

Mail completed applications to: Village Planner
440 River Crest Ct
Mukwonago, WI 53149

Deliver to: Village Clerk's Office
440 River Crest Ct

Email to: trutenbeck@villageofmukwonago.gov

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

APPLICANT (Full Legal Name)

Property point of contact

Name: Deacon John Van Zeeland

Company: St. James the less Catholic Church

Address: 830 W. Veterans Way

City: Mukwonago

State: WI

Zip: 53149

Daytime Phone: 262-909-5357

Fax: _____

E-Mail: dcnjohn@stjmuk.org

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: David Baum
Company: Schroeder and Holt Architects
Address: 311 E. Chicago - Suite 30 City: Milwaukee State: WI Zip: 53202
Daytime Phone: 414-899-4418 Fax: _____
E-Mail: dbaum@sha-a2k.com

ARCHITECT

Name: David Baum
Company: Schroeder and Holt Architects
Address: 311 E. Chicago - Suite 30 City: Milwaukee State: WI Zip: 53202
Daytime Phone: 414-899-4418 Fax: _____
E-Mail: dbaum@sha-a2k.com

PROFESSIONAL ENGINEER

Name: Matt Butler
Company: MTB Structural
Address: 1366 E. Sumner St. - #1020 City: Hartland State: WI Zip: 53027
Daytime Phone: 414-975-6608 Fax: _____
E-Mail: mbutler@mtbstructural.com

REGISTERED SURVEYOR

Name: Jason Heinonen
Company: Endpoint Solutions
Address: 6871 S. Lovers Lane City: Franklin State: WI Zip: 53132
Daytime Phone: 414-858-1920 Fax: _____
E-Mail: jason@endpointcorporation.com

CONTRACTOR

Name: Kevin Thiemer
Company: Campbell Construction JC, Inc.
Address: 461 River Crest Ct. City: Mukwonago State: WI Zip: 53149
Daytime Phone: 262-436-4760 Fax: _____
E-Mail: kevin@campbelconstructionbbg.com

PROPERTY INFORMATION

Property Owner (s) (if different from applicant): FR Jordan Berghouse
Address: 830 E. Veterans Wwy City: Mukwonago State: WI Zip: 53149
Daytime Phone: 262-363-7615 x101 Fax: _____
E-Mail: frjordan@stjmuk.org
Present Zoning: Exempt other Tax Key No(s): MUKV1964988002 previously
Location/Address: Same as above MUKV1967996 ↗
Present Use: _____ Intended Use: _____

PROCEDURAL CHECKLIST FOR SITE PLAN/ARCHITECTURAL PLAN/PUD REVIEW AND APPROVAL

Submittals for review must include and be accompanied by the following:

Application:

- ☒ Completed application form including the procedural checklist.
- ☒ Application fee: See page 1.
- ☒ Agreement for Reimbursable Services (separate application).

Other Documents:

- ☒ One(1) complete set of Application and materials, in addition to the original, for Village of Mukwonago review.
- ☒ Project Summary: Please attach a statement detailing the reasons and background for this request including: details of proposal, services provided, wares sold, plans and hours of operation, number of employees, frequency of customer visits, frequency of deliveries to site, description of any interior/exterior modifications or additions to be made to property, any outside storage (dumpsters, trucks, materials...), number of parking stalls, screening/buffer type, any other information available. **PLEASE EXPLAIN IN DETAIL.**
- ☒ **Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to trutenbeck@villageofmukwonago.gov.
- ☒ Any additional information as determined by Village staff.

- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- All Site Plan, Architectural, and Planned Unit Development review requests require Plan Commission review and Village Board approval.

CERTIFICATION

Applicant hereby certifies that:

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

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

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

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

Signature - Property Owner

Name & Title (PRINT)

Date

Signature - Property Owner

Name & Title (PRINT)

Date

Signature - Applicant

David C. Baum

Name & Title (PRINT)

12/2/2024

Date

Signature - Applicant's Representative

David C. Baum

Name & Title (PRINT)

12/2/2024

Date

FOR OFFICE USE ONLY

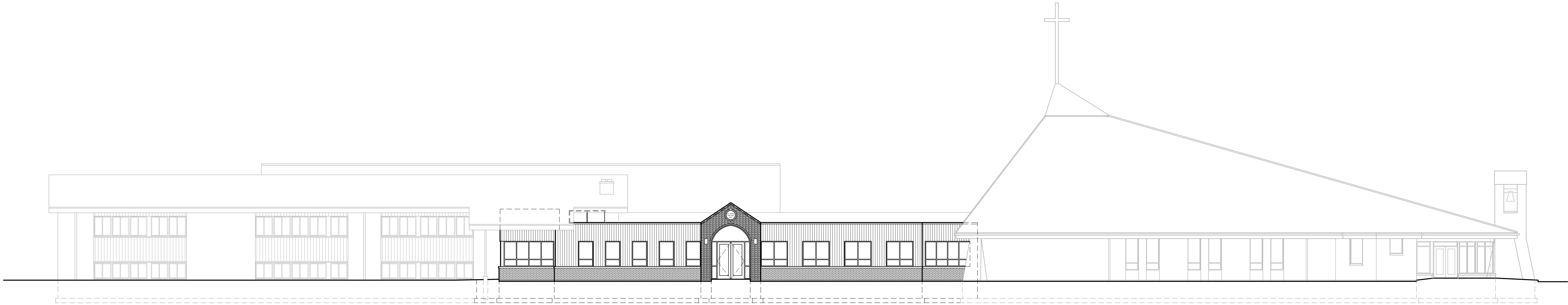
Date Paid	Receipt #
Plan Commission Date(s)	Village Board Date(s)
Escrow Required? ☐ Yes ☐ No	Escrow Amount
Plan Commission Disposition	
Village Board Disposition	

ST. JAMES CHURCH REMODELING

830 East Veterans Way, Mukwonago, Wisconsin



Permit Set



PROJECT TEAM:

OWNER: St. James Church 830 E Veterans Way, Mukwonago, WI 53149 TEL: (262) 363-7615 email: dorjohn@stjmuk.org ATTN: John Van Zeland	ARCHITECT: SHA, LLC 311 E. Chicago, Suite 310 Milwaukee, WI 53202 TEL: (414) 899-4418 email: dbaum@sha-a2k.com ATTN: David Baum	STRUCTURAL: MTB Structural, LLC 1366 E Summer St. #1020 Hartford, WI 53027-1614 TEL: (414) 975-6608 email: mbutler@mtbststructural.com ATTN: Matt Butler	Civil Engineer: Endpoint Solutions 6871 South Lovers Lane Franklin, WI 53132 TEL: (414) 858-1920 email: jason@endpointcorporation.com ATTN: Jason Heinonen	GENERAL CONTRACTOR: Campbell Construction JC, Inc 461 River Crest Ct. Mukwonago, WI 53149 TEL: (262) 436-4760 email: kevin@campbellconstructionbbg.com ATTN: Kevin Thieme
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GENERAL NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE TO VISIT THE SITE AND BECOME FAMILIAR WITH THE SITE CONDITIONS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO BEGINNING ANY WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS.
- REFER TO THE GEOTECHNICAL REPORT FOR SUBSURFACE CONDITIONS, BEARING CAPACITIES, ETC. NOTIFY THE ARCHITECT, ENGINEER AND OWNER OF ANY DISCREPANCY BETWEEN THIS REPORT AND THE PLANS, SPECIFICATIONS OR SITE CONDITIONS.
- ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST BUILDING CODES, ORDINANCES AND REGULATIONS OF THE CITY OR COUNTY WITH JURISDICTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, LICENSES, INSPECTIONS AND TESTING AS REQUIRED BY THE CONTRACT DOCUMENTS OR ANY GOVERNMENT AGENCY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, UTILITIES, OTHER SERVICES AND RELATED TASKS NECESSARY FOR PROPER EXECUTION OF THE CONSTRUCTION REQUIRED BY THE CONTRACT DOCUMENTS.
- THE GENERAL CONTRACTOR IS TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS. COMPLY WITH SAFETY REGULATIONS AND RESTRICTIONS AS REQUIRED FOR WORKER AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. PROVIDE PROTECTION AS REQUIRED TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION WITHIN AND ADJACENT TO THE JOBSITE. WHERE DAMAGE OCCURS, REPAIR OR REPLACE DAMAGED AREA AND/OR MATERIAL AS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST. THESE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS.
- THE GENERAL CONTRACTOR SHALL BRING ANY REVISION OR ADDITIONAL WORK REQUIRED BY FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES TO THE ATTENTION OF THE ARCHITECT AND OWNER BEFORE PROCEEDING.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY THE SIZE AND LOCATION OF ALL UTILITY LINES AND STUBS TO THE BUILDING(S). BRING ALL UTILITY LINES (WATER, SEWER, GAS, STORM DRAIN, TELEPHONE AND ELECTRICAL, ETC.) INTO THE BUILDING AS INDICATED ON THE CONSTRUCTION DOCUMENTS. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT, OWNER & CIVIL ENGINEER.
- THE REMOVAL OF ALL HAZARDOUS CONTAINING MATERIALS IS THE SOLE RESPONSIBILITY OF THE OWNER. SHOULD ANY MATERIALS BE ENCOUNTERED DURING ANY PHASE OF CONSTRUCTION, OR SUSPECTED TO BE HAZARDOUS, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY OWNER.
- ALL CONSTRUCTION TO BE PER MANUFACTURER'S SPECIFICATIONS.

LOCATION MAP



SHEET INDEX:

T.1	TITLE SHEET
CS	CIVIL COVER SHEET
C1	PRE-CONSTRUCTION CONDITIONS
C2	DEMOLITION PLAN
C3	PROPOSED SITE PLAN
C4	PROPOSED GRADING AND EROSION CONTROL PLAN
C5	PROPOSED UTILITY PLAN
C6	GENERAL CONSTRUCTION NOTES
C7	CONSTRUCTION DETAILS
C8	EROSION CONTROL NOTES & DETAILS
LS1.1	LIFE SAFETY - CODE SHEET
D1.1	DEMOLITION PLAN
D4.1	DEMOLITION ELEVATIONS & SECTIONS
D4.2	DEMOLITION ELEVATIONS & SECTIONS
A1.1	PARTIAL FLOOR PLAN
A1.2	ENLARGED FLOOR PLAN
A1.3	ENLARGED FLOOR PLAN
A1.4	ROOF PLAN
A1.1C	REFLECTED CEILING PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	ENLARGED EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
A4.1	WALL SECTIONS
A4.2	WALL SECTIONS
A4.3	WALL SECTIONS
A4.4	WALL SECTIONS
A5.1	SECTIONS, DETAILS & WALL TYPES
A7.1	INTERIOR ELEVATIONS
A8.1	DOOR & FINISH SCHEDULES
A8.2	WINDOW TYPES
S001	STRUCTURAL COVER SHEET
S002	GENERAL NOTES
S003	STRUCTURAL LOADING PLAN
S101	FOUNDATION PLAN
S131	LOW ROOF FRAMING PLAN
S201	FOUNDATION SECTIONS
S202	FOUNDATIONS SECTIONS
S231	ROOF FRAMING SECTIONS
S232	ROOF FRAMING SECTIONS
S241	WALL SECTIONS
S242	WALL SECTIONS
S301	CONCRETE SCHEDULES AND TYPICAL DETAILS
S302	CONCRETE TYPICAL DETAILS
S401	MASONRY SCHEDULES AND TYPICAL DETAILS
S501	STEEL SCHEDULES AND TYPICAL DETAILS
S502	STEEL SCHEDULES AND TYPICAL DETAILS

ADDENDUM TO CONSTRUCTION CONTRACT

BUILDER'S RISK INSURANCE: A Builder's Risk and Boiler and Machinery Coverage will be obtained by OWNER to cover the project. Any payment under Builder's Risk or Boiler and Machinery Coverages will be made jointly by OWNER and CONTRACTOR. Further, OWNER and CONTRACTOR agree that any payment under Builder's Risk or Boiler and Machinery Coverages will be placed into a joint account until such funds are reinvested in the construction project.

COMMERCIAL GENERAL LIABILITY INSURANCE: While CONTRACTOR is performing operations at Project site, CONTRACTOR shall maintain primary commercial general liability insurance in the amount of not less than two million dollars (\$2,000,000) per occurrence and an excess liability policy of not less than three million dollars (\$3,000,000) for total liability coverage of five million dollars (\$5,000,000). It is further agreed that the CONTRACTOR agrees to protect, defend, indemnify, and hold harmless the OWNER against and from any claim or cause of action arising out of or from any negligence or other actionable fault of the CONTRACTOR, or its employees, agents, members, or officers.

AUTOMOBILE LIABILITY INSURANCE: CONTRACTOR shall maintain automobile liability insurance for any owned autos, hired autos or non-owned autos used in connection with the contractor's business. Primary automobile liability coverage should be maintained by the CONTRACTOR in the minimum amount of one million dollars (\$1,000,000) and excess auto liability of not less than one million dollars (\$1,000,000).

WORKER'S COMPENSATION INSURANCE: CONTRACTOR shall maintain worker's compensation insurance as required by law.

CONTRACTOR'S EQUIPMENT: The Builders Risk and Boiler and Machinery Coverage obtained by OWNER to cover this Project is not intended to cover machinery, tools and equipment owned, borrowed, or rented by the CONTRACTOR, subcontractor, or sub-subcontractor that are utilized in the performance of this project but not incorporated into the permanent project. The Contractor shall, at the Contractor's own expense, provide insurance coverage for owned, borrowed, or rented machinery, tools and equipment.

ADDITIONAL INSURED: CONTRACTOR agrees to provide a certificate of insurance to the OWNER which will name the OWNER as an additional insured on CONTRACTORS liability policy for claims arising out of CONTRACTORS, subcontractors or sub-subcontractors operations or made by CONTRACTORS, subcontractors or sub-subcontractors, employees, agents, guests, customers, invitees or subcontractors. CONTRACTOR must verify its liability insurance policy is primary in the event of a covered claim or cause of action against OWNER.

SUBCONTRACTORS: CONTRACTOR shall be required to verify that all subcontractors maintain general liability insurance, worker's compensation insurance and automobile liability insurance. Furthermore, CONTRACTOR agrees to indemnify and defend the OWNER for any claim or cause of action, whatsoever which was caused by the negligence, or other actionable fault of an uninsured subcontractor.

NO WAIVER OF SUBROGATION: OWNER does not waive any rights of recovery against the CONTRACTOR, subcontractor or sub-subcontractor for any damages, OWNER and CONTRACTOR, subcontractor and sub-subcontractor do waive the right of recovery against each other for any damages covered under Property, Builders Risk or Boiler and Machinery coverage for which either party is responsible if that party does not have liability insurance to cover such damages and liability insurance has been maintained as required by this document.

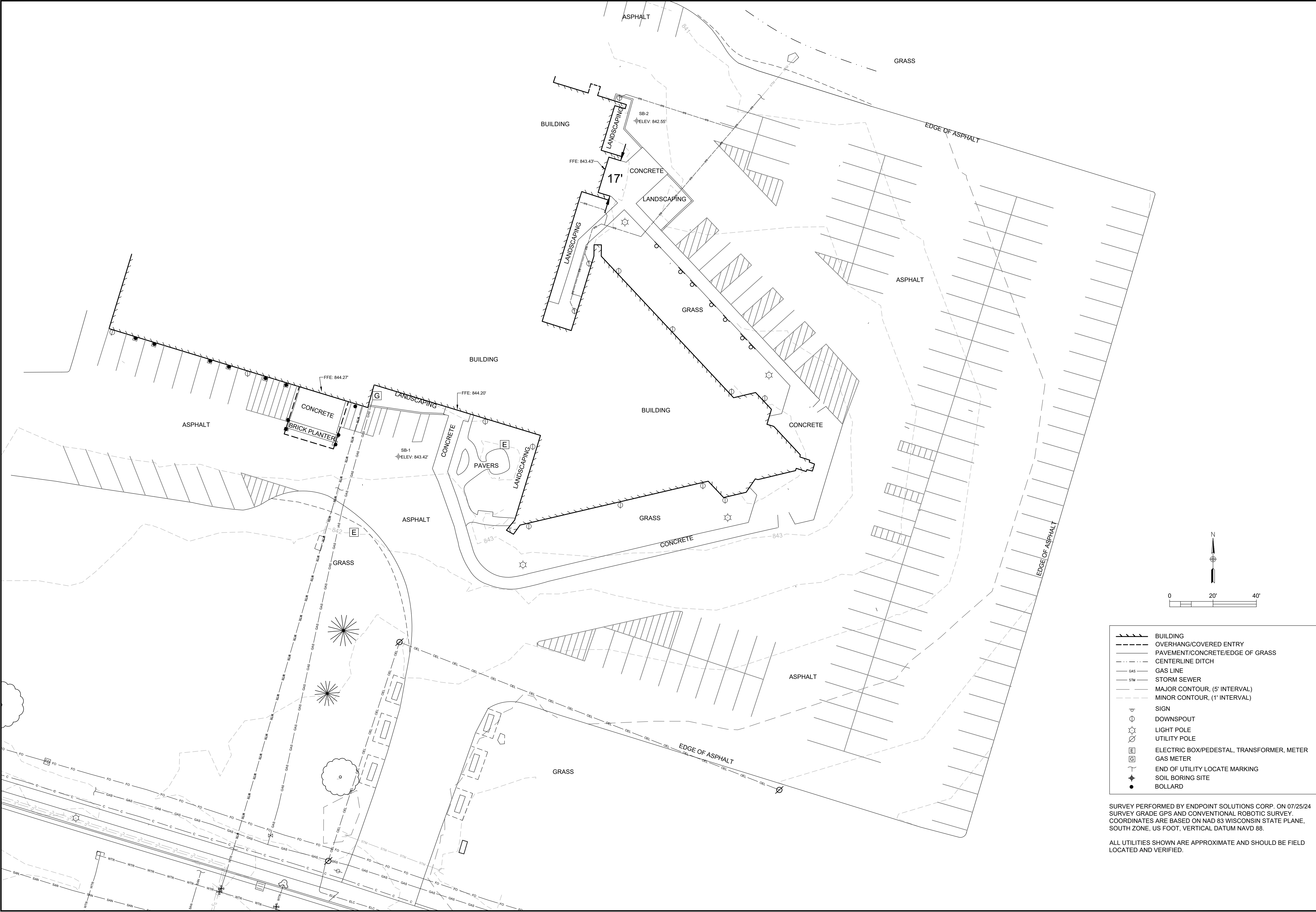
CONTRACT OVERRIDE AND SEVERABILITY PROVISION: CONTRACTOR and OWNER agree that this addendum shall take precedent over any conflicting provisions in the prime agreement. If any portion of this Addendum to Construction Contract is deemed to be in conflict with local or state or national statutes, both CONTRACTOR and OWNER agree that the portion of the Addendum to Construction Contract which is in conflict with the statute will be stricken from the Addendum to Construction Contract with the remainder of the Addendum to Construction Contract remaining binding for both parties.

CONTRACTOR:	OWNER:
BY: _____	BY: _____
NAME _____	NAME _____
DATE _____	DATE _____

START DATE OF CONTRACT (Understood to be date signed if left blank): _____

Instruction to Owner: This Addendum to Construction Contract stands on its own as a legal contract between OWNER and CONTRACTOR should this addendum not be incorporated or attached to a contract.

Nov 20, 2024 7:42am PLOTTED BY: jheinonen SAVED BY: jheinonen
P:\Schroeder and Holt - 1056\001 - St. James Church\CAD\001-001-001 Pre-Construction Conditions.dwg Layout1
IMAGES: T:\Template Forms\CADD\Logos\Endpoint Solutions HI-Res.jpg
XREFS: P:\Schroeder and Holt - 1056\001 - St. James Church\CAD\001-001-001 Survey Base - St.James.dwg; .\Endpoint 22x34 Border-St. James.dwg; .\1056-001-001 - Proposed Layout.dwg



- BUILDING
- OVERHANG/COVERED ENTRY
- PAVEMENT/CONCRETE/EDGE OF GRASS
- CENTERLINE DITCH
- GAS LINE
- STORM SEWER
- MAJOR CONTOUR, (5' INTERVAL)
- MINOR CONTOUR, (1' INTERVAL)
- SIGN
- DOWNSPOUT
- LIGHT POLE
- UTILITY POLE
- ELECTRIC BOX/PEDESTAL, TRANSFORMER, METER
- GAS METER
- END OF UTILITY LOCATE MARKING
- SOIL BORING SITE
- BOLLARD

SURVEY PERFORMED BY ENDPOINT SOLUTIONS CORP. ON 07/25/24
SURVEY GRADE GPS AND CONVENTIONAL ROBOTIC SURVEY.
COORDINATES ARE BASED ON NAD 83 WISCONSIN STATE PLANE,
SOUTH ZONE, US FOOT, VERTICAL DATUM NAVD 88.

ALL UTILITIES SHOWN ARE APPROXIMATE AND SHOULD BE FIELD
LOCATED AND VERIFIED.

Endpoint Solutions

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

ST. JAMES CATHOLIC CHURCH

PRE-CONSTRUCTION CONDITIONS

830 E. VETERANS WAY
MUKWONAGO, WISCONSIN

DRAWN BY: TJS/JAH

CHECKED BY: NWD

APPROVED BY: JAH

DATE: 11/19/2024

PROJECT NO.
1056-001-001

SHEET NO.
C1

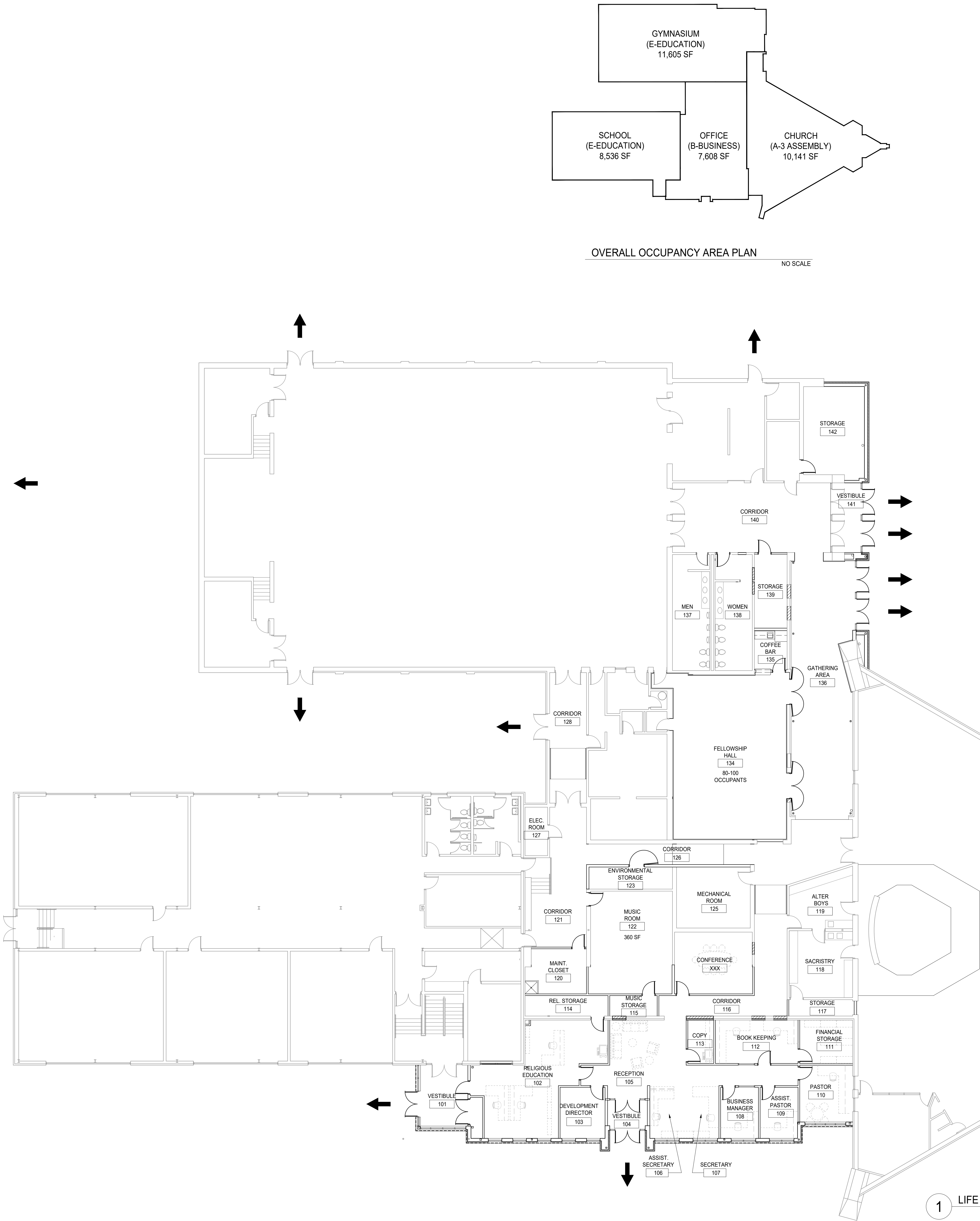
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BUILDING DATA

REMODEL OF EXISTING BUILDING (LEVEL 2 ALTERATION) AND ADDITIONS

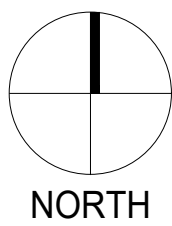
APPLICABLE BUILDING CODES:	• 2015 INTERNATIONAL BUILDING CODE • 2015 INTERNATIONAL EXISTING BUILDING CODE • 2015 INTERNATIONAL MECHANICAL CODE • 2015 INTERNATIONAL ENERGY CONSERVATION CODE • 2015 INTERNATIONAL FUEL GAS CODE • WISCONSIN PLUMBING CODE: CHAPTERS 380-387 • 2015 NFPA 101 LIFE SAFETY CODE • 2017 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS • 2009 ICC / ANSI A117.1 • MUKWONAGO MUNICIPAL CODE
OCCUPANCY CLASSIFICATIONS:	GROUP A-3: ASSEMBLY- PLACE OF WORSHIP GROUP B: BUSINESS GROUP E: EDUCATION
CONSTRUCTION CLASSIFICATION:	IIB - METAL FRAME UNPROTECTED CONSTRUCTION
BUILDING CLASSIFICATION:	ALTERATION OF EXISTING BUILDING AND ADDITIONS
SPRINKLER INFORMATION:	COMPLETE SPRINKLER SYSTEM PER NFPA 13
FIRE ALARM DETECTION:	NEW FIRE ALARM SYSTEM
MULTIPLE OCCUPANCIES:	NON-SEPARATED USES: GROUP A-3 ASSEMBLY, B- BUSINESS AND E-EDUCATION (A-3 ASSEMBLY USE IS MOST RESTRICTIVE)
BUILDING AREA:	GROUND LEVEL E-EDUCATION AREA (SCHOOL): 8,536 SF E-EDUCATION AREA (GYMNASIUM): 11,605 SF A-3: ASSEMBLY AREA: 10,141 SF B: BUSINESS AREA: 7,608 SF GROUND FLOOR TOTAL: 37,890 SF
	LOWER LEVEL: E- EDUCATION AREA: 8,334 SF
ALLOWABLE AREA:	PER TABLE 506.2 A-3 OCCUPANCY - TYPE IIB CONSTRUCTION, 1-STORY ABOVE GRADE PLANE: ALLOWABLE AREA = 38,000 ALLOWABLE AREA W/ FRONTAGE INCREASE = 38,000 + (9,500 x .75) = 45,125 SF
AREA OF ADDITIONS & ALTERATION	8,101 SF
OCCUPANCY LOADS:	PER TABLE 1004.1.2 GROUND LEVEL: E- EDUCATION AREA (SCHOOL): 5,094 / 20 SF (NET) = 255 OCCUPANTS E- EDUCATION AREA (GYMNASIUM): 300 OCCUPANT MAXIMUM A-3 ASSEMBLY AREA (CHURCH - FIXED SEATS): 300 OCCUPANT MAXIMUM B-BUSINESS AREA: 7,608 SF/ 100 SF PER OCCUPANT = 77 OCCUPANTS TOTAL GROUND FLOOR = 932 OCCUPANTS
	LOWER LEVEL: E- EDUCATION AREA (SCHOOL): 5,094 / 20 SF (NET) = 255 OCCUPANTS

REQUIRED EXIT WIDTH:	PER 1005.3.2 GROUND FLOOR LEVEL: 932 OCCUPANTS x .2 = 187" REQUIRED (714" PROVIDED) LOWER LEVEL: 255 x .2 = 51" REQUIRED (170" PROVIDED)
COMMON PATH OF EGRESS TRAVEL:	PER TABLE 1006.2.1 A-3: ASSEMBLY OCCUPANCY - 75 FEET PERMITTED
EXIT ACCESS TRAVEL DISTANCE:	PER TABLE 1017.2: A-3 ASSEMBLY OCCUPANCY - 250' PERMITTED WITH SPRINKLER SYSTEM
CORRIDORS:	PER TABLE 1020.1: CORRIDORS NOT REQUIRED TO BE RATED WITH SPRINKLER SYSTEM
DEAD END CORRIDORS:	PER IBC SECTION 1020.4: A-3 ASSEMBLY OCCUPANCY - 20 FEET ALLOWED
PLUMBING FIXTURES: PER TABLE 2902.1	GROUND LEVEL: E- EDUCATION (SCHOOL): MALE: WATER CLOSETS = 128/50 = 2.56 REQUIRED LAVATORIES = 128/50 = 2.56 REQUIRED FEMALE: WATER CLOSETS = 128/50 = 2.56 REQUIRED LAVATORIES = 128/50 = 2.56 REQUIRED E- EDUCATION (GYM): MALE: WATER CLOSETS = 150/125 = 1.2 REQUIRED LAVATORIES = 150/200 = .75 REQUIRED FEMALE: WATER CLOSETS = 150/65 = 2.30 REQUIRED LAVATORIES = 150/200 = .75 REQUIRED A-3 ASSEMBLY: MALE: WATER CLOSETS = 150/150 = 1 REQUIRED LAVATORIES = 150/200 = .75 REQUIRED FEMALE: WATER CLOSETS = 150/75 = 2 REQUIRED LAVATORIES = 150/200 = .75 REQUIRED B-BUSINESS: MALE: WATER CLOSETS = 39/25 = 1.56 REQUIRED LAVATORIES = 39/40 = .975 REQUIRED FEMALE: WATER CLOSETS = 39/25 = 1.56 REQUIRED LAVATORIES = 39/40 = .975 REQUIRED
	LOWER LEVEL (SCHOOL): MALE: WATER CLOSETS = 128/50 = 2.56 REQUIRED LAVATORIES = 128/50 = 2.56 REQUIRED FEMALE: WATER CLOSETS = 128/50 = 2.56 REQUIRED LAVATORIES = 128/50 = 2.56 REQUIRED
	TOTAL FIXTURES REQUIRED: MALE: WATER CLOSETS 8.88 LAVATORIES 7.595 FEMALE: WATER CLOSETS 10.98 LAVATORIES 7.595
	TOTAL FIXTURES PROVIDED: MALE: WATER CLOSETS 14 LAVATORIES 8 FEMALE: WATER CLOSETS 13 LAVATORIES 8



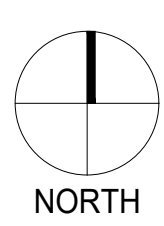
1 LIFE SAFETY/ EGRESS PLAN

SCALE: 3/32" = 1'-0"



KEY PLAN

NO SCALE



ST. JAMES CATHOLIC CHURCH REMODELING
830 EAST VETERANS WAY
MUKWONAGO, WISCONSIN

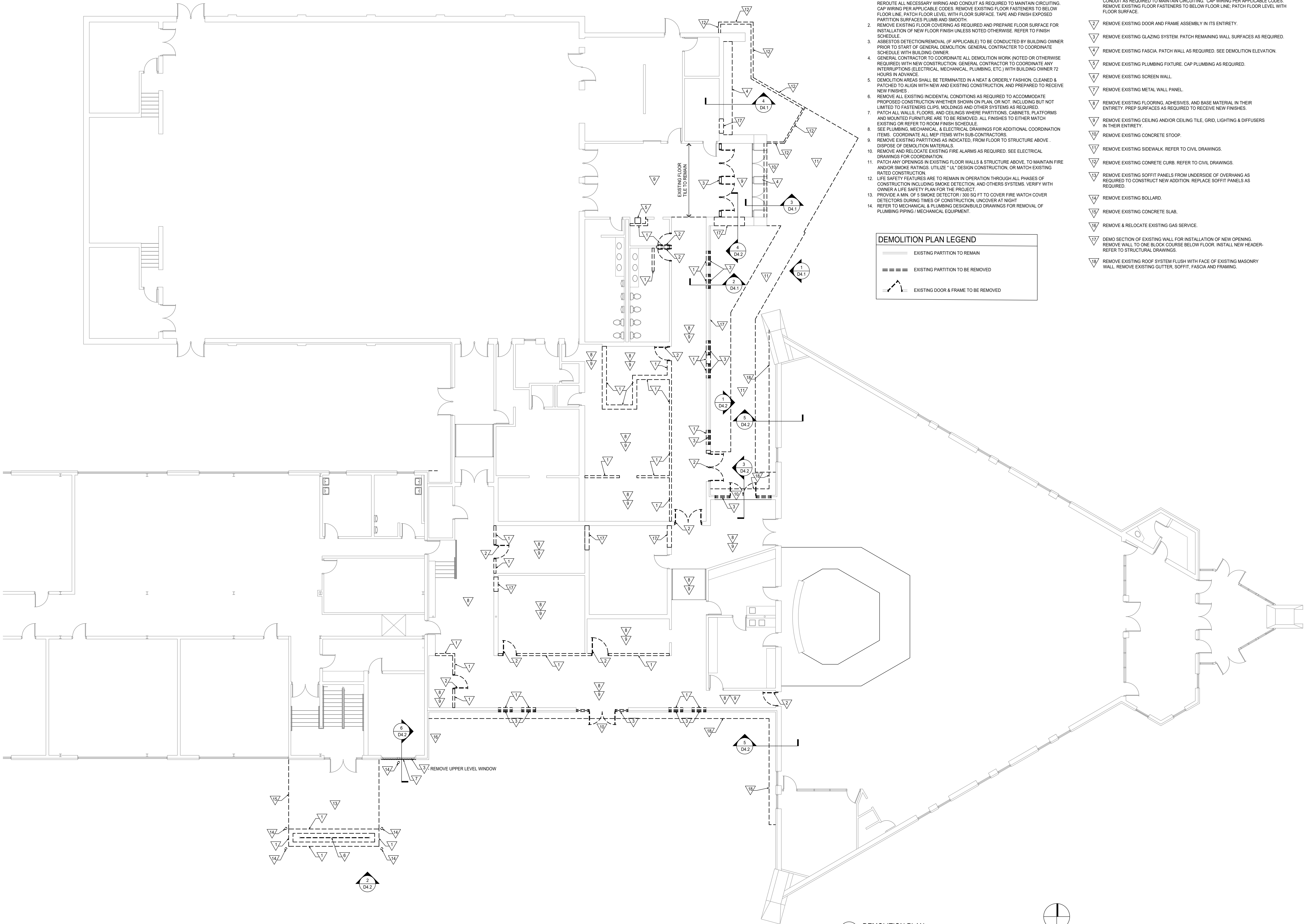
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PROJECT #: 4137

DATE: NOVEMBER 22, 2024

LIFE SAFETY-
CODE SHEET

LS1.1



DEMOLITION GENERAL NOTES:

1. DEMO SECTION OF EXISTING PARTITION FROM FLOOR TO STRUCTURE ABOVE. REMOVE EXISTING ELECTRICAL OUTLETS, WIRING, AND CONDUIT BACK TO NEAREST JUNCTION BOX. REROUTE ALL NECESSARY WIRING AND CONDUIT AS REQUIRED TO MAINTAIN CIRCUITING. CAP WIRING PER APPLICABLE CODES. REMOVE EXISTING FLOOR FASTENERS TO BELOW FLOOR LINE. PATCH FLOOR LEVEL WITH FLOOR SURFACE. TAPE AND FINISH EXPOSED PARTITION SURFACES PLUMB AND SMOOTH.
2. REMOVE EXISTING FLOOR COVERING AS REQUIRED AND PREPARE FLOOR SURFACE FOR INSTALLATION OF NEW FLOOR FINISH UNLESS NOTED OTHERWISE. REFER TO FINISH SCHEDULE.
3. ASBESTOS DETECTION/REMOVAL (IF APPLICABLE) TO BE CONDUCTED BY BUILDING OWNER PRIOR TO START OF GENERAL DEMOLITION. GENERAL CONTRACTOR TO COORDINATE SCHEDULE WITH BUILDING OWNER.
4. GENERAL CONTRACTOR TO COORDINATE ALL DEMOLITION WORK (NOTED OR OTHERWISE REQUIRED) WITH NEW CONSTRUCTION. GENERAL CONTRACTOR TO COORDINATE ANY INTERRUPTIONS (ELECTRICAL, MECHANICAL, PLUMBING, ETC.) WITH BUILDING OWNER 72 HOURS IN ADVANCE.
5. DEMOLITION AREAS SHALL BE TERMINATED IN A NEAT & ORDERLY FASHION, CLEANED & PATCHED TO ALIGN WITH NEW AND EXISTING CONSTRUCTION, AND PREPARED TO RECEIVE NEW FINISHES.
6. REMOVE ALL EXISTING INCIDENTAL CONDITIONS AS REQUIRED TO ACCOMMODATE PROPOSED CONSTRUCTION WHETHER SHOWN ON PLAN, OR NOT, INCLUDING BUT NOT LIMITED TO FASTENERS CLIPS, MOLDINGS AND OTHER SYSTEMS AS REQUIRED.
7. PATCH ALL WALLS, FLOORS, AND CEILINGS WHERE PARTITIONS, CABINETS, PLATFORMS AND MOUNTED FURNITURE ARE TO BE REMOVED. ALL FINISHES TO EITHER MATCH EXISTING OR REFER TO ROOM FINISH SCHEDULE.
8. SEE PLUMBING, MECHANICAL, & ELECTRICAL DRAWINGS FOR ADDITIONAL COORDINATION ITEMS. COORDINATE ALL MEP ITEMS WITH SUB-CONTRACTORS.
9. REMOVE EXISTING PARTITIONS AS INDICATED. FROM FLOOR TO STRUCTURE ABOVE. DISPOSE OF DEMOLITION MATERIALS.
10. REMOVE AND RELOCATE EXISTING FIRE ALARMS AS REQUIRED. SEE ELECTRICAL DRAWINGS FOR COORDINATION.
11. PATCH ANY OPENINGS IN EXISTING FLOOR WALLS & STRUCTURE ABOVE, TO MAINTAIN FIRE AND/OR SMOKE RATINGS. UTILIZE "UL" DESIGN CONSTRUCTION, OR MATCH EXISTING RATED CONSTRUCTION.
12. LIFE SAFETY FEATURES ARE TO REMAIN IN OPERATION THROUGH ALL PHASES OF CONSTRUCTION INCLUDING SMOKE DETECTION, AND OTHERS SYSTEMS. VERIFY WITH OWNER A LIFE SAFETY PLAN FOR THE PROJECT.
13. PROVIDE A MIN. OF 5 SMOKE DETECTOR / 300 SQ FT TO COVER FIRE WATCH COVER DETECTORS DURING TIMES OF CONSTRUCTION, UNCOVER AT NIGHT.
14. REFER TO MECHANICAL & PLUMBING DESIGN/BUILD DRAWINGS FOR REMOVAL OF PLUMBING PIPING / MECHANICAL EQUIPMENT.

DEMOLITION PLAN LEGEND	
	EXISTING PARTITION TO REMAIN
	EXISTING PARTITION TO BE REMOVED
	EXISTING DOOR & FRAME TO BE REMOVED

DEMOLITION CODED NOTES:

1. DEMO SECTION OF EXISTING WALL. REMOVE EXISTING ELECTRICAL OUTLETS, WIRING, AND CONDUIT BACK TO NEAREST JUNCTION BOX. REROUTE ALL NECESSARY WIRING AND CONDUIT AS REQUIRED TO MAINTAIN CIRCUITING. CAP WIRING PER APPLICABLE CODES. REMOVE EXISTING FLOOR FASTENERS TO BELOW FLOOR LINE. PATCH FLOOR LEVEL WITH FLOOR SURFACE.
2. REMOVE EXISTING DOOR AND FRAME ASSEMBLY IN ITS ENTIRETY.
3. REMOVE EXISTING GLAZING SYSTEM. PATCH REMAINING WALL SURFACES AS REQUIRED.
4. REMOVE EXISTING FASCIA. PATCH WALL AS REQUIRED. SEE DEMOLITION ELEVATION.
5. REMOVE EXISTING PLUMBING FIXTURE. CAP PLUMBING AS REQUIRED.
6. REMOVE EXISTING SCREEN WALL.
7. REMOVE EXISTING METAL WALL PANEL.
8. REMOVE EXISTING FLOORING, ADHESIVES, AND BASE MATERIAL IN THEIR ENTIRETY. PREP SURFACES AS REQUIRED TO RECEIVE NEW FINISHES.
9. REMOVE EXISTING CEILING AND/OR CEILING TILE, GRID, LIGHTING & DIFFUSERS IN THEIR ENTIRETY.
10. REMOVE EXISTING CONCRETE STOOP.
11. REMOVE EXISTING SIDEWALK. REFER TO CIVIL DRAWINGS.
12. REMOVE EXISTING CONCRETE CURB. REFER TO CIVIL DRAWINGS.
13. REMOVE EXISTING SOFFIT PANELS FROM UNDERSIDE OF OVERHANG AS REQUIRED TO CONSTRUCT NEW ADDITION. REPLACE SOFFIT PANELS AS REQUIRED.
14. REMOVE EXISTING BOLLARD.
15. REMOVE EXISTING CONCRETE SLAB.
16. REMOVE & RELOCATE EXISTING GAS SERVICE.
17. DEMO SECTION OF EXISTING WALL FOR INSTALLATION OF NEW OPENING. REMOVE WALL TO ONE BLOCK COURSE BELOW FLOOR. INSTALL NEW HEADER. REFER TO STRUCTURAL DRAWINGS.
18. REMOVE EXISTING ROOF SYSTEM FLUSH WITH FACE OF EXISTING MASONRY WALL. REMOVE EXISTING GUTTER, SOFFIT, FASCIA AND FRAMING.

ST. JAMES CATHOLIC CHURCH REMODELING
830 EAST VETERANS WAY
MUKWONAGO, WISCONSIN

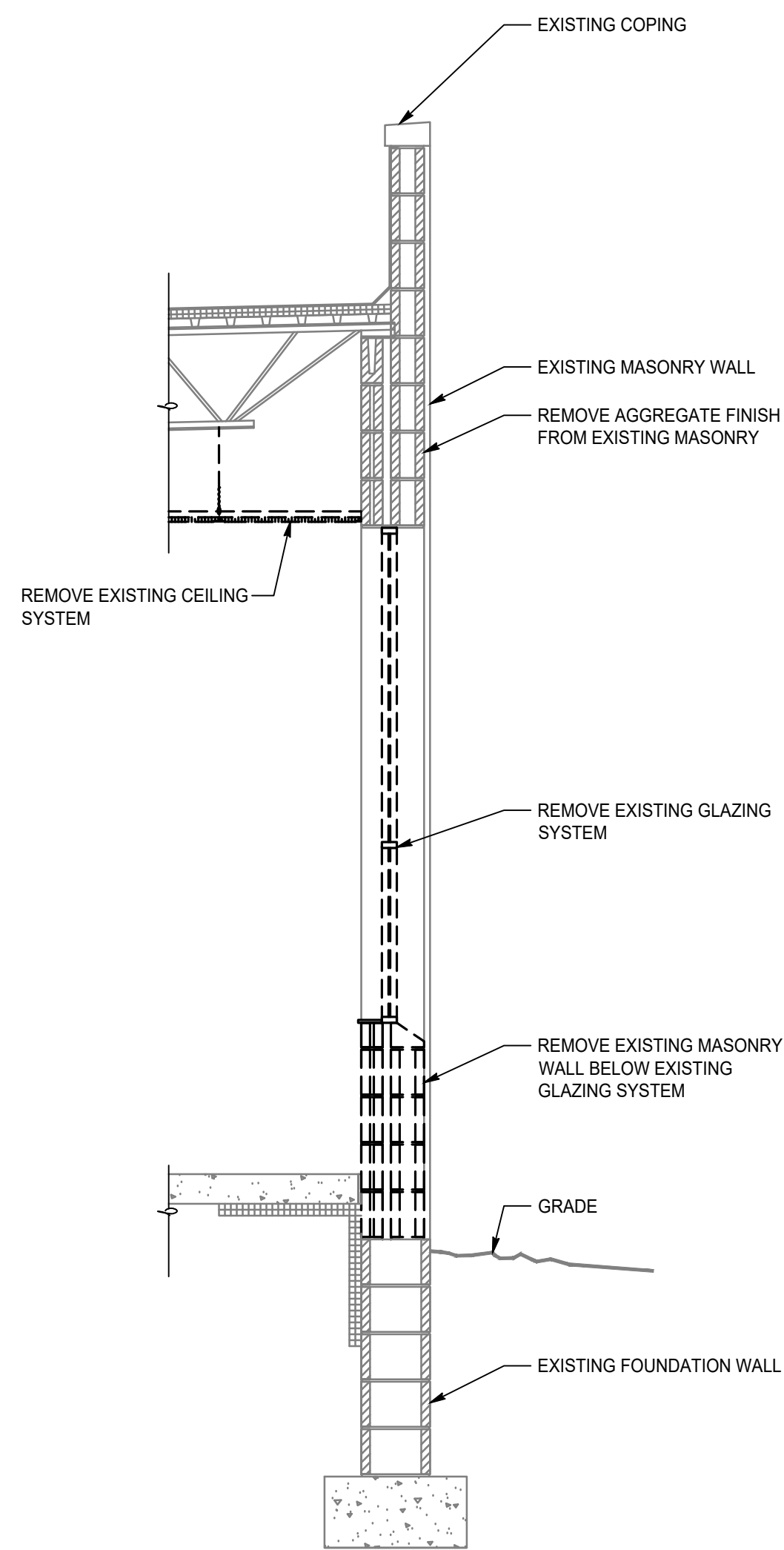
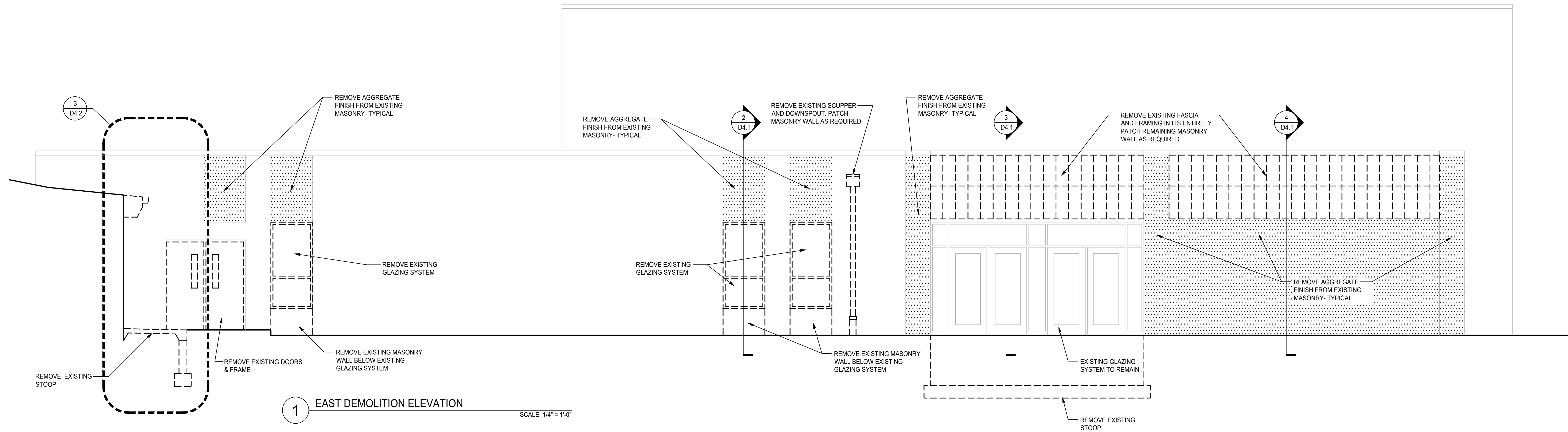
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PROJECT #: 4137

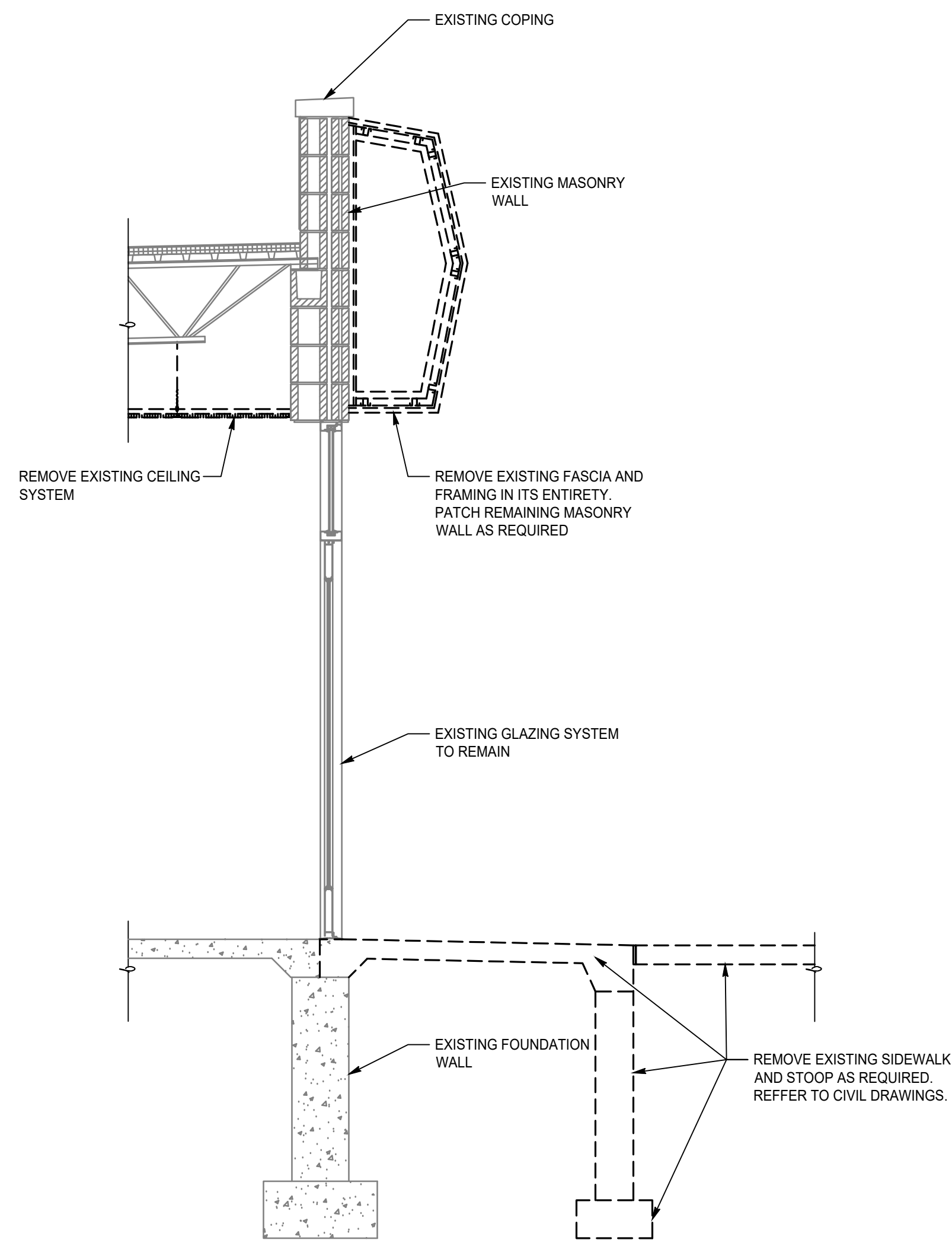
DATE: NOVEMBER 22, 2024

DEMOLITION PLAN

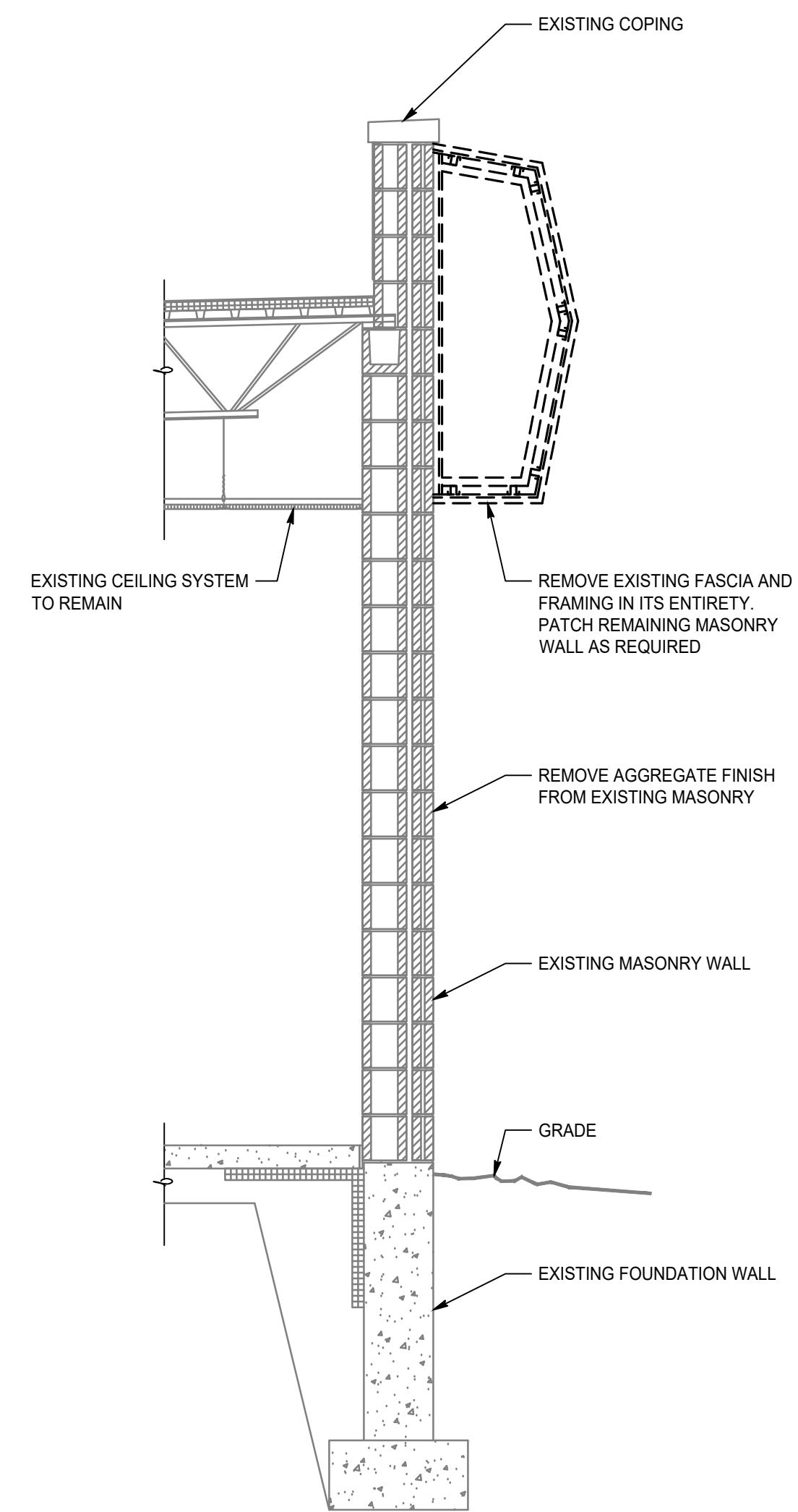
D1.1



2 DEMOLITION WALL SECTION
SCALE: 1/2" = 1'-0"



3 DEMOLITION WALL SECTION
SCALE: 1/2" = 1'-0"



4 DEMOLITION WALL SECTION
SCALE: 1/2" = 1'-0"

ST. JAMES CATHOLIC CHURCH REMODELING
830 EAST VETERANS WAY
MUKWONAGO, WISCONSIN

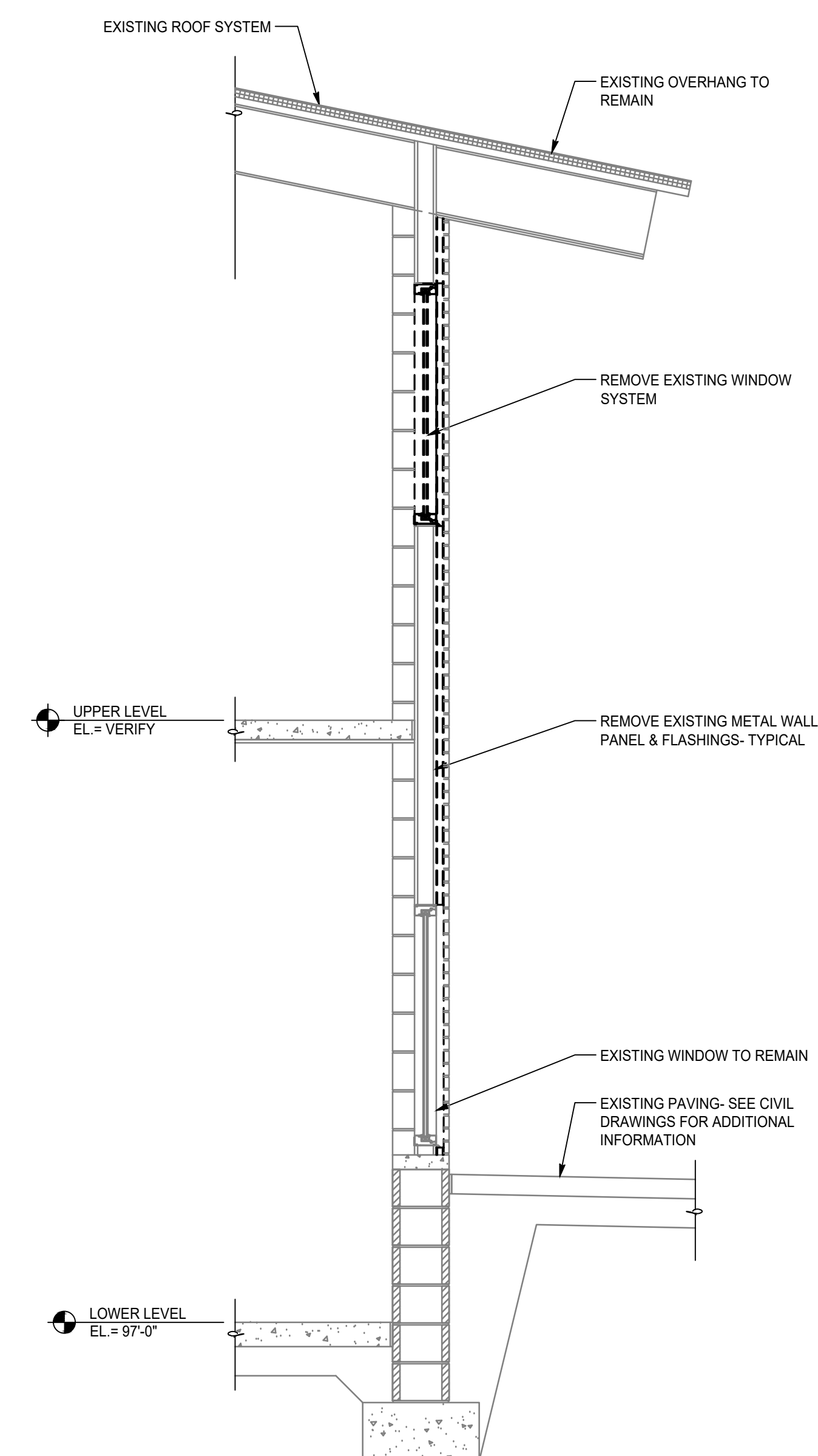
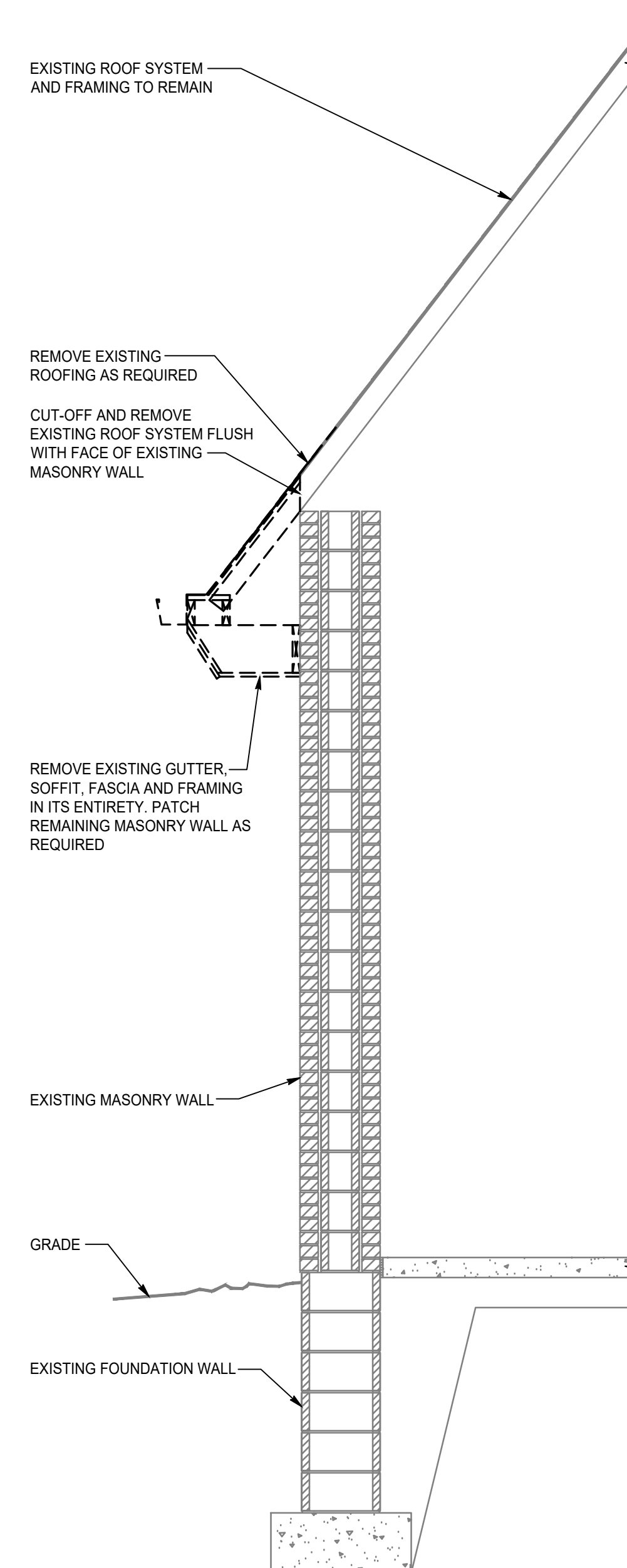
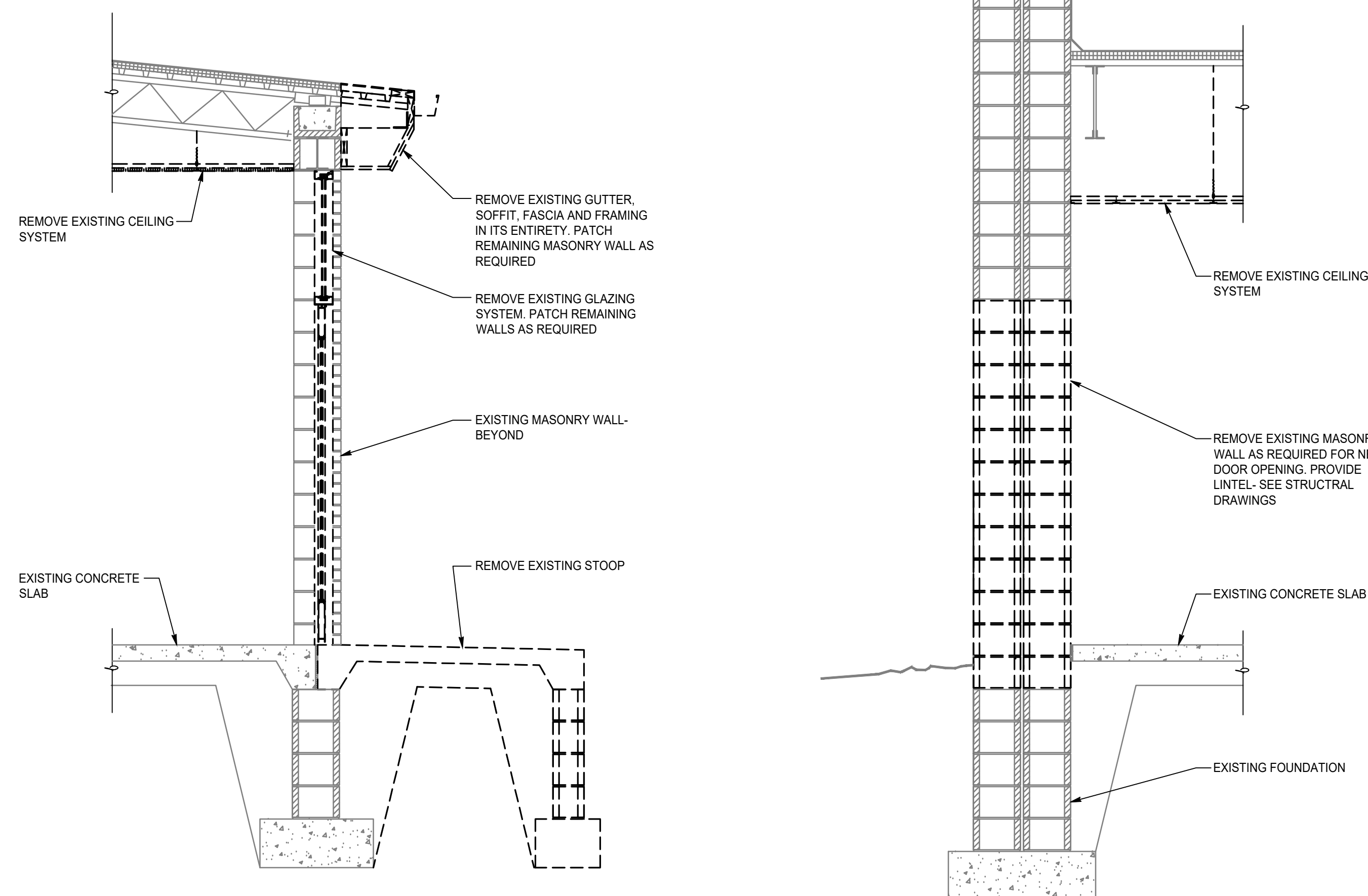
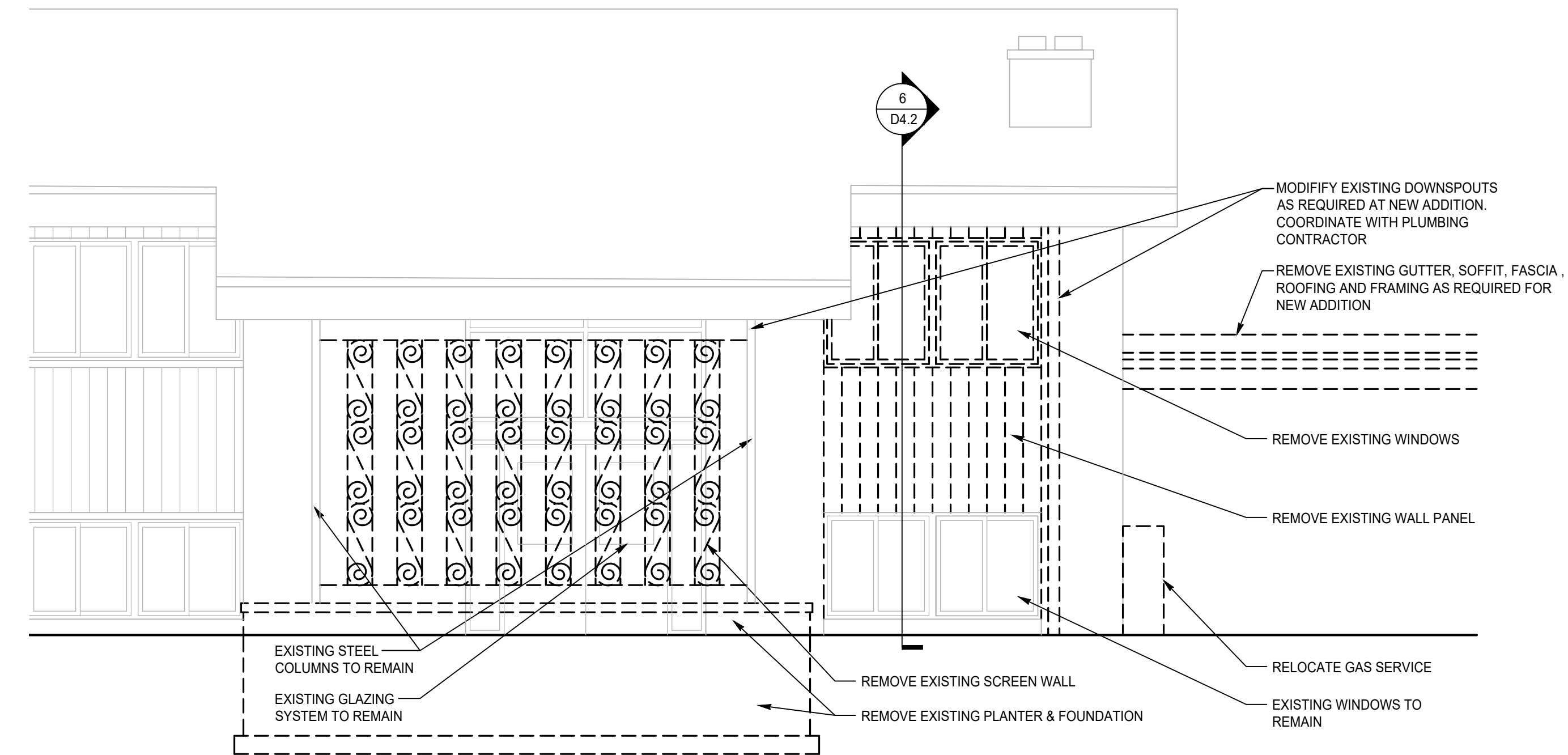
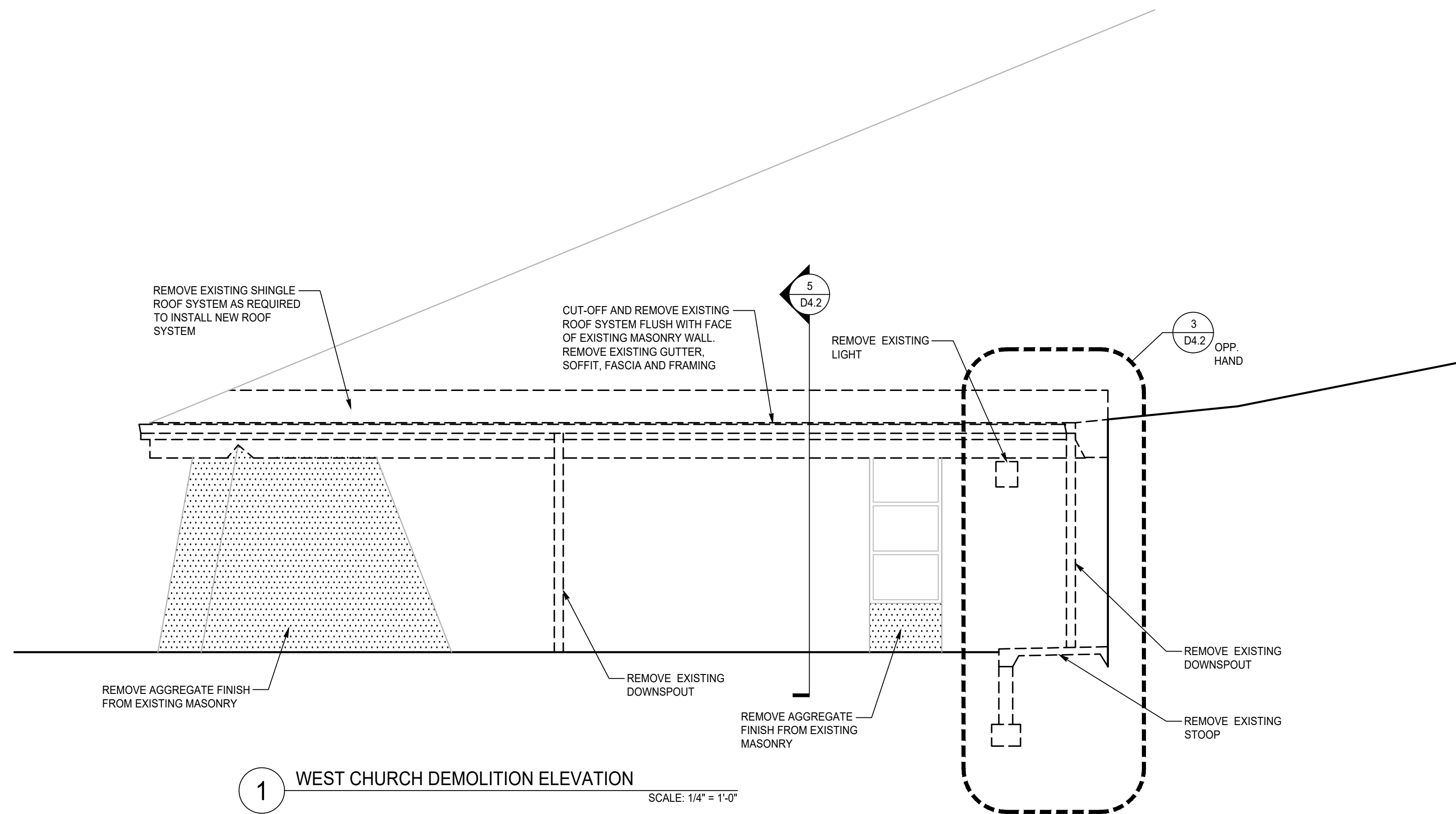
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PROJECT #: 4137

DATE: NOVEMBER 22, 2024

DEMOLITION ELEVATIONS
& SECTIONS

D4.1



ST. JAMES CATHOLIC CHURCH REMODELING
830 EAST VETERANS WAY
MUKWONAGO, WISCONSIN

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OBJECT #: 4137

DATE: NOVEMBER 22, 2024

EMOLITION ELEVATIONS
SECTIONS

D4.2

FLOOR PLAN LEGEND

- NEW PARTITION
- NEW DOOR & FRAME
- ROOM NAME & NUMBER
- DOOR NUMBER
- WALL TYPE- REFER TO DRAWING A5.2
- HALF WALL W/ SOLID SURFACE TOP
- EXISTING WALL
- RECESSED FIRE EXTINGUISHER CABINET
- WINDOW TYPE- REFER TO DRAWING A6.2
- BORROWED LIGHT- REFER TO DRAWING A6.2

FLOOR PLAN GENERAL NOTES

- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE ARCHITECTS ATTENTION PRIOR TO START OF FABRICATION / CONSTRUCTION.
- A) PROVIDE 1/2" TYPE "X" GYPSUM BOARD AT ALL WALL LOCATIONS UNLESS OTHERWISE NOTED. B) PROVIDE 1/2" TYPE "X" MOISTURE RESISTANT GYPSUM BOARD AT PLUMBING PARTITIONS AND PARTITION FACE WITHIN 6'-0" OF ALL PLUMBING FIXTURES. C) PROVIDE CEMENT BOARD AS BACK-UP AT ALL CERAMIC WALL TILE LOCATIONS. D) PROVIDE 1/2" TYPE "C" GYPSUM BOARD AT ALL CEILING LOCATIONS.
- HOLD 1/2" CLEARANCE BETWEEN FLOOR AND GYPSUM BOARD. FILL GAP BETWEEN BOTTOM EDGE OF GYPSUM BOARD AND FLOOR WITH MOISTURE RESISTANT MASTIC CAULKING. STRIKE COMPOUND SMOOTH AND FLUSH WITH FACE OF PARTITION. REMOVE EXCESS MASTIC CAULKING FROM PARTITION AND FLOOR.
- CHANGES IN FLOOR MATERIALS SHALL BE LOCATED AT THE CENTERLINE OF DOORS UNLESS NOTED OTHERWISE.
- VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ACCESS TO MECHANICAL AND ELECTRICAL ITEMS.
- SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE UL APPROVED METHODS.
- PROVIDE SOLID 2x6 BLOCKING AS REQUIRED TO SUPPORT ALL CABINETS, SHELVES, BUILT-INS, EQUIPMENT OR ACCESSORIES. COORDINATE WITH VENDOR DOCUMENTS WHERE SUCH CONDITIONS APPLY.
- NOTIFY THE ARCHITECT IF ELECTRICAL / COMMUNICATION / HVAC / PLUMBING / ITEMS DEPICTED CONFLICT WITH ADA REQUIREMENTS OR INDUSTRY STANDARDS PRIOR TO INSTALLATION. NOTE: ALL DEVICES AND CONTROLS TO BE INSTALLED WITHIN A MAXIMUM OF 4" OF EACH OTHER HORIZONTALLY NOT 18" O.C. AND ALIGN THE BOTTOMS OF EACH ITEM. IN THE VERTICAL POSITION ALIGN THE ITEMS ON CENTERLINES.
- DURING CONSTRUCTION AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS.
- DESIGN OF MECHANICAL, ELECTRICAL, DATA, PLUMBING & FIRE PROTECTION SYSTEMS BY DESIGN BUILD CONTRACTOR.
- LIGHTING, EXIT LIGHTING INFORMATION, ELECTRICAL, DATA AND TELEPHONE INFORMATION SHOWN ARE FOR ELECTRICAL CONTRACTORS REFERENCE ONLY. CONTRACTOR SHALL ENSURE COORDINATION OF ELECTRICAL ITEMS WITH BUILDING CONSTRUCTION AND EQUIPMENT AND SHALL OBTAIN THE NEEDED INFORMATION TO PROVIDE A COMPLETE AND WORKING INSTALLATION.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES.
- FOR OUTLETS AT EXTERIOR WALLS, REPAIR VAPOR BARRIER & MAKE AIR TIGHT. REPAIR INSULATION AND PATCH GYPSUM BOARD TO MATCH ADJACENT FINISHED SURFACES.
- PROVIDE GFI ELECTRICAL OUTLETS AT LOCATIONS REQUIRED BY CODE.
- CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS.
- ALL DOOR HARDWARE TO BE ADA APPROVED LEVER SETS.
- PROVIDE CONTINUOUS 6 mil VAPOR BARRIER (ON WARM SIDE OF WALL) ALONG ENTIRE PERIMETER OF EXTERIOR WALL FROM FLOOR TO ROOF DECK. ALL PENETRATIONS TO BE MADE AIR TIGHT.
- ALL CONSTRUCTION TO BE PER MANUFACTURER'S SPECIFICATIONS.

ST. JAMES CATHOLIC CHURCH REMODELING

830 EAST VETERANS WAY
MUKWONAGO, WISCONSIN

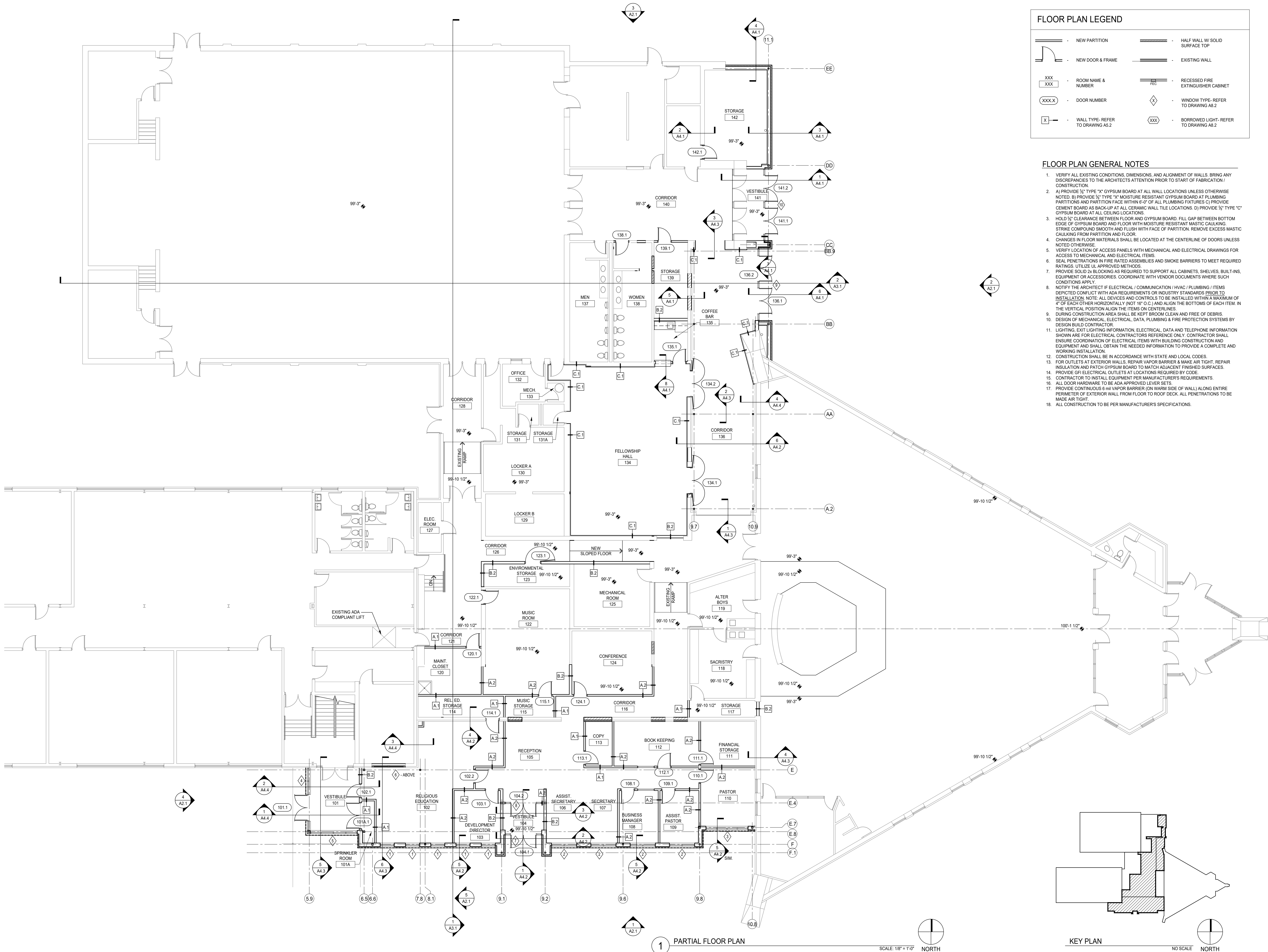
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PROJECT #: 4137

DATE: NOVEMBER 22, 2024

PARTIAL FLOOR PLAN

A1.1



ROOF PLAN GENERAL NOTES

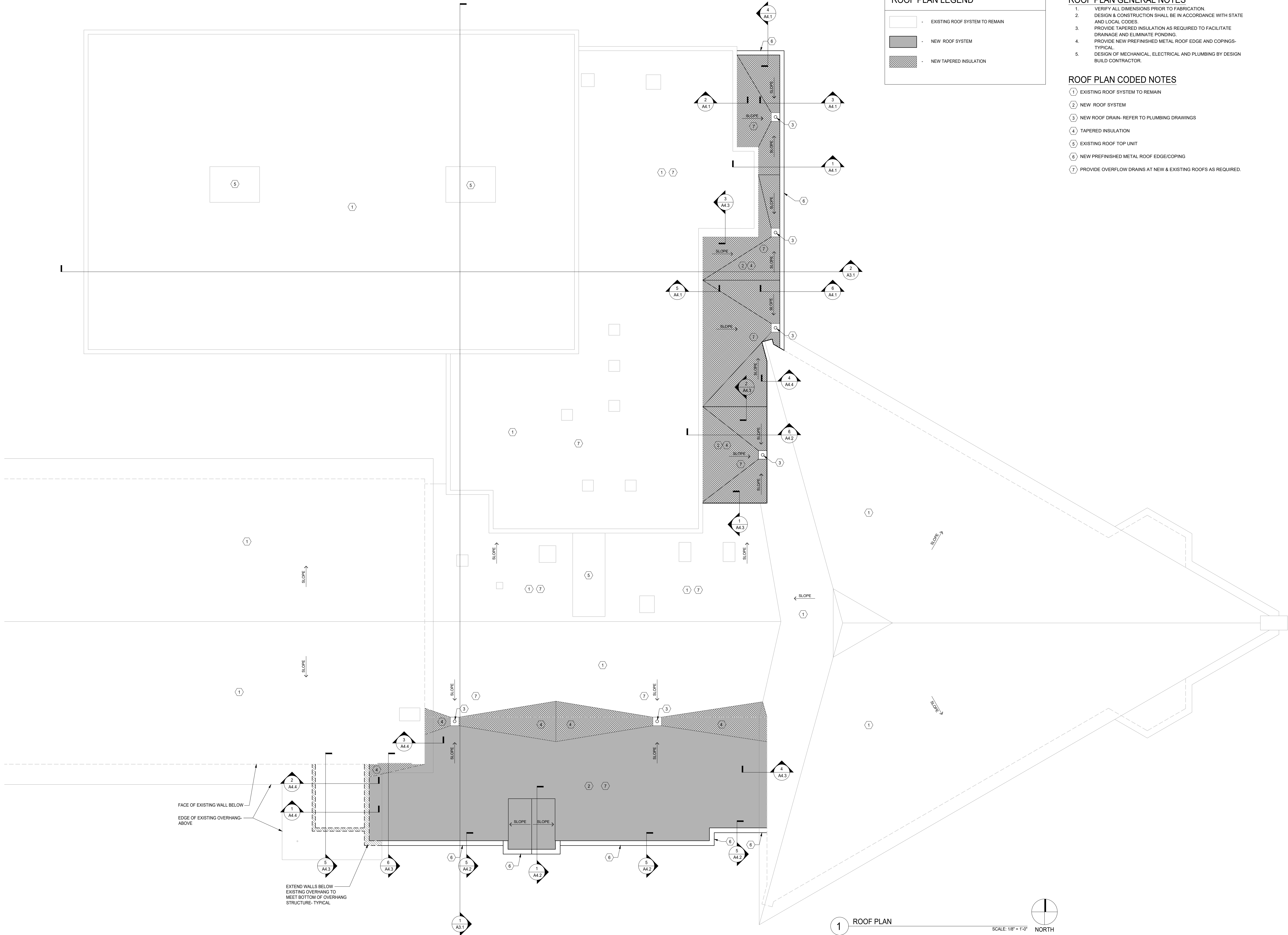
1. VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
2. DESIGN & CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES.
3. PROVIDE TAPERED INSULATION AS REQUIRED TO FACILITATE DRAINAGE AND ELIMINATE PONDING.
4. PROVIDE NEW PREFINISHED METAL ROOF EDGE AND COPINGS-TYPICAL.
5. DESIGN OF MECHANICAL, ELECTRICAL AND PLUMBING BY DESIGN BUILD CONTRACTOR.

ROOF PLAN CODED NOTES

- (1) EXISTING ROOF SYSTEM TO REMAIN
- (2) NEW ROOF SYSTEM
- (3) NEW ROOF DRAIN- REFER TO PLUMBING DRAWINGS
- (4) TAPERED INSULATION
- (5) EXISTING ROOF TOP UNIT
- (6) NEW PREFINISHED METAL ROOF EDGE/COPING
- (7) PROVIDE OVERFLOW DRAINS AT NEW & EXISTING ROOFS AS REQUIRED.

ROOF PLAN LEGEND

- () - EXISTING ROOF SYSTEM TO REMAIN
- () - NEW ROOF SYSTEM
- () - NEW TAPERED INSULATION



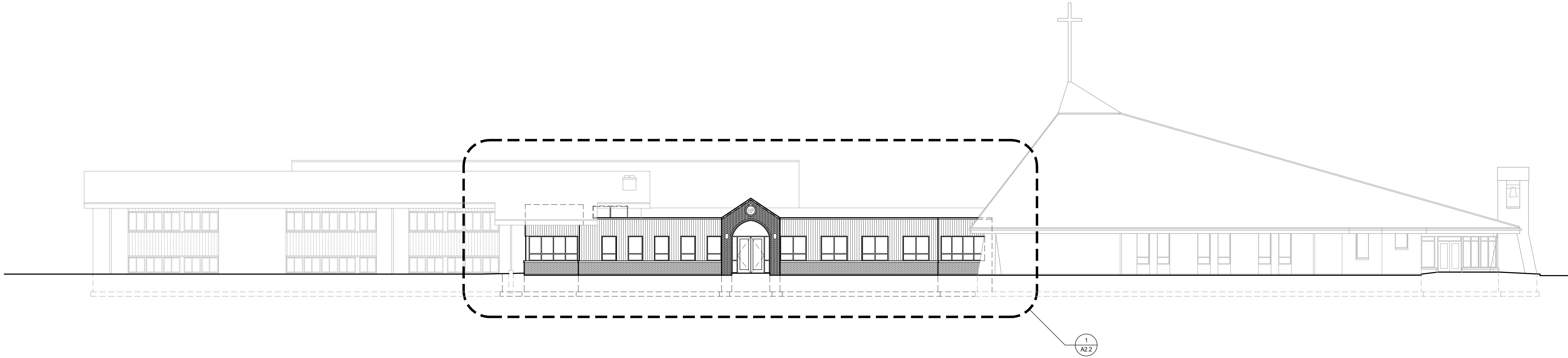
ST. JAMES CATHOLIC CHURCH REMODELING
830 EAST VETERANS WAY
MUKWONAGO, WISCONSIN

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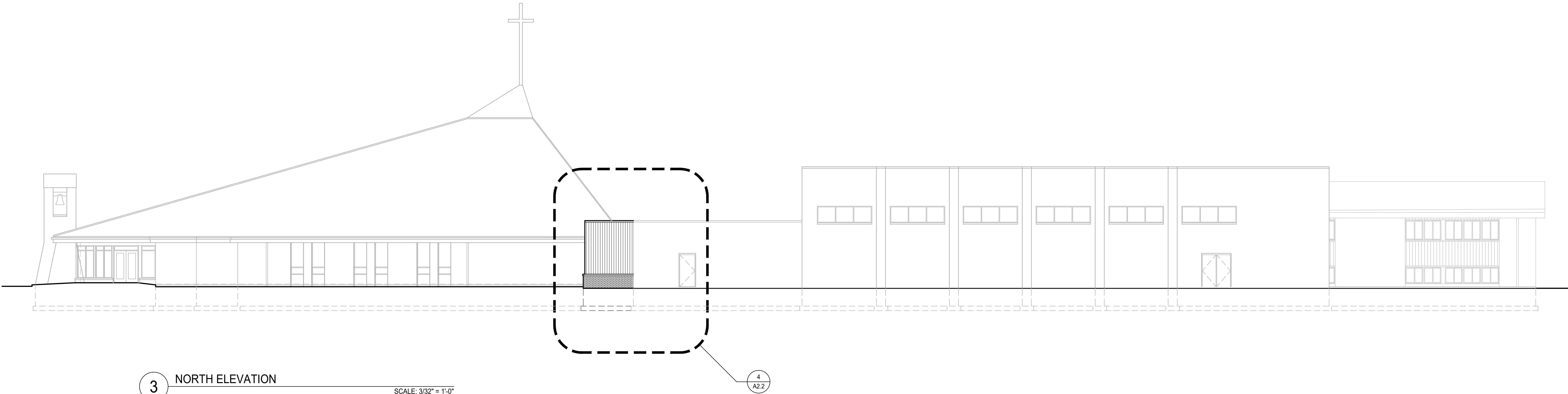
PROJECT #: 4137

DATE: NOVEMBER 22, 2024

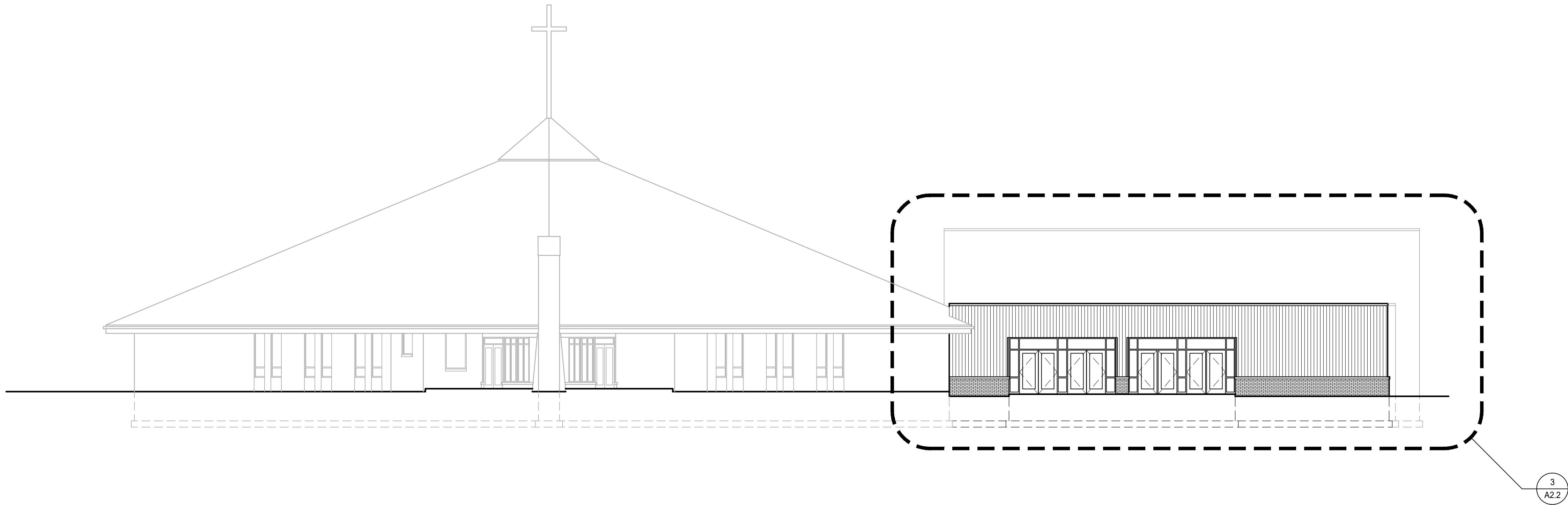
ROOF PLAN



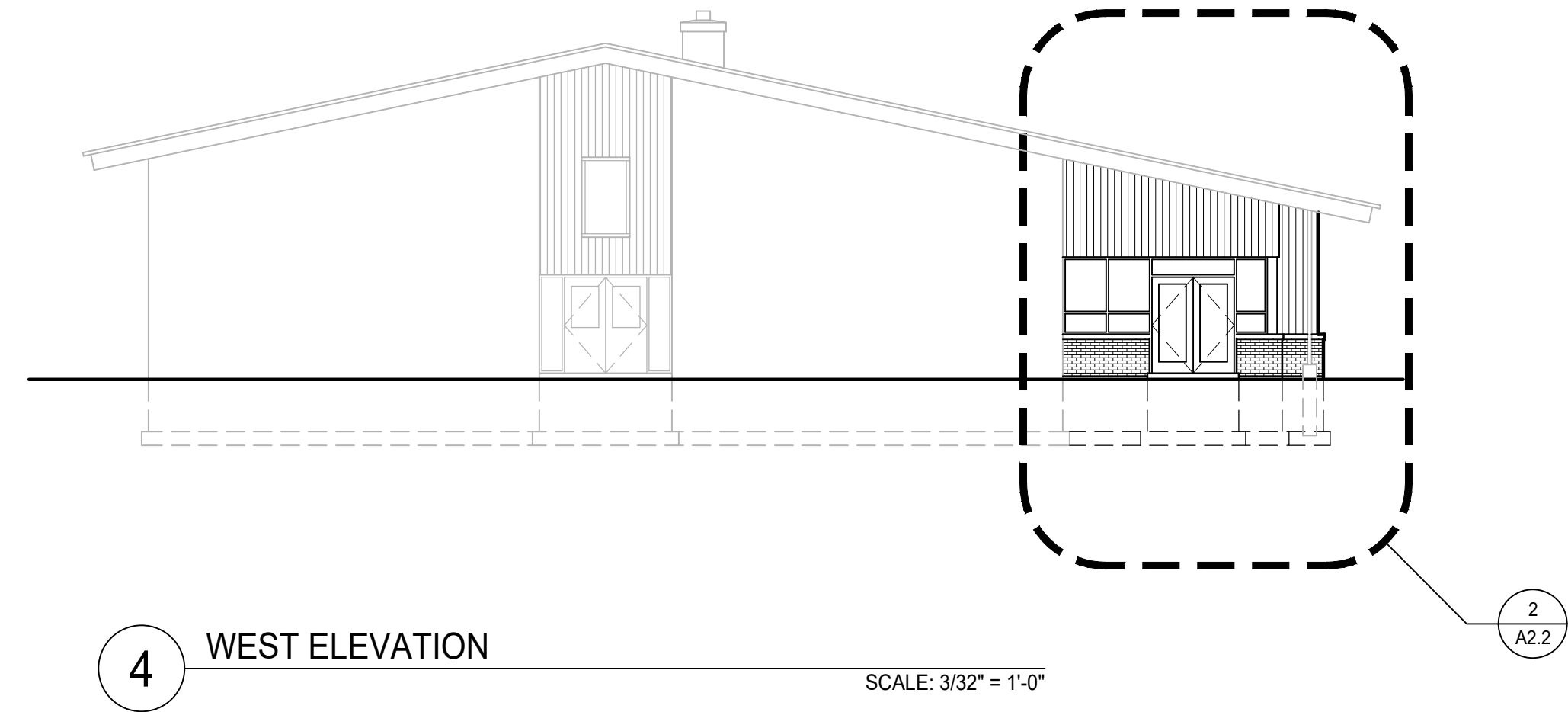
1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



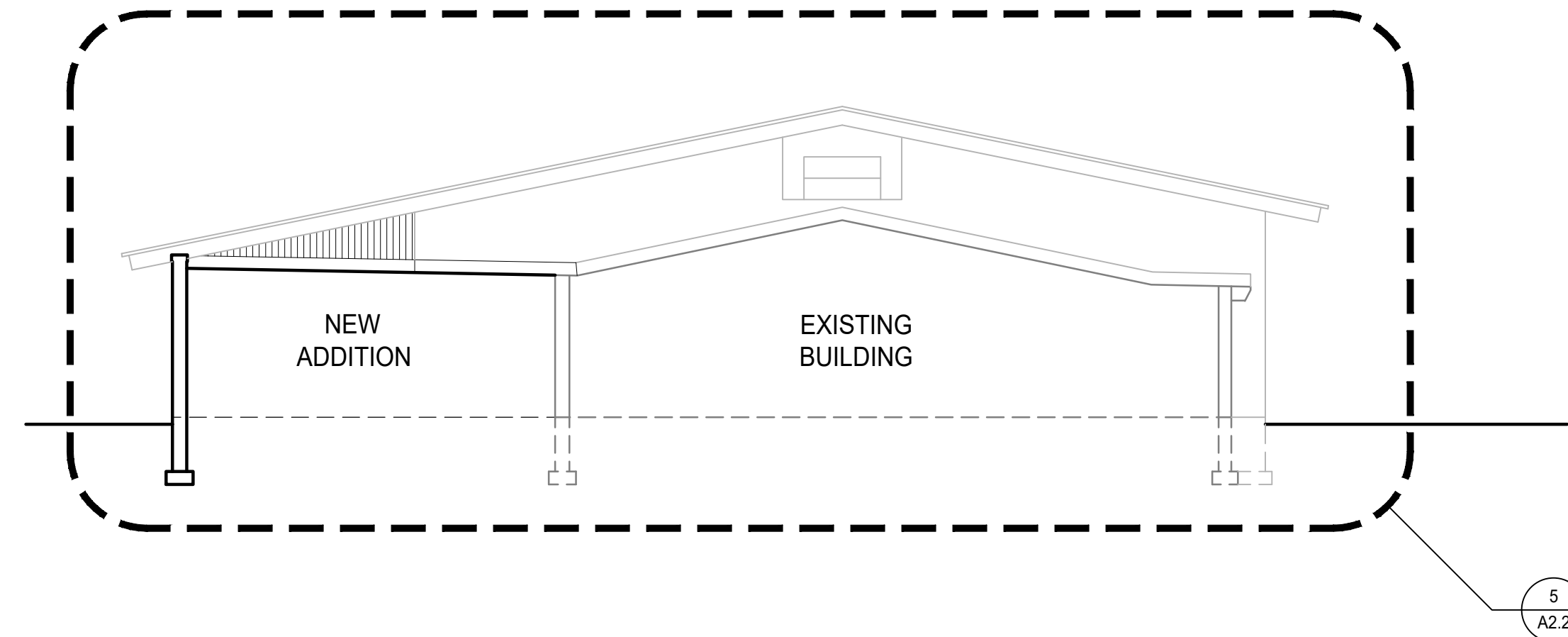
3 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



4 WEST ELEVATION
SCALE: 3/32" = 1'-0"



5 EAST SCHOOL ELEVATION
SCALE: 3/32" = 1'-0"

ST. JAMES CATHOLIC CHURCH REMODELING
830 EAST VETERANS WAY
MUKWONAGO, WISCONSIN

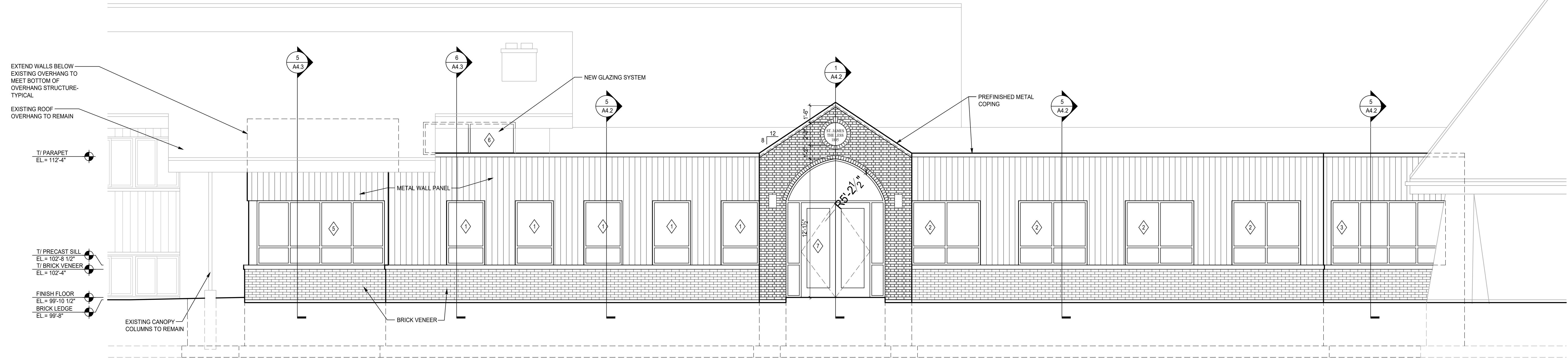
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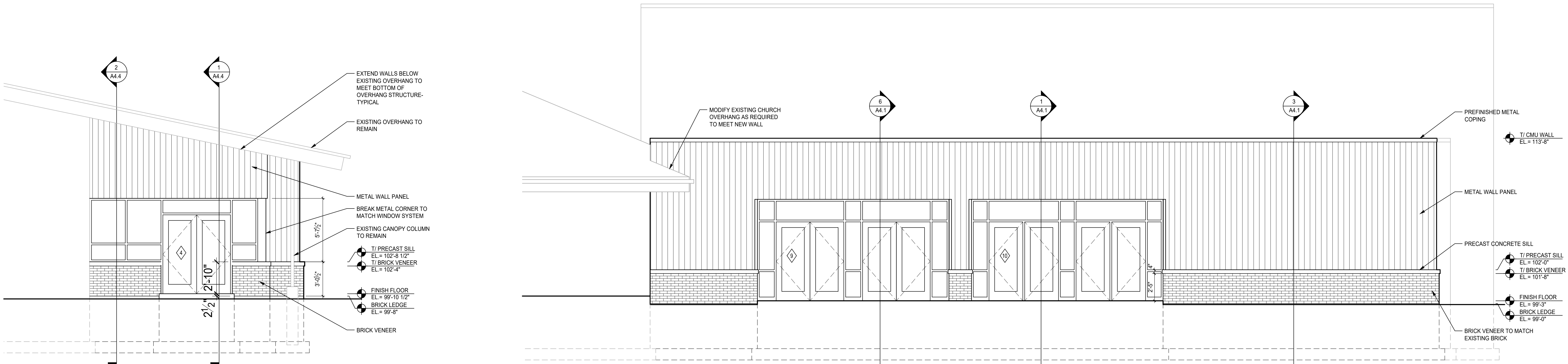
EXTERIOR
ELEVATIONS

A2.1



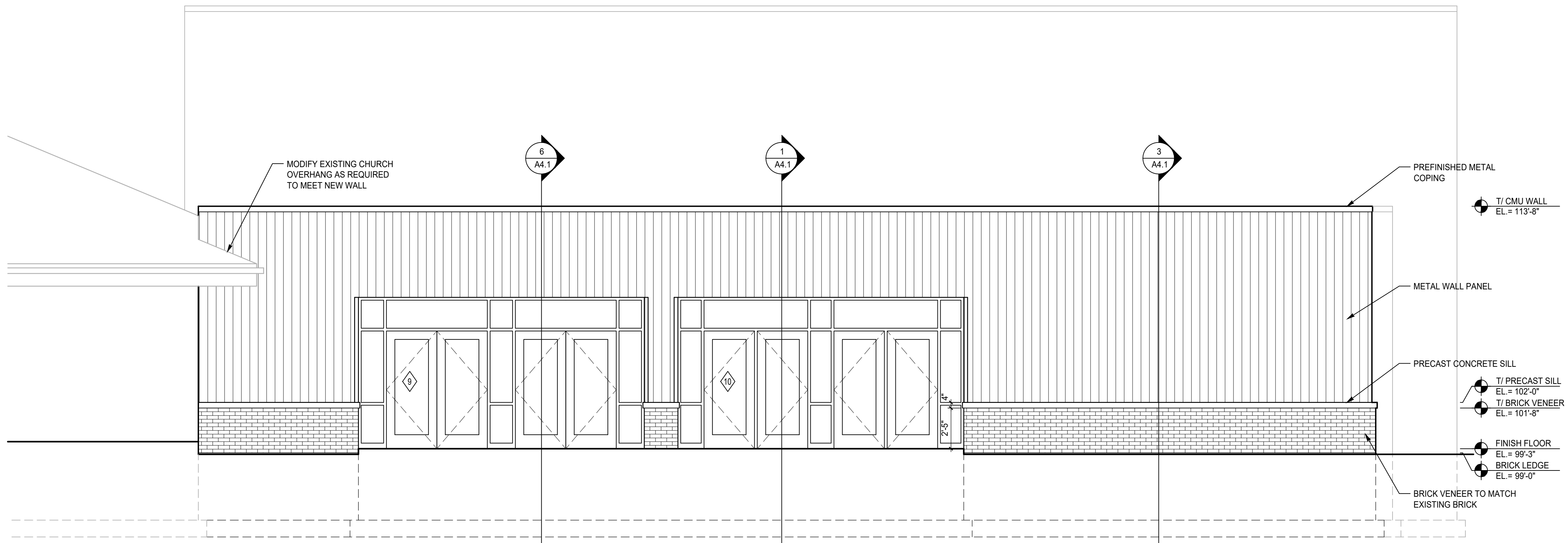
1 PARTIAL SOUTH ELEVATION

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



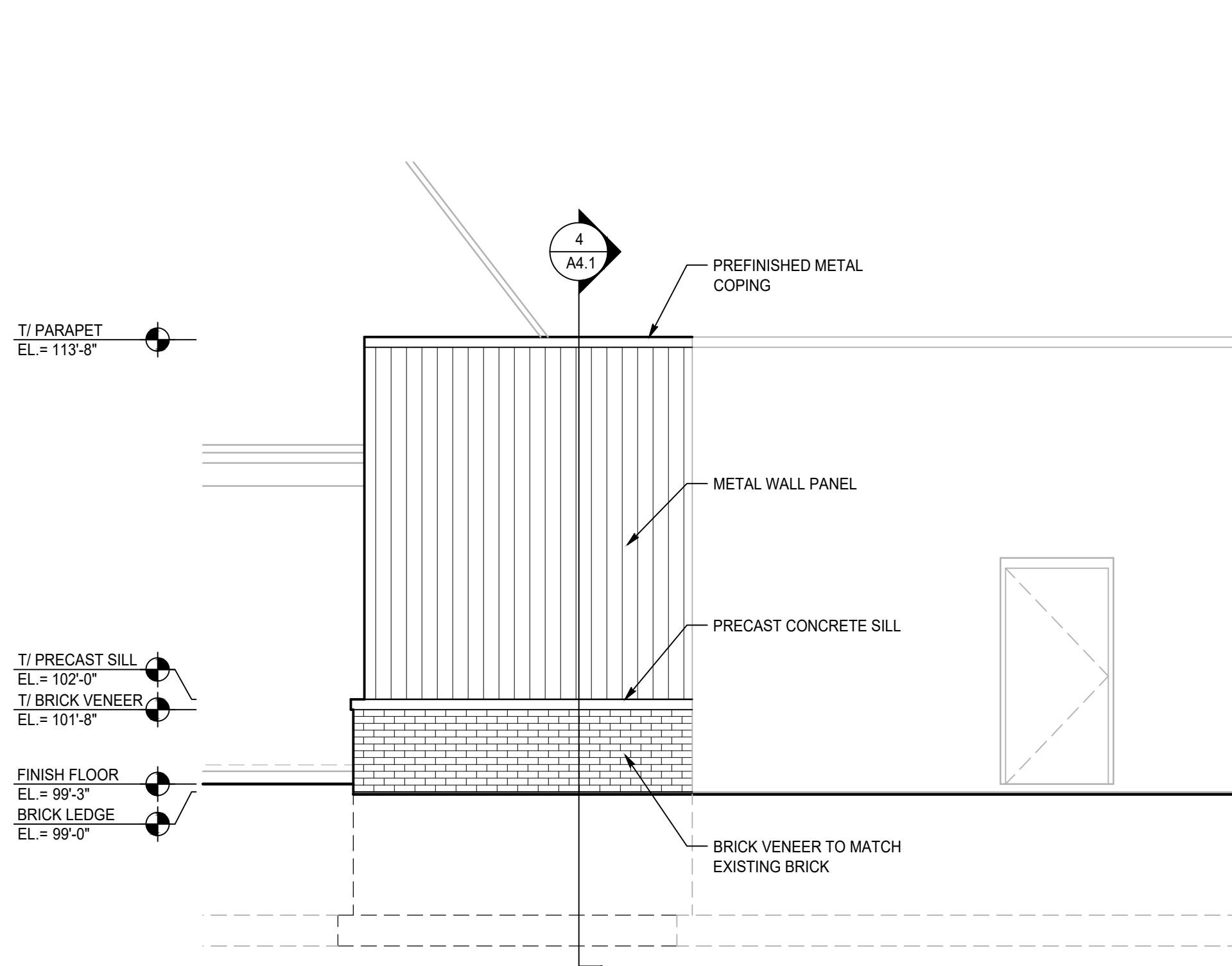
2 PARTIAL WEST ELEVATION

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



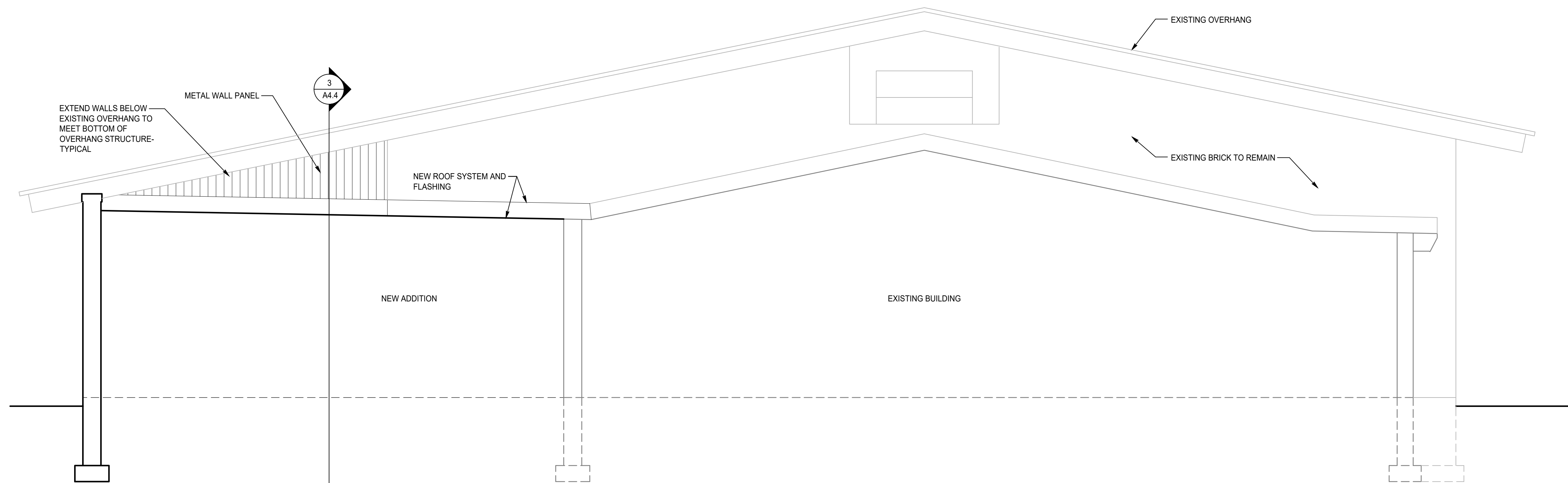
3 PARTIAL EAST ELEVATION

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



4 PARTIAL NORTH ELEVATION

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



5 EAST SCHOOL ELEVATION

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

ST. JAMES CATHOLIC CHURCH REMODELING
830 EAST VETERANS WAY
MUKWONAGO, WISCONSIN

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PROJECT #: 4137

DATE: NOVEMBER 22, 2024

ENLARGED
EXTERIOR ELEVATIONS



December 5, 2024

Mr. Tim Rutenbeck
Supervisor of Inspections
Village of Mukwonago
440 River Crest Court
Mukwonago WI. 53149

Re: St, James the less Catholic Church
Remodeling and Addition
830 W Veterans Way.
Mukwonago, WI. 53149

Mr. Rutenbeck,

This letter is to inform you of the Reason and Background for the St. James Remodeling and Expansion.

For several years, the St. James Parish has been running a grade school program from their facility. During this time, they have been using several of the available classrooms for Parish office functions. Over the years the student population has ground to the point that the school now needs to utilize all the classrooms to accommodate the children. Therefore, they need to move the office facilities elsewhere in the complex.

However, there is no available space within the facility to fully house these functions. This has resulted in the need to remodel a portion of the building and provide an addition meeting the needs of the Church. The work has been limited to 8,101 SF of the space between the school building and the Narthex. In addition, we will be providing a sprinkler system throughout the entire complex at this time as well.

No changes are being made to the general site related to the impervious area. The items illustrated on the Civil Drawings are the proposed additions themselves and anticipation of damage being done to the parking areas and sidewalks directly adjacent to the construction area.

For the exterior portion of the building, we will be utilizing materials that match the existing facility. New brick will match the existing. New metal panels will match the existing metal panels. Windows will match the existing windows. Because of this we did not feel the need to provide renderings of the small additions.

Further, there are no operational changes to the facility. All operations as conveyed to the Village in the past will remain the same. With the additional classes we will be adding additional teachers and support personnel to our staff.

311 East Chicago Street
Suite 310
Milwaukee, WI 53202

p. 414-276-1760
f. 414-276-1764

www.sha-a2k.com



If you are in need of further clarification, please let me know.

Sincerely,

David C. Baum A.I.A.

311 East Chicago Street
Suite 310
Milwaukee, WI 53202

p. 414-276-1760
f. 414-276-1764

www.sha-a2k.com

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

PC RESOLUTION NO. 2025-04

**A RESOLUTION FOR THE EXTENSION OF THE APPROVAL OF A SITE PLAN AND
ARCHITECTURAL REVIEW FOR PERFORMANCE WATER PRODUCTS, INC. AT 823 SWAN
DRIVE, PARCEL NUMBER MUKV1970999026**

WHEREAS, the applicant, Performance Water Products, Inc. submitted an application for a site plan and architectural review (SPAR) for consideration at the May 14, 2024 and received approval of the SPAR via PC-RESOLUTION 2024-05, and

WHEREAS, the approving resolution required that the applicant obtain land disturbance permits within six months of approval and building permits within nine months of approval, and

WHEREAS, the applicant has indicated that their project has experienced delays in beginning construction but no changes are planned to the approved plans at this time, and

WHEREAS, the applicant has indicated they intend to start construction in May or June of 2025.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the extension of site plan and architectural review approval for the addition at 823 Swan Drive, based upon the request submitted to the Village.

NOW, THEREFORE, BE IT FURTHER RESOLVED the extension of the project approval shall be subject to all conditions enumerated in PC-RESOLUTION 2024-05 and the following:

1. The applicant shall give notice to the Village Engineer and Building Inspections Department of start date.
2. The applicant must obtain all required land disturbance and building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
3. Any future modification to the site such as modification of parking, lighting, grading, signage, fences, etc. may require Site Plan and Architectural Review.

Passed and adopted by the Village of Mukwonago Plan Commission this 14th day of January, 2025.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Shay Zerfas, Deputy Clerk-Treasurer

Performance *Water Products*
I n c o r p o r a t e d

Tim Rutenbeck – building inspector

Village of Mukwonago

440 River Crest Ct

Mukwonago, WI 53149

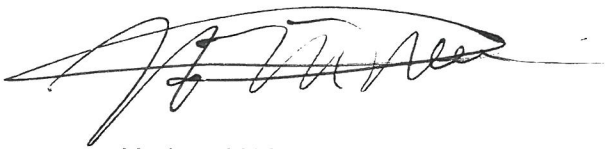
Update regarding 823 Swan Dr. expansion project

Property Tax Key:1970 999 026

Our planned project to expand has been delayed. We anticipate no changes to the plan as submitted. We are anticipating construction project restart of May-June 2025.

Thank you for your time and consideration regarding this unplanned delay.

Respectfully,



Mathew M Mecca

GM/Corp Controller

Performance Water Products, Inc

823 Swan Dr

Mukwonago, WI 53149

714-736-0137